

Appendix E1
**Historical Resources Technical
Report**

HISTORICAL RESOURCES TECHNICAL REPORT

Downtown West Mixed-Use Plan San Jose, California

24 August 2020

*Architecture
Planning
Conservation*



Architectural
Resources Group

Downtown West Mixed-Use Plan
Historical Resources Technical Report
San José, California

24 August 2020 (Final)

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1. INTRODUCTION

At the request of Google LLC, Architectural Resources Group (ARG) has prepared a Historical Resources Technical Report (HRTR) for the Downtown West Mixed-Use Plan (proposed project) in San José, California. The proposed project includes a mix of primarily office and residential land uses across the approximately 84-acre project site within the western portion of Downtown San José. Other active uses, such as retail and arts, cultural, educational, institutional, and offices, would occupy ground-floor spaces and some stand-alone buildings. The proposed project also includes new parks and open spaces and changes to the local street network to improve circulation and access for all modes within the project site. The proposed project must comply with the California Environmental Quality Act (CEQA), with the City of San José acting as the lead agency under CEQA. Therefore, this HRTR has been prepared to identify historic resources, both in and adjacent to the project site, that may meet the definition of a historical resource under CEQA.

1.1 Project Location

The project location is within the western portion of Downtown San José, largely within the area that the City designated in 2014 as the Diridon Station Area Plan (DSAP), which is incorporated into the City's General Plan. It is generally bounded by Lenzen Avenue and the Union Pacific railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, South Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Diridon Station and the Caltrain rail tracks to the west. The site is approximately one mile in length from north to south and generally less than 800 feet in width from east to west, although at its widest, just south of W. Santa Clara Street, the site reaches nearly 1,500 feet from east to west. The approximately 84-acre project site encompasses 102 parcels containing a mix of residential, commercial, and light industrial buildings and structures dating from the late nineteenth century to the late twentieth century.

1.2 Methodology

To prepare the following HRTR, ARG:

- Conducted site visits to examine and photograph the project site and surroundings in September 2019;
- Consulted the City of San José's online permit portal to review building permit records regarding properties in the project site;
- Reviewed recorded construction dates for properties within the project site on file at the Santa Clara's Office of the Assessor;
- Conducted archival research at local repositories, including History San José and the California Room at the San José Public Library;
- Reviewed online repositories, including Newspapers.com, Ancestry.com, California Digital Newspaper Collection, *Mercury News* (San José) archives, the *San Francisco Chronicle* Historical Database, Online Archive of California, Internet Archive, United States Geological Survey (USGS) EarthExplorer, and the David Rumsey Map Collection;
- Reviewed documents regarding the City of San José's preservation policies, including the City's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), the Envision San José 2040 General Plan, and the City of San José Historic Resources Inventory; and
- Reviewed extensive historical documentation and numerous prior evaluations pertaining to properties within the project site.



Figure 1. Map of Project Site (Excerpted from the Downtown West Mixed-Use Plan Notice of Preparation).

Survey and Evaluation Methodology

The Study Area identified for this HRTR includes both the Downtown West Project Area (Project Area) and all parcels within a 200' radius (200' Radius) of the Project Area (Figure 2). Located adjacent to the historic Diridon Station and associated rail corridor, the Study Area contains a mix of industrial, commercial, and residential construction. For the purposes of this HRTR, ARG has identified, and provided updated evaluations for, all historic resources within the Project Area. Within the 200' Radius, ARG identified existing and potential historic resources to support the evaluation of potential Project impacts. See Chapter 4 for a description of these findings.

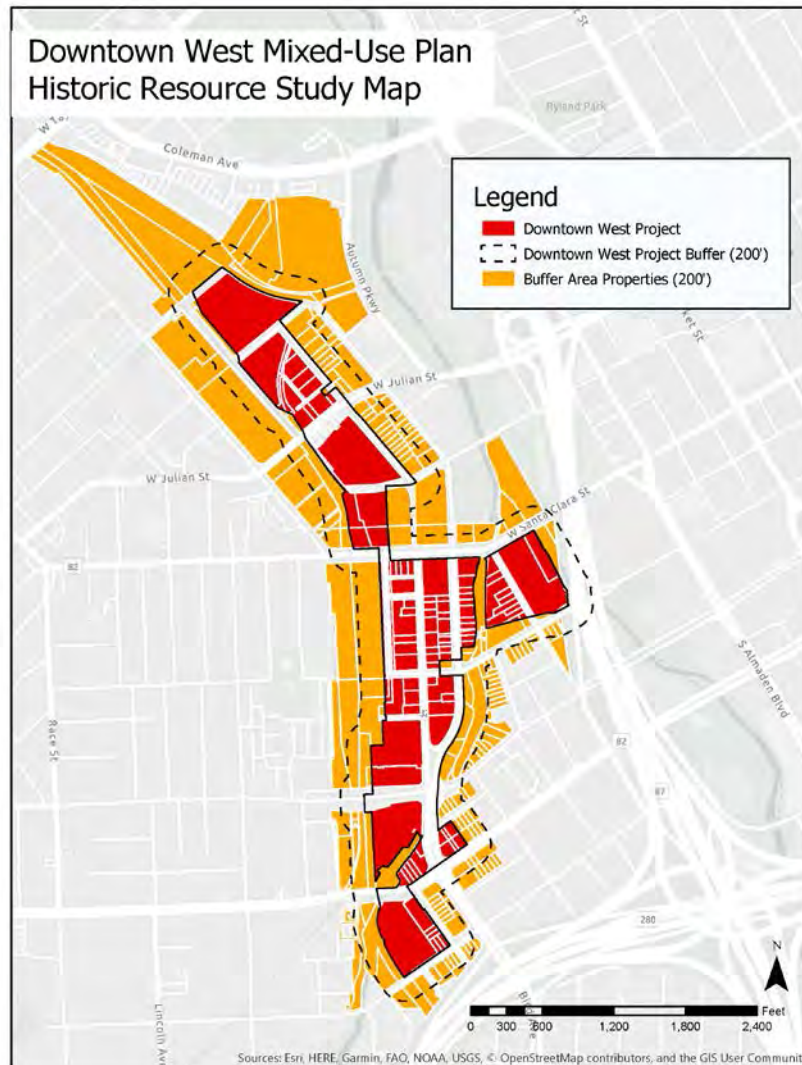


Figure 2. Map of Study Area, showing Project Area and 200' Radius parcels (Map provided by the City of San Jose, 21 February 2020).

1.3 Previous Documentation

Records Search

A records search of the project site was completed on August 23, 2019 (File No. 19-0347) at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS). The records search

included a review of previous studies, records, and maps on file at the NWIC. The records search area consisted of the project site and surrounding properties within a 0.5-mile radius. The records search included a review of the California Office of Historic Preservation, Historic Properties Directory, with summary information from the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), Registered California State Landmarks, California Historic Points of Interest, and Archaeological Determinations of Eligibility. ARG augmented the records research with supplementary research and information provided by the City of San José.

Existing Studies

A review of existing documentation identified several studies completed for sites both within and adjacent to the Project Area in recent decades. ARG reviewed these documents for historical context and historic resource evaluation information. A list of the most relevant resources follows:

- JRP Historical Consulting Services, “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives,” January 2003.
- LSA Associates, Inc., “A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California,” SJO530, June 23, 2006.
- JRP Historical Consulting LLC, “Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS,” June 2008.
- PBS&J, “California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report,” March 2011.
- Archives & Architecture, Department of Parks and Recreation (DPR) 523 Form for 720 West San Carlos Street, San Jose, California, November 2012. On file at History San Jose, Archives & Architecture vertical file, F-272.
- JRP Historical Consulting, LLC, “Historic Resources Inventory and Evaluation Report: Los Gatos Creek Railroad Bridge Replacement Project San Jose, Santa Clara County, California,” 2013.
- JRP Historical Consulting, LLC, “VTA’S BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” September 2016.

Given the date range of these existing studies, many of the findings related to historic resources were outdated. ARG updated evaluations of all resources within the Project Area that are 45 years of age or older for this HRTR (see Chapter 4 for an updated list of historic resources within the Project Area).

City of San José Historic Resources Inventory

San Jose established its first historic resources inventory in 1975 and completed a comprehensive survey of the City’s downtown area in 1977. Through the early 1980s, the City worked to identify, classify, and document historic resources using the findings of the 1975 survey as well as other surveys within Santa Clara County. Over time, various survey efforts added additional properties to the inventory.

San Jose’s current Historic Resources Inventory includes nearly 4,000 properties and serves as a starting point for the identification of the City’s historic resources. While the existing inventory is a good baseline reference, several properties have been modified or demolished since they were added to the inventory and many of the evaluations are out of date. To address deficiencies in the existing inventory, ARG updated evaluations of all Project Area resources 45 years of age or older for this HRTR (see Chapter 4).

2. HISTORIC CONTEXT

2.1 Introduction

The project area developed at the crossroads of the future city of San José. The Guadalupe River and its tributary, Los Gatos Creek, where the Tamien Ohlone-speaking tribal groups settled, forms the eastern border; the Alameda (present-day W. Santa Clara Street), which linked the Spanish colonial pueblo (Pueblo de San José de Guadalupe) to the east and mission (Mission Santa Clara de Asís) to the west, forms the crosspiece. By the late nineteenth century, the project area's western border had developed in the form of the Southern Pacific Railroad. At this time, the project area was decidedly mixed-use in character: small cottages abutted industrial development, including a gas works, fruit processing facilities, and lumberyards. Small businesses including liveries and foundries reflect the typical services of the era. A mixed-use development pattern continued through the early twentieth century, with Pacific Gas and Electric Company (PG&E) acquiring and expanding the gasworks and substation and with lumberyards, garages, machine shops, food processing plants, and laundry facilities providing employment for local residents.

By the end of the 1930s, several canneries and fruit processing plants had expanded in the project area, reflecting the prominent role the fruit industry played in the local economy. The Southern Pacific Railroad station (present-day Diridon Station) had also been constructed, attesting to the continued dominance of rail transit. The character of the project area began to transition in the postwar era as numerous light industrial properties replaced older residences. Closing out the twentieth century, the SAP Center supplanted the former PG&E gasworks, buildings gave way to new surface parking lots, and construction of the Guadalupe River Park began in the 1990s. The present-day built environment in the project area reflects nearly every phase of development since the late nineteenth century, and despite demolitions over time, still reflects its mixed-use character.

2.2 Indigenous Settlement along the Guadalupe River

The earliest inhabitants of the Santa Clara Valley, including modern San José, were members of the Ohlone or Costanoan linguistic group. The Ohlone group consisted of eight distinct and politically autonomous linguistic subgroups who populated the area from the San Francisco Peninsula to northern Monterey County. Members of the Tamien (or Tamyen) subgroup settled in the vicinity of modern San José, establishing small villages along the banks of the Guadalupe River and its major tributary, Los Gatos Creek.¹ The Guadalupe River and Los Gatos Creek both flow northward from the Santa Cruz Mountains, meeting in present-day downtown San José and emptying as one into San Francisco Bay at the Alviso Slough. The project area abuts the confluence of these two important waterways.

The Guadalupe River, Los Gatos Creek, and their rich estuary environments provided inhabitants with access to fresh drinking water, fish, game, and vegetable materials. The Tamien peoples made use of the nearby waterways for fish, grasslands for edible plants, and oak woodlands for acorns and game such as antelope, deer, and tule elk. They also established temporary satellite camps in order to collect seasonally available foodstuffs and other resources that were not locally available. Still other resources, including obsidian, shells, sinew-backed bows, tobacco, and pigments, were obtained from more distant locations through an extensive trade network.²

¹ Glory Anne Laffey, *Historical Overview and Context for the City of San José* (San José, CA: Planning Department of the City of San José, 1992), 1-2.

² Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement* (Santa Clara, CA: County of Santa Clara Department of Planning and Development, 2004), 20; Renya K. Ramirez, *Native Hubs: Culture, Community, and Belonging in Silicon Valley and Beyond* (Durham, NC: Duke University Press, 2007), 39.

Within Tamien villages, houses were small, semi-circular huts with tule or grass bundle thatching, and co-inhabitants lived in nuclear or extended family groups of anywhere between four and twenty-four people. A gendered division of labor existed, wherein women typically harvested plant items, prepared food, and wove baskets, and men made tools and weapons, fished, and hunted for game. Although little information exists regarding political organization within the Tamien villages, early Spanish explorers and missionaries occasionally identified male leaders within Ohlone villages, whom they called capitáns. Foreign relations between indigenous tribes, including others of the Ohlone linguistic group, appear to have been managed through a combination of trade networks, intermarriages, and warfare.³ Present-day members of the Muwekma Ohlone tribe, which is comprised of all of lineages aboriginal to the San Francisco Bay region, trace their lineage to the Tamien and related Ohlone subgroups.⁴

Little to no aboveground evidence remains extant from this early, extended period of human habitation in the Santa Clara Valley.⁵ However, archaeological investigations along the Guadalupe and Los Gatos Creek have uncovered human remains and the remnants of hunting camps and villages dating back over 2,000 years.⁶⁷ Future communities would also capitalize on the natural resources and irrigation potential provided by the river, beginning with the Spanish and Mission Santa Clara de Asís in 1777.

2.3 The Spanish Period

The Spanish had first landed in Alta (meaning “upper”) California in 1542, but they did not begin to advance plans for widespread settlement until the Portolá Expedition of 1769 brought the first Spanish explorers to the San Francisco Bay area. Concerted efforts to settle this region began soon afterward, motivated by the threat to the northern borderlands posed by Russian settlement at Fort Ross in modern Sonoma County and by English exploration and commercial expansion across the West.⁸ The Mission Santa Clara de Asís, a Catholic mission, and El Pueblo de San José de Guadalupe, a civilian settlement, were established on opposite sides of the Guadalupe River in 1777; these were part of a larger Spanish colonization strategy that also included the presidios at San Francisco and Monterey.

Mission Santa Clara de Asís

Several Spanish expeditions passed through the Santa Clara Valley in the 1770s, performing reconnaissance for future settlement and taking note of the valley’s marshy creeks and rivers, abundant land well-suited to agriculture, and numerous indigenous villages. Final site selection for the region’s first Catholic mission was made by Governor Rivera and Fray Tomas de la Peña in November 1776, and in early 1777, the pair established Mission Santa Clara de Asís on the west bank of the Guadalupe River. It was located at the northeastern edge of Tamien tribal territory, near present-day Trimble Road and the boundary between San José and Santa Clara (approximately two miles northwest of the project area). The project area is included in the grazing lands utilized for Mission Santa Clara’s livestock, including cattle, mules, and horses.⁹

³ Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz, *Ohlone/Costanoan Indians of the San Francisco Peninsula and Their Neighbors, Yesterday and Today* (San Francisco, CA: National Park Service, Golden Gate National Recreation Area, 2009), 61-63; Archives & Architecture, LLC, *County of Santa Clara Historic Context*, 20.

⁴ “Home Page,” *Muwekma Ohlone Tribe of the San Francisco Bay Area*, accessed December 27, 2019, <http://www.muwekma.org/>.

⁵ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 20.

⁶ Teresa Alvarado, Michelle Huttenhoff, Jaclyn Tidwell, Alma Du Solier, Dana Floyd, Josh Abrams, and Vu-Bang Nguyen, *Re-Envisioning the Guadalupe River Park: How San José Can Transform its Greatest Natural Resource into a Community Gathering Place for All* (San Francisco, CA: SPUR, 2019), 7.

⁷ Ramirez, *Native Hubs*, 39-40; Laffey, *Historical Overview*, 1.

⁸ Laffey, *Historical Overview*, 2.

⁹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 22-23.

Catholic missions such as Mission Santa Clara were just one aspect of the Spanish colonization strategy, which utilized a combination of military outposts, civilian settlements, and missions to secure the Crown's holdings in Las Californias.¹⁰ The military government, represented by presidios such as those at San Francisco and Monterey, quelled indigenous rebellion and actively protected the frontier from other European nations' colonial aspirations. Civilian settlements located Spanish citizens directly on the frontier and raised crops and livestock for the presidios. Catholic missions, the third and possibly the most important element of Spain's colonization strategy, converted indigenous populations and exploited their labor for building infrastructure and producing food for the presidios and the missions themselves. In the late eighteenth and early nineteenth centuries, Dominican, Jesuit, and Franciscan missionaries established twenty-one missions along the California coast, from San Diego to San Francisco, and baptized nearly 54,000 Native Americans.¹¹ Indigenous converts were labeled "neophytes" and forced to learn Spanish and adopt Hispanicized culture, and religious officials and soldiers brutally punished those who dissented in word or action.¹²

Disease and environmental factors, both introduced or exacerbated by Spanish colonization, compelled members of Ohlone tribes to relocate to Mission Santa Clara throughout the 1780s and 1790s.¹³ By late 1795, all of the Tamien villages had been abandoned and their former inhabitants had died or been baptized by the Franciscan brothers.¹⁴ They labored in the missions, laying bricks, weaving, making candles, shearing sheep, branding and slaughtering livestock, producing lime and salt, and cultivating wheat, maize, peas, and beans for the Catholic Church and the Spanish crown.¹⁵

El Pueblo de San José de Guadalupe

Shortly after the founding of Mission Santa Clara, Governor Don Felipe de Neve advanced plans for Spain's first civilian settlement in Alta California. In November 1777, Lieutenant José Joaquín Moraga set out from San Francisco with a party of sixty-six settlers (pobladores) including fifteen men and fifty-one women and children. The group founded El Pueblo de San José de Guadalupe on the east bank of the Guadalupe River on November 29, 1777, with the river serving as the dividing line between Mission Santa Clara and the civilian settlement; the pueblo was relocated to higher ground after repeated seasonal flooding, but its residents remained concentrated on the east side of the river for the duration of the Spanish period.¹⁶ In both locations, Pueblo de San José was divided into house lots (solares) and cultivation plots (suertes), while the surrounding area was common land (ejido) primarily devoted to livestock grazing.¹⁷ The pueblo's primary purpose was to produce crops to support the presidios at San Francisco and Monterey, and the Spanish crown retained ownership of the settlers' allocations throughout the period of Spanish authority.¹⁸

Throughout the early settlement period, the residents of Pueblo de San José manipulated the valley's landscapes to serve their agricultural and domestic needs and to better connect their settlement with other centers of Spanish civilization in the region. Their first activity was to construct a dam above the pueblo, collecting water in a pond for distribution via watercourses called acequias. This water was used in the pueblo's households and for irrigating the fields, in which were grown maize, beans, wheat, hemp, and flax. Other agricultural endeavors included small vineyards and orchards. While a portion of the colonists' crops

¹⁰ Laffey, *Historical Overview*, 2.

¹¹ Ramirez, *Native Hubs*, 40-41.

¹² David Naguib Pellow and Lisa Sun-Hee Park, *The Silicon Valley of Dreams: Environmental Injustice, Immigrant Workers, and the High-Tech Global Economy* (New York: New York University Press, 2002), 61; John M. Findlay, *Magic Lands: Western Cityscapes and American Culture after 1940* (Berkeley, CA: University of California Press, 1992), 28-29.

¹³ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 24.

¹⁴ Milliken et al., *Ohlone/Costanoan Indians of the San Francisco Peninsula*, 87.

¹⁵ Pellow and Park, *The Silicon Valley of Dreams*, 61; Findlay, *Magic Lands*, 28.

¹⁶ Frederic Hall, *The History of San José and Surroundings: With Biographical Sketches of Early Settlers* (San Francisco, CA: A. L. Bancroft and Company, 1871), 50; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith McKay Printing Co., Inc., 1985), 13.

¹⁷ Arbuckle, *History of San José*, 12.

¹⁸ Pellow and Park, *The Silicon Valley of Dreams*, 61; Findlay, *Magic Lands*, 27; Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 23-24; Hall, *The History of San José and Surroundings*, 15.

went to stock the presidios and ships in the Spanish harbors, any surplus could be traded in Monterey for manufactured goods from Spain and Mexico. Light industry also arose in Pueblo de San José, including grist milling, winemaking, hemp processing, and soap making. Hide and tallow also became important to the pueblo's economy as their cattle herds increased.¹⁹

During this early period of European colonization, unpaved trails served as the major transportation routes through the Santa Clara Valley. The El Camino Real served as the major roadway connecting Mission Santa Clara and the pueblo at San José to the presidios at Monterey to the south and San Francisco to the north; the modern Monterey Road and El Camino Real closely mirror this historic route. The three-mile-long portion of the road connecting the mission and the pueblo was planted with rows of willow trees in the 1790s; the trees served the dual purpose of shading churchgoers and offering protection from the stray long-horned cattle that roamed the common lands around the mission.²⁰ This route continues to be known as the Alameda, literally meaning a tree-lined avenue, and remains an important urban artery in modern San José; the segment extending east from Stockton Avenue has been renamed W. Santa Clara Street. Within the project area, the San José Water Company Building at 374 W. Santa Clara Street and the SAP Center front this thoroughfare today.



Figure 3. *The Alameda, 1869* (History San José, Alice Hare Collection, 1997-206-83).

2.4 The Mexican Period

Although Spain had initially advanced the colonization of California out of fear of European encroachment, the greatest threat to Spanish control in North America came from within its own dominion. The Spanish colony of Mexico declared war on Spain in 1810, and the ongoing revolt would last more than a decade. During the Mexican War of Independence, the pueblo at San José was in a precarious position, cut off from the seat of Spanish government in Mexico City and at risk from attack by indigenous groups to the east.²¹ Illicit trade with foreign merchants along the California coast helped to sustain the residents of the pueblo and California during this period.

Mexico won its independence from Spain in 1821, and it established a provisional government that ruled for several months before Agustín de Iturbide was elected emperor. On April 11, 1822, Governor Pablo Vicente de Solá and his troops replaced the Spanish flag at the Presidio of Monterey with that of Mexico; the same event occurred at the Presidios of San Francisco and Santa Barbara two days later and at the Presidio of San Diego a week after that. The entirety of California thus passed into Mexican control by the end of April 1822.

¹⁹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 26.

²⁰ Shannon E. Clark, *The Alameda: The Beautiful Way* (San José, CA: The Alameda Business Association, 2006), 4-6.

²¹ Arbuckle, *History of San José*, 23.

The policy changes subsequently introduced under Mexican rule would transform California's economy, population, and patterns of land ownership, altering patterns of property allocation and land use in the area that is modern-day San José.

Division of the Mission Lands in the Santa Clara Valley

The first major change in policy that accompanied Mexican rule was the secularization of the land surrounding the Catholic missions and the introduction of private land grants. Around 1822, the northern portion of the Santa Clara Valley was divided along the Guadalupe River, with the eastern section belonging to Pueblo de San José and the western section, including the project area, belonging to Mission Santa Clara. In 1824, Mexico advanced a policy that called for the colonization of vacant lands. General regulations were formulated in 1828, and in 1832, the policy was put into effect through a program that led to the establishment of large, private land grants, called ranchos. The majority of the Santa Clara Valley was divided into thirty-eight individual grants between 1833 and 1845, including seventeen from the pueblo territory and thirteen from Mission Santa Clara.²² The lands surrounding the pueblo were apportioned first, beginning with those furthest from the established centers of activity. Mission Santa Clara resisted secularization and allocation for the first several years, but the first grant from its grazing lands was eventually made in 1839.²³

While there are no extant resources within the project area that date to the period of Mexican rule, the area appears to encompass land that was originally part of two ranchos granted by Governor Manuel Micheltoarena in 1844. Rancho El Potrero de Santa Clara, located on the western bank of the Guadalupe River north of Los Gatos Creek, consisted of nearly 2,000 acres and was granted to James Alexander Forbes. Rancho Los Coches, which was adjacent to the south, consisted of over 2,200 acres and was granted to Roberto Balermio, an indigenous man from the mission. Both ranchos had previously been grazing lands belonging to Mission Santa Clara.²⁴ No built resources associated with either Rancho Los Coches or Rancho El Potrero are extant within the project area.



Figure 4. Map of Santa Clara County Ranchos (prepared by Ralph Rambo, 1968; History San José, Ralph Rambo Collection, 1998-124-145).

²² Jan Otto Marius Broek, *The Santa Clara Valley, California: A Study in Landscape Changes* (Utrecht: Oosthoek's Uitgevers Mij. N.V., 1932), 41-43. The remaining eight grants were made from Mission San Juan Bautista in the southern portion of the valley.

²³ Broek, *The Santa Clara Valley*, 44.

²⁴ Broek, *The Santa Clara Valley*, 43; Map of Santa Clara County Ranchos by Ralph Rambo, 1960, MPS002b, Los Gatos Public Library, Los Gatos, California; "Roberto-Suñol Historical Landmark," *California State Parks Office of Historic Preservation*, accessed December 19, 2019, <https://ohp.parks.ca.gov/ListedResources/Detail/898>.

The Diversification of the California Economy and Euro-American Presence in San José

The second major change in policy that occurred under Mexican rule involved a relaxation of regulations surrounding trade and immigration. During the Mexican War of Independence, Spanish ships had been blocked from the major ports at Monterey, San Francisco, and Alviso (nearest to San José), and the pueblo's primary market for surplus crops disappeared. Illegal trade with foreign merchants thus became the primary mechanism of commerce for the pueblo and other residents of California. After Mexico won its independence, it legitimized this exchange. Russian fur traders, British and American whaling ships, and trade ships from Boston visited California port cities with increasing frequency, contributing to the development of lively trade centers and diversifying the regional economy. The tallow and hides produced by the prosperous ranchos were coveted by foreign traders, and in exchange, Californians received tea, coffee, spices, textiles, and a variety of manufactured products.²⁵

In 1828, Mexico also relaxed Spanish-era immigration regulations and allowed more foreigners to settle in California. One of the first foreigners to settle in the Santa Clara Valley during this period was Antonio María Suñol, a Spaniard who arrived via San Francisco as a seaman on a French ship. Suñol would acquire Rancho los Coches from Roberto Balermينو in 1847; at the southern end of the project area, his landholdings between the Guadalupe River and Los Gatos Creek were subdivided in the late nineteenth century and became the "Suñol Addition" to San José.²⁶ By 1835, forty of San José's seven hundred residents were foreign-born, most of them Americans or Englishmen. By 1845, American immigrants following overland migration routes had increased the pueblo's population to nine hundred. The growing American presence prepared a path for California's occupation by the United States in 1846.²⁷

2.5 The Early American Period

The early American period in present-day California was initiated by the Mexican-American War, which began in May 1846. Although the Santa Clara Valley and the vicinity of present-day San José were not directly involved in the conflict, the area did experience the challenges of transition from Mexican to American control. The war officially ended with the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848, which transferred a large portion of Alta California from Mexico to the United States.

The Mexican-American War and San José's Transition to American Control

The United States declared war on Mexico on May 13, 1846, in the wake of its disputed annexation of Texas in 1845. The Santa Clara Valley was generally removed from the conflict, and most or all residents were unaware of the war until Commodore John D. Sloat, commander of the U.S. Navy's Pacific Squadron, raised the American flag at Monterey in July of that year. Within days, Captain John B. Montgomery of the U. S. S. *Portsmouth* seized San Francisco, Lieutenant Joseph Warren Revere of the U.S.S. *Cyane* took Sonoma, and Captain John C. Frémont did likewise at Sutter's Fort.²⁸

In San José, an American flag was raised around July 11 or 12, 1846, but it was cut down almost immediately by residents who resented the imminent threat of American rule. A few days later, however, the city was peaceably taken by Thomas Fallon, who had organized a party of American volunteers to join Frémont and to advance American interests in northern California. Fallon received an American flag from Sloat on July 14, 1846, and raised it over the pueblo's administrative building (*juzgado*). Fallon made no immediate changes to the pueblo's governance system, although Californios (Hispanic persons native to California) were removed from their positions and Americans were elevated to higher roles. Massachusetts-born John Burton, who had lived in San José since 1829,

²⁵ Broek, *The Santa Clara Valley*, 40.

²⁶ James P. Delgado, *Witness to Empire: The Life of Antonio María Suñol* (San José, CA: Sourisseau Academy for California State and Local History, San José State University, 1977), 75; Marjorie Dobkin, *West San Carlos Street Historic Context* (San José, CA: City of San José, 2011), 9.

²⁷ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 28-29.

²⁸ Arbuckle, *History of San José*, 24.

became the pueblo's alcalde (chief magistrate or mayor) immediately after this event. Burton served as alcalde for approximately a year, and a rapid succession of other Euro-American leaders filled the post thereafter. This period was generally characterized by discontent and unrest among San José residents, as there was confusion as to which set of laws were enforced (Mexican or American) and fears surrounding the future of land ownership. Although the former issue was settled by the Treaty of Guadalupe Hidalgo, which officially ended the Spanish-American War and legitimized American authority in California, the latter would be exacerbated to an extent by the massive influx of American, French, German, Italian, Irish, Mexican, Russian, and Chinese in-migrants caused by the California Gold Rush, which began in January 1848.²⁹

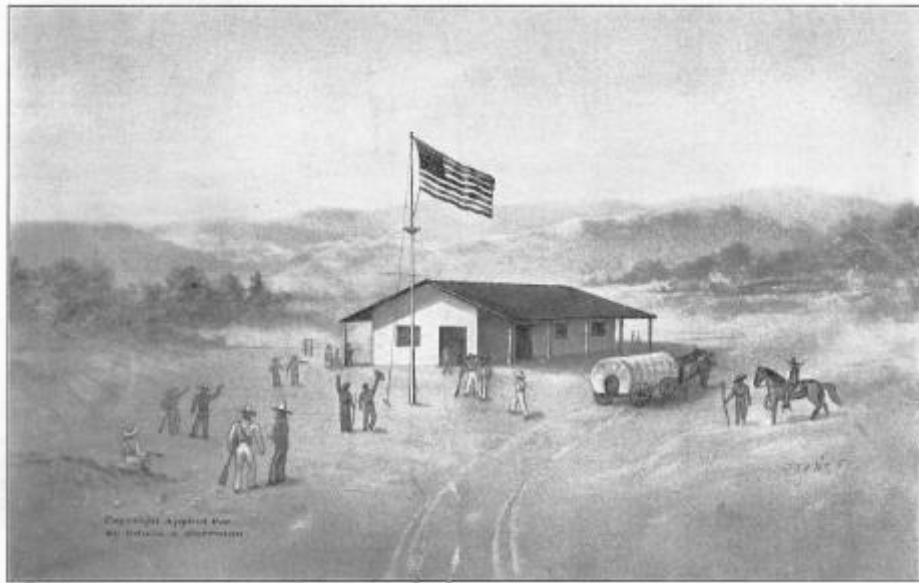


Figure 5. *The Raising of the American Flag at the Pueblo de San José* (History San José, 1997-216-1883).

The City of San José and the State of California

The first survey of the town of San José and the first survey of unoccupied public lands (*ejidos*) were both made in 1847; the surveys did not extend west of the Guadalupe River, and the project area was not platted or included within the city boundaries at this time. When San José was officially incorporated as a city by California Governor Peter Hardeman Burnett on March 27, 1850, its boundaries were generally defined as:

...beginning on the east bank of the Coyote river [Coyote Creek], two miles south of the center of Washington Square in the Pueblo of San José, and running due west to the west bank of the San José river [Guadalupe River]; thence following down the bank of said river to a point four miles distant in a straight line; thence due east to the east bank of the Coyote river; thence up the said bank to the place of beginning.³⁰

Roughly six months after San José had been incorporated, California was admitted to the Union. It experienced this accelerated path to statehood as a direct result of the California Gold Rush, which fueled a rapid increase in the state's population beginning in 1848. California had also been at the center of a congressional debate over the allowance of slavery in new territories. California, which had never been categorized as a United States territory, was accepted as a free state under the Compromise of 1850. The new California State Legislature quickly created twenty-seven counties, including the County of Santa Clara, and San José was selected as the first state capital.

²⁹ Arbuckle, *History of San José*, 24-25.

³⁰ Quoted in Arbuckle, *History of San José*, 27.

2.6 Mid- to Late Nineteenth Century

Mid- to late nineteenth-century San José was characterized by a dichotomy between the urban center and the surrounding rural landscape. The project area, which was not incorporated by the City until the early twentieth century, is situated in what was then a liminal space on the western edge of the San José. It was defined by a mix of residential and industrial development, spurred by the arrival of the railroads in the latter part of the century. As the greater Santa Clara Valley began to produce lucrative orchard products in ever-larger quantities, the landscape in and around the project area came to be defined by fruit production, packing, and distribution. Land use within the Valley changed toward the end of the nineteenth century as wheat fields and grazing pastures were broken up into smaller, more intensively cultivated orchards. Near the railroad lines, including within the project area, parcels were developed or redeveloped with industrial facilities related to producing, harvesting, canning, drying, packaging, and shipping fruit. Residential development also continued at a steady pace, in order to provide sufficient worker housing for the men and women employed in food processing and related industries.

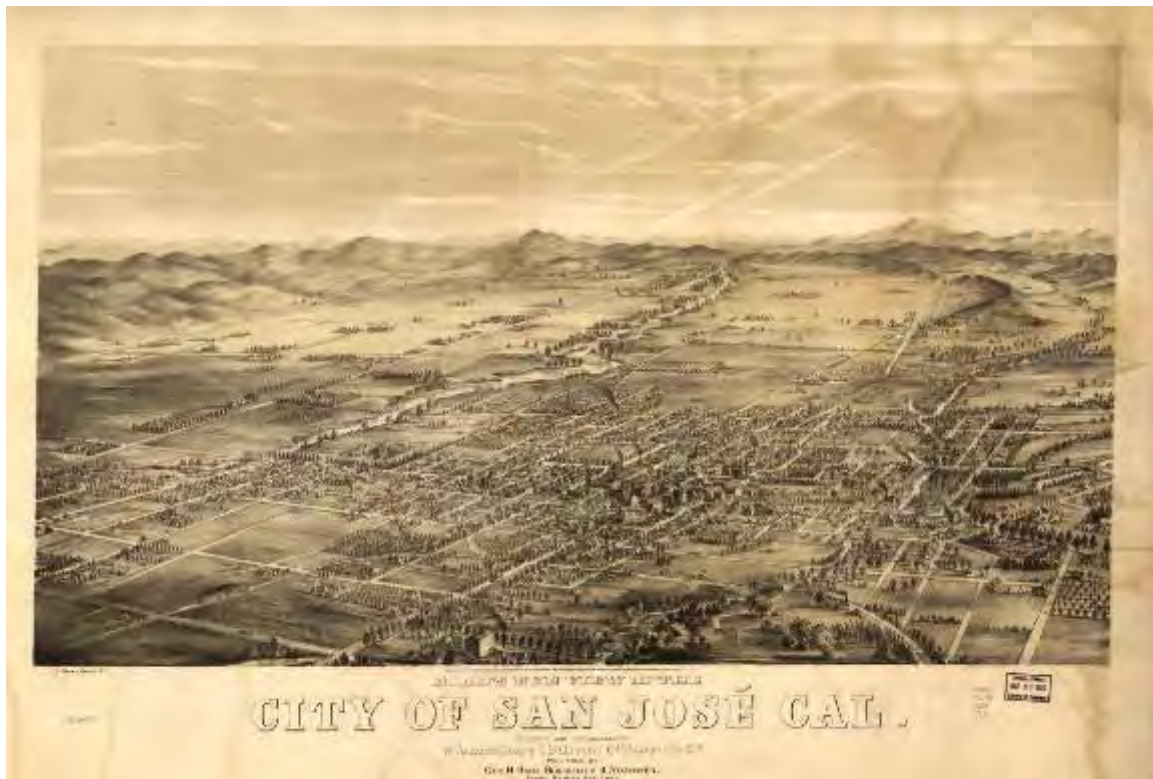


Figure 6. Bird's eye view of the city of San José, 1869 (Library of Congress, G4364.S6A3 1869.G7).

Agricultural Diversification and the Rise of the Orchard Industry

The fertile soil and agreeable climate of the Santa Clara Valley attracted a variety of agricultural interests in the mid- to late nineteenth century, including many new immigrants and former gold miners who shifted their efforts from prospecting to farming or ranching. In the rural areas outside of San José city limits, cattle ranching was the Santa Clara Valley's primary economic activity in the early years of California statehood. Initially, the open range method was most common among ranchers, but pasture lands were limited to the foothill ranges as the region became more densely settled; stock farming, which utilized smaller lots and intensified production techniques, supplanted pasture grazing by the 1860s. As the cattle industry reoriented itself around these small feed lots and intensive production strategies, hay became an important local crop and remained so through the end of the century.³¹

³¹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 7; Laffey, *Historical Overview*, 7.



Figure 7. Mr. and Mrs. Louis Prevost on the porch of their home on Prevost Street, San Jose, ca. 1866-1869 (History San José, Leonard McKay Collection, 2004-17).

Sericulture emerged as a short-lived but important agricultural industry in the 1850s, pioneered by French botanist Louis Prevost. Prevost was the first to introduce mulberry trees to California and, after several failed attempts, became the first to grow cocoon-producing silkworms from his nursery in San José on the Guadalupe River. Prevost's success coincided with a silkworm blight that devastated sericulture in France and Southern Europe, and a few years later spread to China and Japan; as a result, California enjoyed a prosperous export market for silkworm eggs in the 1860s. California never succeeded economically in the production of silk fibers, however, and sericulture decreased in importance by 1870 as European and Asian silk farms recovered from the disease-induced depression.³²

Wheat was a more consistent, staple agricultural product of the Santa Clara Valley in the mid-nineteenth century, as the region's highly fertile soil facilitated easy cultivation and high yields with relatively little capital investment. By 1854, thirty percent of California's total wheat crop was produced in Santa Clara County, and it was "arguably the most important agricultural county" in the state.³³ Other grain crops, primarily barley and oats, were also produced in significant volumes. By 1870, nearly all acreage in rural Santa Clara County was devoted to wheat and barley production. Grains remained significant to the regional economy through the 1890s, when the American Midwest began to produce wheat in much larger quantities. As these growers were centrally located with facilitated access to East Coast markets, they had a natural advantage over California growers and grew to dominate the market.³⁴ In 1880, a poor harvest coupled with steadily increasing competition in wheat production led farmers in the Santa Clara Valley to diversify their agricultural interests to include dairy cows, sheep for wool, poultry for eggs, swine for meat, and hay, grape vines, and fruit trees. The latter proved to be an extremely successful and lucrative crop,

³² Nelson Klose, "Louis Prevost and the Silk Industry at San Jose," *California Historical Society Quarterly* 43, no. 4 (December 1964): 309-316.

³³ Jim Gerber, "The Origin of California's Export Surplus in Cereals," *Agricultural History* 67, no. 4 (Autumn 1993): 47.

³⁴ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 37-38, 40.

yielding higher returns on smaller acreages than grain products. Within the decade, orchard products came to dominate agricultural production in the Santa Clara Valley, with plums, apricots, and cherries especially common. A lucrative canning, drying, and packing industry grew alongside orchard production, and fruit processing and the manufacture of related machinery and orchard equipment soon became an important aspect of the local industrial economy.³⁵



Figure 8. Panorama of San Jose and the Santa Clara Valley by Carleton E. Watkins, 1867 (California State Library, Stereo-4893).

Industry in Mid- to Late Nineteenth-Century San José

Early industry and manufacturing in San José was closely related to the region’s agricultural economy; gristmills, blacksmith shops, foundries, and wagon and carriage factories were the most common examples of local industrial development in the mid- and late nineteenth centuries. The city’s first known blacksmith was Dane Peter Lassen, who practiced for a short time during the winter of 1840-1841, followed by blacksmith and wainwright John Balbach, who founded the Pioneer Carriage Factory in late 1849. Donald McKenzie and Charles W. Pomeroy established the city’s first foundry, the San José Foundry, in downtown in 1850. By 1875, San José boasted at least fifty-two blacksmiths, seventeen carriage and wagon shops, three iron foundries, and one brass foundry. These facilities mostly produced small vehicles and agricultural tools including hay forks, hay loaders, threshing machines, gang-plows, and road graders.³⁶

Although some of these firms and facilities—including the Pioneer Carriage Factory and San José Foundry—were scattered throughout the downtown business district on the eastern side of the Guadalupe River, many were located on the fringes of the city. Early gristmills, in particular, had limited options for siting because they utilized moving waterways as their power source; the Suñol gristmill, located on the Guadalupe River near Santa Clara Street, has been identified as the earliest example of this type.³⁷ New forms of power including artesian wells, gas, and electricity granted mills and other heavy industries greater mobility, and the completion of the San Francisco to San José railroad line in 1864 soon concentrated most forms of heavy industry to the western side of the Guadalupe River.³⁸ Some of this development occurred in the project area: San José’s third foundry, the Alameda Foundry, was established near the center of the project area on W. Santa Clara Street between Montgomery and Cahill streets in

³⁵ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 40-41.

³⁶ Arbuckle, *History of San José*, 185-187.

³⁷ Laffey, *Historical Overview*, 13.

³⁸ Laffey, *Historical Overview*, 13.

1875.³⁹ It was operated by founders James R. Watkins and Jasper S. Scott for two years before it was sold to the San José Agricultural Works. Several lumberyards, a blacksmith, and a livery also appear clustered along W. Santa Clara Street on the 1884 Sanborn Fire Insurance Map.⁴⁰

With regard to lighter industry, San José and the surrounding Santa Clara Valley saw the emergence of a thriving fruit canning and packing industry in the late nineteenth century. The field was pioneered by a San José physician, Dr. James Dawson, and his family, who processed their first 300 cases of peaches, apricots, pears, and plums in a backyard woodshed in 1871. Dawson's wife, Eloise Jones Dawson, managed the cooking process with scientific input from her physician husband; the couple's son, Thomas Dawson, was a tinsmith and helped to develop efficient canning processes. Their company was founded in 1872 under the name J.M. Dawson & Co. and later incorporated as the San José Fruit Packing Company. It was among many successful fruit canning and packing operations that soon emerged in the Santa Clara Valley.⁴¹



Figure 9. San José Fruit Packing Company Label (History San José, Gift of Wesley Haydock & Claribel Pomeroy).

As the fruit processing industry grew in prominence during the late nineteenth century, many canneries and related industries constructed their facilities along the railroad lines to the west of the Guadalupe River. These were concentrated along or near Stockton Avenue and Senter and Montgomery streets; within the project area, the J. Z. Anderson Fruit Depot had begun fruit drying and packing operations at the corner of Senter and Cinnabar Street by 1884 and the J.M. Dawson Packing Company (distinct from J.M. Dawson & Co. but also founded by Dr. James Dawson) established processing facilities and warehouses at the northeastern corner of N. Montgomery and Cinnabar streets just a few years later.⁴² John Zuinglius Anderson of the J. Z. Anderson Company is credited with developing early refrigerated rail cars, shipping the first freight carload of ripe cherries from San José to Chicago in

³⁹ Arbuckle, *History of San José*, 187.

⁴⁰ Sanborn Fire Insurance Map, San José, CA, 1884.

⁴¹ "San Jose Fruit Packing Co.," *Cannery Life: Del Monte in the Santa Clara Valley* [online exhibit of History San José], accessed January 28, 2020, <http://onlineexhibits.historysanjose.org/cannerylife/through-the-years/1872-1916/san-jose-fruit-packing-co.html>.

⁴² H. S. Foote, *Pen Pictures From the Garden of the World or Santa Clara County, California, Illustrated* (Chicago, IL: The Lewis Publishing Company, 1888), 174-175; Sanborn Fire Insurance Maps, San José, CA, 1884 and 1891.

the 1870s.⁴³ Outside of the project area, other important industrial firms that opened near the Stockton Avenue area include the Bean Spray Pump Company and the Anderson-Barngrover Company, both of which produced equipment related to the agricultural and food processing industries.⁴⁴



Figure 10. Interior of an Anderson-Barngrover Manufacturing Plant, ca. 1920 (History San José, 1997-217-116).

Public Utilities Development: Water, Gas, and Electricity in Nineteenth-Century San José

In 1854, a pair of men drilled San José's first known artesian well on 5th Street near St. John Street. Thereafter, the city and surrounding Santa Clara Valley relied on artesian wells for water and industrial power for decades; their proliferation was so great and so sudden that in 1876, the California State Legislature passed an act "to regulate use of artesian wells and prevent the waste of subterranean waters in Santa Clara and Los Angeles Counties." In 1866, the San José Water Company incorporated and began to supply City of San José residents with water from several strategically located artesian wells, including one at the San José Foundry in downtown. Demand grew quickly and soon outstripped the supply provided by artesian sources, so the company constructed two reservoirs fed by Los Gatos Creek between 1868 and 1871.⁴⁵

As the San José Water Company continued to grow, it cycled through multiple administrative offices in and around the downtown area. In 1888, the company finally built a permanent headquarters at 374 W. Santa Clara Street, at the eastern edge of the project area and near the confluence of the Guadalupe River and Los Gatos Creek. The original wood-framed building that the company occupied was replaced in 1934, but the San José Water Company remained at this location through the end of the twentieth century.⁴⁶

⁴³ Eugene T. Sawyers, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1992), 783.

⁴⁴ JRP Historical Consulting, LLC, "VTA's BART Silicon Valley – Phase II Extension Project: Supplemental Built Environment Survey Report, Prepared for the Santa Clara Valley Transportation Authority, San José, CA, and the Federal Transit Administration, Region IX," September 2016, 3.7-3.8.

⁴⁵ Arbuckle, *History of San José*, 502-503, 505-506.

⁴⁶ Arbuckle, *History of San José*, 506.

San José's first power company was founded by James Hagan in 1860 after he received a fifteen-year franchise from the City to "build and operate a gas plant and mains." Incorporated as the San José Gas Company in October 1860, Hagan's company quickly constructed a gas works at the southeast corner of S. 3rd and E. San Fernando streets and mains extending along 3rd, San Fernando, 1st, Market, and Santa Clara streets. Using coal imported from Australia via San Francisco, the company served 84 private consumers and all of the San José's seven streetlamps by the end of its first year.⁴⁷

The San José Gas Company operated without competition for the duration of its franchise with the City, but a new company, the Garden City Gas Company, was organized and incorporated in 1877. The new company established a gas plant at the southeastern corner of San Augustine Street (present-day W. St. John Street) and Senter Street, within close proximity of the Southern Pacific Railroad tracks. The nascent company used a new, more efficient gas-making method and began lowering gas rates in an effort to drive the San José Gas Company out of business. The San José Gas Company was better financed, however, and was able to force prices so low that Garden City Gas Company could not complete. The business and its improvements were bought out by the San José Gas Company in 1879. The San José Gas Company continued to operate both plants until 1888, at which time all operations were transferred to the San Augustine Street plant that had originally been constructed for the Garden City Gas Company.⁴⁸

Three years after the conclusion of the rate war between the San José Gas Company and the Garden City Gas Company, a new competitor emerged. San José's first electric utility, the San José Brush Electric Light Company, was founded by George H. Roe of the California Brush Electric Light Company in 1881. The company's first generator was installed in the engine room of Thomas J. Gillespie's planing mill, but by 1884 it had moved to a larger facility at 52-56 N. 4th Street. After years of stiff competition between Roe's San José Brush Electric Light Company and the San José Gas Company, the two merged to form the San José Light and Power Company in 1889. However, internal disagreements led the company's manager to break from San José Light and Power and establish a competitor, the San José Electric Improvement Company, just a few months after the merger. These two companies vied for primacy in the San José power market through the end of the nineteenth century.⁴⁹

The Arrival of the Railroads and Other Transportation Developments

The mid- and late nineteenth centuries saw the introduction of railroad transportation to Santa Clara County, catalyzing the industrial development of western San José and strengthening the regional economy. The San Francisco & San José Railroad (SF&SJ) was organized in 1860, and after four years of planning and construction, the first train arrived in San José from San Francisco on January 16, 1864. The Western Pacific Railroad (later the Central Pacific Railroad, CPRR) was completed between San José and Niles, California, in 1869, linking San José with Sacramento and the transcontinental railroad, also completed in 1869. These railroad connections linked the Santa Clara Valley to lucrative markets across the United States, fueling demand for the region's agricultural products and catalyzing the growth of the fruit canning and packing industries.⁵⁰ In San José, industrial facilities rapidly developed along the new rail lines at the northern and western edges of the city, including the South Pacific Coast Railroad (SPCRR) running along Senter Street (the modern Caltrain right-of-way) at the western edge of the project area. The SPCRR was completed in the mid-1870s, with a station in the same location now occupied by Diridon Station (65 Cahill Street).⁵¹ The line was acquired by the Southern Pacific Railroad (SPRR) in 1887 and subsequently upgraded for intensified use.⁵²

⁴⁷ Arbuckle, *History of San José*, 499.

⁴⁸ Arbuckle, *History of San José*, 500.

⁴⁹ Arbuckle, *History of San José*, 497-500.

⁵⁰ Arbuckle, *History of San José*, 40.

⁵¹ Jack Douglas, *Historical Footnotes of Santa Clara Valley* (San José, CA: San José Historical Museum Association, 1993), 85.

⁵² A. Abbot, P.J. White, and J. W. Rea, *Ninth Annual Report of the Board of Railroad Commissioners of the State of California* (Sacramento, CA: State Printing Office, 1889), 61.

As interurban connections improved in the late nineteenth century, intraurban transit also improved for San José residents. In 1868, the Legislature of California granted a franchise to S. A. Bishop, Charles Silent, Daniel Murphy, D. B. Moody, and their associates to construct the San José & Santa Clara Horse Railroad along W. Santa Clara Street (then the Alameda), which cuts from east to west through the project area; the line was completed later that year and extended several times into the 1870s.⁵³ As the primary power source for these early, narrow-gauge passenger railroads as well as wagons, carts, and machinery, horses were regarded as valuable “living machines.”⁵⁴ Their importance and ubiquity is reflected by a variety of services within the project area, including livery, stables, and hay storage such as W.M. Berringer’s Hay Warehouse, located on the south side of W. Santa Clara Road between Montgomery and Autumn streets, as shown on the 1884 Sanborn Fire Insurance map.



Figure 11. San Jose & Santa Clara Horse Railroad, 1888 (History San José Photographic Collection, 1997-300-15).

The pedestrian experience also improved for San Joséans in the late nineteenth century, as roadways were improved and extended. San José residents’ reliance on walking as a primary mode of transportation is reflected in its infrastructural development at the time: the downtown area was densely developed with short blocks, and dwellings were situated close to the property line on narrow lots, all of which are common characteristics of a “walking city.”⁵⁵ The mixed-use character of San José to the west of the Guadalupe River suggests that workers resided close to their places of employment, as dwellings are interspersed with industrial facilities in and around the project area. Just as the new rail lines attracted industrial development, these new companies catalyzed the development of worker housing within their immediate vicinity.

Early Subdivisions in Western San José

By the late nineteenth century, several subdivisions had been platted amidst the early industrial development on the western side of the Guadalupe River. Small, detached cottages were developed on narrow parcels, often sharing the block with warehouses or light industrial facilities. Commercial buildings housing groceries and saloons, such as the false front building at 102 S. Montgomery Street (present-day Patty’s Inn), also proliferated during this time period, capitalizing on the close proximity of customers. Within the project area,

⁵³ J. P. Munro-Fraser, *History of Santa Clara County, California: Including Its Geography, Geology, Topography, Climatology and Description* (San Francisco, CA: Alley, Bowen & Co. Publishers, 1881), 531.

⁵⁴ Clay McShane and Joel A. Tarr, *The Horse in the City: Living Machines in the Nineteenth Century* (Baltimore, MD: The Johns Hopkins University Press, 2007), 18.

⁵⁵ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (Oxford: Oxford University Press, 1985), 15.

subdivisions platted in the late nineteenth century include Bradlee's Subdivision, the Froment Survey, the Delmas Survey, the Suñol Addition, and the Infirmary Survey. Additionally, the Scull Tract and Prevost Surveys were adjacent to the project area to the east and southeast, respectively.⁵⁶

Bradlee's Subdivision

As depicted in the 1876 atlas map of San José completed by Thompson & West, Bradlee's Subdivision is bounded by Cinnabar Street to the north, N. Montgomery Street to the east, W. Julian Street to the south, and Senter Street (present-day Caltrain right-of-way) to the west.⁵⁷ The subdivision was originally divided into 32 narrow lots and divided by a through street extending east/west between N. Montgomery and Senter streets; an alley ran north/south from Cinnabar Street to the through street. Three extant dwellings along W. Julian Street and one along N. Montgomery Street are surviving residences from this subdivision (559 W. Julian Street, 563 W. Julian Street, 567 W. Julian Street, and 311-313 N. Montgomery Street). The remainder of the subdivision was redeveloped for industrial use beginning in World War II.



Figure 12. Bradlee's Subdivision, City of San Jose First Ward Atlas Map (1876).

Froment Survey

As depicted in the 1876 atlas map, the Froment Survey does not conform neatly to street grid but is roughly bounded by W. St. John Street (formerly San Augustine Street) to the north, the Guadalupe River/Los Gatos Creek to the east, W. Santa Clara Street (formerly the Alameda) to the south; and residential parcels to the west.⁵⁸ The subdivision was originally comprised of 30 parcels of varying size, with the most irregular abutting

⁵⁶ Basin Research Associates, "Vasona Light Rail Corridor Historic Properties Survey Report," prepared for Federal Transit Administration Region IX and Santa Clara Valley Transportation Authority, June 1999, on file at the Northwest Information Center, S-25680. The Prevost Survey extended from just north of West San Carlos Street south to below present-day West Williams Street, between the Guadalupe River to the east and the vicinity of Delmas Avenue to the west (Basin Research Associates, Vasona Light Rail Corridor report June 1999). The Scull Tract was a single property bounded by present-day West St. Johns Street to the north, North Autumn Street to the west, the Froment Survey to the south, and the Guadalupe River to the east (Thompson & West, "City of San Jose, First Ward" (San Francisco, CA: Thompson & West, 1876)).

⁵⁷ Thompson & West, "City of San Jose, First Ward" (San Francisco, CA: Thompson & West, 1876).

⁵⁸ Thompson & West, "City of San Jose, First Ward."

the confluence of Los Gatos Creek and the Guadalupe River. North Montgomery and North Autumn streets divided the subdivision from north/south at this time, but this stretch of N. Montgomery Street was eliminated when much of the subdivision was redeveloped with the SAP Center between 1990 and 1993. The eastern portion of the subdivision was redeveloped as part of the Guadalupe River Park project between 1992 and 2005.

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Figure 13. Froment Survey, City of San Jose First Ward Atlas Map (1876).

Delmas Survey

A portion of the survey area overlaps with the Delmas Survey, an ell-shaped subdivision that straddles Delmas Avenue. As depicted in the 1876 atlas map, the Delmas Survey is roughly bounded by W. Santa Clara Street to the north; residential parcels and the Guadalupe River to the east; a small creek just south of W. San Fernando Street to the south; and parcels along the west side of Delmas Avenue to the west.⁵⁹ The entirety of this survey had been redeveloped into surface parking by 2000.



Figure 14. Delmas Survey, City of San José Fourth Ward Atlas Map (1876).

⁵⁹ Thompson & West, "City of San Jose, Fourth Ward" (San Francisco, CA: Thompson & West, 1876).

Suñol Addition

The southern end of the project area extends into the Suñol Addition, which encompasses a portion of the former Rancho los Coches; the subdivision is named after the rancho's second owner, Antonio Maria Suñol.⁶⁰ The street grid in this area has changed dramatically over time, but as depicted in the 1876 atlas map, the Suñol Addition is roughly bounded by Park Avenue (formerly South Street) to the north; the Guadalupe River and Delmas Avenue to the east; present-day I-280 to the south; and Los Gatos Creek to the east.⁶¹ The northeastern portion of the subdivision was originally characterized by small residential lots, while the western portion was divided into large multi-acre parcels. Portions of the latter are included in the project area, including the early twentieth-century dwelling at 691 W. San Carlos Street.



Figure 15. Suñol Addition, City of San José Fourth Ward Atlas Map (1876).

Infirmiry Survey

According to an 1886 city map of San José, the Infirmiry Survey had been platted at the south end of the project area by this time.⁶² Straddling the railroad right-of-way (formerly also Senter Street), the subdivision was bounded approximately by Park Avenue (South Street) to the north; Los Gatos Creek to the east; W. San Carlos Street to the south; and Dupont Street to the west. It was originally bisected by Kearney Street (north/south) and Pine Street (north/south), but neither of these roads remains extant. The eastern portion of the Infirmiry Survey is included in the project area.



Figure 16. Infirmiry Survey, Map of the City of San José (James A. Clayton, 1886).

⁶⁰ Delgado, *Witness to Empire*, 75; Dobkin, *West San Carlos Street Historic Context*, 9.

⁶¹ Thompson & West, "City of San Jose, Fourth Ward."

⁶² "Map of the City of San Jose" (San José, CA: James A. Clayton, Real Estate Agent, 1886).

Slice in Time: Comparison of the 1884 and 1891 Sanborn Fire Insurance Maps

The 1884 Sanborn Fire Insurance Map depicts the project area as a vibrant, mixed-use area featuring industrial resources as well as single-family residential development. A street grid comprising long, narrow blocks with few alleyways has formed along Alameda Road/W. Santa Clara Street, the major arterial through the project area historically and today. Industrial and commercial properties including hotels, dining halls, stores, stables, and a foundry are concentrated along this thoroughfare. The orthogonal pattern of streets is interrupted by the Guadalupe River and Los Gatos Creek, which divide the project area from north to south and branch near the midpoint of the project area. Bridges cross the creek at W. St. John Street (San Augustine Street), the Alameda/W. Santa Clara Street, W. San Fernando Street, and Park Avenue.

Rail lines also run north to south through the modern railroad right-of way (Senter Street), with a round house and an array of sidings in the industrial area bounded by W. St. John Street (San Augustine Street) to the north, Montgomery Street to the east, and the Alameda to the south. Large operations within this area include San José Agricultural Works, Farmers' Lumber & Wood Yard, and the Garden City Gas Company gas works. The Alameda Lumber Company, California Coffin Manufactory, and L.W. Dexter's Planing Mill are located one block east. In the block south of the Alameda, the rail lines are flanked by the South Pacific Coast Railroad (SPCRR) passenger depot, grain warehouse, and freight house. Near the southern portion of the project area, on the western side of Los Gatos Creek, a narrow stretch of land between W. San Fernando Street and Park Avenue is marked as the railroad reservation. At the northern portion of the project area, the Southern Pacific Railroad line cuts diagonally through the block bounded by Autumn Street, Cinnabar Street, the railroad right-of-way (Senter Street), and Lenzen Avenue. This block is only sparsely developed and includes the J.Z. Anderson Fruit Depot to the south of the tracks and San José Pottery (A. Steiger, proprietor) to the north.

Residential development may be observed throughout the project area on this 1884 map, but it is most densely concentrated along S. Autumn Street (Saint Mary's Street) and Montgomery Street between the Alameda and W. San Fernando Street. North Montgomery Street between Cinnabar Street and W. St. John Street (San Augustine Street) is also relatively densely developed at this time. Dwellings are commonly one story in height with broad front porches, and many feature small stables, sheds, outhouses, wells, and tank houses to the rear of the property. Tank houses, which utilized an elevated water tank and self-regulating windmill to provide a pumped-gravity water pressure system, were commonly constructed for domestic and small-scale commercial use throughout the late nineteenth and early twentieth centuries.⁶³

The 1891 Sanborn Fire Insurance Map depicts the continuation of development trends observed in the 1884 iteration of the same. Commercial and industrial development remains concentrated along the Alameda/W. Santa Clara Street, with additional industrial development along the railroad right-of-way (Senter Street). The street grid is characterized by the same long blocks depicted in the 1884 Sanborn map. These are divided into deep, narrow lots, most of which are rectangular in shape and fairly regular in size.

Residential development has increased in density, especially in the northern portion of the project area along Autumn Street, Montgomery Street, and the railroad right-of-way (Senter Street), and in the area at the eastern edge of the project area, in the fork between the Guadalupe River and Los Gatos Creek. Single-story dwellings with full-width porches and relatively short setbacks remain common throughout the area, and the number and variety of backyard sheds, stables, and tank houses has proliferated in comparison to the 1884 map.

Although the poor quality of the 1891 Sanborn maps precludes a detailed assessment of the industrial development in the project area at this time, a few new and continuing businesses are legible. Within the area bounded by W. St. John Street (San Augustine Street) to the north, Autumn Street to the east, the Alameda to the south, and the railroad right-of-way (Senter Street) to the west, at least three companies

⁶³ Leon S. Pitman, "Domestic Tankhouses of Rural California," *Pioneer American* 8, no. 2 (July 1976): 84.

depicted on the 1884 Sanborn map still appear to be in operation: Garden City Gas Company, San José Agricultural Works, and the Alameda Lumber Company. The San José Pottery Company has enlarged operations at Autumn Street between Lenzen Avenue and Cinnabar Street, while J.Z. Anderson Fruit Depot on the same block has moved into smaller quarters here and expanded its sun-drying operations across Montgomery Street; the area bounded by Montgomery Street, Cinnabar Street, and the Southern Pacific Railroad line is now dominated by the J.M. Dawson Packing Company. Another notable and recent development within the project area is the Electric Improvement Company substation, located at the western terminus of a new road, Otterson Street, which had been constructed off Montgomery Street (East Street) between Park Avenue and W. San Fernando Street.

Mid- to Late Nineteenth Century Architecture within the Project Area

Within the project area, extant properties from this period are largely residential buildings in the Folk Victorian or Italianate False Front styles. Folk Victorian architecture, as seen in the small residences at 311-313 N. Montgomery Street (1895), 559 W. Julian Street (ca. 1883), 563 W. Julian Street (ca. 1894), and 567 W. Julian Street (ca. 1892), is characterized by highly decorative, milled wood detailing on simple folk house forms; the style references the much more elaborate Queen Anne style in its use of spindlework, decorative shingles, saw-cut trim, and other applied detailing, but does not employ the complicated roof forms and asymmetry of Queen Anne style buildings. The Italianate False Front style, seen in the small cottage at 35 S. Autumn Street (ca. 1880), is simpler with regard to applied detailing and is characterized by symmetrical, false-front façades with prominent bracketed cornices.

The project area also includes non-residential resources dating to the late nineteenth century. Present-day Patty's Inn at 102 S. Montgomery Street has operated variously as a saloon, grocery, liquor store, and tavern since ca. 1890s. The building exhibits a commercial iteration of the Italianate False Front style.⁶⁴ Additionally, the substation at 598 Otterson Street, currently owned and operated by Pacific Gas & Electric (PG&E), was initially developed by the Electric Improvement Company in 1889.

2.7 Early Twentieth Century

Fruit production in the Santa Clara Valley continued to increase through the early twentieth century, peaking in the 1920s. San José's industrial economy grew alongside the orchards, and the project area saw the genesis of multiple new businesses related to the food processing and shipping industries. Commercial growth was also driven by the expansion of the railroad system and the increasing ubiquity of the automobile, which facilitated local distribution and stimulated the development of both city roads and intercity highways. The project area also saw increased residential development and the expansion of several public utilities companies.

It was also in the early twentieth century that the project area was incorporated by the City of San José. Gardner, which included most of the southern part of the project area, was annexed in 1911, and the Stockton District, which included most of the northern area of the project area, was annexed in 1924. The White Street District, including the Cahill Station area (present-day Diridon Station), was also annexed in 1924.⁶⁵

Agriculture and Related Industrial Development in the Early Twentieth Century

By the early twentieth century, the production and processing of orchard products had come to dominate the regional economy of the Santa Clara Valley. Fruit production increased steadily as a result of improved irrigation techniques, crop specialization, and higher standards in cultivation methods. Apricots and prunes were the dominant varieties cultivated, followed by cherries, pears, and more limited quantities of apples, peaches, and

⁶⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2015), 284-286, 397-398.

⁶⁵ City of San José, "City of San Jose Annexations," *Koordinates*, last modified September 5, 2018, <https://koordinates.com/layer/95869-city-of-san-jose-annexations/>.

nectarines.⁶⁶ Demand rose alongside production, aided by a rapidly expanding home market as well as advancements in shipping and refrigeration that allowed California fruit growers to expand their markets across the country.⁶⁷

As agricultural production increased in the Santa Clara Valley, so too did the number of industries associated with preparing crops for distribution (e.g., drying, canning, packing, and shipping).⁶⁸ Food processing companies that were founded or opened plants in San José in the early twentieth century included the Continental Can Company, American Can Company, and Wayne Basket Company, all of which produced packing materials necessary for preserving and shipping fruit grown in the surrounding Valley.⁶⁹ The Smith Manufacturing Company, which was founded in 1903, produced rotary cookers and dried fruit processing equipment. The company opened a 26,400-square-foot factory within the project area, near the northeastern corner of W. Santa Clara Street and Stockton Avenue, in 1917. This remained active through the mid-1950s.⁷⁰



Figure 17. Employees of the American Can Company, 1919 (History San José Photographic Collection, 2004-7-3).

The majority of early twentieth-century, food-related industries in San José were focused on a particular specialty or producing specialty products in conjunction with regular products; however, local companies frequently grew larger and more diverse through commercial success and/or acquisition in the latter part of the early twentieth century. For example, the Anderson Prune Dipping Company absorbed a similar firm named Barngrover, Hull, and Cunningham in 1902, and became the Anderson-Barngrover Company. Anderson-Barngrover later merged with another local firm, the Bean Spray Pump Company, and became the Food Machinery Company in 1928.⁷¹ Both Anderson-Barngrover and the Bean Spray Pump Company were located near the Stockton Avenue area in the early twentieth century, adjacent to the Southern Pacific Railroad and just west of the project area.⁷²

⁶⁶ Broek, *The Santa Clara Valley*, 110-112.

⁶⁷ Broek, *The Santa Clara Valley*, 106-110.

⁶⁸ Broek, *The Santa Clara Valley*, 102.

⁶⁹ Arbuckle, *History of San Jose*, 188-189.

⁷⁰ JRP Historical Consulting, LLC, "VTA's BART Silicon Valley – Phase II Extension Project: Supplemental Built Environment Survey Report, Prepared for the Santa Clara Valley Transportation Authority, San José, CA, and the Federal Transit Administration, Region IX," September 2016, 3.7-3.8.

⁷¹ Arbuckle, *History of San José*, 187-188.

⁷² JRP Historical Consulting, LLC, "VTA's BART Silicon Valley – Phase II Extension Project: Supplemental Built Environment Survey Report," prepared for the Santa Clara Valley Transportation Authority, San José, CA, and the Federal Transit Administration, Region IX, September 2016, 3.7-3.8.

Fed by the region's booming economy, general industrial development also proliferated during the early twentieth century. New foundries, machine shops, garages, lumberyards, planning mills, and other building materials companies were established to serve both private clients and the increasingly wealthy business community. Because of its location near the Southern Pacific Railroad line at the western edge of the growing city, the project area saw a relatively high degree of industrial development during this period. Alfred S. Kearney, who began his career at the Bean Spray Pump Company, founded Kearney Pattern Works at 40 S. Montgomery Street in the early 1920s.⁷³ Just outside the project area, the San José Foundry at 491 St. John Street was constructed in 1927.⁷⁴ Pattern works and foundry companies such as these played an important role in the manufacture of specialized, often proprietary tools and equipment in the twentieth century.

Transportation: Railroads, Trolleys, and Automobiles

Railroads continued to expand in the Bay Area during the early twentieth century, facilitating both freight and passenger travel. The Southern Pacific Railroad came to dominate the industry, buying out smaller railroad companies and laying hundreds of miles of new tracks in Santa Clara County. Under Edward Henry Harriman, who gained control of the organization in 1902, the Southern Pacific Railroad added 960 miles of primary track, 120 miles of secondary track, and 1,100 miles of siding. In an effort to break Southern Pacific's near-monopoly on rail service in northern California, the Western Pacific Railroad was organized in 1903. The railroad, which opened its first stretch of track at the end of the decade, constructed a San José Branch in 1921 and acted as a direct competitor to the Southern Pacific for the better part of a century (Western Pacific was acquired by the Union Pacific Corporation, another competitor, in 1982).⁷⁵

San José's electric trolley system, which replaced earlier horsecar railroads, was implemented around the turn of the century by Samuel Addison Bishop and Jacob Rich. Their first line carrying electric power was underground, but due to complicated maintenance issues and repeated pedestrian interference, this was quickly replaced by overhead lines constructed by James Henry, who bought out the trolley line from Bishop and Rich by 1903. Several other companies operated their own trolley franchises in the early years of the twentieth century, but all had come under the same ownership by 1909.⁷⁶ Within the project area, the intraurban electric trolley ran along W. Santa Clara Street (formerly the Alameda), connecting downtown San José to Santa Clara along the same path that historically linked the Spanish mission and the Pueblo de San José.

The popularity of the trolley system peaked in the 1920s, but the increasing popularity and accessibility of the personal automobile eventually led to the system's demise. Automobiles had been introduced to California as early as the late nineteenth century, but they were prohibitively expensive as well as slow; the state also lacked the road infrastructure to make such vehicles practical. However, an increasing number of American companies began to produce and market affordable, simply constructed automobiles as the twentieth century progressed. With the tremendous success of Henry Ford's Model T, by the end of the 1920s, "automobile ownership had reached the point of being as essential part of normal middle-class living."⁷⁷

⁷³ San Jose City Directories, 1913-1925.

⁷⁴ Franklin Maggi and Sarah Winder, Department of Parks and Recreation (DPR) 523 Forms for 491 St. John Street, San José, California, in "Historic Report for Properties Located at 170, 160, 150, and 140 North Montgomery St., 525 and 505-517 West St. John St., 139, 143, 147, and 151 North Autumn St., San Jose," prepared by Archives & Architecture, January 2012, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-000742.

⁷⁵ JRP Historical Consulting, LLC, "Historic Resources Inventory and Evaluation Report: Los Gatos Creek Bridge Replacement Project," prepared for Peninsula Corridor Joint Powers Board and the Federal Transit Administration, Region IX, August 2013, 20.

⁷⁶ Bill Vandervoort, "San Jose/Santa Clara Transit Routes: Concise History," *Chicago Transit and Railfan Web Site*, accessed January 30, 2020, <https://www.chicagorailfan.com/sicdate.html>; "Trolley Barn," *History San José*, accessed January 30, 2020, <http://historysanjose.org/wp/plan-your-visit/history-park/trolley-barn/>.

⁷⁷ Jackson, *Crabgrass Frontier*, 160.



Figure 18. View of the El Camino Real section of Highway 101 prior to development, 1914 (University of Southern California Digital Library, Doheny Memorial Library, Los Angeles, CA 90089-0189).

In San José and in the surrounding Santa Clara Valley, the primacy of the automobile catalyzed the development of city roads and intercity highways. The old El Camino Real, which had served as the primary road between San Francisco and San José since the Spanish period, was ill-suited to this new form of vehicular traffic, and Bay area residents called for a new transportation route to connect the region's major cities. The Bayshore Highway (now "Bayshore Freeway," part of the U.S. Route 101) was built piecemeal from San Francisco to San José in the 1920s and 1930s, with a 100-foot right-of-way in most places and no median barrier.⁷⁸ Though dangerous, it significantly facilitated transportation between the two major cities and contributed to the development of the commercial trucking industry, further advancing the region's thriving fruit and canning businesses. Within San José itself, all city streets were paved by 1928, which benefitted local commercial interests as well as automobile-owning residents.⁷⁹

Growth and Consolidation of San José's Power Companies

The early twentieth century saw the consolidation of the various independent gas and electric utilities that had served San José in previous decades. The San José Electric Improvement Company and the San José Light and Power Company had long been vying for dominance in the growing city, but in 1902, both were purchased by the United Gas and Electric Company. In that same year, United closed the generating plant at 54 N. Fourth Street, which had been opened in 1884 by the Brush Electric Light Company, and greatly expanded the plant at 598 Otterson Street, which had been developed by the Electric Improvement Company in 1889.⁸⁰ The Otterson Street plant supplied electricity to households, business establishments, and electric trolley lines.⁸¹ United also expanded the gas plant originally established by the Garden City Gas Company, constructing a new 500,000-cubic-foot gas holder on the southwest corner of N. Montgomery and San Augustine streets in 1910.⁸²

⁷⁸ Darold Fredericks, "Bayshore Freeway on the Peninsula," *The Daily Journal* (San Mateo, CA), January 2, 2012.

⁷⁹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 43-44.

⁸⁰ Judith Marvin and Randy Groza, Department of Parks and Recreation (DPR) 523 Forms for 630 W. San Fernando Street, San José, California, in "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," prepared by LSA Associates, 2006, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, SJO530.

⁸¹ Arbuckle, *History of San José*, 498, 500.

⁸² Arbuckle, *History of San José*, 500-501.

United was later acquired by the California Gas and Electric Company and eventually subsumed into Pacific Gas & Electric (PG&E). PG&E continued to operate the Otterson Street plant and constructed a new 3,000,000-cubic-foot gas holder on the northwest corner of San Augustine and N. Montgomery streets in 1925, opposite United's 500,000-cubic-foot holder built fifteen years previously. The new holder contained manufactured gas until 1929, when natural gas emerged as a cleaner and more efficient alternative.⁸³ (The gas works would later be demolished and redeveloped as the SAP Center and associated surface parking.)

Recreational Spaces in Early Twentieth Century San José

Within the project area, two major recreational areas were developed during the early twentieth century. The first was a baseball field, constructed in 1908 on part of the triangular parcel on the east bank of Los Gatos Creek, between W. San Carlos Street and Auzerais Avenue. The park was owned by the men's Sodality of St. Joseph's Church, located in downtown San José on the opposite side of the Guadalupe River, and funded by Myles P. O'Connor. It was used as a baseball field for amateur and children's teams for the first decade of its existence. By 1920, the field had been converted into a semi-pro baseball park by Bob Laruso and Bert O'Connor, the son of the park's original benefactor. The San José semi-pro team played in the Mission League and hosted a number of Major League Baseball players at their home field, including stars such as Babe Ruth, Lou Gehrig, and Ty Cobb. The Orchard Supply Company constructed its new store at 720 W. Carlos Street on the site in 1946.⁸⁴



Figure 19. Babe Ruth at Sodality Park, 1927 (History San José Photographic Collection, 1997-290-2275).

The second recreational area developed within the project area during this period was Lake Monahan, an artificial lake created by the damming of the Guadalupe River in 1912. The dam was installed just north of the confluence of the Guadalupe and Los Gatos Creek, immediately south of St. John Street, widening and slowing the course of the river to the south.⁸⁵ The city's new "official swimming hole" was named for Mayor Thomas Monahan, who was responsible for its construction, and the small area of land in the fork of the waterways appears as "Lakeside Park" on the 1915 Sanborn Fire Insurance Map.⁸⁶ Recreators were able to rent boats at nearby Port San Say (W. Santa Clara Street and Delmas Avenue), southwest of the dam.⁸⁷

⁸³ Arbuckle, *History of San José*, 501.

⁸⁴ Polly S. Allen, Department of Parks and Recreation (DPR) 523 Forms for 741-755 Auzerais Avenue, San José, California, in "Historic Resources Inventory and Evaluation Report: Los Gatos Creek Bridge Replacement Project," prepared by JRP Historical Consulting, March 2013, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-002879; Michael Lara, "The Little Burg in the Orchard: Babe Ruth Day in San Jose," *San José Public Library*, last modified February 14, 2018, <https://www.sjpl.org/blog/little-burg-orchards-babe-ruth-day-san-jose>.

⁸⁵ Douglas, *Historical Footnotes of Santa Clara Valley*, 57.

⁸⁶ Sanborn Fire Insurance Map, San José, CA, 1915.

⁸⁷ "Port San Say, Lake Monahan, Guadalupe River, c. 1915," Historic San José Online Catalog No. 1997-224-200, History San José, San José, CA.



Figure 20. Port San Say, Guadalupe River, San Jose, ca. 1910 (History San José Photographic Collection, 1997-300-1605).

Slice in Time: 1915 Sanborn Fire Insurance Maps

The 1915 Sanborn Fire Insurance Map depicts continued and intensified mixed-use development within the project area. Residential development, primarily consisting of small, one- and two-story dwellings on narrow lots, is densest on the east side of the project area, nearest the Guadalupe River and Los Gatos Creek. Most dwellings feature backyard sheds or stables and a few retain windmills and tank houses, vestiges of a time before the city was plumbed. Commercial development is generally concentrated along major thoroughfares like W. Santa Clara Street and includes numerous stores, several saloons, and multiple laundry companies. Newer commercial construction along W. Santa Clara Street is built up to the property line, resulting in a continuous street wall.

The Southern Pacific Railroad (formerly the South Pacific Coast Railroad, SPCRR) extends through the project area along Senter Street (present-day Caltrain right-of-way); a round house, repair yard, and associated facilities are located at the northern end of the project area, at the northwestern corner of Senter Street and Lenzen Avenue. Industrial development is heavily concentrated along the rail lines, which have grown significantly in capacity from the array depicted on the 1891 Sanborn Map. Much of this development is related to the orchard industry: the J.K. Armsby Dried Fruit Packing Company, Castle Bros.' Dried Fruit Packing, A. & C. Ham Company Dried Fruits, and Griffin & Skelley Company Dried Fruit Grading & Packing are all situated along the rail line and possess their own dedicated rail spurs. The California Fruit Cannery Association (San José Branch, Factory No. 4) and Greco Canning Company are located just outside of the project area. Other industries that appear with relatively frequency on or near the Southern Pacific Railroad are those related to lumber products (e.g., the Gillespie Lumber Yard at the northeast corner of Montgomery and Otterson streets, the S. H. Chase Lumber Co. at the western corner of Senter and W. Julian streets and the northeast corner of Montgomery and W. Santa Clara streets) and refrigeration (e.g., Union Ice Co.'s Factory No. 7 at the western corner of Senter and W. Julian streets, San José Ice & Cold Storage Co. at the northern corner of Senter and W. St. John streets).

Public utilities development within the project area includes the expansion of the Pacific Gas & Electric Company gas works plant (formerly Garden City Gas Works), whose several large holding tanks visually dominate the northern half of the block bounded by W. St. John Street to the north, Montgomery Street to the east, W. Santa Clara Street to the south, and the Southern Pacific Railroad to the west. Pacific Gas & Electric Company also owns and operates the former Electrical Improvement Company substation at the western end of Otterson Street at this time. Immediately south of the confluence of the Guadalupe River and Los Gatos Creek, the San José Water Company has also expanded its operation and headquarters at 374 W. Santa Clara Street.

Early Twentieth Century Architecture within the Project Area

Within the project area, extant properties constructed during this period display a variety of architectural styles. The one-story, Folk Victorian cottage at 691 W. San Carlos Street (1915) and the Neoclassical dwelling at 91 S. Autumn Street (ca. 1910, moved to current location in the early 1950s) represent a continuation of styles common in the mid- to late nineteenth century, while the bungalow at 75 S. Autumn Street (ca. 1915) is a vernacular iteration of the more recent Craftsman style. Craftsman bungalows are characterized by low-pitched roofs, wide and unenclosed eaves, decorative beams or braces under gables, and covered porches; the style originated in southern California in the early twentieth century and was the dominant style for American dwellings through the early 1920s.⁸⁸

Industrial development was also common to the project area during the early twentieth century. The Kearney Pattern Works and Foundry at 40 S. Montgomery Street (1922), which is the last extant industrial building from this period within the project area, displays the simple plan, wood-frame construction, and false front façade that characterize the utilitarian architectural style. The business would expand to adjacent parcels over the next several decades.

2.8 Great Depression

The Great Depression hit the Santa Clara Valley particularly hard, as the prices of California's orchard crops fell further and faster than those of basic agricultural commodities such as wheat.⁸⁹ As San José's food processing and shipping industries floundered, workers sought protection from unions and producers banded together in cooperatives. Despite the economic challenges of the 1930s, however, a limited degree of commercial and industrial development did occur in San José and in the project area. One of the most notable development projects of the period was the completion of the Southern Pacific Railroad's San José line change, which located itself at the western edge of the project area, and the construction of Diridon Station in 1935.

The Fruit Processing Industry and the Great Depression

Fruit production and the fruit processing and shipping industries continued to dominate the regional economy through the 1920s, so that at the onset of the Great Depression, canned and preserved foods accounted for nearly two-thirds of the total value of the county's manufactured products.⁹⁰ Thirty-eight canneries and thirteen fruit packing plants were operating in Santa Clara County, in 1929, many of which were located within San José itself.⁹¹ Within or adjacent to the project area, the Richmond-Chase Company, Greco Canning Company, the California Prune and Apricot Growers Association, the Virden Canning Company, and the California Packing Corporation (Calpak) all operated fruit processing facilities during this era.⁹² Because of the regional economy's heavy reliance on the canning and packing industry, and because fruit was considered a luxury good, the Santa Clara Valley was disproportionately impacted by the Great Depression. Conditions were further exacerbated by climatic issues affecting the century United States, as an influx of out-of-work farmers displaced by the Dust Bowl came to the orchards of California in search of work.⁹³

Between 1929 and 1933, the average weekly income for a cannery worker in northern California fell by more than half, from \$16.33 to \$8.04.⁹⁴ Unrest with regard to low wages, substandard working conditions, and poor job security catalyzed the labor movement in the 1930s, and membership and related activism increased substantially

⁸⁸ McAlester, *A Field Guide to American Houses*, 567-568.

⁸⁹ Glenna Matthews, "The Apricot War: A Study of the Changing Fruit Industry during the 1930s," *Agricultural History* 59, no. 1 (January 1985): 25-29.

⁹⁰ Glenna Matthews, "The Fruit Workers of the Santa Clara Valley: Alternative Paths to Union Organization during the 1930s," *Pacific Historical Review* 54, no. 1 (February 1985): 52.

⁹¹ Matthews, "The Apricot War," 25.

⁹² Sanborn Fire Insurance Map, San José, CA, 1932.

⁹³ Matthews, "The Apricot War," 25-29.

⁹⁴ Matthews, "The Fruit Workers of the Santa Clara Valley," 56.

during the Depression years. In August 1931, the Cannery and Agricultural Workers' Industrial Union organized a strike of nearly sixteen thousand cannery workers in the Santa Clara Valley, in protest of a twenty percent wage decrease. By the end of the decade, all San José canneries were unionized.⁹⁵

Cooperatives, which had existed among the California farming community since the early twentieth century, also attracted new members during the Great Depression.⁹⁶ In 1931, the Orchard Supply Hardware Company formed as a small farmer cooperative; approximately thirty prune growers and other horticulturalists joined forces to purchase and borrow farming equipment, attesting to the importance of agricultural networks in weathering economic hardships. The cooperative operated warehouses at successive locations before opening several retail locations, including a store at 720 W. San Carlos Street within the project area, in the early postwar era.⁹⁷



Figure 21. Richmond-Chase Cannery Preparation Room, c. 1925 (History San José Photographic Collection, 1993-101-14).

The Southern Pacific Railroad and the Great Depression

Like all American industries, railroads suffered during the Great Depression. After record revenues in 1928 and 1929, the Southern Pacific Railroad posted its first loss in the history of the company in 1932; it would be four years before it would begin to turn a profit again. Despite financial challenges, however, Southern Pacific continued to press forward on several projects that had been planned before the onset of the depression. One of the largest was a line change of 4.5 miles in San José, which involved the construction of multiple grade separations as well as new trackage and facilities.⁹⁸ These included the construction of a viaduct on W. San Carlos Street and an underpass on W. Santa Clara Street just east of Stockton Avenue. The Cahill Street passenger station, which had been constructed by the South Pacific Coast Railroad in the 1870s, was also replaced as part of the San José line change project; the new station, constructed in the Italian Renaissance Revival Style, was completed in 1935 and renamed Diridon Station after rehabilitation efforts in 1994. The cost of the entire line change project was almost \$3.5 million, more than a quarter of which was allocated to the station.⁹⁹

⁹⁵ Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York, NY: Oxford University Press, 1996), 69-70; David Bacon, "Roots of Social Justice Organizing in Silicon Valley," *El Reportero* (San Francisco), May 23, 2016.

⁹⁶ Glenna Matthews, "The Apricot War: A Study of the Changing Fruit Industry during the 1930s," *Agricultural History* 59, no. 1 (January 1985): 26. The California Prune and Apricot Growers Association, which located its Plant No. 3 at the corner of Cinnabar and Senter streets in the 1930s, formed in 1917.

⁹⁷ Franklin Maggi and Sarah Winder, "Historic Report Prepared According to the City of San Jose Revised Guidelines for Historic Reports (2/26/10), for the properties located at 720 West San Carlos St. and 655 Auzerais Ave., San Jose, Santa Clara County, California, APNs 264-15-15, -016, -017, -018, -019, -028, -031," prepared for AMS Associates, Inc., 2012.

⁹⁸ Elizabeth A. McKee, "Southern Pacific Depot," National Register of Historic Places Inventory/Nomination Form, Caltrans, San José, California, April 1, 1993.

⁹⁹ Douglas, *Historical Footnotes of Santa Clara Valley*, 86.

Slice in Time: 1932 Sanborn Fire Insurance Map

The 1932 Sanborn Fire Insurance maps depicts relatively dense, mixed-use development within the project area. Heavy industry and food-processing facilities are concentrated most heavily along the Southern Pacific Railroad line running along the western border of the project area; many possess dedicated rail spurs. Food processing and related companies within the project area at this time include the Richmond-Chase Company, with plants at the northern corner of Cinnabar and Montgomery streets and along the south side of Cinnabar Street between Senter and Stockton streets; the California Prune & Apricot Growers Association, with a plant on the north side of W. San Fernando Street between White and Bush streets; and Smith Manufacturing Company, which is producing canning and fruit packing machinery at the northeastern corner of Stockton Avenue and the Alameda (present-day W. Santa Clara Street). Other types of industrial operations, such as lumber yards, machine shops and foundries, garages, and laundries are scattered throughout the project area.

Residential development, still consisting primarily of one- and two-story dwellings, fills in nearly every parcel that has not been developed for industrial or commercial use. This development is concentrated especially on the east side of the project area, closer to the Guadalupe River and Los Gatos Creek and further from the railroad line. Many dwellings have backyard garages; few tank houses and stables are recorded. A few dwellings share a parcel with light industrial or small-scale commercial development, indicating that some residents lived and worked out of the same address. Some parcels feature duplexes or multiple free-standing dwellings, but these are relatively rare. One cul-de-sac breaks the overall orthogonal layout of the project area: “Autumn Court,” extending east from Autumn Street between W. Julian and San Augustine streets.

Long-standing utilities including the gas works at the corner of Montgomery and San Augustine (present-day W. St. John) streets and the substation at 598 Otterson Street are both under the ownership of PG&E. Notes indicate that some of the major bridges are paved, including those carrying the Alameda (present-day W. Santa Clara Street) and Park Avenue across Los Gatos Creek. The Guadalupe River dam, installed just south of San Augustine (present-day W. St. John) Street in 1912, remains in place.¹⁰⁰ The park that had formerly occupied the triangular area below the confluence of the Guadalupe River and Los Gatos Creek has been developed since the recording of the 1915 Sanborn Fire Insurance Map, however.¹⁰¹

Great Depression-Era Architecture within the Project Area

Amidst the economic turmoil of the Great Depression, several large-scale, architecturally distinguished properties, were constructed within the project area. In addition to the aforementioned Cahill Station (1935), extant properties include the San José Water Company at 374 W. Santa Clara Street (1934; expanded in 1940) the Sunlite Bakery at 145 S. Montgomery Street (1936), and the Harold Hellwig Ironworks building at 150 S. Montgomery Street (ca. 1936). No architect has been identified for the Harold Hellwig Ironworks building, a large industrial facility constructed from variegated clinker bricks and located at 150 S. Montgomery Street near the southern end of the project area. The other three buildings are known to have been designed by relatively prominent architects, described below. Two smaller Depression-era industrial properties, 24 S. Autumn Street (ca. 1931) and 56 S. Autumn Street (ca. 1931), are also located centrally within the project area.

Cahill Station/Diridon Station (65 Cahill Street)

Southern Pacific’s Cahill Station was designed by John H. Christie, who was the company’s Chief Architect from 1924 to 1947. Christie had emigrated from Germany as a young man, studying architecture in Pennsylvania and Europe before moving to Oakland, California. He was hired as a junior draftsman by the Southern Pacific Company in 1904 and received his California architect’s license in 1913. Christie also participated in the design of the stations in Salem, Oregon (1918), Mesa, Arizona (1931), Los Angeles (1939),

¹⁰⁰ Douglas, *Historical Footnotes of Santa Clara Valley*, 57.

¹⁰¹ Sanborn Fire Insurance Map, San José, CA, 1915.

and Palo Alto (1941), as well as the redevelopment of the Southern Pacific's Fresno depot in 1915.¹⁰² In San José, Christie's Cahill Station was constructed by the S. N. Swenson Construction Company and completed in 1935.¹⁰³

San José Water Company Building (374 W. Santa Clara Street)

Constructed between 1934 and 1940, the San José Water Company building replaced the utility's earlier headquarters at 374 W. Santa Clara Street, just south of the confluence of the Guadalupe River and Los Gatos Creek. The building combines elements of the Moderne and Spanish Colonial styles and was designed by Bay Area firm Curtis & Binder, described as San José's leading architects between the 1920s and 1950s.¹⁰⁴ William Binder, who was the first San José architect to construct commercial buildings with iron or steel reinforced concrete, was involved in the design of many downtown buildings in the first part of the twentieth century. Ernest Curtis, the son of a leading local contractor, began to work for Binder in 1910 and was named partner by 1918. In addition to the Water Company buildings, the pair's major projects include the Commercial Building on North 1st Street, San José Hospital, Hale's Department Store, and the Alum Rock Natatorium.¹⁰⁵



Figure 22. San José Water Works, 1934 (*History San José, American Institute of Architects - Santa Clara Valley Collection, 2008-131-48*).

Sunlite Baking Company Building (145 S. Montgomery)

The Sunlite Baking Company was established in 1933 by Allen T. and Jenny Gilliland, who began their business venture by purchasing the assets of a bakery that had folded during the Great Depression. They engaged local architect Ralph Wyckoff to design their new buildings, which was completed in 1936 at 145 S. Montgomery Street, near the southern end of the project area. Wyckoff was the son of an engineer from Watsonville, California, and he trained under architects in both Watsonville and San Francisco. He received his California license in 1914 and worked in Berkeley, Watsonville, and Salinas before settling in San José in 1925.¹⁰⁶

¹⁰² McKee, "Southern Pacific Depot"; Henry Bender, Jr., *Southern Pacific Line Standard-Design Depots* (Sacramento, CA: Signature Press, 2013), 43, 187-288.

¹⁰³ McKee, "Southern Pacific Depot."

¹⁰⁴ Woodruff C. Minor, "San Jose Water Company Building," National Register of Historic Places Inventory/Nomination Form, Basin Research Associates, San José, California, September 13, 1989..

¹⁰⁵ "Recently Processed Architectural Records at History San José," *History San José*, accessed December 19, 2019, <http://historysanjose.org/wp/recently-processed-architectural-records-at-history-san-jose/>.

¹⁰⁶ "Ralph Wyckoff," *Laffey Archives*, accessed December 19, 2019, <http://www.laffeyarchives.org/historic-architects/ralph-wyckoff>.

2.9 World War II

World War II is regarded as a major inflection point in the history of the Santa Clara Valley. The fruit industry regained some of its vigor following the devastating impacts of the Great Depression, but military training and wartime production played the greater role in the local economic resurgence. The San Francisco Bay Area was the gateway to the Pacific theater of the war, and thousands of military personnel were brought to the region for training and processing at Moffett Field in Mountain View (located just over nine miles northwest of the project area) and at shipyards along the coastline. The Fourth Army was stationed locally in 1943, introducing soldiers directly into San José, and industrial plants for the construction of marine engines and landing craft were established in nearby Sunnyvale and Santa Clara. Federal monies also encouraged the region's burgeoning electronics industry, which was initially funded in large part by defense contracts. The proliferation of these wartime industries and the associated population influx led to postwar development that transformed the physical, social, and economic landscape of the Santa Clara Valley and San José.¹⁰⁷

U.S. Military Presence in the Santa Clara Valley during World War II

The strategic advantages of the Santa Clara Valley had been recognized by the U.S. military as early as the 1930s, when Admiral William A. Moffet advanced the establishment of a naval aviation presence on the West Coast. Under the leadership of A.M. Mortenson, the president of the San José Chamber of Commerce, funds were raised to purchase 1,750 acres in Sunnyvale, approximately ten miles west of San José; the land was purchased by the Chamber of Commerce on August 2, 1931, and immediately transferred to the U.S. Navy for construction of the U.S. Naval Air Station Sunnyvale, later the Naval Air Station Moffet Field. This transaction marked the beginning of a long and profitable partnership between the U.S. military and the cities of the Santa Clara Valley.

Soon after the United States entered World War II, the Naval Air Station Moffet Field in Sunnyvale was made the center for the Navy's West Coast lighter-than-air (LTA) operations, adding heavier-than-air (HTA) aircraft in 1944 and continuing to expand in operations through the end of the war. Barracks housed 290 officers and 2,500 enlisted soldiers, and the base employed almost 1,000 civilians in their Assembly and Repair Department.¹⁰⁸ Additionally, the Army briefly located the Fourth U.S. Army directly in downtown San José: in mid-September 1943, the Fourth Army separated from the Western Defense Council and closed its regular command post at the San Francisco Presidio. It reopened in the Commercial Building at 28 North First Street in San José, less than a half-mile east of the project area. It was stationed here for seven weeks and grew to employ 180 officers by the end of its tenure in the building, at which time it relocated to the Presidio of Monterey.¹⁰⁹

These servicemen and others stationed in Central Coast ports regularly frequented San José for leisure activities in the downtown area and to visit the city's United Service Organizations (USO) building, which served more than a million military personnel between 1941 and 1946.¹¹⁰ The agreeable climate and bucolic landscape of the Santa Clara Valley made a marked impression of many of the servicemen who were introduced to the area in the early 1940s. As a result, a number of officers and soldiers who had been stationed in Sunnyvale or San José, or those who had merely passed through the region en route to posts in the Pacific, returned to the Santa Clara Valley after the war had ended, contributing to a massive postwar population boom.¹¹¹

¹⁰⁷ Glenna Matthews, "The Los Angeles of the North': San Jose's Transition from Fruit Capital to High-Tech Metropolis," *Journal of Urban History* 25, no. 4 (May 1999): 461; Laffey, *Historical Overview*, 10.

¹⁰⁸ M.L. Shettle, Jr., "Naval Air Station, Moffet Field," *California Military History Online*, June 26, 2016, <http://www.militarymuseum.org/NASMoffettFld.html>.

¹⁰⁹ "History of the Fourth Army," (Washington, D.C.: Army Ground Forces, 1946), 3-4.

¹¹⁰ Arbuckle, *History of San José*, 361.

¹¹¹ Glenna Matthews, "Toward the Rebirth of Downtown San Jose: Postwar Sprawl and Redevelopment in a Silicon Valley City," *Pacific Historical Review* 85, no. 3 (August 2016): 357; Matthews, "The Los Angeles of the North," 461; Annalee Saxenian, "The Genesis of Silicon Valley," *Built Environment* (1978-) 9, no. 1 (1983): 9.

The Development of Defense Industries in the Santa Clara Valley

Apart from hosting an active military presence during the war, San José and the greater Santa Clara Valley were directly engaged in the war effort through participation in wartime defense industries. The opportunity for local businesses to acquire lucrative defense contracts was a major motivation, as California's share of federal revenues rose from \$15.1 billion in 1942 to \$50.2 billion in 1945.

In Santa Clara County, the two largest defense contractors—Food Machinery and Chemical Corporation (FMC) in San José and the Joshua Hendy Iron Works in Sunnyvale—won contracts totaling \$289 million during the war. Local companies large and small reoriented their prewar production efforts in an effort to secure and fulfill military contracts; Hendy Iron Works, for example, produced engines and weapons parts for Navy ships, and FMC used its factories to produce amphibious tanks rather than tractors.¹¹² One of the factories utilized by FMC was located at 333 W. Julian Street, across the Guadalupe River from the project area.¹¹³



Figure 23. Kearney Pattern Works & Foundry interior, 1945-1955 (History San José, Kearney Collection, 2019-33-27).

Within the project area, Kearney Pattern Works and Foundry at 40 S. Montgomery Street represents one of the many smaller Santa Clara Valley companies to receive defense contracts during World War II. The company reportedly began receiving defense contracts even before the United States joined the conflict, casting bronze elements for the nearby shipyards and turning out wooden patterns specially ordered by other industries under military contracts. As of early 1944, Kearney Pattern Works shipped out more than 2,000 pounds of bronze castings daily, in the form of torpedo tubes, anchors, stern frames, struts and stems, and mounts for delicate ships' equipment. It shipped wooden patterns across the West Coast, including to the Kaiser Shipyards in Washington State, the Columbia Steel Company at Mare Island in California, and Joshua Hendy Iron Works in nearby Sunnyvale. At the end of the war, the foundry was commended by the Navy for "the consistent dependability in both quantity and quality of its products" and honored with an Army-Navy "E" Award for achieving "Excellence in Production" ("E"). At only twenty-seven employees, Kearney Pattern Works and Foundry was purportedly one of the smallest firms to receive this distinction.¹¹⁴

¹¹² Saxenian, "The Genesis of Silicon Valley," 8; Glenna Matthews, *Silicon Valley, Women, and the California Dream: Gender, Class, and Opportunity in the Twentieth Century* (Stanford, CA: Stanford University Press, 2003), 84.

¹¹³ Loretta K. Barsamian, "Final Site Cleanup Requirements and Rescission of Orders, Nos. 89-107, 90-122, and 98-006 for FMC Corporation, for the Property Located at 333 West Julian Street, San José, Santa Clara County," California Regional Water Quality Control Board San Francisco Bay Region Order No. 01-031, March 2001, on file at the California State Water Resources Control Board, https://www.waterboards.ca.gov/rwqcb2/board_decisions/adopted_orders/2001/R2-2001-031.pdf.

¹¹⁴ "Local Foundry [...] Role in United [...] Naval Warfare," January 23, 1944, (Kearney Pattern Works Vertical File), History San José, San José, CA; "Kearney Works [...] Navy 'E' at Yest [...]," April 8, 1945, (Kearney Pattern Works Vertical File), History San José, San José, CA; "'E' Award [...] to Kearney," (Kearney Pattern Works Vertical File), History San José, San José, CA.

Increased military spending in the Santa Clara Valley also catalyzed the development of new and emerging industries in and around San José during the 1940s. California had already established a small aviation manufacturing by 1941, but aircraft firms such as Litton Industries and North American Aviation greatly increased their manufacturing capabilities to meet wartime needs. Hewlett-Packard, then a small Palo Alto electronics firm only two years old, received government contracts for electronic test equipment that set it on a trajectory to become the first internationally famous electronics company founded in the Santa Clara Valley. Successful companies like these attracted others of their kind: in 1943, International Business Machines (IBM) elected to locate a punch card factory in San José, not as the direct result of a defense contract, but in response to the overall economic growth of the region fueled by military spending.

Wartime Social History of San José

Nearly every aspect of life in San José was impacted by the United States' involvement in World War II. Residents purchased war bonds, rationed food and gasoline, and prepared for the possibility of air raids and blackouts. Thousands of people came to the region seeking work in the growing defense industry, straining the local housing market and catalyzing infrastructure development. Work in the bustling industrial plants also changed the gender and ethnic distribution of labor in the valley: bustling industrial plants drew local workers, including women, from the valley's orchards and canneries, and they were frequently replaced in the field by Mexican Americans and *braceros*, Mexican nationals working in the United States under the auspices of the Mexican Farm Labor Agreement. Meanwhile, Japanese Americans and nationals were forcibly evacuated from their homes in May 1942 and placed in internment camps for the duration of the war.

Nearly 3,000 residents of Santa Clara County enlisted in the armed forces during World War II; about half were residents of San José. Civilians who remained on the homefront contributed in their own ways. Many purchased war bonds to help finance U.S. military involvement, and all participated in the rationing of butter, sugar, meat, and gasoline. The possibility that the conflict would reach American soil was seriously considered; warning sirens to signal air raids and blackouts were installed throughout the city, and newspapers published instructions on how to react in the event of a crisis. An auxiliary civilian police force was organized to help patrol "sensitive installations" including war industries, railroad facilities, and water reservoirs, and they remained armed and on-call for the duration of the war.



Figure 24. Neighborhood War Garden at Stockton and Taylor Street, 1943-1945
(History San José Photographic Collection, 1990-72-28).

The most important way in which Santa Clara Valley residents participated in the war effort, however, was through their involvement in the region's myriad defense industries. The development and expansion of these operations permanently altered commercial practice and labor patterns in the region. It also changed the physical landscape of the valley, as the promise of stable employment fueled a surge of in-migration that outstripped the area's existing housing supply, necessitating that some workers live in tents or trailers set up in the valley's orchards. The sustained population growth that began as a result of the defense industries' growth would prompt a frenzy of suburban tract house development in the postwar years.

The high demand for able-bodied workers also effected changes in the gender and ethnic distribution of labor in the Santa Clara Valley. Defense contractors including Hewlett-Packard, FMC, and Hendy Iron Works began to hire women in significant numbers, for positions that had traditionally been filled by men. Hendy's blade shop, which had the company's highest percentage of women employees, was fully sixty percent female in late 1944. Other women worked as machine operators and laborers in industrial assembly plants. These careers marked the first substantial opportunity for women of the Santa Clara Valley to engage in industry that was not associated with fruit farming and canning. Many also offered a path to union membership: both female and male employees of Hendy Iron Works were represented by the International Association of Machinists.

As many men and women living in the Santa Clara Valley area left their jobs in the orchards and canneries for higher-paying positions in the defense industries, they were often replaced by Mexican Americans and Mexican nationals working under the Mexican Farm Labor Program, informally known as the Bracero Program. Established by executive order in 1942, the Bracero Program was an intergovernmental agreement allowing Mexican nationals, or *braceros*, to enter the United States as contract workers and to perform farm work during wartime labor shortages. Although the agreement promised wages at the prevailing regional rate, access to free housing, and occupational insurance at the employer's expense, these requirements were often ignored by American agricultural employers seeking to profit from the new source of cheap, plentiful labor. Hundreds of *braceros* were employed in Santa Clara during the war, replacing women and Southern Europeans as the primary demographic in the orchards and canneries.



Figure 25. Mexican agricultural laborers harvesting sugar beets (UCD.PIC.D494.2009.0131, Floyd Halleck Higgins Photographs of Mexican Sugar Beet Workers, D-494, Special Collections, University of California, Davis, Library).

Extant Properties within the Project Area

In addition to the wartime expansion of Kearney Pattern Works and Foundry, other wartime industrial development within the project area includes a row of one-story buildings at 341 N. Montgomery Street (1941), 343 N. Montgomery Street (1941), and 345 N. Montgomery Street (1944), as well as a multi-tenant commercial building at the northeast corner of S. Montgomery and W. San Carlos streets (282 S. Montgomery Street, 1944).

2.10 Postwar Development

The population of San José grew rapidly in the postwar years as the economic focus of the region shifted from agriculture to electronics and manufacturing. This transformation was driven by an increasing number of military defense contracts issued to local businesses during the Cold War, aided by Stanford University officials' efforts to institutionalize a relationship between their university, local private industry, and the federal government. As the economy of the Santa Clara Valley reoriented itself around this new type of industry, its physical landscape was irreparably altered: orchards were uprooted for industrial parks, residential subdivisions, and shopping centers, and rural roadways were widened into freeways to accommodate the influx of people and commercial activity that accompanied the increasing industrialization and related population boom.¹¹⁵

The University-Government Alliance and the Development of the Modern Electronics Industry

Stanford University, located approximately fifteen miles northwest of the project area, was a key contributor to the economic transformation of the Santa Clara Valley in the postwar years. From the university's inception in 1891, its curriculum had been developed with a strong emphasis on science, technology, and engineering. The 1927 appointment of radio engineer Professor Frederick Terman, who would be named Stanford's dean of engineering in 1944 and provost in 1955, reinforced this focus on practical application and research. Terman educated and encouraged a number of students who would go on to establish some of the most successful electronic firms in the country, including William R. Hewlett and David Packard of the Hewlett-Packard Company. However, his greater contribution to the Santa Clara Valley was his work to build a "university-government alliance" for defense-related research, to the benefit of all involved.¹¹⁶ Through his experiences working at Harvard University's Radio Research Laboratory during World War II, Terman came to believe that government partnerships would be the future of both U.S. research institutions and American military security. Terman returned to Stanford in 1946 after the war had ended, and from his position as Dean of Engineering, he played a crucial role in the university's postwar efforts to secure defense research contracts from the federal government in the late 1940s. Stanford University emerged as a national leader in research and development in the electronics field, conducting applied research in California's industrial and defense sectors beginning as early as 1946. In the decades following World War II, the Cold War economy and the billions of dollars in government contracts that were granted to universities and firms in the Santa Clara Valley shaped the technological and economic advancements of the region.¹¹⁷

Terman's vision for a university-government research complex also included private industry, as evidenced by his efforts to establish the Stanford Industrial Park in 1951. As Terman had hoped, the university-affiliated business park attracted major tenants including Hewlett-Packard, Eastman Kodak, Varian Associates, the Sylvania Products Company, the Philco-Ford Corporation, General Electric, and the research division of the Lockheed Corporation (later Lockheed Martin Corporation); other major firms, such as the Fairchild Camera and Instrument Corporation, Memorex Corporation, and National Semiconductor located nearby. The result was a dynamic combination of industry-oriented research and research-oriented industry, much of it funded by Department of Defense grants

¹¹⁵ Matthews, *Silicon Valley, Women, and the California Dream*, 46-47.

¹¹⁶ Pellow and Park, *The Silicon Valley of Dreams*, 60.

¹¹⁷ Pellow and Park, *The Silicon Valley of Dreams*, 61; Findlay, *Magic Lands*, 133-134; S. Stewart Gillmor, *Fred Terman at Stanford: Building a Discipline, a University, and Silicon Valley* (Stanford, CA: Stanford University Press, 2004), 265.

during the Cold War.¹¹⁸ Municipal governments, for their part, incentivized industrial growth by providing tax relief, clearing tracts of land for development, and actively advertising the region to the industrial community; the San José Chamber of Commerce, for example, spent around \$1 million dollars attracting new industry to the area in the postwar years.¹¹⁹ A synergistic relationship developed between the region's universities, the federal government, the local business community, and municipalities, transforming the Santa Clara Valley from an agricultural and extractive economy to one that was based on scientific research and technological advancement. Hundreds of electronics firms located, expanded, or were established in the region in the ensuing years, attracting tens of thousands of in-migrants looking for work.¹²⁰

“The Nation’s Largest Suburb”: Annexation and Development in Postwar San José

As a result of the rapid, diversified economic growth that the Santa Clara Valley experienced in the postwar period, Santa Clara County’s population swelled from 290,547 in 1950 to over a million in 1970; the city of San José accounted for nearly half of this growth, expanding from 95,280 people in 1950 to 445,779 in 1970. Orchards were swiftly replaced with auto-oriented development like shopping centers and residential subdivisions, and rural roadways were widened into freeways to accommodate the massive influx of people and commercial activity that marked the postwar years.¹²¹ This development was aided by the actions of pro-growth public officials as well as private homebuilders capitalizing on the region’s rapidly expanding economy.¹²²



Figure 26. Dutch Hamann with two unidentified men, undated
(History San José Photographic Collection, 1997-210-423).

The San José city government annexed new territory rapidly in the first two decades after the end of the war; in addition to a nearly fivefold population increase between 1950 and 1970, San José’s physical footprint increased from approximately 17 square miles to nearly 137 square miles within the same twenty-year period.¹²³ This aggressive expansion was owed largely to the city manager, Anthony P. “Dutch” Hamann, a former business manager at the University of Santa Clara and division manager at General Motors. Appointed by the San José City

¹¹⁸ By the late 1970s, Santa Clara County was receiving \$2 billion annually in federal defense contracts, a trend that continues today (Pellow and Park, *The Silicon Valley of Dreams*, 60-61; Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 46).

¹¹⁹ Matthews, “The Los Angeles of the North,” 463.

¹²⁰ Pellow and Park, *The Silicon Valley of Dreams*, 62.

¹²¹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, 46-47.

¹²² Jackson, *Crabgrass Frontier*, 266; Matthews, “Toward the Rebirth of Downtown San Jose,” 356.

¹²³ Matthews, “Toward the Rebirth of Downtown San Jose,” 356.

Council in 1950, Hamann's business background supported city officials' ambitions for rapid and widespread expansion; he advanced a vision of San José as "the Los Angeles of the North" and engineered 1,419 annexations during his nineteen-year tenure, incentivizing unincorporated areas by promising connection to the oversized sewer system that was originally constructed to serve San José's canneries.¹²⁴ City officials justified the rapid pace of annexation on the grounds of efficiency, arguing that physical growth expanded the tax base that provided for public services and acquired land necessary for public utilities and amenities such as parks.¹²⁵ By the late twentieth century, San José had superseded San Francisco as the region's largest municipality, and its wayward urban sprawl had rendered the city "the nation's largest suburb."¹²⁶

Within the project area, the greatest number of extant properties were constructed during this era (see below), with many former residences redeveloped into industrial properties, furthering the mixed-use character of the area. Stephen's Meat Products Company, which had been founded locally in 1942, constructed a \$100,000 plant that was to be "the most modern of its kind between San Francisco and Chicago" at 105 S. Montgomery Street in 1948.¹²⁷ The new plant appears to have replaced multiple single-family dwellings visible on earlier Sanborn Fire Insurance Maps. Although the meat products plant was razed in 2007 and replaced by a surface parking lot, its distinctive neon sign featuring a dancing pig remains extant and was rehabilitated in 2019.¹²⁸

Auto-Oriented Development and Transportation in Postwar San José

As the bulk of San José's resources were directed toward peripheral growth in the postwar era, its downtown was left neglected and empty; even City Hall moved out of the district proper in 1958.¹²⁹ The broad array of retail options in outlying areas, including new strip malls and massive shopping centers like the Valley Fair, contributed to the decline of downtown San José's Central Business District. In an auto-centric age, shoppers were attracted to the convenience of commercial spaces like Orchard Supply Hardware at 720 W. San Carlos Street, which offered spacious surface parking adjacent to the building; downtown parking, by comparison, was inadequate and expensive. Fearing the loss of their businesses, downtown business and property owners organized to lobby for urban renewal programs that would revitalize the district. Organizations like "Forward San José," established in 1957, supported the construction of new parking structures and actively solicited new shops and developers to locate in downtown San José. Other activities included the rehabilitation or complete replacement of older buildings in the city center.¹³⁰

For transportation between the outlying suburbs and workplaces in industrial parks, strip malls, and downtown San José, residents generally relied on personal automobiles. This led to twice-daily traffic jams on congested freeways, lengthy commutes, and smog that blanketed the valley in a visible haze.¹³¹ Additional freeways and major arterials were developed throughout the postwar period in an attempt to manage the increased traffic volumes, slicing through neighborhoods and former agricultural fields with vast expanses of steel and concrete. Interstate 280, a multi-million dollar project to link San Francisco with San José, was initially approved by the state legislature in 1957.¹³² The final route, which encompassed fifty miles of six-, eight-, and ten-lane freeway, was approved in segments through the late 1950s and early 1960s, following public hearings. The segment linking Cupertino to San José was completed in the mid-1960s and joined I-280 to State Route 17, a junction fewer than three miles west of

¹²⁴ Carl Abbott, *How Cities Won the West: Four Centuries of Urban Change in Western North America* (Albuquerque, NM: University of New Mexico Press, 2008), 188; Matthews, "The Los Angeles of the North," 466.

¹²⁵ Abbott, *How Cities Won the West*, 189.

¹²⁶ Jackson, *Crabgrass Frontier*, 266.

¹²⁷ "Meat Co. Builds \$100,000 Plant," *San Jose Mercury News*, July 16, 1948.

¹²⁸ Vicki Thompson, "Meet me at the pig—Iconic Stephen's Meat sign gets a refresh," *Silicon Valley Business Journal* (San José, CA), June 21, 2019.

¹²⁹ Abbott, *How Cities Won the West*, 188; Matthews, "Toward the Rebirth of Downtown San Jose," 356. The old City Hall building, which had been completed in 1889, was demolished in 1958.

¹³⁰ JRP Historical Consulting Services, "Technical Memorandum: Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives," prepared for the Santa Clara Valley Transportation Authority, January 2003.

¹³¹ Jackson, *Crabgrass Frontier*, 266.

¹³² R. A. Hayler, "Interstate 280," *California Highways and Public Works* 43, no. 9-10 (September-October 1964): 35.

the project area.¹³³ The early 1960s also saw planning for State Route 87 (Guadalupe Freeway), which was to follow the route of the existing Guadalupe Parkway.¹³⁴ The project area is located within the loop created by the State Route 87, Interstate 280, and Interstate 880.



Figure 27. Interstate 280 Status, 1964 (California Highways and Public Works 43, no. 9-10 [September-October 1964]).

San José's KNTV-Channel 11

The postwar era also saw the genesis of San José's first commercial television station, KNTV-Channel 11, established in 1955. The station's first studio and office building was constructed by Allen and Jenny Gilliland at 645 Park Avenue, near the center of the project area and adjacent to the Gillilands' Sunlite Bakery Bread Depot (327 Otterson Street).¹³⁵ KNTV-Channel 11 began broadcasting on September 15, 1955, and covered the opening of the San José County Fair. Although the station originally had no network affiliation, it became an ABC affiliate in 1960 and an NBC affiliate in 2001. The success of KNTV prompted the Gilliland family to found its own cable company (Gall Cable TV, later Gillcable) in 1968 and to sell KNTV in 1978. The 645 Park Avenue broadcasting facility experienced numerous additions and remained home to the station until 2004, when NBC rebranded the station as NBC Bay Area News and moved its headquarters across the river. The building lay vacant until 2014, when it was destroyed in a major fire.¹³⁶

¹³³ Hayler, "Interstate 280," 41.

¹³⁴ Daniel P. Faigin, "State Route 87," *California Highways*, last modified November 29, 2019, <https://cahighways.org/081-088.html#087>.

¹³⁵ Both Sunlite Bakery and KNTV were owned by the Gilliland family, and the original KNTV broadcasting facility was constructed in a simple, utilitarian fashion so that it might be reused as a garage for the bakery should the television station fail.

¹³⁶ Ward Hill, Department of Parks and Recreation (DPR) 523 Forms for 645 Park Avenue, San Jose, California, in "Historic Architecture Evaluation Report for the New Broadcast Facility for KNTV/WB 20," prepared by Ward Hill, Architectural Historian, November 2000, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001285;

Postwar Growth of San José's Latinx Population

The Bracero Program, initiated in anticipation of wartime shortages in U.S. agricultural labor, was extended through a variety of means and remained in effect until 1964. More than four million Mexicans came to the California during the 22-year-long program. As farmland was converted to housing developments and labor contracts expired, those who wished to remain in the state sought other forms of employment. They frequently moved away from rural areas and into major cities, just as large numbers of white residents moved out to newly developing suburbs.¹³⁷ A significant Latinx community grew around the canneries and factories to the east of San José, in areas that were largely unincorporated until the city's aggressive expansion in the 1960s and 1970s.¹³⁸ Within the project area, San José's postwar Latinx population is reflected in the Templo La Hermosa at 56 S. Montgomery Street. The church was constructed in the early 1950s, even as the neighborhood was continuing its trend toward redevelopment for light industrial use. It housed a Latin American Assembly of God congregation led by Reverend N. Ruybald and saw the addition of a two-story classroom in the early 1960s.¹³⁹

Postwar Architecture within the Project Area

Within the project area, extant properties from the postwar era are primarily light industrial facilities, warehouses, and small commercial enterprises of utilitarian design, including 357 N. Montgomery Street (ca. 1941), 50 S. Montgomery Street (1947), 255 S. Montgomery Street (ca. 1948), 20 S. Autumn Street (1948), 557-587 Cinnabar Street (1948), 82 S. Montgomery Street (ca. 1953), 573 W. Julian Street (1953), 327 Otterson Street (ca. 1955), 57 S. Autumn (ca. 1959), 74 S. Autumn Street (1960), and 566-570 Cinnabar Street (1966). The Kearney Pattern Works complex, initially constructed in 1922, was expanded in the 1950s with frontages on both S. Montgomery and S. Autumn streets (addresses include 40 S. Montgomery Street and 43 and 55 S. Autumn Street). These properties are generally characterized by a lack of distinctive architectural detailing, simple footprints and roof forms, and the use of readily available construction materials including concrete, steel, stucco, brick, and plate glass.

Commercial buildings constructed during this period reflect the pervasiveness of automobile culture during the postwar era. The buildings at 333 N. Montgomery Street (1963); 50-52 S. Autumn Street (1962), near the center of the project area; and the former Orchard Supply Hardware building at 720 W. San Carlos Street (1946), described below, offer large surface parking lots for the convenience of customers traveling by automobile.

Other buildings constructed within the project area during the postwar era are the Templo La Hermosa at 56 S. Montgomery Street, constructed in the early 1950s and altered with a major early 1960s wing addition, and Democracy Hall at 580 Lorraine Avenue, described below. No dwellings were constructed within the project area during this period, but the ca. 1910 dwelling at 91 S. Autumn Street was moved to this location in the early 1950s.

Scott Herhold, "KNTV fire destroyed the last remnants of an era," *Mercury News*, April 16, 2014; "5-Alarm Fire Rips Through Former KNTV Studio in San Jose," *NBC Bay Area*, April 13, 2014.

¹³⁷ Theresa Grimes, Laura O'Neill, Elysha Paluszek, and Becky Nicolaidis, "Latinos in Twentieth Century California," National Register of Historic Places/Multiple Property Documentation Form, GPA Consulting, Los Angeles, California, April 7, 2015.

¹³⁸ Matthews, "Toward the Rebirth of Downtown San Jose," 359.

¹³⁹ Cheryl Brookshear and Damany Fisher, Department of Parks and Recreation (DPR) 523 Forms for 56 S. Montgomery Street, San Jose, California, in "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," prepared by JRP Historical Consulting, June 2008, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001327.

Orchard Supply Hardware (720 W. San Carlos Street)

The Orchard Supply Hardware building, located near the southern end of the project area at 720 W. San Carlos Street, was constructed in 1946 by builder H.A. Hathaway and designed by architecture firm Higgins & Root.¹⁴⁰ Composed of partners William L. Higgins and Chester Root, Higgins & Root was one of the first firms in California to establish a reputation for modernist design; the Orchard Supply Hardware building demonstrates the principles of this style in both form and materiality.

William L. Higgins initially worked for Wolfe & Higgins, a Bay-area architectural firm headed by prolific architect Frank Delos Wolfe and Higgins's own father, William E. Higgins. After the death of William E. Higgins in 1936, the younger Higgins partnered with Root to form Higgins & Root. Root had studied architecture at the University of California, Berkeley, and at Harvard, earning his master's degree in 1930. The partnership operated for over fifty years and designed schools, churches, residences, and commercial architecture that display a strong sense of functionalism and elements of the International Style. Both Higgins and Root were founding members of the Santa Clara Valley Chapter of the American Institute of Architects (AIA); Root was the chapter's first president, and Higgins was on the first planning commission of Saratoga, California.¹⁴¹

Democracy Hall (580 Lorraine Avenue)

Democracy Hall at 580 Lorraine Avenue was designed by Bay Area architect Henry Hill in 1961. Born in England in 1913, Hill moved to Berkeley, California, with his family as a young child. He studied architecture at the University of California, Berkeley, and at Harvard's Graduate School of Design, where he worked under Bauhaus architect Walter Gropius. Hill returned to the Bay Area after receiving his degree; he joined the office of John Ekin Dinwiddie in San Francisco in 1938 and was made partner a year later. After a brief stint as a captain in the U.S. Army Corps of Engineers during World War II, Hill rejoined Dinwiddie and a new partner, Erich Mendelsohn, a European modernist who had fled Germany during the Third Reich.

In 1947, Hill left Dinwiddie and Mendelsohn to begin an independent practice. He focused primarily on residential architecture, and his individual style combined International modernism with regional vernacularism; in this way, Hill's work helped to define the Second Bay Tradition during the mid-twentieth century. He also served as a consultant to U.S. Steel in the 1950s, designing a prototype steel house, and lectured in the school of architecture at Stanford University from 1948-1965. Hill's major projects from the early postwar era include the hiring hall of the International Longshore and Warehouse Union (ILWU) in San Francisco; the chapel of the public hospital in Moline, Illinois; and U.S. Embassy staff housing in Vienna.

Hill and his associate John Kruse, with whom he had worked since 1948, worked together on Democracy Hall, a meeting hall for the ILWU Local 11 chapter at the southeastern end of the project area.¹⁴² The one-story building is constructed from processed concrete bricks and features large window expanses characteristic of the Modern style. In 1965, Hill elevated Kruse to a partner in his practice. Together, the pair designed more than five hundred residences and commercial buildings in California, Hawaii, Connecticut, Illinois, Kentucky, Quebec, and El Salvador.¹⁴³

¹⁴⁰ Polly S. Allen, Department of Parks and Recreation (DPR) 523 Forms for 720 W. San Carlos Street, San Jose, California, in "Historic Resources Inventory and Evaluation Report: Los Gatos Creek Railroad Bridge Replacement Project," prepared by JRP Historical Consulting, March 2013, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-002880.

¹⁴¹ Donald Lieberman, "Ernest & Emily Renzel House," National Register of Historic Places Inventory/Nomination Form, no affiliation, San José, California, September 3, 2010; "Bill Higgins [obituary]," *San José Mercury*, December 6, 2006.

¹⁴² "The Union Builds," *The Dispatcher* (publication of the International Longshoremen's and Warehousemen's Union) 19, no. 15 (July 28, 1961): 5.

¹⁴³ "Hill, Henry, and Kruse, John," *UC Berkeley Environmental Design Archives*, accessed December 19, 2019, <https://archives.ced.berkeley.edu/collections/hill-henry-and-kruse-john1>.

2.11 The Contemporary Era

By 1970, urban sprawl had eliminated most of the Santa Clara Valley's orchards, and the region's transformation to a tech economy was largely complete. Electronic equipment, scientific instrumentation, industrial machinery, and software development had replaced agriculture as the basis of the regional economy, while business, health, and engineering services were important secondary economic factors. San José's population, scale, and density grew throughout this period, and by 1990 the municipality had surpassed San Francisco as the most populous municipality in the Bay Area. San José's population also changed in composition during the latter part of the twentieth century, shifting from predominantly non-Hispanic white in 1970 to majority-minority in 1990 and afterward.¹⁴⁴

Within the project area, the late twentieth century saw a rush of new industrial and mixed-use development as San José continued efforts to establish itself as a major Californian city not only in size, but also with regard to amenities and transportation access. Major projects to impact the project area during the contemporary period include the construction of the SAP Center and associated parking lots, the redevelopment of the Guadalupe River bank as a city park and innovative flood control device, and development associated with public transit operations.

Downtown Redevelopment in the Contemporary Era

San José city manager Dutch Hamann was replaced by Thomas Fletcher in 1969, and the policy of aggressive annexation that had characterized the postwar era was replaced by a new urban redevelopment policy that focused on improvements within the city's existing boundaries. Because the bulk of San José's resources had been directed toward peripheral growth during the postwar era, the city's downtown was neglected by city managers and business development groups. A redevelopment agency created in 1956 had been only marginally successful in revitalizing the area. In the 1970s, however, the city council became more engaged in redevelopment; in 1979 they engaged a new director, Frank Taylor, who had previously worked on Cincinnati's redevelopment program. Taylor combined several of San José's redevelopment areas into one, thereby pooling revenues from highly lucrative areas, like the northern and southern suburbs of San José, with those from less-successful areas, like downtown. Supported by Mayor Tom McEnery, who took office in 1983, Taylor put more than \$2 billion into the development of new hotels, convention facilities, museums, theaters, housing, shops, offices, and public spaces in and around downtown San José.¹⁴⁵ Other forms of development soon followed: with the support of the Santa Clara Valley Manufacturing Group, a countywide sales tax was approved and used to raise millions more for roadways and public transit.¹⁴⁶

A multimillion dollar sports complex, the San José Arena (later the HP Pavilion and currently the SAP Center), was approved in 1988 and constructed near the center of the project area between 1990 and 1993.¹⁴⁷ Although city officials had first unveiled plans for a San José sports complex in late 1971, the project had been fraught with controversy since its inception;¹⁴⁸ the first ballot measure was rejected by more than 50 percent of voters in 1973.¹⁴⁹ San José City Council revived the project in 1976, proposing a location in north San José, on the eastern

¹⁴⁴ "City of San Jose, Santa Clara County," *Bay Area Census*, accessed December 30, 2019, <http://www.bayareacensus.ca.gov/cities/SanJose70.htm>. All ethnic groups recorded by the census grew over these years, but the most dramatic increase came in the city's Asian population. By the turn of the twenty-first century, San José's population numbered 894,943 and was 36.0 percent non-Hispanic white, 30.2 percent Hispanic, 27.3 percent Asian or Pacific Islander, 3.5 percent African American, and 0.8 percent Native American.

¹⁴⁵ Scott Herhold, "With Redevelopment Threatened, Let's Size Up Its Legacy in San Jose," *The Mercury News* (San José, CA), January 12, 2011.

¹⁴⁶ Terry Christenson, "San Jose Becomes the Capital of Silicon Valley," in *San Jose: A City for All Seasons*, ed. Judith Henderson (Encinitas, CA: Heritage Press, 1997), 18-21.

¹⁴⁷ Ruthann Richter, "Ground Broken for San Jose Arena," *Peninsula-Times Tribune* (Palo Alto, CA), June 28, 1990; Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area* (Salt Lake City, UT: Gibbs Smith, 2007), 212.

¹⁴⁸ Rick Carroll, "Inside, Outside Views of S.J. Sports Arena," *San Jose Mercury News*, October 8, 1971.

¹⁴⁹ "Decisive Rejection by Voters," *San Jose Mercury News*, November 8, 1973.

bank of the Guadalupe River, and it continued to appear in various iterations over the next decade.¹⁵⁰ Despite continued opposition from neighborhood and activist groups, Mayor McEnery pushed the project forward in the late-1980s, insisting on a downtown location to complement ongoing redevelopment directed by Taylor. Supported by local citizens' group Fun Arena Now (FAN), the funding measure passed by a narrow margin in 1988, and a site was selected at the northwestern corner of N. Autumn and W. Santa Clara streets, at the eastern edge of the project area.¹⁵¹ The clearance that occurred for the construction of the San José Arena and the large parking lots surrounding the building to the west and north resulted in the demolition of the PG&E gas works, light industrial buildings, businesses, and dwellings within the project area.¹⁵² Consolidation of numerous individual parcels also resulted in the obliteration of N. Montgomery Street between W. Santa Clara and W. St. John streets and W. St. John Street between N. Montgomery Street and the railroad right-of-way.



Figure 28. San Jose Arena under construction, 1991 (History San José, Leonard McKay Collection, 2004-17-1103).

Downtown redevelopment efforts slowed through the 1990s, with the end of McEnery's tenure in 1991. Frank Taylor remained in place as the city's redevelopment chief through 1999, overseeing the first part of a major project to redevelop a three-mile-long stretch of waterfront along the Guadalupe River as a city park. Conceived as an innovative approach to protect downtown San José from 100-year floods, the project was initially designed by San Francisco's Hargreaves Associates and later added to by numerous other landscape architecture firms.¹⁵³ Constructed between 1992 and 2005, the southern end of Guadalupe River Park abuts the eastern boundary of the project area and lies adjacent to the SAP Center.¹⁵⁴ Light industrial buildings, businesses, and dozens of nineteenth-century dwellings near the sports arena, between N. Autumn Street and the Guadalupe River, were removed as part of the redevelopment.¹⁵⁵

¹⁵⁰ "Sports Arena Notion Just Refuses to Die," *South San Jose Sun*, June 23, 1976; "Council to Study S.J. Sports Arena," *San Jose Mercury News*, July 5, 1976.

¹⁵¹ Mark Purdy, "Arena Vote 20 Years Ago Made San Jose a Real City," *Mercury News* (San José, CA), July 7, 2008.

¹⁵² Maline Hazle, "S.J. to Force Sale of Arena Parcel," *San Jose Mercury News*, August 29, 1990; Mitchel Benson, "Arena Deal Surprise: Added Parking Lots to Edge out Houses," *San Jose Mercury News*, December 13, 1990.

¹⁵³ Lisa Owens Viani, Ann Riley, and Mary Margaret Jones, "Where the River Came Last," *Landscape Architecture Magazine* 95, no. 2 (February 2005): 48.

¹⁵⁴ Alvarado et al., *Re-envisioning the Guadalupe River Park*, 3.

¹⁵⁵ Eve M. Kahn, "San José's Guadalupe River Scheme: Dance of Compromise and Resistance," *Landscape Architecture Magazine* 83, no. 5 (May 1993): 39.

Despite the costly development of such amenities in and around downtown, however, San José “remains a resolutely suburban place.”¹⁵⁶ The majority of commercial and industrial development occurring during the 1970s and 1980s was located in northern San José, away from downtown, and so workers continued to be drawn from the residential suburbs in which they resided to the industrial and commercial suburbs in which they were employed.¹⁵⁷ In spite of an economic slump in the early 1990s caused by the end of the Cold War and subsequent reductions in defense spending, many companies that had been founded in the postwar era continued to grow, and other new ventures emerged to replace those that had failed. Electronics and technology remained the most prominent industries; the term “Silicon Valley” was coined by a journalist in 1971, and by 1994, the area boasted more than 3,650 technology firms.¹⁵⁸ Less than a third of these were located in San José city limits, but all were within 30 miles of the downtown area, further reinforcing San José’s suburban character and supporting its self-proclaimed title, the “Capital of Silicon Valley.”¹⁵⁹

Developments in Transportation

The nationwide dependence on automobiles continued to transform commuter patterns in the contemporary era, and freeway construction continued in San José and the Bay Area. The Southern Pacific Railroad, after an extended battle with the Public Utilities Commission regarding fares and service levels, moved to abandon passenger service entirely in 1977. San Francisco, San Mateo, and Santa Clara counties responded by offering a “fare stabilization plan,” a set of subsidies intended to not only avoid the end of passenger rail service in the Bay Area, but to reverse the pattern of declining ridership that had characterized the last three decades.¹⁶⁰

In 1980, the tri-county program was augmented by state sponsorship; for the next twelve years, state transit authority Caltrans contracted with Southern Pacific to provide subsidized passenger service on the newly christened “Caltrain.” In 1987, the Peninsula Corridor Joint Powers Board (JPB) was formed to manage the line. In 1991, the JPB purchased the railroad right-of-way between San Francisco and San José from the Southern Pacific Railroad for more than \$200 million, and in 1992, the JPB assumed all operating responsibilities for the line.¹⁶¹ The year 1992 also saw the beginning of seismic safety and rehabilitation upgrades to the San José terminal, constructed for the Southern Pacific Railroad in 1935 and located within the project area at 65 Cahill Street. Rechristened “Diridon Station” after Rod Diridon, a charter member of the JPB and the Santa Clara County Supervisor, the terminal project was completed in 1994.¹⁶²

In addition to the regional transit activities advanced in the contemporary era, Santa Clara County furthered its transportation planning through the formation of the Santa Clara County Transit District (later the Santa Clara Valley Transportation Authority, or VTA) in 1972. VTA’s work has focused on upgrading the county’s bus fleets, improving county roads and highways, and expanding public transportation programs. In 1996, Santa Clara County voters approved a ten-year, half-cent sales tax to fund an extension of the city’s light rail system, including plans to construct a new VTA line between downtown San José and Los Gatos with a platform at Diridon Station. Construction resulted in the demolition of buildings within the project area along

¹⁵⁶ Herhold, “With Redevelopment Threatened.”

¹⁵⁷ Jackson, *Crabgrass Frontier*, 266-267.

¹⁵⁸ “Obituary: Dan Hoefler, writer who coined term ‘Silicon Valley,’” *San Jose Mercury News*, April 16, 1986. The term reflects the significance of silicon, a semiconductor material, and the high concentration of semiconductor and computer-related industries in the region.

¹⁵⁹ Christenson, “San Jose Becomes the Capital of Silicon Valley,” 3, 21.

¹⁶⁰ John T. Mauro, “The Campaign to ‘Save the Trains,’” *San Francisco Examiner*, November 16, 1977.

¹⁶¹ Bill Boldenweck, “Southern Pacific Agrees to Sell Peninsula Tracks,” *San Francisco Examiner*, January 3, 1991; “New Operator for Caltrain Sought,” *San Francisco Examiner*, April 2, 1992. The Peninsula Corridor Joint Powers Board continues to own and operate Caltrain today.

¹⁶² “San Jose Diridon,” *Caltrain.com*, accessed January 17, 2020, http://www.caltrain.com/about/Caltrain150/Historic_Stations/San_Jose_Diridon_1993_.html. Diridon Station was also listed on the National Register of Historic Places in 1993 (Elizabeth A. McKee, “Southern Pacific Depot,” National Register of Historic Places Inventory/Nomination Form, Caltrans, San Jose, California, April 1, 1993).

portion of the line east of Diridon Station, between S. Montgomery Street and Gifford Avenue. The line runs through a curving underground tunnel around Diridon Station and follows former Union Pacific Railroad right-of-way from the station to Vasona Junction in Los Gatos.¹⁶³ It opened for service in summer 2005.¹⁶⁴

Extant Properties within the Project Area

Within the project area, the built environment has been characterized by demolitions and removals as much as new construction. Extant buildings constructed during the contemporary period and dating to ca. 1975 or earlier include the carwash at 655 W. San Carlos Street (1971) and the major additions to the warehouse building at 557-587 Cinnabar Street (constructed in 1948, expanded in 1976) and the complex at 255 S. Montgomery Street (constructed ca. 1948, new building added to site in 1977).

3. REGULATORY FRAMEWORK

3.1 Federal

National Register of Historic Places (National Register)

The National Register is the Nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the National Register of Historic Places. To be considered eligible for listing in the National Register, buildings, objects, sites, districts, or structures must meet any or all the following criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Yield, or may be likely to yield, information important in prehistory or history.

In addition to meeting any or all of the above criteria, properties must also possess integrity. Historic integrity is the ability of a property to convey its significance and is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."¹⁶⁵ The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred;
- Design is the combination of elements that create the form, plan, space, structure, and style of a property;
- Setting is the physical environment of a historic property;

¹⁶³ Patrick Doig and Paul Hetherington, "Staging for Tunnel Construction at San Jose Diridon Station," American Railway Engineering and Maintenance-of-Way Association, 2002 Conference Proceedings, https://www.arena.org/files/library/2002_Conference_Proceedings/00056.pdf: 3-4.

¹⁶⁴ Santa Clara Valley Transportation Authority, *Adopted Biennial Budget, Fiscal Years 2006 and 2007*, (Santa Clara: Santa Clara Valley Transportation Authority, 2005), 16.

¹⁶⁵ "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines," National Park Service, accessed 22 November 2019, https://www.nps.gov/history/local-law/arch_stnds_10.htm.

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time; and
- Association is the direct link between an important historic event or person and a historic property.

3.2 State

California Register of Historical Resources (California Register)

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

- Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California of the United States;
- Criterion 2: Associated with the lives of persons important to local, California or national history;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; and
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

California Environmental Quality Act (CEQA)

Under CEQA, a "project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment."¹⁶⁶ This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a "substantial adverse change in the significance" of the resource. CEQA Guidelines Section 15064.5, as well as PRC Section 21084.1 provide that for the purposes of CEQA compliance, the term "historical resources" shall include the following:¹⁶⁷

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register;
- A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements in PRC Section 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat such resources as

¹⁶⁶ California Public Resources Code Section 21084.1.

¹⁶⁷ California Code of Regulation, Title 14, Section 15064.f(e).

significant for purposes of CEQA unless the preponderance of evidence demonstrates that it is not historically or culturally significant;

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets one of the criteria for listing on the California Register.

Section 15064.5 of the CEQA Guidelines also provides that "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."¹⁶⁸ Material impairment occurs when a project alters or demolishes in an adverse manner "those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" in a state or local historic registry.¹⁶⁹

3.3 Local

City of San José Historic Preservation Ordinance

The City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) is intended to preserve and protect "the old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation."¹⁷⁰ The Historic Preservation Ordinance requires the City maintain a Historic Resources Inventory (HRI) and defines criteria for the identification and designation of city landmarks, historic districts, and conservation areas. Per the Historic Preservation Ordinance, historic properties are those that exhibit "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" based on the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

¹⁶⁸ California Code of Regulations, Title 14, Section 15064.5(b)(1).

¹⁶⁹ California Code of Regulations, Title 14 Section 15064.5(b)(2)(A-C).

¹⁷⁰ San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.010(A).

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.¹⁷¹

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.¹⁷²

The Historic Preservation Ordinance also defines historic districts and local landmarks as follows:

- “Historic district” shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.
- The term “landmark” shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature:
 1. An individual structure or portion thereof;
 2. An integrated group of structures on a single lot;
 3. A site, or portion thereof; or
 4. Any combination thereof.¹⁷³

Conservation Areas are “geographically definable area of urban or rural character with identifiable attributes embodied by: (1) architecture, urban design, development patterns, setting, or geography; and (2) history.”¹⁷⁴ These areas qualify as Conservation Areas if they meet one or both of the following criteria:

- A. The neighborhood or area has a distinctive character conveying: (1) a sense of cohesiveness through its design, architecture, setting, materials, or natural features; and (2) its history;
- B. The neighborhood or area reflects significant geographical or developmental patterns associated with different eras of growth in the city.¹⁷⁵

¹⁷¹ San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.020(A).

¹⁷² San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.110(H).

¹⁷³ San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.020(B-C).

¹⁷⁴ San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.610.

¹⁷⁵ San Jose Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.620.

The City of San José Historic Resources Inventory (HRI) identifies historic resources recognized at varying levels of significance, including properties listed on or eligible for listing in the National Register, the California Register, and at the local level. The City of San José defines the categories of local designation on the HRI as follows:

- CLD – City Landmark District (Defined in the City of San José Historic Preservation Ordinance)
A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.
- CLS – City Landmark Site/Structure (Defined in the City of San José Historic Preservation Ordinance)
An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.
- CCL – Candidate City Landmark (Defined in the City of San José Historic Preservation Ordinance)
An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.
- CNS – City Conservation Area (Defined in the City of San José Historic Preservation Ordinance)
A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.
- CS – Contributing Site/Structure (A Classification of the Historic Resources Inventory)
A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.
- NCS – Non-Contributing Site/Structure (A Classification of the Historic Resources Inventory)
A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.
- SM – Structure of Merit (Defined in the San José 2040 General Plan)
An important historic property or feature of lesser significance, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.
- IS – Identified Site/Structure (A Classification of the Historic Resources Inventory)
A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.¹⁷⁶

¹⁷⁶ City of San Jose, “Historic Resources Inventory: Classification of Resources,” (September 2019).

4. SUMMARY OF FINDINGS

The following section provides a summary of historic resource findings within the Study Area. The Study Area identified for this HRTR includes both Downtown West Project Area (Project Area) properties and properties within a 200' radius of the Project Area.

4.1 Project Area

Within the Project Area, several properties are vacant and/or occupied by surface parking lots, five properties were less than 45 years of age and ineligible for consideration as historic resources, and 38 properties were 45 years of age or older. ARG evaluated these 38 properties for listing in the National and California Registers and in the City of San José Historic Resources Inventory. Detailed evaluations for each property are located in the DPR 523 forms presented in Appendix C.

Based on the analysis conducted for this HRTR, of the 38 age eligible properties, four are recommended eligible for listing in the National and California Registers and as City of San José Candidate Landmarks; six properties (one group of three and three individual) are recommended eligible for listing as City of San José Candidate Landmarks; and four properties are recommended as eligible for listing as City of San José Structures of Merit. The Stephen's Meat Market Sign has been identified by the City of San José as a Contributing Structure to the locally eligible Commercial Signage Discontiguous District (designation pending). The remaining 23 properties are recommended as ineligible for listing in the National and California Registers and the San José Historic Resources Inventory under any category.

4.1.1 Properties Eligible for Listing in the National Register and California Register and as Candidate City Landmarks

These properties exhibit a level of significance that qualifies them for listing in the National and California Registers. In addition, they qualify as Candidate City Landmarks, eligible for listing in the City of San José's Historic Resources Inventory. This level of eligibility qualifies them as historical resources under CEQA.

Table 1. Eligible for Listing in the National Register and California Register and as Candidate City Landmarks

APN	Address	Common Name or Building Type	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
259-38-010, 259-38-011, 259-38-028, 259-38-029	40 S. Montgomery Street, 43 S. Autumn Street, and 55 S. Autumn Street	Kearney Pattern Works and Foundry	1922 /ca. 1950s; ca. 1993 expansion	3S	Yes
259-38-128	374 W. Santa Clara Street	San José Water Works Building	1934-1940	3S	Yes
259-47-040	580 Lorraine Avenue	Democracy Hall	1961	3S	Yes
261-35-027	145 S. Montgomery Street	Sunlite Baking Company	1936	3S	Yes

Kearney Pattern Works and Foundry

This industrial property consists of a complex of attached buildings constructed in phases between the 1920s and 1990s. The complex is generally one-story throughout and features an irregular footprint that extends through the block, fronting N. Montgomery Street on the west and S. Autumn Street on the east.

The Kearney Pattern Works and Foundry is significant for its role in the industrial history of San Jose and is recommended as eligible for listing in the National and California Registers under Criterion A/1, and in the City of San José Historic Resources Inventory as a Candidate City Landmark. The period of significance for the Kearney Pattern Works building begins in 1922 with the erection of the original structure at 40 S. Montgomery and concludes in 1949 with the end of World War II. The building sections constructed in 1922, c.1932, and c.1948 contribute to the building's significance.

San José Water Works Building

The San José Water Works building is a two-story, stucco-clad building designed in the Moderne and Spanish Colonial Revival styles. The property is listed as a City Landmark on the City of San José Historic Resources Inventory and is recommended as eligible for listing in the National Register under Criterion A "for its association with the oldest privately owned water utility in California" and under Criterion C "as an excellent example of a distinctive type of office building of its period."¹⁷⁷ The Main Building and the Transformer House are contributing features to the San José Water Works Building.

Democracy Hall

This one-story, Modern style union hall is irregular in plan and composed of two sections: one rhomboidal-plan section with a shed roof that slopes upward from east to west, and one narrower, trapezoidal-plan section with a shed roof that slopes downward from east to west.

The subject property was designed by architect Henry Hill and his associate John W. Kruse. Hill is regarded as a master architect, known for his integration of the International style with regional architectural forms. The building is significant as an excellent example of Hill's hallmark design aesthetic, which includes features such as its elongated, multi-planar roofline and its emphasis on fenestration. Therefore, the property appears eligible for listing on the National and California Registers under Criterion C/3 and as a Candidate City Landmark.

Sunlite Baking Company

This one-story industrial complex has a compound plan and a flat roof with parapet. The original portion of the building has board-formed concrete walls and features elements of the Art Moderne style including a projecting stepped-front surround and a fluted, semi-circular canopy over the main entrance. The property is eligible for listing in the National and California Registers under Criterion B/2 for its association with the locally-prominent Gilliland family and under Criterion C/3 as a distinctive example of the Art Modern style and as the work by a locally prominent architect Ralph Wyckoff. It is also eligible for listing as a Candidate City Landmark for these reasons. The property's period of significance begins in 1936 with the erection of the original Ralph Wyckoff building and concludes in 1955 when the Gilliland family bought out the Standard Radio and Television Company in a move to diversify the family business. The 1936 original building and 1943 extension contribute to this period of significance.

4.1.2 Properties Eligible as Candidate City Landmarks

These properties were found not to qualify for the National or California Registers, but do rise to a level of significance that qualifies them as Candidate City Landmarks for the City of San José's Historic Resources Inventory. This level of eligibility qualifies them as historical resources under CEQA.

¹⁷⁷ Basin Research Associates, "San José Water Works Building," National Register of Historic Places Nomination Form, San José, Santa Clara County, California, September 13, 1989.

Table 2. Eligible as Candidate City Landmarks

APN	Address	Common Name or Building Type	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
259-27-009	559 W. Julian Street	Residence (group of three)	ca. 1883	5S3	Yes
	563 W. Julian Street		ca. 1894		
	567 W. Julian Street		ca. 1892		
259-27-014	343 N. Montgomery Street	Advance Metal Spinning	1941	5S3	Yes
259-27-015	345 N. Montgomery Street	Circus Ice Cream	1944	5S3	Yes
259-48-053	150 S. Montgomery Street	Hellwig Ironworks Building/San Jose Taiko	ca.1935	5S3	Yes

559 W. Julian Street, 563 W. Julian Street, and 567 W. Julian Street

These three Folk Victorian style dwellings are one-story in height and of wood frame construction. All have front-facing gables and display varying levels of architectural ornamentation, including decorative shingles in the gable face, horizontal wood channel siding, ornamental wood brackets and simple wood trim.

This grouping of three residences is a remnant cluster of worker housing characteristic of the late 19th and early 20th centuries in this historically mixed residential and industrial section of San José. The grouping appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. All three dwellings are representative of the residential use that defined its immediate area in the late nineteenth and early twentieth century, and their proximity strengthens their ability to communicate this association.

343 N. Montgomery Street - Advance Metal Spinning

This one-story industrial building features elements of the Streamline Moderne style. The rectangular-in-plan building is finished with smooth stucco cladding with speedlines on its primary (east) façade.

As an architecturally distinctive industrial building with a relatively high degree of integrity, the subject property provides an example of the physical surroundings that characterized this neighborhood during World War II and the immediate postwar era. It is an intact example of World War II-era industrial development and maintains many distinctive architectural features of the Streamline Moderne style. While it does not rise to the level of significance for listing on the National and California Registers, the subject property is recommended for listing as a Candidate City Landmark.

345 N. Montgomery Street - Circus Ice Cream

This one-story industrial building features elements of the Streamline Moderne style. The rectangular-plan building is finished with smooth stucco with speedlines on its primary (east) façade and vertical-groove engineered wood siding on its north façade. It features a flat roof with stepped parapet and parapet coping.

As an architecturally distinctive industrial building with a relatively high degree of integrity, the subject property provides an example of the physical surroundings that characterized this neighborhood during World War II and the immediate postwar era. It is an intact example of World War II-era industrial development and maintains many distinctive architectural features of the Streamline Moderne style. While it does not rise to the level of significance for listing on the National and California Registers, the subject property is recommended for listing as a Candidate City Landmark.

Hellwig Ironworks Building/San Jose Taiko

This two-story industrial building is rectangular in plan and is constructed of variegated clinker brick. It comprises two distinct building components: a north/south-oriented office building with a side-gabled roof clad in fired clay shingles (facing S. Montgomery Street), and an east/west-oriented rear warehouse wing with a gable roof clad in roll-roofing. The north/south-oriented building features steel casement windows with prominent soldier-course headers and relieving arches. Windows in the lower story of the building’s primary (western) section have a brick sill and are organized into a continuous ribbon broken by a plaster shield with the anvil and hammer motif of Hellwig Ironworks.

The Hellwig Ironworks Building is an extant example of the industrial buildings constructed during the early twentieth century in this section of San José. The incorporation of red clinker brick and other exterior detailing in this 1930s industrial building is distinctive within this part of the city. While it does not rise to the level of significance for listing on the National and California Registers, it is recommended as eligible as a Candidate City Landmark.

4.1.3 Properties Recommended Eligible as Structures of Merit

These properties were not found to qualify for the National or California Registers, or as Candidate City Landmarks, but they do exhibit a level of significance that qualifies them for listing as Structures of Merit in the City of San José’s Historic Resources Inventory. This level of eligibility does not qualify them as historical resources under CEQA.

Table 3. Eligible as Structures of Merit

APN	Address	Common Name or Building Type	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
259-27-003	357 N. Montgomery Street	Puccio Machine & Welding Works	ca. 1941	6L	No
259-38-009	35 S. Autumn Street	Residence	ca. 1880	6L	No
259-38-088	91 S. Autumn Street	Poor House Bistro	ca. 1910, moved ca. early 1950s	6L	No
259-48-012	102 S. Montgomery Street	Patty's Inn	ca. 1890s	6L	No

Puccio Machine & Welding Works

This one-story wood frame industrial building has 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.

While it does not rise to the level of significance to be designated as a Candidate City Landmark, the subject property retains a degree of integrity sufficient to communicate its association with the World War II-era industrialization of this San José neighborhood. As such, it is recommended eligible as a San José Structure of Merit.

35 S. Autumn Street - Residence

This one-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.

The subject property at 35 S. Autumn Street does not rise to the level of significance needed to be eligible for inclusion on the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, because it retains a degree of integrity sufficient to communicate its association with the late nineteenth-century residential development of this San José neighborhood, it is recommended for designation as a San José Structure of Merit.

Poor House Bistro

This one-and-a-half-story house is generally rectangular in plan and has a series of rear additions. It is of wood-frame construction with narrow wood lap siding and a gable-on-hip roof. Windows are predominantly wood double-hung or fixed-pane units. On the primary (east) façade, the front-facing gable features three small wood casement windows, and the main level features a bay window with fixed single-pane windows and multi-pane transoms. Doors include a centrally-located entrance sheltered by a full-width, hipped-roof porch on the primary façade and a secondary entrance on the southern façade. Notable features include turned balusters and clustered Ionic columns at the porch; a dentil course along the eaves; and elaborate floral molding in both the attic gable and a porch gable faces.

The subject property at 91 S. Autumn Street does not rise to the level of significance required for inclusion on the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, because it retains a degree of integrity sufficient to convey its distinctive Neoclassical design, it does appear eligible as a San José Structure of Merit.

Patty's Inn

This one-story commercial building 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 storefront 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.

While it does not rise to the level of significance to be designated as a Candidate City Landmark, the subject property has been almost continuously operated as a liquor store, grocery, tavern, and restaurant since the late nineteenth century in this western San José neighborhood. As such, it is recommended eligible as a San José Structure of Merit.

4.1.4 Commercial Signage Discontiguous District

The City of San José Planning Department has identified the Stephen’s Meat Products sign as a contributor to a pending citywide Commercial Signage Discontiguous District. As such, the sign is considered a historical resource under CEQA.

Table 4. Contributing Structure to a Pending Commercial Signage Discontiguous District

APN	Address	Structure Name	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
261-35-003 or 261-35-010	N/A	Stephen's Meat Products sign	ca. 1948	5D2	Yes

4.1.5 Properties Recommended Ineligible for Listing on any Register

These properties are ineligible for listing on any register because they were found to lack historical significance and/or integrity. Detailed evaluations for each property are located in the DPR 523 forms presented in Appendix C.

Table 5. Properties Ineligible for Listing in the National and California Registers and the City of San José Historic Resources Inventory

APN	Address	Common Name or Building Type	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
259-26-017	557-587 Cinnabar Street	Warehouse	1948/1976	6Z	No
259-27-007	311-313 N. Montgomery Street	Residence	1895	6Z	No
259-27-010, 259-27-011	573 W. Julian Street	Light-industrial/warehouse	1953	6Z	No
259-27-014	341 N. Montgomery Street	Light-industrial/warehouse	1941	6Z	No
259-27-016	333 N. Montgomery Street	Commercial building	1963	6Z	No
259-27-017	566-570 Cinnabar Street	Warehouse	1966	6Z	No
259-38-015	75 S. Autumn Street	Residence	ca. 1915	6Z	No
259-38-027	50 S. Montgomery Street	Industrial/commercial building	1947	6Z	No
259-38-085	56 S. Montgomery Street	Church/school	ca. early 1950s	6Z	No
259-38-089	82 S. Montgomery Street	Industrial/commercial building	ca. 1953	6Z	No
259-38-113	74 S. Autumn Street	Industrial/commercial building	1960	6Z	No
259-38-117	56 S. Autumn Street	Industrial/commercial building	ca. 1931	6Z	No
259-38-119	50-52 S. Autumn Street	Industrial/commercial building	1962	6Z	No
259-38-121	20 S. Autumn Street	Light-industrial/warehouse	1948	6Z	No
259-38-123	24 S. Autumn Street	Light-industrial/warehouse	ca. 1931	6Z	No
259-38-141	57 S. Autumn Street	Light-industrial/warehouse	ca. 1959	6Z	No
259-47-080	282 S. Montgomery Street	Commercial	1944	6Z	No
261-35-002	598 Otterson Street	Substation	1889 but has been rebuilt	6Z	No
261-35-007	327 Otterson Street	Sunlite Baking Company Bread Depot	ca. 1955	6Z	No
261-37-020	691 W. San Carlos Street	Residence	1915	6Z	No

APN	Address	Common Name or Building Type	Construction Date	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
261-37-029	655 W. San Carlos Street	Car Wash	1971	6Z	No
261-37-031	255 S. Montgomery Street (also 245 S. Montgomery Street, 600 Park Avenue)	San José Fire Department training facility	ca. 1948/1977, with later additions	6Z	No
264-15-065	720 W. San Carlos Street	Orchard Supply Hardware	1946	6Z	No

4.2 200' Radius

This section describes historic resource findings for properties within a 200' radius surrounding the Project Area. These resources include individual properties that have been previously evaluated in intensive-level surveys, those that have been identified as eligible and potentially-eligible as historic resources in City-led reconnaissance-level surveys, and those that are contributors to listed or potentially-eligible local historic districts.

4.2.1 CEQA-Eligible Historic Resources

This table lists properties within the 200' Radius that are eligible for listing in the National Register, California Register, and/or for the San José Historic Resources Inventory as City Landmarks, Candidate City Landmarks, or as contributors to a City Landmark Historic District or Conservation Area. These properties are considered historic resources for the purposes of the California Environmental Quality Act.

Table 6. CEQA-Eligible Resources within a 200' Radius of the Project Area

APN	Address	Common Name or Building Type	Construction Date	Eligibility Classification(s)	Historical Resource under CEQA
259-29-024	199 N. Autumn Street	Residence	1900	Listed Identified Structure; Eligible Candidate City Landmark*	Yes
259-29-025	195 N. Autumn Street	Residence	1910	Listed Identified Structure; Eligible Candidate City Landmark*	Yes
259-29-004	160 N. Montgomery Street	Residence	c.1900	Listed Identified Structure; Eligible Candidate City Landmark*	Yes
259-29-023	203 N. Autumn Street	Residence	1893	Listed Identified Structure; Eligible Candidate City Landmark*	Yes
259-29-021	237 N. Autumn Street	Dennis Residence	1870	National Register/California Register eligible; Listed City Landmark	Yes

APN	Address	Common Name or Building Type	Construction Date	Eligibility Classification(s)	Historical Resource under CEQA
Various	Various	Lakehouse City Landmark Historic District		National Register/California Register eligible; Lakehouse City Landmark Historic District (locally listed)	Yes
259-45-029	398 W. San Fernando Street	Owen Residence	1888	National Register/California Register eligible; Lakehouse City Landmark Historic District Contributor	Yes
259-45-030	396 W. San Fernando Street	Chiappe Residence	1891	National Register/California Register eligible; Lakehouse City Landmark Historic District Contributor	Yes
259-45-031	394 W. San Fernando Street	Frolich-Maynard Residence	c.1889	Lakehouse City Landmark Historic District Contributor	Yes
259-45-052	436 W. San Fernando Street	Dufie-Aguirre House	1885	Lakehouse City Landmark Historic District Contributor	Yes
259-45-053	426 W. San Fernando Street	New Lake Residence	1895	Lakehouse City Landmark Historic District Contributor	Yes
259-45-054	420 W. San Fernando Street	New Lake Cottage Residence	1924	Lakehouse City Landmark Historic District Contributor	Yes
259-45-055	416 W. San Fernando Street	Parks-Rae Residence	1899	National Register/California Register eligible; Lakehouse City Landmark Historic District Contributor	Yes
259-45-056	410 W. San Fernando Street	Graham Residence	1901	Lakehouse City Landmark Historic District Contributor	Yes
259-48-019	454 W. San Fernando Street	Arata Residence	1911	National Register/California Register eligible; Lakehouse City Landmark Historic District Contributor	Yes
259-45-095	124 Delmas Avenue	Brohaska/Dalis Residence	1911	Lakehouse City Landmark Historic District Contributor; City Landmark Site/Structure	Yes
259-48-048	117 Gifford Avenue	Residence	1925	Lakehouse City Landmark Historic District Contributor	Yes
259-48-049	125 Gifford Avenue	Lutzen/Carto Residence	c.1892	Lakehouse City Landmark Historic District Contributor	Yes

APN	Address	Common Name or Building Type	Construction Date	Eligibility Classification(s)	Historical Resource under CEQA
259-48-023	131 Gifford Avenue	Currlin Residence	c.1892	Lakehouse City Landmark Historic District Contributor	Yes
259-48-024	137 Gifford Avenue	Stojanovich Residence	c.1893	Lakehouse City Landmark Historic District Contributor	Yes
259-48-026	149 Gifford Avenue	Gunn Residence	c.1892	Lakehouse City Landmark Historic District Contributor	Yes
259-48-027	155 Gifford Avenue	Lewis Residence	c.1892	Lakehouse City Landmark Historic District Contributor	Yes
259-48-028	163 Gifford Avenue	Wilson Residence	c.1898	Lakehouse City Landmark Historic District Contributor	Yes
259-48-029	169 Gifford Avenue	Hartung Residence	c.1896	Lakehouse City Landmark Historic District Contributor	Yes
259-45-059	119 Delmas Avenue	Gagliardo Residence	c.1900	Lakehouse City Landmark Historic District Contributor	Yes
259-45-051	446 W. San Fernando Avenue	Ferrell Residence #1	1892	Lakehouse City Landmark Historic District Contributor	Yes
261-34-020	65 Cahill Street	Southern Pacific Depot Historic District (Diridon Station)	1935	National Register Listed (1993); Historic district includes: Diridon Station (main building), the Compressor House, the Car Cleaners' Shack, the Butterfly Passenger Sheds, the Santa Clara Underpass (CA DOT Bridge No. 37-45), the iron gate and fence (with square classical posts and curvilinear details), the railroad tracks (four passenger tracks, mail/baggage/express tracks, and freight tracks), and the beaux-arts luminaries.	Yes

* Eligibility finding provided by the City of San Jose, based on a Reconnaissance-level survey completed in March 2020.

4.2.2 Resources Eligible for Local Listing (Not CEQA-Eligible)

This table lists properties within a 200’ radius that are ineligible for listing in the National Register, California Register, and/or for the San José Historic Resources Inventory as City Landmarks, Candidate City Landmarks, or as contributors to a City Landmark Historic District or Conservation Area. These properties are either listed on the San Jose historic Resources Inventory at lesser levels of significance or are eligible for consideration as such. These properties are not considered as historic resources for the purposes of the California Environmental Quality Act.

Table 7. Locally-Eligible Resources within a 200’ Radius of the Project Area

APN	Address	Common Name or Building Type	Construction Date	Local Classification(s)	Historical Resource under CEQA
264-20-012	338 Royal Avenue	Residence	1900	Eligible Structure of Merit*	No
264-20-059	562-564 W. San Carlos Street	Light industrial	1950	Eligible as Identified Structure*	TBD
259-25-037	541 W. Julian Street	Residence	1885	Listed as Identified Structure; eligible as Structure of Merit*	No
259-45-057	101 Delmas Avenue	Commercial	1939	Eligible Structure of Merit*	No
259-29-026	151 N. Autumn Street	Light industrial	1930	Eligible Structure of Merit*	No
259-29-008	210 N. Montgomery Street	Residence	1895	Eligible Structure of Merit* (Listed as Identified Structure)	No
259-29-013	270 N. Montgomery Street	Residence	1905	Eligible Structure of Merit* (Listed as Identified Structure)	No
259-29-020	255 N. Autumn Street	Quonset Hut - Holeman’s Auto Repair	1946	Listed Structure of Merit	No
259-29-087	263 N. Autumn Street	Residence	1920	Eligible Structure of Merit* (Listed as Identified Structure)	No
259-29-022	211 N. Autumn Street	Residence	1905	Eligible Structure of Merit* (Listed as Identified Structure)	No

* Eligibility finding provided by the City of San Jose, based on a Reconnaissance-level survey completed in Spring 2020.

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Appendix A: Survey Findings Table



Architectural
Resources Group

Project Area Findings (for properties 45 years and older)

Property Number	APN	Building Name/Address	Construction Date (Source)	Previous Evaluation	Current Evaluation	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
1	259-26-017	557-587 Cinnabar Street	1948/1976 (building permits)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
2	259-27-003	Puccio Machine & Welding Works, 357 N. Montgomery Street	ca. 1941 (newspaper article)	Recommended ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Structure of Merit	6L	No
3	259-27-007	311-313 N. Montgomery Street	1895 (2010 DPR, PBS&J)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
4	259-27-009	559 W. Julian Street	ca. 1883 (Sanborn maps)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark (as a grouping encompassing 559, 563, and 367 W. Julian Street)	5S3	Yes
5	259-27-009	563 W. Julian Street	ca. 1894 (city directories, Sanborn maps)	Recommended ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark (as a grouping encompassing 559, 563, and 367 W. Julian Street)	5S3	Yes
6	259-27-009	567 W. Julian Street	ca. 1892 (city directories, Sanborn maps)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark (as a grouping encompassing 559, 563, and 367 W. Julian Street)	5S3	Yes
7	259-27-010, 259-27-011	573 W. Julian Street	1953 (building permits, Sanborn maps)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
8	259-27-014	341 N. Montgomery Street	1941 (building permits, city directories, assessor's records)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
9	259-27-014	343 N. Montgomery Street	1941 (assessor's records)	Recommended ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark (in conjunction with 345 N. Montgomery Street)	5S3	Yes
10	259-27-015	345 N. Montgomery Street	1944 (building permit)	Recommended ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark (in conjunction with 343 N. Montgomery Street)	5S3	Yes
11	259-27-016	333 N. Montgomery Street	1963 (building permit)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
12	259-27-017	566-570 Cinnabar Street	1966 (building permit)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
13	259-38-009	35 S. Autumn Street	ca. 1880 (archival research and visual inspection)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Structure of Merit	6L	No
14	259-38-010, 259-38-011, 259-38-028, 259-38-029	Kearney Pattern Works and Foundry, 40 S. Montgomery Street, 43 S. Autumn Street, and 55 S. Autumn Street	1922 (assessor's records)/ca. 1950s and ca. 1993 expansion	Recommended ineligible for listing in the National and California Registers and San Jose Historic Resources Inventory	Recommended eligible for listing in the National and California Registers and as a City of San Jose Candidate Landmark	3S	Yes

Project Area Findings (for properties 45 years and older)

Property Number	APN	Building Name/Address	Construction Date (Source)	Previous Evaluation	Current Evaluation	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
15	259-38-015	75 S. Autumn Street	ca. 1915 (Sanborn/city directories)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
16	259-38-027	50 S. Montgomery Street	1947 (permit/assessor's records)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
17	259-38-085	56 S. Montgomery Street	ca. early 1950s (Sanborn maps/city directories)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
18	259-38-088	91 S. Autumn Street	ca. 1910, moved ca. early 1950s (Sanborn maps, city directories, assessor's records)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Structure of Merit	6L	No
19	259-38-089	82 S. Montgomery Street	ca. 1953 (city directories)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
20	259-38-113	74 S. Autumn Street	1960 (assessor's records)	Ineligible for listing in the National and California Registers and San Jose Historic Resources Inventory	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
21	259-38-117	56 S. Autumn Street	ca. 1931 (city directories)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
22	259-38-119	50-52 S. Autumn Street	1962 (assessor's records)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
23	259-38-121	20 S. Autumn Street	1948 (building permits, aerial photographs)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
24	259-38-123	24 S. Autumn Street	ca. 1931 (Sanborn maps, city directories)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
25	259-38-128	San Jose Water Works Building, 374 W. Santa Clara Street	1934-1940 (previous documentation)	Recommended eligible for listing in the National and California Registers and as a Candidate City Landmark	Main Building and Transformer House Recommended eligible for listing in the National and California Registers and as a City of San Jose Candidate Landmark	3S	Yes
26	259-38-141	57 S. Autumn Street	ca. 1959 (city directory)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
27	259-47-040	Democracy Hall, 580 Lorraine Avenue	1961 (building permit)	Not previously evaluated	Recommended eligible for listing in the National and California Registers and as a City of San Jose Candidate Landmark	3S	Yes
28	259-47-080	282 S. Montgomery Street	1944 (building permit)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No

Project Area Findings (for properties 45 years and older)

Property Number	APN	Building Name/Address	Construction Date (Source)	Previous Evaluation	Current Evaluation	California Historical Resource (CHR) Status Code	Historical Resource under CEQA
29	259-48-012	Patty's Inn, 102 S. Montgomery Street (Patty's Inn)	ca. 1890s (archival research, Sanborn maps)	Recommended eligible as a City of San Jose Identified Structure; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Structure of Merit	6L	No
30	259-48-053	Hellwig Ironworks Building, 150 S. Montgomery Street	ca.1935 (building permits, city directories)	Recommended eligible as a City of San Jose Structure of Merit; ineligible for listing in the National and California Registers	Recommended eligible as a City of San Jose Candidate City Landmark	5S3	Yes
31	261-35-002	598 Otterson Street	1889 but has been rebuilt (previous evaluation)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
32	261-35-003 or 261-35-010	Stephen's Meat Products Sign	ca. 1948 (PAC SJ Newsletter, Summer 2019)	Identified by the City of San Jose as a potential Contributing Structure to a City of San Jose Commercial Signage Discontiguous District	Identified by the City of San Jose as a potential Contributing Structure to a City of San Jose Commercial Signage Discontiguous District	6L	Yes
33	261-35-007	327 Otterson Street (Sunlite Bakery Bread Depot)	ca. 1955 (Sanborn maps)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
34	261-35-027	Sunlite Baking Co., 145 S. Montgomery Street	1936 (previous evaluation, building permits)	Recommended eligible as a City of San Jose Structure of Merit; eligible for listing in the National and California Registers	Recommended eligible for listing in the National and California Registers and as a City of San Jose Candidate Landmark	3S	Yes
35	261-37-020	691 W. San Carlos Street	1915 (archival research, assessor's records)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
36	261-37-029	655 W. San Carlos Street	1971 (building permits)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
37	261-37-031	255 S. Montgomery Street (also 245 S. Montgomery Street, 600 Park Avenue)	ca. 1948/1977, with later additions (archival research, aerial photographs)	Not previously evaluated	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No
38	264-15-065	Orchard Supply Hardware, 720 W. San Carlos Street	1946 (building permits)	Recommended ineligible for listing in the National and California Registers	Recommended ineligible for listing in the National and California Registers and the San Jose Historic Resources Inventory under any category	6Z	No

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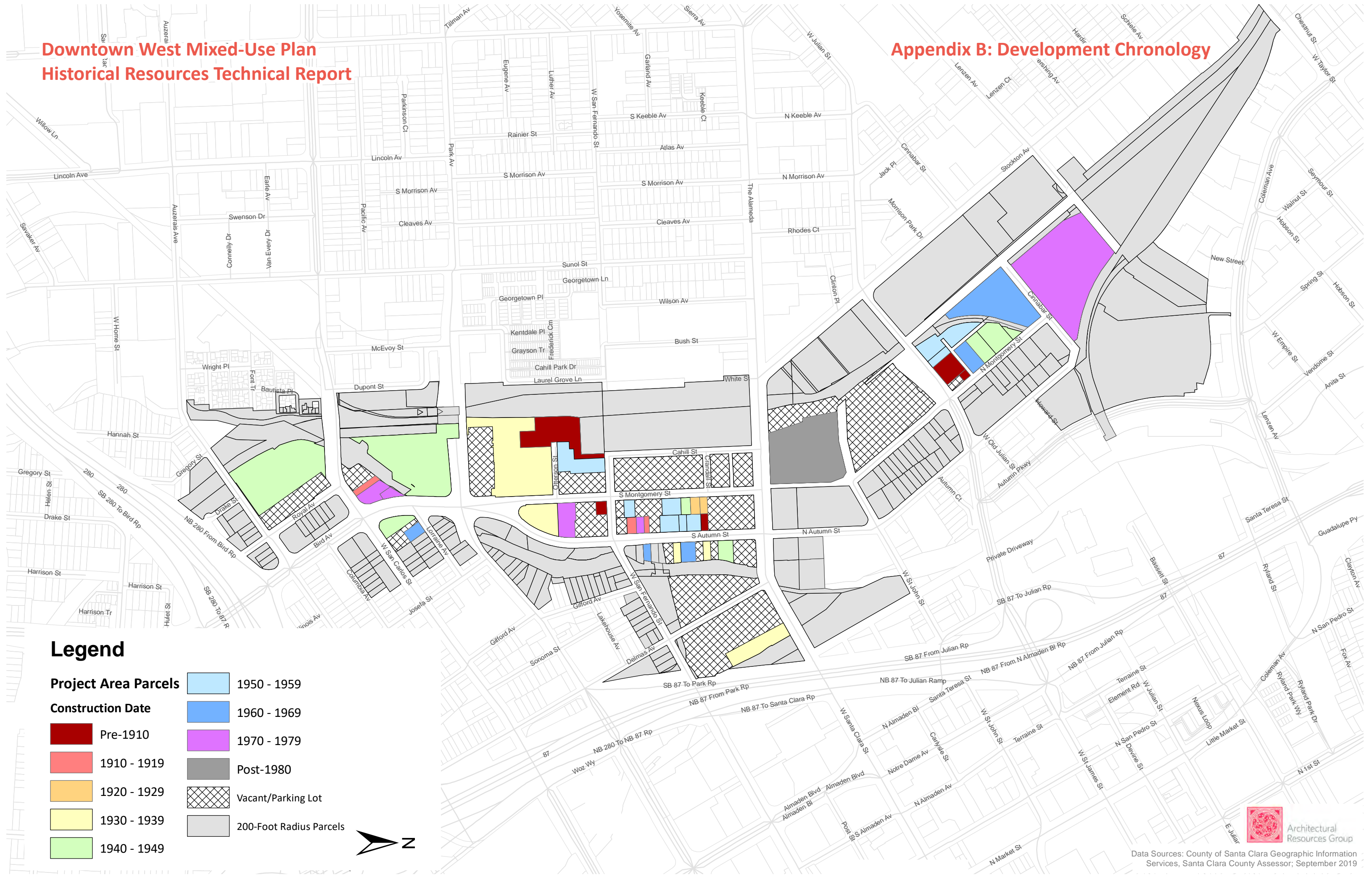
Appendix B: Survey Maps




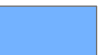







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Downtown West Mixed-Use Plan Historical Resources Technical Report

Appendix B: Development Chronology



Legend

Project Area Parcels		1950 - 1959
Construction Date		1960 - 1969
		Pre-1910
		1910 - 1919
		1920 - 1929
		1930 - 1939
		1940 - 1949
		Vacant/Parking Lot
		200-Foot Radius Parcels



Data Sources: County of Santa Clara Geographic Information Services, Santa Clara County Assessor; September 2019

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Appendix B: Previously Identified Historical Resources



Legend

SJ Historic Resources Inventory - Listed Properties

- Candidate City Landmark
- City Landmark
- ▲ Contributing Structure to a Historic District
- ◆ Identified Structure
- ◆ Non-Contributing Structure to a Historic District
- ★ Structure of Merit

Local Historic Districts

- River Street City Landmark Historic District (Little Italy)
- Southern Pacific Depot National Register Historic District
- Lakehouse City Landmark Historic District

Project Area Parcels

- Occupied (properties with buildings)
- Vacant/Parking Lot
- 200-Foot Radius Parcels



CEQA Resources

1. 559 W. Julian Street, Residential Grouping
2. 563 W. Julian Street, Residential Grouping
3. 567 W. Julian Street, Residential Grouping
4. 343 N. Montgomery Street, Advance Metal Spinning
5. 345 N. Montgomery Street, Circus Ice Cream
6. 40 S. Montgomery Street, Kearney Pattern Works
7. 374 W. Santa Clara Street, San José Water Works
8. 50 S. Montgomery Street, Hellwig Iron Works,
9. 145 S. Montgomery Street, Sunlite Baking Company
10. 580 Lorraine Avenue, Democracy Hall
11. Stephen's Meat Products Sign

Structures of Merit

12. 357 N. Montgomery Street, Puccio Machine & Welding Works
13. 35 S. Autumn Street, Residence
14. 91 S. Autumn Street, Poor House Bistro
15. 102 S. Montgomery Street, Patty's Inn



Legend

Project Area Parcels - Age Eligible

Initial Findings

CEQA Resource

Structure of Merit (Local designation, not a CEQA resource)

Not eligible for federal, state, or local listing

Project Area Parcels - Ineligible

Age Ineligible/Vacant/Parking Lot

200-Foot Radius Parcels



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Appendix C: Department of Parks and Recreation (DPR) 523 Forms



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Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or # (Assigned by recorder): 557-587 Cinnabar Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T; R; of _____ of Sec; B.M.

c. Address 557-587 Cinnabar Street City San José Zip 95110

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

e. Other Locational Data: APN 259-27-017

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

This two-story, full-height warehouse building has a steel frame structural system and a concrete foundation. The large, rectangular-plan portion of the building has a flat roof clad in asphalt roll roofing. This volume was constructed in 1976 as a large addition to the two rectangular plan buildings along the western boundary (built in 1948). The three volumes have been unified through roofing, exterior cladding, and window modifications since that time. All exterior walls are clad in stucco and the modern windows are fixed, multi-light, aluminum grids. [See continuation sheet.]

*P3b. Resource Attributes: HP8. Industrial building

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



*P5b. Description of Photo: East (front) and south façades, view west (September 18, 2019)

*P6. Date Constructed/Age and Source: 1948/1976 (Building permit records, Sanborn maps)

*P7. Owner and Address:
To be provided by the City of San José.

*P8. Recorded by
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. Date Recorded: September 18, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 557-587 Cinnabar Street

*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: Richmond-Chase Company Warehouse

B2. Common Name: N/A

B3. Original Use: Warehouse B4. Present Use: Warehouse

*B5. Architectural Style: Industrial

*B6. Construction History:

1948: two westernmost warehouse buildings constructed.

1976: large warehouse addition constructed to east of existing warehouses.

1993: small office building east of main warehouse constructed by this date.

2000-2002: arched pop-up over east entrance added between these dates.

2004: northernmost end of 1948 warehouse portion cut back to accommodate new railroad right-of-way, which was completed by 2005.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Downtown West San José

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Property History

The existing facility at 557-587 Cinnabar Street consists of a large warehouse structure composed of multiple joined buildings (567 and 587 Cinnabar Street) set just east of the railroad right-of-way, as well as a one-story office building (557 Cinnabar Street).

Historically, the property had one address (587 Cinnabar Street), but the City of San José assigned the three separate addresses in 2005 in conjunction with plans by the property owner to complete tenant improvements for a lease area in the westernmost portion of the warehouse (587 Cinnabar Street). During the historic period, the property was addressed 587 Cinnabar Street. [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 557-587 Cinnabar Street

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***P3a. Description (Cont.):** An arched volume with a standing seam metal roof projects above the main entrance on the east elevation; this double-height entry features the aluminum grid multilight glazing above glazed aluminum double doors. A small, rectangular plan office building sits in the parking lot just east of the warehouse.

***B10. Significance (Cont.):** According to City of San José permit records, the two warehouse buildings at 567-587 Cinnabar Street that front the railroad right-of-way were constructed in 1948 for the Richmond-Chase Company, a dried fruit packing and canning company founded by Edmund Nutting Richmond and Elmer Chase in 1919.¹ Fruit processing had emerged as a cornerstone of the local economy as early as the 1870s, growing steadily with demand and the introduction of the assembly line in the 1910s. In May 1919, shortly after the company was established, the Richard-Chase Company constructed a \$50,000, three-story concrete packing house on Cinnabar Street (no longer extant).² The two warehouses constructed on the subject property were used as storage for canned goods and represent an expansion of the Richmond-Chase Company's local operations in the postwar era. The company also had plants in Edenvale and Stockton, as well as receiving stations in Gilroy, Mountain View, Hollister, and Healdsburg.

The Richmond-Chase Company was one of several canning companies purchased by California Cannery and Growers (Cal Can), a grower-owned cooperative, in the late 1950s.³ Cal Can purchased Filice and Perelli Canning Company and Richmond-Chase in mid-1958 for \$19 million and Thornton Canning Company in 1959.⁴ The subject property remained listed in San José city directories under the Richmond-Chase name through at least 1961, but by 1966, it began to appear as "California Cannery & Growers."⁵

Between 1974 and 1976, most of the canning and packing facilities to the east of the 1948 warehouses on the subject property were demolished and replaced with the large warehouse that dominates the property today.⁶ Cal Can, by this time known as "CCG," was continuing to expand its business and reported record sales and earnings during its 1973-1974 fiscal year.⁷ Over the course of the next decade, however, the canning industry suffered from increased operation costs and changing consumer preferences. CCG began to operate at a deficit in 1980 and filed for bankruptcy in 1983, selling its Richmond and San José plants.⁸

By 1986, San José building permit records indicate that the subject property was owned by Richard Christina and used as a warehouse by Grace Electric.⁹ A loading dock and canopy were constructed between 1986 and 1988 while the property was still under Christina's ownership.¹⁰ The small office building on the eastern side of the subject property (addressed 557 Cinnabar Street) was constructed by 1993.¹¹ As of early 2020, the warehouse is occupied by a wholesale grocer.

Evaluation

PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration. The study found that the property was ineligible for consideration as a historic

¹ San José Building Permit No. 5508; "New San José Fruit Firm Organized by Prominent Operators," *California Fruit News* 59, no. 1598 (February 22, 2019).

² "New Packing House for Richmond-Chase," *San José Evening News*, May 24, 1919.

³ "Merger Set up Big Farmer-Owned Co-op," *San Francisco Examiner*, April 20, 1958.

⁴ "Co-op Acquires José Canneries, One in Stockton," *Lodi News-Sentinel*, June 6, 1958; "Cannery Firms Purchased by Grower Co-op," *Press Courier* (Oxnard, CA), March 13, 1958; "Cal-Can Buys Thornton Canning Co.," *Lodi News-Sentinel*, June 12, 1959.

⁵ San José city directories, 1961, 1966.

⁶ USGS.gov Earth Explorer, aerial imagery 1974, 1976.

⁷ "CCG earnings and Sales Hit New High," *The Hanford Sentinel*, October 8, 1974.

⁸ Cynthia Kasabian, "Ailing Cal Can Seeks Help from Banks," *San Francisco Examiner*, May 27, 1983.

⁹ San José Electrical Permit No. 30700.

¹⁰ San José Building Permit No. 61850V, No. 78656F.

¹¹ Google Earth.

CONTINUATION SHEET

Property Name: 557-587 Cinnabar Street

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resource because it was less than 50 years old at the time of survey.¹² ARG found that the property is ineligible for listing on the National Register of Historic Places, California Register of Historical Resources, or the City of San José Historic Resources Inventory, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was initially developed for the Richmond-Chase Company, one of several Santa Clara Valley dried fruit and canning companies operating in the twentieth century. It was later sold to California Cannery and Growers, maintaining its association with the canning industry for more than thirty years. Although the subject property was part of a regional economic trend centered on fruit processing and shipping, the present building does not appear to have played an important role in that trend. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 557-587 Cinnabar Street is designed in a common industrial style and does not display the use of innovative construction methods or materials. It is not a significant or particularly intact example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

¹² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 557-587 Cinnabar Street

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*B12. References (Cont.):

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"Co-op Acquires Five Canneries, One in Stockton." *Lodi News-Sentinel*. June 6, 1958.

Google Earth.

Kasabian, Cynthia. "Ailing Cal Can Seeks Help from Banks." *San Francisco Examiner*. May 27, 1983.

"Merger Set up Big Farmer-Owned Co-op." *San Francisco Examiner*. April 20, 1958.

"New San Jose Fruit Firm Organized by Prominent Operators." *California Fruit News* 59, no. 1598 (February 22, 2019).

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

"New Packing House for Richmond-Chase." *San José Evening News*. May 24, 1919.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permits. No. 5508, No. 61850V, No. 78656F.

San José city directories. 1961, 1966.

San José Electrical Permit. No. 30700.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #9:

Address/APN#: 557, 567, 587 Cinnabar St., San Jose / 25926017

Property Type: Industrial

Construction Date: 1976

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: July 13, 2009

Reviewer: Franklin Maggi, June 9, 2010



Resource #10:

Address/APN#: 32 Stockton Ave./699 W. Santa Clara St., San Jose / 25928001

Property Type: Commerce/Trade

Construction Date: 1991

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: July 13, 2009

Reviewer: Franklin Maggi, June 9, 2010



Resource #11:

Address/APN#: 60 Stockton Ave., San Jose/ 25928002

Property Type: Commerce/Trade

Construction Date: 1930

Substantial Alterations: TBD

Eligibility: Recommended NRHP/CRHR-ineligible. Evaluation included in the HASR.

Date Surveyed: July 13, 2009

Reviewer: Leslie Dill, June 9, 2010

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder): 357 N. Montgomery Street

P1. Other Identifier: Puccio Machine & Welding Works

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ of _____ of Sec _____ B.M.

c. Address 357 N. Montgomery Street City San José Zip 95110

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

e. Other Locational Data: APN 259-27-003 (portion of APN 259-27-015)

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

This one-story wood frame industrial building is clad in 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 to the south of the building.

*P3b. Resource Attributes: HP8. Industrial building

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



P5b. Description of Photo: (view, date, accession #) North and east façades, view south (September 18, 2019)

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1941 (Source: George Avalos, "Google purchases widen in downtown San Jose for transit village project," The Mercury News [San José, CA], September 11, 2019)

*P7. Owner and Address:
To be provided by the City of San José.

*P8. Recorded by: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. Date Recorded: September 18, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Puccio Machine & Welding Works, 357 N. Montgomery Street

*NRHP Status Code 6L

Page 2 of 6

B1. Historic Name: Puccio Machine & Welding Works

B2. Common Name: N/A

B3. Original Use: Machine Shop B4. Present Use: Machine Shop

*B5. Architectural Style: Industrial/Vernacular

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

Constructed ca. 1941.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: Open shed structures

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry

Area Downtown West San José

Period of Significance ca. 1941 Property Type Industrial

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

According to a 2019 interview with Kerry Puccio, a descendent of the building's original owner, the Puccio Machine & Welding Works building was constructed in 1941; the original permit listing the date of construction, architect, and builder could not be located, but an early 1940s construction date correlates with the building's construction style and presumed activity in wartime production.¹ [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

¹ George Avalos, "Google purchases widen in downtown San Jose for transit village project," *The Mercury News* (San José, CA), September 11, 2019, <https://www.mercurynews.com/2019/09/11/google-purchases-widen-downtown-san-jose-transit-village-project-tech/>.

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Puccio Machine & Welding Works, 357 N. Montgomery Street

Page 3 of 6

*B10. Significance, Cont.:

Property History

The building was constructed for Ignatius Naish Puccio, who was born in San José on December 23, 1914.² The 1940 U.S. Census and Puccio's 1940 World War II draft card identify the then twenty-six-year-old as a machinist welder for the Wooldridge Manufacturing Company in San José.³ He seems to have left this position in 1941 in order to begin his own machinist operation, Puccio Machine & Welding Works, in support of the war effort. The company's early steel machining and welding work included jobs for the Food Machinery Corporation (FMC), which held a U.S. War Department contract to construct amphibious tracked landing vehicles for the U.S. military during World War II. Ignatius Puccio received a permit on August 29, 1946, to construct an addition to the original building in order to expand operations in the prosperous period following the end of the war.⁴ The company manufactured cans for numerous South Bay canneries during the mid-twentieth century and later expanded to focus on specialized metal work, including motorcycle components.⁵

San José city directories indicate that Ignatius Puccio was active in the operation of Puccio Machine & Welding Works, which remained in its original location at 357 N. Montgomery Street, until his death in November 1981.⁶ His business and the Puccio Machine & Welding Works building were subsequently owned and operated by his children, Kenneth Puccio and Kathleen Puccio Mitchell. The Puccio siblings owned the property until its recent sale in 2019.⁷

Evaluation

PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration.⁸ The study determined that the property was ineligible for listing on the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) "due to common construction type." ARG agrees that the subject property is not eligible for the National or California Registers, or for listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark. However, ARG recommends that the subject property be considered eligible as a San José Structure of Merit, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The industrial building at 357 N. Montgomery Street was constructed as part of larger trend of World War II-era industrial development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development. Research did not reveal significant associations with historical events or broad patterns of local, state, or nation history, and it does not meet the threshold for significance under this criterion.

² Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

³ Ibid; Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁴ City of San José Building Permit No. 2570459

⁵ Avalos, "Google purchases."

⁶ "Ignatius Puccio, 67, San Jose Businessman," November 4, 1981 – Clippings Files, History San José; "Puccio, Ignatius N.," *The Mercury News* (San José, CA), November 5, 1981.

⁷ Avalos, "Google purchases."

⁸ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: Puccio Machine & Welding Works, 357 N. Montgomery Street

Page 4 of 6

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Puccio family are longtime owners of the property, none are found to have made notable contributions to the history of industrial or business development in San José during World War II or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a World War II-era industrial building, but its features do not embody high architectural or artistic value, and it does not exhibit the use of innovative construction materials or engineering methods. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property does not appear to meet these criteria and, as such, is not recommended as eligible for listing as a local City Landmark.

CONTINUATION SHEET

Property Name: Puccio Machine & Welding Works, 357 N. Montgomery Street

Page 5 of 6

Structure of Merit Assessment

While it does not rise to the level of significance to be designated as a Candidate City Landmark, the subject property retains a degree of integrity sufficient to communicate its association with the World War II-era industrialization of this San José neighborhood. As such, it is recommended eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan.

Integrity Assessment

Through the retention of the original form, cladding, and windows the building maintains integrity of design, materials, and workmanship. The property has not been moved and retains integrity of location, and retains integrity of setting through its proximity to other properties built in the WWII era. . Finally, because the property retains some original materials, architectural features, and signage, it maintains integrity of feeling and association with the World War II-era industrialization of this San José neighborhood.

Conclusion

The subject property at 357 N. Montgomery Street does not rise to the level of significance required for inclusion on the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, because it retains a degree of integrity sufficient to communicate its association with the World War II-era industrialization of this San José neighborhood, it does appear eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan. Because "Structures of Merit" are not defined in the San José Municipal Code or Historic Preservation Ordinance, the subject property would not be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References, Cont.:**

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

Avalos, George. "Google purchases widen in downtown San Jose for transit village project." *The Mercury News* (San José, CA). September 11, 2019. <https://www.mercurynews.com/2019/09/11/google-purchases-widen-downtown-san-jose-transit-village-project-tech/>.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

City of San José Building Permit No. 2570459.

"Ignatius Puccio, 67, San Jose Businessman." November 4, 1981 – Clippings Files, History San José.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

CONTINUATION SHEET

Property Name: Puccio Machine & Welding Works, 357 N. Montgomery Street

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PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

"Puccio, Ignatius N." *The Mercury News* (San José, CA). November 5, 1981.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #16320: Burlingame Eucalyptus Row

Address/APN#: Burlingame and California avenues, Burlingame/No APN

Property Type: Landscape

Construction Date: circa 1880

Substantial Alterations: TBD

Eligibility: Locally listed. Potential impacts will be evaluated in the EIR/EIS. Evaluation included in the HPSR.

Date Surveyed: January 15, 2009

Reviewer: Amber Grady, November 2, 2010



Resource #16321:

Address/APN#: 357 Montgomery St., San Jose / 25927003

Property Type: Industrial

Construction Date: 1945

Substantial Alterations: Possible window replacement.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16322:

Address/APN#: 345 Montgomery St., San Jose / 25927014

Property Type: Commerce/Trade

Construction Date: 1941

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010

CONTINUATION SHEET

Property Name: 311-313 N. Montgomery Street, San José, California, 95110 (APN 259-27-7007)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 311-313 N. Montgomery Street in San José, California.

*P3a. Description:

This one-story-over-basement Folk Victorian dwelling is roughly rectangular in plan and sits on a concrete foundation. The wood frame building has horizontal wood channel siding and an asphalt shingle-clad, front-gabled roof with hipped roof projections on the side façades. The front-facing gable has eave returns supported by ornamental wood brackets, milled gable trim, and decorative bargeboard with spindle work. Patterned shingles and an original multi-pane stained glass window are located in the front gable face. Windows are primarily vinyl one-over-one double-hung or fixed units that have replaced original wood-sash windows or are set into new openings. The original window openings feature a corniced header with a scalloped trim course and decorative brackets at the header and sill. New window openings cut into the basement level are trimmed with a simple unelaborated molding. The building features two single-leaf doors located at the southeast corner of the building and covered with half-glass screen doors. These are sheltered beneath a hipped roof porch with turned porch posts and a simple wood balustrade; the porch is served by a set of wood steps with a metal balustrade. A door to an additional interior unit is located on the south façade at the basement level. A shed-roofed porch with a simple wood balustrade is located at the southwest corner of the building and contains an additional single-leaf door. Site features include a combination of wood and metal fencing that encloses the property and a paved parking area adjacent to the south façade.

P5a. Photo



P5b. Description of Photo: East (front) and south façades, view west (September 18, 2019)

CONTINUATION SHEET

Property Name: 311-313 N. Montgomery Street, San José, California, 95110 (APN 259-27-7007)

Page 2 of 5

Continuation Update

***P6. Date Constructed/Age and Source:** 1895 (PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

A previous evaluation of the subject property identified its date of construction as 1895, in the early phases of residential development to the west of the Guadalupe River. The address first appears in San José city directories in 1910 as the residence of Edwin McKenna, a car repairman for the Southern Pacific Railroad. McKenna could not be found in the 1910 census records for Santa Clara County and seems to have occupied the property for only a brief period.¹ In 1911, he is listed as a resident along with his wife, Nora McKenna. By 1912, the couple no longer appear in San José city directories.²

Over the next several decades the property was home to a series of short-term, working-class residents including Fred and Mary Paleary (variously "Paleau" and "Paeau," 1912-1914); Albert C. Phillips, a clerk (1916); Charles B. Duval, a representative for the Southern Pacific Railroad Company (1917-1919); Duval's roomers, Joseph and Ruth Westphal (1919); William P. Horton, a laborer, and his wife, Mary (1926); the Lorenson family, including Chris Lorenson, a blacksmith, his wife Anna Lorenson, and Leslie Lorenson, an autoworker (1927); Guy C. Gordon, a laborer, and his wife, Laura Gordon (1931-1940); Ernest V. Lampreda, an employee at a machinery company, and his wife, Anna B. Lampreda (1945-1949); Dario Martines and his wife, Lola Martines (1952-1954); Lionel Ortega, a finisher, and his wife Velia Ortega (1957); Manuel Duran, a construction worker, and his wife Charlotte Duran, who shared the property with Louie Cortez, a construction worker, and his wife Celerina Cortez, and Juan Lozen, a Westinghouse electrician, and his wife, Inez Lozen (1960); Roy E. Lane, a painter for FMC Corp, and his wife Connie Lane (1962); and Ardiece Komer (1964).³

The property was divided into two living units with separate addresses by the mid-1960s, and 311 and 313 N. Montgomery Street thereafter appear separately in San José city directories. The property, now internally subdivided, continued its established pattern of housing short-term residents through the end of the historic period.

¹ Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2006; San José City Directories, 1910.

² San José City Directories, 1911, 1912.

³ San José City Directories, 1912, 1914, 1916, 1917, 1919, 1926, 1927, 1931, 1940, 1945, 1949, 1952, 1954, 1957, 1960, 1962, 1964.

CONTINUATION SHEET

Property Name: 311-313 N. Montgomery Street, San José, California, 95110 (APN 259-27-7007)

Page 3 of 5

Continuation Update

In the mid- to late 1960s and 1970s, residents included Lorraine Mays (311 N. Montgomery Street, 1965); Herlinda Bueno (313 N. Montgomery Street, 1965); Luis Morales, a foreman, and his wife, Lucy F. Morales (311 N. Montgomery Street, 1975); Larry P. Duarte, employed by Goodwill, and his wife, Frances Duarte (313 N. Montgomery Street, 1975); Mark L. Johns, an electrical engineer (311 N. Montgomery Street, 1979); and James Cook, also an electrical engineer (313 N. Montgomery Street, 1979).⁴

Evaluation

PBS&J evaluated the subject property for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration.⁵ The study found that the property was ineligible for the National Register of Historic Places or the California Register of Historical Resources due to a lack of historical significance. ARG agrees with this finding as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

Although the subject property was constructed as part of a larger trend in the development of worker housing to the west of the Guadalupe River, it does not appear to have played an important role in that development. Therefore, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 311-313 N. Montgomery Street does not display the use of innovative construction methods or materials, and it is not an important example of the Folk Victorian style. Further, it has been altered from its original configuration over time. It does not appear to be the work of a master architect, and it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

⁴ San José City Directories, 1965, 1975, 1979.

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 311-313 N. Montgomery Street, San José, California, 95110 (APN 259-27-7007)

Page 4 of 5

Continuation Update

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2006.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn Maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: 311-313 N. Montgomery Street, San José, California, 95110 (APN 259-27-7007)

Page 5 of 5

Continuation Update

Sketch Map:

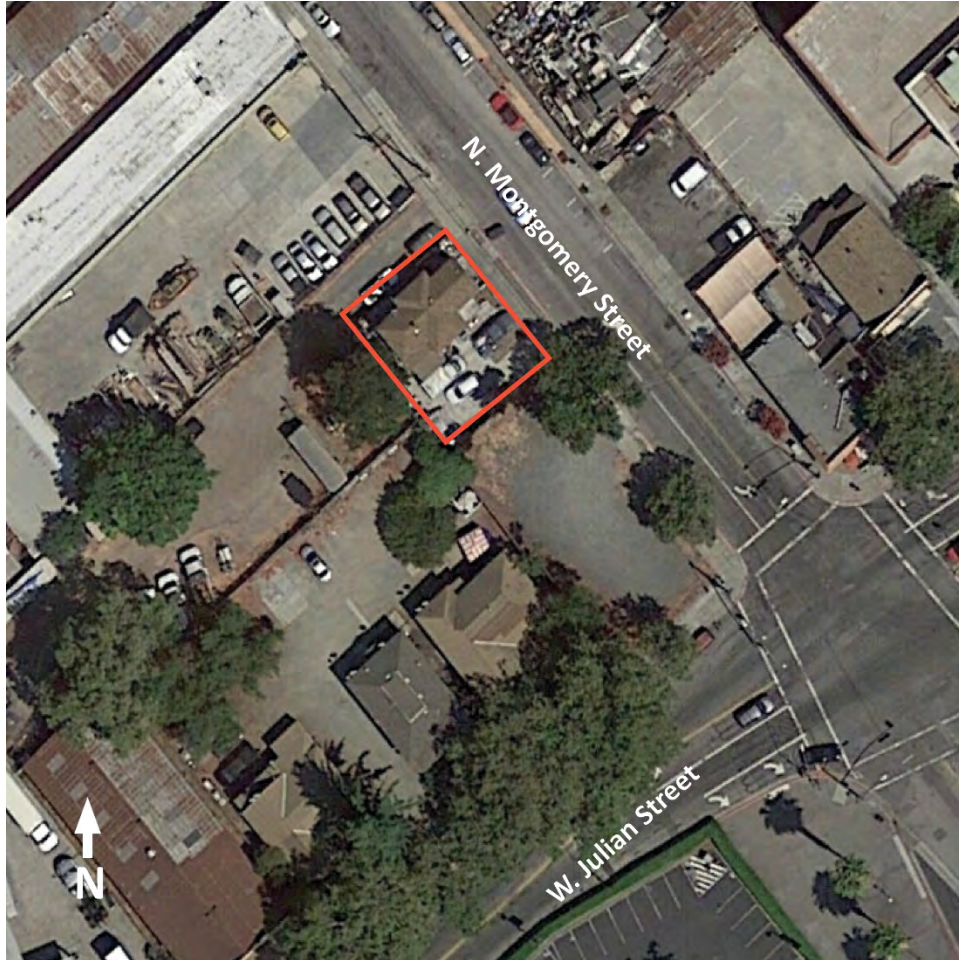


Figure 1. Sketch map of 311-313 N. Montgomery Street (Google Earth, amended by author)



Resource #16326:
Address/APN#: 313 (311) N. Montgomery St., San Jose / 25927007
Property Type: Residential
Construction Date: 1895/1913
Substantial Alterations: TBD
Eligibility: Recommended NRHP/CRHR-ineligible. Evaluation included in the HASR.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010



Resource #16327:
Address/APN#: 332 N. Montgomery St., San Jose / 25925020
Property Type: Industrial
Construction Date: 1959/1969
Substantial Alterations: Materials deteriorated.
Eligibility: Ineligible due to lack of integrity and age, respectively.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010



Resource #16328:
Address/APN#: 338 N. Montgomery St., San Jose / 25925021
Property Type: Commerce/Trade
Construction Date: 1947/1960
Substantial Alterations: None visible
Eligibility: Ineligible due to common construction type.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010

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

Primary # **P-43-003718**
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 16326

P1. Other Identifier: none

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

***a. County:** Santa Clara

***b. USGS 7.5' Quad:** San Jose West **Date:** 1980 (photo revised) **T** 7S ; **R** 1E ; Unsectioned 1/4 of 1/4 of Sec ;
M.D. **B.M.**

c. Address: 313 N. Montgomery St.

City: San Jose

Zip: 95110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN 25927007

***P3a. Description:**

This one-story house has a front gabled roof with hipped projections on the secondary, side facades. It sits on a raised basement. The roof eaves are supported at the wall corners with brackets. The primary facade faces N. Montgomery and has wood stairs leading to a covered porch on the left side. Two entry doors are located off of this small porch. The porch roof is supported by turned, wood posts. A paired, wood-sash, one-over-one window is located on the right side in the front-gable section. The gable end on the primary facade has decorative shingles, spindle work, and a fixed wood-sash window. The southern, secondary façade has a paired, wood-sash, one-over-one window at the raised first floor elevation and two windows and a personnel door in the raised basement. A covered porch is located at the rear.

***P3b. Resource Attributes:** HP3, multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo: View of secondary façade on N. Montgomery St., 9/29/2010

***P6. Date Constructed/Age and Sources:** 1895/NDC, Sept. 2010
 Historic Prehistoric Both

***P7. Owner and Address:**
Calvin Dean Suva
4247 Rosewood Dr.
Pleasanton, CA 94588

***P8. Recorded by:**
Richard Brandi
PBS&J
475 Sansome Street
San Francisco, CA 94111

***P9. Date Recorded:** 9/29/2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 16326

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** Built in 1895. There was a remodel in 1913 but the alterations are not known. .

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

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Late 19th Century Residential development **Area:** Autumn/Montgomery neighborhood of San Jose

Period of Significance: 1895

Property Type: Residential

Applicable Criteria: N/A

Built in 1895, the residence at 313 North Montgomery Street is in the Autumn/Montgomery neighborhood of San Jose. When the house was completed, its location was just west of San Jose's city limits. Until the late 19th century, much of the land to the immediate west of the boundary was dedicated to farming. Early San Jose agriculture was mostly concentrated in the production of wheat. By 1875, horticulture, mostly in orchards, began to surpass grain production as the dominant agricultural enterprise in the Santa Clara Valley. Improved transportation via railroad and innovations in fruit-drying and, later, canning accelerated the shift to horticulture. In addition to facilitating economic growth and luring new residents to the area, changing agricultural modes also influenced patterns of residential development near the west bank of the Guadalupe River. Orchards represented a much more intensive use of the land than did wheat, leading to the ownership of land in smaller plots. These smaller plots were, in turn, more susceptible to subdivision for residential development.

Residential development near San Jose west of the Guadalupe River began in earnest in the 1890s, when the development of the Lake House tract south of the Autumn/Montgomery neighborhood began. Development in the area continued into the early 20th century as San Jose, already the Santa Clara Valley's primary financial and commercial center, solidified its role as a regional food processing center. Industrial operations clustered along the Southern Pacific tracks at the eastern edge of Garden Alameda. In 1900, San Jose's population measured 21,500, a number that did not reflect the city's growing, unincorporated suburbs. In 1911, San Jose annexed a large swath of land to the west of its original city limits, presumably including what is now the Autumn/Montgomery neighborhood. This annexation, and the lure of its thriving canneries, led to a substantial population growth. In 1930, San Jose's population neared a mark of 60,000 residents. The area in which the Autumn/Montgomery neighborhood is situated is home to a number of late-19th and early-20th century residences. The predominant architectural styles are the Queen Anne and Craftsman styles. The subject property was not listed in Polk's San Jose city directories for the years 1920, 1931, 1940, 1952, and 1960, which could indicate that the house was moved from its original site.

(Continued on page 3)

B11. Additional Resource Attributes: None

*B12. **References:** Allen, Rebecca et al. 1999. *Upgrade of the Guadalupe Parkway, San Jose: Historic Properties Treatment Plan.*

(Continued on page 3)

B13. Remarks: None

*B14. **Evaluator:** Richard Brandi, PBS&J

***Date of Evaluation:** January 20, 2011

(This space reserved for official comments.)



*Recorded by: Richard Brandi, PBS&J

*Date: January 20, 2011

Continuation

Update

***B10. Continued:**

The property is not included in the 2009 San Jose Historic Resources Inventory.

The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor have any of the known owners or occupants during historic times been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building 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. The building is not recommended eligible for listing in the California Register of Historical Resources.

***B12. Continued:**

Archives and Architecture. 2006. *Historic District Study, Lake House Neighborhood, San Jose.*

Basin Research Associates. 1985. *A Cultural Resources Assessment of the Proposed City of San Jose Enterprise Zone, Santa Clara County, California.*

Basin Research Associates. 2002. *Historic Property Survey Report & Finding of No Historic Properties Affected, I-880/Coleman Avenue Interchange Project, City of San Jose, Santa Clara County, California.*

National Data Collective, Inc. (NDC), https://www.ndcdata.com/about_us.aspx, accessed September 2010.

Palmer, Sara E. 2004. *A Cultural and Paleontological Resources Study and Evaluation, San Jose Market Center, San Jose, Santa Clara County, California. Submitted to Cousins Properties.*

San Jose. 2009. Historic Resources inventory. San Jose, Calif. March 2009.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or # (Assigned by recorder): 559 W. Julian Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 559 W. Julian Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ , _ mE/ _ mN

e. Other Locational Data: APN 259-27-009

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

This one-story dwelling is constructed in the Folk Victorian style. It features a roughly T-shaped plan, with a predominant hipped-roof mass and wings that extend off the eastern ends of the primary (southeastern) and rear (northwestern) façades. The wood-frame building has channel-drop wood siding, a simple rakeboard, and quoined corners. [See continuation sheet.]

*P3b. **Resource Attributes:** HP2. Single-family property

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



*P5b. **Description of Photo:** View of the south façade (September 18, 2019)

*P6. **Date Constructed/Age and**

Source: Historic Prehistoric
 Both ca. 1883 (Sanborn Fire Insurance Maps)

*P7. **Owner and Address:**

To be provided by the City of San José.

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. **Date Recorded:** September 18, 2019

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 559 W. Julian Street

*NRHP Status Code 5S3

Page 2 of 6

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: Built ca. 1883

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Late Nineteenth Century Residential Development Area Downtown West San José
Period of Significance ca. 1883 Property Type Residential Applicable Criteria Local (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 559 W. Julian Street

Page 3 of 6

***P3a. Description (Cont.):** The roof is clad in asphalt roll-roofing. A canted bay window with a cornice and engaged colonettes is located in the projecting gabled wing on the primary façade. All visible windows, including those in the bay, have been replaced by vinyl sliding and single-hung units that incompletely fill the original window openings. A doorway on the primary façade has also been replaced with vinyl sliding window and plywood infill. The building's primary entrance is now a single-leaf, wood paneled door set within the ell of the primary façade. It is sheltered beneath a short, shed-roofed porch addition with exposed rafter tails, wood posts with cornices, and a spindle work balustrade that has been partially replaced. The porch is served by a short wood stoop. Site features include a poured concrete walkway, shrubs that cover the bay window on the primary façade, and tall deciduous trees along the southeastern property boundary.

***B10. Significance (Cont.):**

Property History

Sanborn Fire Insurance Maps indicate that this single-family dwelling had been constructed by 1884, the date of the earliest available maps covering this portion of San José. At the time, the property was addressed 509 W. Julian Street. City directories indicate that the property had been readdressed as 559 W. Julian Street by 1931.¹

Although the original owner, builder, and inhabitants of this dwelling are unknown, San José city directories reveal that the property was home to Henry Wyman Arbogast by at least 1890.² Arbogast, who was born in Indiana in 1836, was a pioneer resident of the San José community and worked as foreman of the San José Independent Mill and Lumber Company in 1890.³ At the turn of the twentieth century, he occupied the subject property with his wife, Eliza (b. 1838), and their adult daughter, Minnie (1862-1944), who was a composer and a charter member of the San Jose Typographical Union No. 231.⁴ Minnie Arbogast was the second-oldest of the five Arbogast children, including Frank Lincoln (1860-1934), Vernon Henry (1866-1921), Myron Robert (b. 1870), and May (1876-1928) Arbogast. Henry Arbogast, the patriarch of the family, retired between 1910 and 1920; his wife, Eliza, died within the same period.⁵ Henry Arbogast himself died in 1928, and Minnie Arbogast continued to reside in the family residence alone until her death in 1944.⁶

San José city directories indicate that the property was vacant for a short time following Minnie Arbogast's death, but by 1949, it was owned by Manuel and Susie Ybarra (variously "Ibarra"). The Ybarras resided at the property through at least 1957. By 1959, the dwelling was inhabited by Abraham Rivas, an employee of the Southern Pacific Railroad, and his wife Angelita Rivas as well as Ignacio Orsua, a warehouseman, and his wife Esther Orsua. From 1961 to 1964, Glenn W. Rye shared the property with the Rivas family. Otto Kanitz owned and resided at the property from at least 1966 through 1979.⁷

The property shares a lot with two other addresses, 559 and 563 W. Julian Street, which were also constructed during the late nineteenth century in the Folk Victorian style and housed a series of working-class residents through the late nineteenth and early twentieth centuries.

¹ San José city directory, 1931.

² San José city directory, 1890.

³ Ibid.

⁴ Ancestry.com, *1900 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

⁵ Ancestry.com, *1910 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2006; Ancestry.com, *1920 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁶ "Charter Member of Printer's Union Is Called by Death at Age of 81," December 1, 1944, History San José – Clippings File; Ancestry.com, *California, Death Index, 1940-1997* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2000; San José city directory, 1940.

⁷ San José city directories, 1945, 1947, 1949, 1955, 1957, 1959, 1961, 1964, 1966, 1970, 1975, 1979.

CONTINUATION SHEET

Property Name: 559 W. Julian Street

Page 4 of 6

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation for listing on the national, state, or local registers.⁸ Based on the site visit and background research conducted for this project, the property is recommended as ineligible for listing on the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). Although the property does not rise to the level of significance recognized by the National or California Registers, it is recommended eligible as a San José Candidate City Landmark in conjunction with the neighboring residences at 563 and 567 W. Julian Street. As a grouping, these three properties communicate the working-class, residential character of this neighborhood in the late nineteenth century.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The dwelling at 559 W. Julian Street was constructed as part of a larger trend of late nineteenth century residential development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property individually played a significant role in this development. The property has no apparent associations with significant historical events or broad patterns of local, state, or nation history and does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Henry Arbogast is recognized as a “pioneer resident” in one newspaper article, the subject was not his first residence in the region and is not directly associated with his role in San José early history. His daughter Minnie Arbogast, although involved in the founding of the local typographical union, was not found to have made any individual or otherwise notable contributions to the history of the typographical field in San José. Other residents of the subject property during the historical period occupied the dwelling for relatively short periods of time, and none are known to have made a significant impact in local, state, or national history during their period of residence or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a Folk Victorian dwelling, with articulated detailing reminiscent of the Queen Anne style; the canted bay window, engaged colonettes, and quoins elevate the design of the otherwise simple, vernacular construction. Despite these features, however, the dwelling does not embody high architectural or artistic value that would render the building architecturally distinct. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

⁸ Archives & Architecture, 559 W. Julian Street Historic Resources Inventory Form, on file at History San José, San José, CA.

CONTINUATION SHEET

Property Name: 559 W. Julian Street

Page 5 of 6

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark as part of a grouping) under Criterion 5 for the following:

The subject property, in conjunction with neighboring dwellings at 563 and 567 W. Julian Street, provides an example of the working-class residential development that characterized this neighborhood during the late nineteenth and early twentieth centuries. The area immediately surrounding the properties is currently dominated by light industrial development, much of which emerged during World War II. Together, the residences are representative of the mixed-use residential and industrial character of the neighborhood that existed historically. For this reason, the subject property is part of a group of three houses that is recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark under this criterion.

Integrity Assessment

Alterations to the subject property at 559 W. Julian Street have been largely limited to the primary entrance and the replacement of the original wood windows with vinyl units and plywood infill; however, because the building retains its basic form, roofline, siding, and some detailing, it retains integrity of design, materials, and workmanship. The building has never been moved and so retains integrity of location. Although the subject block has industrialized since the property was constructed, its location within a small complex of three contemporary dwellings that exhibit similar massing and Folk Victorian detailing provides integrity of setting. Through its setting and the retention of these original materials and architectural features, the property maintains integrity of feeling, and because it maintains use as a residential building, it also maintains integrity of association with early nineteenth century residential development in this San José neighborhood.

CONTINUATION SHEET

Property Name: 559 W. Julian Street

Page 6 of 6

Conclusion

In conjunction with contemporary dwellings located at 563 and 567 W. Julian Street, the subject property at 559 W. Julian Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. All three dwellings are representative of the residential use that defined its immediate area in the late nineteenth and early twentieth century, and their proximity strengthens their ability to communicate this association. Accordingly, the buildings should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2006.

Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2000.

Archives & Architecture. 559 W. Julian Street Historic Resources Inventory Form, on file at History San José, San José, CA.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"Charter Member of Printer's Union Is Called by Death at Age of 81," December 1, 1944, History San José – Clippings File.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 188

Ser. No. _____

National Register Status _____

Local designation IS

Identification and Location

1. Historic name None

*2. Common name or current name None

*3. Number & street 559 W. Julian Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad map No. (83) Parcel No. 259-27-009 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 1880, this Italianate residence was the long-time home of the Abrogast family. The building has a hipped roof with a front gable, giving the house a front gable and wing appearance. The eaves are boxed with frieze boards and brackets. The house is sheathed with channel rustic siding and has quoins. The gabled elevation has a transomed entrance with a pedimented and bracketed hood, and a slanted bay window. All windows have one-over-one wood double-hung sashes. A second entrance is off the porch in the L. The sagging porch has a decorative balustrade, and the house appears to be built on mud-sill foundations.



8. Planning agency Planning Dept.

9. Owner Address Robert & Donna Speiser
5249 Joseph Lane
San Jose, CA 95118

10. Type of Ownership Private

11. Present Use Residential

12. Zoning M-4

13. Threats Inconsistent zoning

* 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) 1880 A Original location yes Date moved _____
- 15. Alterations & date _____
- 16. Architect _____ Builder _____
- 17. Historic attributes (with number from list) _____

Significance and Evaluation

- 18. Context for evaluation: Theme Architecture & Shelter Area San Jose
 Period Horticulture 1870-1918 Property Type residence Context developed? _____
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/9/92; McAlester & McAlester, A Field Guide to American Houses, 1986; Laffey, Historic Resource Assessment of the Julian/Stockton Redevelopment Area, 1986; 1883-1949 City Directories.

21. Applicable National Register criteria

22. Other recognition _____
 State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
 Date of evaluation 6/19/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992

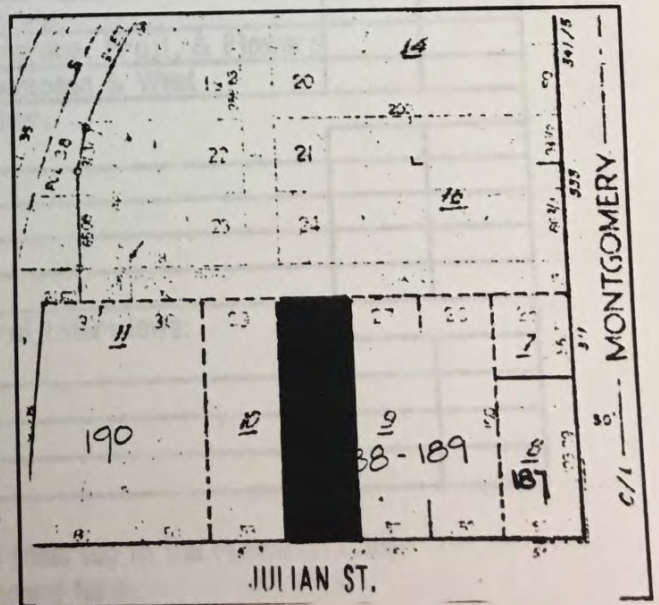
By (name) Glory Anne Laffey

Organization Archives & Architecture

Address 353 Surber Drive

City & Zip San Jose, CA 95123

Phone (408) 227-2657



HISTORIC INVENTORY CHECK LIST

188

Address: 559 W. Julian

Survey Ref. #: 188

Parcel Number (APN): 259-27-009
 Subdivision Survey/Date: Bradlee
 Block/Range/Lot: _____
 Cross Streets: _____
 Other Addresses: _____

Field Survey Form completed:

Archival Research:	Ck'd	Data?	Secondary Sources:	Ck'd	Data?
Inventories:			Arbuckle		
San Jose			Bancroft Pioneer Index		
County			Bielharz & De Mers		
Butler			Davis		
King Inventory			Foote		
Downtown EIR			Guinn		
Other			Hall		
Historic Maps:			Hendry & Bowman		
Thomas Block Books			James & McMurry		
Sanborn Maps			Loomis I		
Thompson & West Atlas			Loomis II		
Surveyor's			McNamee		
Court House			Munro-Fraser		
Recorded			Older		
SJH Museum			Payne		
Other			Peyton		
City Directories*			Pierce		
Tax Assessment Records*			Sawyer		
Great Registers*			Sunshine, Fruit, & Flowers		
Census*			Thompson & West		
Population			Other:		
Products of Industry			_____		
Agricultural			_____		
Probate Records			_____		
Newspaper Obituary			_____		
Architects File			_____		
Other Sources:			Oral Interviews:		
_____			_____		
_____			_____		
_____			_____		

* Use appropriate form to record data
 All other information should be copied, identified, and inserted in the research folder or information should be recorded on a Data Source Record form.

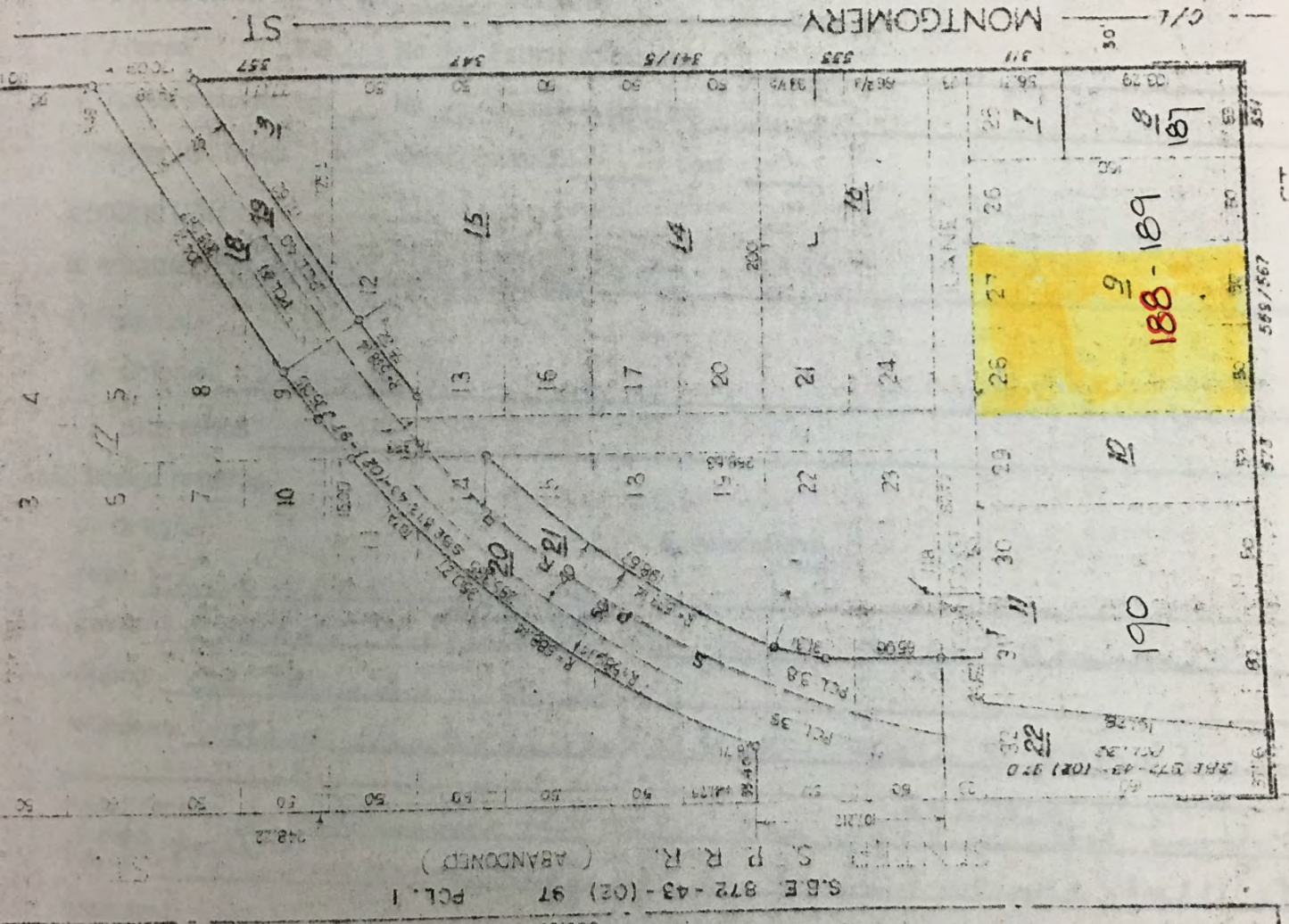
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CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

Page 1 of 6

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 563 W. Julian Street in San José, California.

*P3a. Description:

This one-story, Folk Victorian cottage is rectangular in plan and sits on a raised foundation. The wood-frame building has channel drop siding and features an asphalt shingle-clad hipped roof with boxed eaves and a broad rakeboard. A gable-roofed projection with a pierced bargeboard, fishscale shingle siding, and a round louvered vent extends forward from the primary (southeastern) façade. The majority of visible windows have been replaced by vinyl single-hung units that incompletely fill the original window openings, but an original, paired set of double-hung wood windows with ogee lugs is extant on the northeastern façade. A canted bay window is located below the gable roof and decorated with spindle work and brackets. The center unit of the bay appears to be the original one-over-one, wood sash window, with leaded glass in the upper sash. The window units on either side of the bay have been replaced with small single-hung vinyl windows that do not entirely fill the original window openings; the additional space has been infilled with board-and-batten siding. The primary entrance to the dwelling is a single-leaf door covered by a screen door and sheltered beneath a shed-roofed porch on the southern part of the primary façade. The porch is supported by square wood posts and features scroll brackets and a spindle work porch frieze. The original balustrade has been replaced by plywood paneling, and a wood gate has been added at the top of the concrete stoop that serves the porch. Site features include a wood-fenced front yard and tall deciduous trees along the southeastern property boundary.

P5a. Photo



P5b. Description of Photo: South (front) façade, view northwest (September 18, 2019)

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

Page 2 of 6

Continuation Update

- *P6. **Date Constructed/Age and Source:** ca. 1984 (City directories, Sanborn maps)
- *P7. **Owner and Address:** To be provided by the City of San José.
- *P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. **Date Recorded:** September 18, 2019
- *P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. **Significance:**

Property History

Sanborn maps indicate that the subject property, which was originally addressed as 511 W. Julian Street, remained vacant and undeveloped until at least 1891. The address first appears in San José city directories in 1894 as the residence of Peter Madsen, a carpenter working for J.H. Nichols.¹ The dwelling housed a number of short-term residents through the end of the century, including the Zipser family in 1896 through 1898, John C. Creamer and Adolph A. Orlich in 1898, Charles Burdick in 1899, and the Roberts family from 1900 to 1901. Multiple residents were involved in the railroad industry: Charles Zipser worked as a conductor and motorman for the interurban San José and Santa Clara Railroad during his tenure in the house, and John Roberts was employed by the Southern Pacific Railroad.²

By 1902, the dwelling was occupied by Gustave Jorgenson, a Danish immigrant and employee of the Southern Pacific Railroad. According to San José city directories, Gustave Jorgenson (b. ca. 1856) and his wife Ella Jorgenson (variously "Ellen," b. ca. 1875) resided at the property for more than three decades. They had at least three children together, including Mabel Jorgenson (b. ca. 1903), Herbert Jorgenson (b. ca. 1908), and Inge Jorgenson (variously "Inga" or "Enge," b. ca. 1912), and resided in the house together through the collection of the 1930 census, by which time the property was readdressed 563 W. Julian Street.³ Gustave Jorgenson died ca. 1934, and Ella Jorgenson continued to reside in the house with her adult children Herbert and Inge Jorgenson through at least 1944. City directories note that Inge Jorgenson was employed as a bank secretary and Herbert Jorgenson worked for the U.S military, possibly as a radio repairman (his occupation as recorded in the 1940 census).⁴

In 1945, the property was owned and occupied by Claire and Ruth Keeney; Claire Keeney was employed by the U.S. Army and his wife was a clerk at a Safeway grocery store. According to San José city directories, subsequent owners and occupants have included Mrs. Maggie A. Tedder (1945), Antonio, Fred, and Cruz Valdez (1947), Clarence and Esther Rullwinkle (1954), Jess and Carmen Rodriguez (1955-1956), Linda and Carmen Rodriguez (1957), Mrs. Conception Mora (1957), Carlos, Beatrice, and Nanette Jacquez (1957), Manuel Jr. and Fanny Ybarra (1959-1961), Antonio Salas (1964), Rafael and Sara Melendez (1966), Ken and Betty Hanson (1975), and José R. Ramirez and

¹ San José city directory, 1894.

² Ancestry.com, 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004; San José city directories, 1894, 1896, 1897, 1898, 1899, 1901.

³ Ancestry.com, 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

⁴ Ancestry.com, 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; San José city directories 1943, 1944.

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

Page 3 of 6

Continuation Update

Theodore Hintze (1979). Manuel Ybarra, Jr., was the son of Manuel and Susie Ybarra, who owned the neighboring property 559 W. Julian Street from at least 1947 through at least 1957.

The property shares a lot with two other addresses, 559 and 563 W. Julian Street, which were also constructed during the late nineteenth century in the Folk Victorian style and housed a series of working-class residents through the late nineteenth and early twentieth centuries.

Evaluation

In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).⁵ The study found that the property was ineligible for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to a lack of historical significance and diminished integrity. Based on the site visit and background research conducted for this project, ARG agrees that the property is ineligible for listing on the National and California Registers. However, ARG recommends the property eligible as a San José Candidate City Landmark in conjunction with its neighbors at 559 and 567 W. Julian Street. As a grouping, these three properties communicate the working-class, residential character of their immediate neighborhood in the late nineteenth century.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The dwelling at 563 W. Julian Street was constructed as part of a larger trend of late nineteenth century residential development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant dwellings that speak to this context. The property has no apparent associations with significant historical events or broad patterns of local, state, or nation history and does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. With the exception of the Jorgenson family, members of whom occupied the subject property between 1902 and 1944, the individuals and families who resided at the subject property occupied the dwelling for relatively short periods of time. None of the dwelling's residents, including the Jorgensons, are known to have made a significant impact in local, state, or national history during their period of residence or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a Folk Victorian dwelling, with articulated detailing reminiscent of the Queen Anne style; the canted bay window, spindle work porch frieze, and scalloped shingles elevate the design of the otherwise simple, vernacular construction. Despite these features, however, the dwelling does not embody high architectural or artistic value that would render the building architecturally distinct. Finally, research

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criterion 5 for the following:

The subject property, in conjunction with neighboring dwellings at 559 and 567 W. Julian Street, provides an example of the working-class residential development that characterized this neighborhood during the late nineteenth and early twentieth centuries. The area immediately surrounding the properties is currently dominated by light industrial development, much of which emerged during World War II. Together, the residences are representative of the mixed-use residential and industrial character of the neighborhood that existed historically. For this reason, the subject property is part of a group of three houses that is recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark under this criterion.

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

Integrity Assessment

Alterations to the residence have been largely limited to the primary entrance and the replacement of the original wood windows with vinyl units and plywood infill; however, because the building retains its basic form, roofline, siding, and some detailing, it retains integrity of design, materials, and workmanship. The building has never been moved and so retains integrity of location. Although the subject block has industrialized since the property was constructed, its location within a small complex of three contemporary dwellings that exhibit similar massing and Folk Victorian detailing provides integrity of setting. Through its setting and the retention of these original materials and architectural features, the property maintains integrity of feeling, and because it maintains use as a residential building, it also maintains integrity of association with early nineteenth century residential development in this San José neighborhood.

Conclusion

In conjunction with contemporary dwellings located at 559 and 567 W. Julian Street, the subject property at 563 W. Julian Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. All three dwellings are representative of the residential use that defined its immediate area in the late nineteenth and early twentieth century, and their proximity strengthens their ability to communicate this association. Accordingly, the building should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

CONTINUATION SHEET

Property Name: 563 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

Sketch Map:



Figure 1. Sketch map of 563 W. Julian Street (Google Earth, amended by author)

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

Primary # P-43-003707
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 14288

P1. Other Identifier: None

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

***a. County:** Santa Clara

and

***b. USGS 7.5' Quad:** San Jose West **Date:** 1980 (photo revised) **T 7S;R 1W; Unsectioned ¼ of ¼ of Sec ; M.D. B.M.**
c. Address: 563 W. Julian St. City: San Jose Zip: 95110
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: APN 25927009

***P3a. Description:**

This one-story residence sits on a raised foundation. It has a hipped roof with a lower cross gable on the primary facade. There is a canted bay window on the right side of the primary facade. A wood entry door is located on the partial width porch which has a flat roof supported by square wood posts, spindle work and brackets. The house is clad in horizontal wood siding except for the canted bay window which is clad in vertical siding. The gable has decorative shingles a louvered vent and a verge board with carvings. One of the two visible windows in the bay is a one-over-one vinyl-sash and the other is a one-over-one wood-sash with colored glass. The vinyl-sash windows replacements along the main and side facades are smaller than the original window openings.

***P3b. Resource Attributes:** HP2, single family property

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

P5a. Photo or Drawing



P5b. Description of Photo: View of primary façade on W Julian St., 2/7/2010

***P6. Date Constructed/Age and Sources:** c. 1891/Sanborn maps
 Historic Prehistoric Both

***P7. Owner and Address:**
Donna L. Spesier, Trustee
5249 Joseph Ln.
San Jose, CA 95118-2133

***P8. Recorded by:**
James Williams/Amber Grady
PBS&J
1200 2nd Street
Sacramento CA, 95814

***P9. Date Recorded:** 2/7/2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14288

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** Built circa 1891.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Late 19th Century Residential development **Area:** Autumn/Montgomery neighborhood of San Jose
Period of Significance: 1891 **Property Type:** Residential **Applicable Criteria:** N/A

Built circa 1891, the residence at 563 West Julian St. is situated in the Autumn/Montgomery neighborhood of San Jose. When the house was completed, its location was just west of San Jose's city limits. Until the late 19th century, much of the land to the immediate west of the boundary was dedicated to farming. Early San Jose agriculture was mostly concentrated in the production of wheat. By 1875, horticulture, mostly in orchards, began to surpass grain production as the dominant agricultural enterprise in the Santa Clara Valley. Improved transportation via railroad and innovations in fruit-drying and, later, canning accelerated the shift to horticulture. In addition to facilitating economic growth and luring new residents to the area, changing agricultural modes also influenced patterns of residential development near the west bank of the Guadalupe River. Orchards represented a much more intensive use of the land than did wheat, leading to the ownership of land in smaller plots. These smaller plots were, in turn, more susceptible to subdivision for residential development.

Residential development near San Jose west of the Guadalupe River began in earnest in the 1890s, when the development of the Lake House tract south of the Autumn/Montgomery neighborhood began. Development in the area continued into the early 20th century as San Jose, already the Santa Clara Valley's primary financial and commercial center, solidified its role as a regional food processing center. Industrial operations clustered along the Southern Pacific tracks at the eastern edge of Garden Alameda. In 1900, San Jose's population measured 21,500, a number that did not reflect the city's growing, unincorporated suburbs.

(Continued on page 3)

B11. Additional Resource Attributes: None

*B12. **References:** Allen, Rebecca et al. 1999. Upgrade of the Guadalupe Parkway, San Jose: Historic Properties Treatment Plan.

Archives and Architecture. 2006. Historic District Study, Lake House Neighborhood, San Jose.

Basin Research Associates. 1985. A Cultural Resources Assessment of the Proposed City of San Jose Enterprise Zone, Santa Clara County, California.

(Continued on page 3)

B13. Remarks: none

*B14. **Evaluator:** Richard Brandi, PBS&J

***Date of Evaluation:** November 18, 2010

(This space reserved for official comments.)



*Recorded by: James Williams/Amber Grady, PBS&J *Date: November 18, 2010 Continuation Update

***B10. Continued:**

In 1911, San José annexed a large swath of land to the west of its original city limits, presumably including what is now the Autumn/ Montgomery neighborhood. This annexation, and the lure of its thriving canneries, led to a substantial population growth. In 1930, San Jose's population neared a mark of 60,000 residents. The area in which the Autumn/Montgomery neighborhood is situated is home to a number of late-19th and early-20th century residences. The predominant architectural styles are the Queen Anne and Craftsman styles. The subject property is not listed in Polk's San Jose directories for 1920, 1931, 1940, 1952, and 1960.

The property is not included in the 2009 San Jose Historic Resources Inventory. Alterations to the house include smaller-sized windows, modifications to the porch supports, and a flat roof over the porch that is not typical of Queen Anne style porches. These alterations have degraded the property's historic integrity. The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor have any of the known owners or occupants during historic times been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C due to a loss of historic integrity. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building 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. The building is not recommended eligible for listing in the California Register of Historical Resources.

***B12. Continued:**

Basin Research Associates. 2002. *Historic Property Survey Report & Finding of No Historic Properties Affected, I-880/Coleman Avenue Interchange Project, City of San Jose, Santa Clara County, California.*

Palmer, Sara E. 2004. *A Cultural and Paleontological Resources Study and Evaluation, San Jose Market Center, San Jose, Santa Clara County, California. Submitted to Cousins Properties.*

1931 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co Polk-Husted Directory Co.

1940 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

1952 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

1960 *Polk's directory of San Jose City and Santa Clara County.* San Francisco, Calif. : R. L. Polk & Co.

San Jose. 2009. San Jose Historic Resources Inventory. San Jose, Calif. March 2009.

Sanborn Map and Publishing Company. 1884. San Jose. New York: Sanborn Map and Publishing

Sanborn Map and Publishing Company. 1891. San Jose. New York: Sanborn Map and Publishing

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 567 W. Julian Street in San José, California.

*P3a. Description:

This one-story Folk Victorian cottage is generally rectangular in plan. The wood-frame house has channel drop horizontal wood siding and cornerboards, and it features a combination hip and gable roof covered with roll roofing. The eave overhang is minimal, and the eaves are enclosed. The front-facing cross gable is ornamented by a simple rakeboard and eave returns with scrollwork. Vinyl sliding windows have replaced original windows on the visible façades, though they retain the original sills supported by decorative wood brackets. A bay window projects from the primary façade below the cross gable; the bulk of the bay window's openings have been boarded up and painted over, but a leaded glass transom is still visible about the middle unit of the bay. A fascia featuring a dentil course and bullseye medallions wraps the top of the bay. The building's primary entrance is a single-leaf door sheltered by a shed-roofed porch at the eastern corner of the building. A secondary entrance is located off a mudroom that extends from the northern corner of the rear (north) façade. Site features include mature deciduous trees and a tall wood fence along the south property boundary.

P5a. Photo:



P5b. Description of Photo: East and south (front) façades, view northwest (September 18, 2019)

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

- *P6. **Date Constructed/Age and Source:** ca. 1892 (City directories, Sanborn maps)
- *P7. **Owner and Address:** To be provide by the City of San José.
- *P8. **Recorded by:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. **Date Recorded:** September 18, 2019
- *P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. **Significance:**

Property History

Sanborn maps indicate that the building currently occupying the subject property replaced an earlier single-family dwelling that appears on the maps as early as 1884. The existing building, which features a larger, more complex footprint than its predecessor, was constructed between recordings for the 1891 and 1915 Sanborn maps. Extended occupation of the property by the Jorgensons, beginning in 1892 and extending through approximately 1909, suggests that construction of the existing dwelling may have occurred during or near the beginning of their period of tenure.¹ From 1910 through the early postwar period, the property was characterized by comparatively short-term periods of residence by different individuals and families.

San José city directories indicate that the Jorgensons commenced occupation of the property in 1892. Over the course of the next seventeen years, Christian Jorgenson and Hans Jorgenson (relationship unclear) are intermittently recorded at this address by San José city directories. In 1892, at the beginning of their tenure of residence, Christian Jorgenson is listed as a blacksmith at San Jose Agricultural Works, and Hans Jorgenson is identified as an independent "capitalist." Mary Christianson, a dressmaker, also rented a room at this address in 1891.² Through the end of the century, Christian Jorgenson continued work as a blacksmith and Hans Jorgenson worked as a day laborer in an unspecified field. In 1901, both the Jorgensons were employed by Caton's Foundry; Christian Jorgenson continued as a blacksmith, and Hans Jorgenson worked as a machinist.³ After this year, Hans Jorgenson alone continues to appear in San José city directories. In 1907, an unidentified "young Danish man" from this address, possibly Hans Jorgenson or a relation, advertised his services as a wholesale grocer in the *San Francisco Examiner*.⁴ Neither Jorgenson could be conclusively identified or confirmed in San José in census records, although a Gustave Jorgenson and family inhabited the neighboring property, 563 W. Julian Street, between 1902 and 1944.⁵

¹ San José City Directories, 1892, 1909.

² San José City Directory, 1892.

³ San José City Directory, 1901.

⁴ "Young Danish man....," *San Francisco Examiner*, September 7, 1907.

⁵ Ancestry.com, 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

Hans Jorgenson continued to reside at the subject property through 1909.⁶ The dwelling appears to have been shared with multiple other short-term residents in the first decade of the twentieth century, including boarders Jennie F. Stender, a stenographer; Andrew Johnson, a painter for the Southern Pacific Railroad Company; Theodore Andrew, an engineer; L. Andrew, a clerk, all of whom shared the address in 1907.⁷ The dwelling continued to be shared amongst multiple roomers through at least the late 1920s, with none staying longer than a few years. The property sat vacant for a short time during the Great Depression, but it was occupied by Jack and Belle Sherman by 1934.⁸ By this time, the property had assumed its current address, 567 W. Julian Street.

During World War II, the subject property was owned by Mrs. Mattie Terry (b. 1891), a widow and cannery worker. Her household included her sons Victor Terry, employed by the U.S. Army (b. 1910) and Mabry S. Terry, a driver (b. 1914).⁹ Terry appears to have left the property by 1947, but the dwelling continued to house multiple boarders though the early postwar period, including José Jaime, a cannery worker, and his wife Consulo Jaime. By 1961, the property was home to Theo and Esperanza Lopez and Harry and Darlene McClantoc; both men were employed by the Southern Pacific Railroad. City directories suggest that the Lopez couple remained in the property through at least 1975, by which time Theo Lopez had retired from work.¹⁰

The property shares a lot with two other addresses, 559 and 563 W. Julian Street, which were also constructed during the late nineteenth century in the Folk Victorian style and housed a series of working-class residents through the late nineteenth and early twentieth centuries.

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation for listing on the national, state, or local registers.¹¹ In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).¹² The study found that the property was ineligible for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to a lack of historical significance and diminished integrity. Based on the site visit and background research conducted for this project, ARG agrees that the property is ineligible for listing on the National and California Registers. However, ARG recommends the property eligible as a San José Candidate City Landmark in conjunction with its neighbors at 559 and 563 W. Julian Street. As a grouping, these three properties communicate the working-class, residential character of their immediate neighborhood in the late nineteenth century.

⁶ San José city directory, 1909.

⁷ San José city directory, 1907.

⁸ San José city directory, 1931, 1934.

⁹ San José city directory, 1943, 1945; Ancestry.com, 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

¹⁰ San José city directory, 1947, 1955, 1961, 1964, 1966, 1975.

¹¹ Archives & Architecture, 567 W. Julian Street, Historic Resources Inventory Form, on file at History San José, San José, CA.

¹² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The dwelling at 567 W. Julian Street was constructed as part of a larger trend of late nineteenth century residential development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant dwellings that speak to this context. The property has no apparent associations with significant historical events or broad patterns of local, state, or nation history and does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. With the exception of the Jorgenson family, members of whom occupied the subject property between 1892 and 1909, the individuals and families who resided at the subject property occupied the dwelling for relatively short periods of time. None of the dwelling's residents, including the Jorgensons, are known to have made a significant impact in local, state, or national history during their period of residence or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a Folk Victorian dwelling, with articulated detailing reminiscent of the Queen Anne style; the canted bay window and various milled wood details elevate the design of the otherwise simple, vernacular construction. Despite these features, however, the dwelling does not embody high architectural or artistic value that would render the building architecturally distinct. Finally, research did not yield any information which would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this architectural resources investigation.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark as part of a grouping) under Criterion 5 for the following:

The subject property, in conjunction with neighboring dwellings at 559 and 563 W. Julian Street, provides an example of the working-class residential development that characterized this neighborhood during the late nineteenth and early twentieth centuries. The area immediately surrounding the properties is currently dominated by light industrial development, much of which emerged during World War II. Together, the residences are representative of the mixed-use residential and industrial character of the neighborhood that existed historically. For this reason, the subject property is part of a group of three houses that is recommended eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark under this criterion.

Integrity Assessment

Alterations to the residence have been largely limited to the removal of the original porch spindlework and the replacement of several wood windows with vinyl units and plywood infill; however, because the building retains its basic form, roofline, siding, and some detailing, it retains integrity of design, materials, and workmanship. The building has never been moved and so retains integrity of location. Although the subject block has industrialized since the property was constructed, its location within a small complex of three contemporary dwellings that exhibit similar massing and Folk Victorian detailing provides integrity of setting. Through its setting and the retention of these original materials and architectural features, the property maintains integrity of feeling, and because it maintains use as a residential building, it also maintains integrity of association with early nineteenth century residential development in this San José neighborhood.

Conclusion

In conjunction with contemporary dwellings located at 559 and 563 W. Julian Street, the subject property at 567 W. Julian Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. All three dwellings are representative of the residential use that defined its immediate area in the late nineteenth and early twentieth century, and their proximity strengthens their ability to communicate this

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

association. Accordingly, the building should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

*B12. References:

Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Archives & Architecture, 567 W. Julian Street, Historic Resources Inventory Form, on file at History San José, San José, CA.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

"Young Danish man..." *San Francisco Examiner*, September 7, 1907.

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

CONTINUATION SHEET

Property Name: 567 W. Julian Street, San José, CA, 95110 (APN 259-27-009)

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Continuation Update

Sketch Map:



Figure 1. Sketch map of 567 W. Julian Street (Google Earth, amended by author)

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource #: 14289

P1. Other Identifier: None

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

***a. County:** Santa Clara

and

- *b. USGS 7.5' Quad:** San Jose West **Date:** 1980 (photo revised) **T 7s;R 1W; Unsectioned 1/4 of 1/4 of Sec ; M.D. B.M.**
c. Address: 567 W. Julian St. **City:** San Jose **Zip:** 95110
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: APN: 25927009

***P3a. Description:**

This one-story building has a hipped roof with a projecting gable over the left bay of the primary façade that extends to the rear facade. There is a canted bay window with a mansard roof also on the left side of the primary facade. A wood entry door is located on the partial-width porch located on the right side of the primary facade. The porch roof has with a flat roof supported by square wood posts. The house is clad in horizontal wood siding. The visible windows are one-over-one vinyl-sash replacements. The window in the porch is a metal slider. The vinyl-sash windows along the primary and secondary, side facades are smaller than the original window openings. An addition is located at the rear.

***P3b. Resource Attributes:** HP2, single family property

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

P5a. Photo or Drawing



P5b. Description of Photo: View of primary façade on W. Julian St., 2/7/2010

***P6. Date Constructed/Age and Sources:** c. 1891/Sanborn maps
 Historic Prehistoric Both

***P7. Owner and Address:**
Donna L Speiser Trust
5249 Joseph Ln.
San Jose, CA 95118

***P8. Recorded by:**
James Williams
PBS&J
1200 2nd Street
Sacramento Ca, 95814

***P9. Date Recorded:** 2/7/2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** Historic Architectural Survey Report for the San Francisco to San Jose High-Speed Train Project - Level EIR/EIS, Prepared for the Federal Railroad Administration. PBS&J February 2011

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 14289

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Residential
- B4. Present Use: Residential

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** Built circa 1891.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Late 19th Century Residential development **Area:** Autumn/Montgomery neighborhood of San Jose
Period of Significance: 1891 **Property Type:** Residential **Applicable Criteria:** N/A

Built circa 1891 the residence at 567 West Julian St. is situated in the Autumn/Montgomery neighborhood of San Jose. When the house was completed, its location was just west of San Jose's city limits. Until the late 19th century, much of the land to the immediate west of the boundary was dedicated to farming. Early San Jose agriculture was mostly concentrated in the production of wheat. By 1875, horticulture, mostly in orchards, began to surpass grain production as the dominant agricultural enterprise in the Santa Clara Valley. Improved transportation via railroad and innovations in fruit-drying and, later, canning accelerated the shift to horticulture. In addition to facilitating economic growth and luring new residents to the area, changing agricultural modes also influenced patterns of residential development near the west bank of the Guadalupe River. Orchards represented a much more intensive use of the land than did wheat, leading to the ownership of land in smaller plots. These smaller plots were, in turn, more susceptible to subdivision for residential development.

Residential development near San Jose west of the Guadalupe River began in earnest in the 1890s, when the development of the Lake House tract south of the Autumn/Montgomery neighborhood began. Development in the area continued into the early 20th century as San Jose, already the Santa Clara Valley's primary financial and commercial center, solidified its role as a regional food processing center. Industrial operations clustered along the Southern Pacific tracks at the eastern edge of Garden Alameda.

(Continued on page 3)

B11. Additional Resource Attributes: None

*B12. **References:** Allen, Rebecca et al. 1999. Upgrade of the Guadalupe Parkway, San Jose: Historic Properties Treatment Plan.

Archives and Architecture. 2006. Historic District Study, Lake House Neighborhood, San Jose.

Basin Research Associates. 1985. A Cultural Resources Assessment of the Proposed City of San Jose Enterprise Zone, Santa Clara County, California.

(Continued on page 3)

B13. Remarks: None

*B14. **Evaluator:** Richard Brandi, PBS&J

***Date of Evaluation:** November 18, 2010

(This space reserved for official comments.)



*Recorded by: James Williams/Richard Brandi, PBS&J *Date: November 18, 2010 Continuation Update

B10. Continued

In 1900, San Jose's population measured 21,500, a number that did not reflect the city's growing, unincorporated suburbs. In 1911, San José annexed a large swath of land to the west of its original city limits, presumably including what is now the Autumn/Montgomery neighborhood. This annexation, and the lure of its thriving canneries, led to a substantial population growth. In 1930, San Jose's population neared a mark of 60,000 residents. The area in which the Autumn/Montgomery neighborhood is situated is home to a number of late-19th and early-20th century residences. The predominant architectural styles are the Queen Anne and Craftsman styles.

Mrs. Mary Terry is listed as a resident of the owner-occupied house in a 1931 Polk directory. (Note that the canvassing method employed to research the directory allowed only for the collection of the respondent's name and an indication of whether the house was occupied by the owner.) Jose Jamie lived here in 1952, Theo. G. Lopez and Harry McClantoc in 1960.

The subject property is not listed in the 2009 San Jose Historic Resources Inventory.

Alterations to the house include smaller-sized windows which have degraded the property's historic integrity. The building does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor have any of the known owners or occupants during historic times been identified as making significant contributions to the city, state, or nation that are recognized in history (Criterion B). The building is not sufficiently architecturally distinctive for eligibility under Criterion C due to a loss of historic integrity. Additionally, the property has not yielded, and is not likely to yield, important historical information to enable eligibility under Criterion D. Therefore the building is not recommended eligible for listing in the National Register of Historic Places. The building 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. The building is not recommended eligible for listing in the California Register of Historical Resources.

B12. Continued

Basin Research Associates. 2002. *Historic Property Survey Report & Finding of No Historic Properties Affected, I-880/Coleman Avenue Interchange Project, City of San Jose, Santa Clara County, California.*

Palmer, Sara E. 2004. *A Cultural and Paleontological Resources Study and Evaluation, San Jose Market Center, San Jose, Santa Clara County, California.* Submitted to Cousins Properties.

Polk's directory of San Jose City and Santa Clara County. 1931. San Francisco, Calif. : R. L. Polk & Co Polk-Husted Directory Co

Polk's directory of San Jose City and Santa Clara County. 1940 San Francisco, Calif. : R. L. Polk & Co

Polk's directory of San Jose City and Santa Clara County. 1952 San Francisco, Calif. : R. L. Polk & Co

Polk's directory of San Jose City and Santa Clara County. 1960 San Francisco, Calif. : R. L. Polk & Co

San Jose. 2009. San Jose Historic Resources Inventory. San Jose, Calif. March 2009.

Sanborn Map and Publishing Company. 1884. San Jose. New York: Sanborn Map and Publishing

Sanborn Map and Publishing Company. 1891. San Jose. New York: Sanborn Map and Publishing



Resource #14288:

Address/APN#: 563 W Julian St., San Jose/
25927009

Property Type: Residential

Construction Date: circa 1900

Substantial Alterations: None visible.

Eligibility: Recommended NRHP/CRHR-
ineligible. Evaluation included in the HASR.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor, May 26, 2010



Resource #14289:

Address/APN#: 567 W Julian St., San Jose/
25927009

Property Type: Residential

Construction Date: circa 1900

Substantial Alterations: Porch replaced,
some windows replaced.

Eligibility: Recommended NRHP/CRHR-
ineligible. Evaluation included in the HASR.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor, May 26, 2010



Resource #14291:

Address/APN#: 546 W Julian, San Jose/
25929097

Property Type: Government/Public/
Institutional

Construction Date: 1988

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: February 7-12, 2010

Reviewer: Sally Victor, May 26, 2010

Ser. No. _____

National Register Status _____

Local designation IS

Identification and Location

1. Historic name None

*2. Common name or current name None

*3. Number & street 567 W. Julian Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

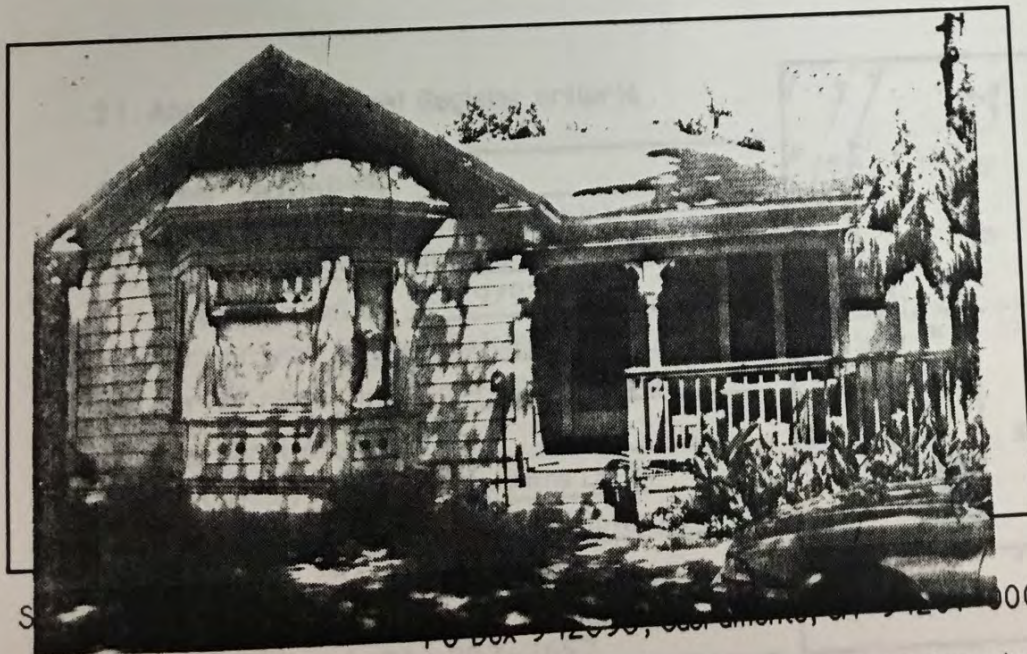
5. Quad map No. (83) Parcel No. 259-27-011 Other _____

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 1885, this simple one-story Queen Anne cottage has a hipped roof with a cross gable. The eaves are boxed with a plain frieze. The slanted bay window attached to the gabled elevation features a bull's eye frieze. The house is sheathed with channel rustic siding. Fenestration includes paired and single one-over-one, double-hung sash windows. A shed roofed addition is attached to the rear of the house. The house appears to be in a run-down condition.



8. Planning agency Planning Dept.

9. Owner Address Levin Enterprises
1800 S. 1st Street
San Jose, CA 95112

10. Type of Ownership Private

11. Present Use Residential

12. Zoning M-4

13. Threats Inconsistent zoning

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORIC INVENTORY CHECK LIST

Address: 567 W. Julian

Survey Ref. #: 190

Parcel Number (APN): 259-27-011
Subdivision Survey/Date: Bradlee
Block/Range/Lot: _____
Cross Streets: _____
Other Addresses: _____

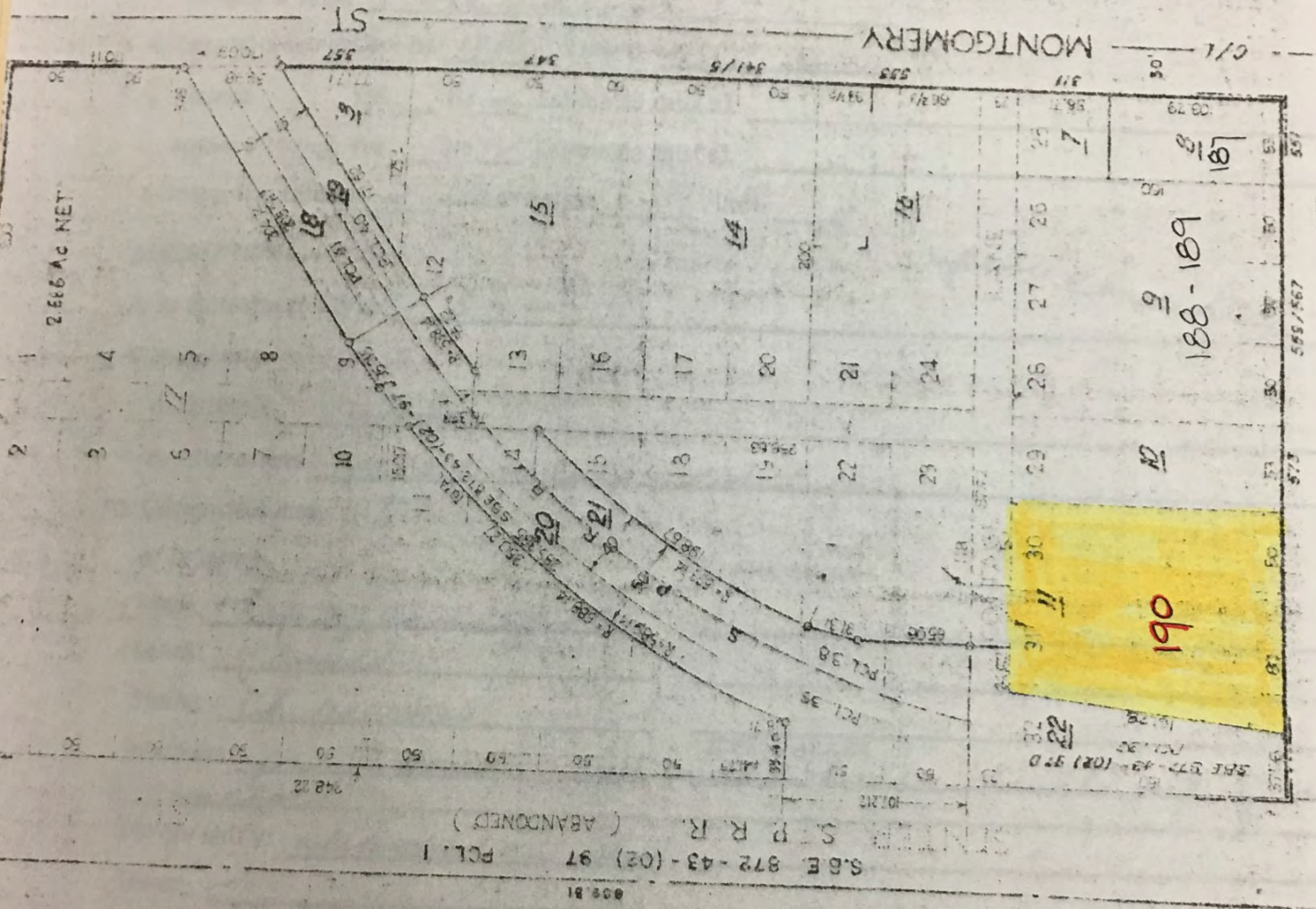
Field Survey Form completed:

Archival Research:	Ck'd	Data?
Inventories:		
San Jose	<input type="checkbox"/>	<input type="checkbox"/>
County	<input type="checkbox"/>	<input type="checkbox"/>
Butler	<input type="checkbox"/>	<input type="checkbox"/>
King Inventory	<input type="checkbox"/>	<input type="checkbox"/>
Downtown EIR	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Historic Maps:		
Thomas Block Books	<input type="checkbox"/>	<input type="checkbox"/>
Sanborn Maps	<input type="checkbox"/>	<input type="checkbox"/>
Thompson & West Atlas	<input type="checkbox"/>	<input type="checkbox"/>
Surveyor's	<input type="checkbox"/>	<input type="checkbox"/>
Court House	<input type="checkbox"/>	<input type="checkbox"/>
Recorded	<input type="checkbox"/>	<input type="checkbox"/>
SJH Museum	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
City Directories*	<input type="checkbox"/>	<input type="checkbox"/>
Tax Assessment Records*	<input type="checkbox"/>	<input type="checkbox"/>
Great Registers*	<input type="checkbox"/>	<input type="checkbox"/>
Census*		
Population	<input type="checkbox"/>	<input type="checkbox"/>
Products of Industry	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Probate Records	<input type="checkbox"/>	<input type="checkbox"/>
Newspaper Obituary	<input type="checkbox"/>	<input type="checkbox"/>
Architects File	<input type="checkbox"/>	<input type="checkbox"/>
Other Sources:	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Secondary Sources:	Ck'd	Data?
Arbuckle	<input type="checkbox"/>	<input type="checkbox"/>
Bancroft Pioneer Index	<input type="checkbox"/>	<input type="checkbox"/>
Bielharz & De Mers	<input type="checkbox"/>	<input type="checkbox"/>
Davis	<input type="checkbox"/>	<input type="checkbox"/>
Foote	<input type="checkbox"/>	<input type="checkbox"/>
Guinn	<input type="checkbox"/>	<input type="checkbox"/>
Hall	<input type="checkbox"/>	<input type="checkbox"/>
Hendry & Bowman	<input type="checkbox"/>	<input type="checkbox"/>
James & McMurry	<input type="checkbox"/>	<input type="checkbox"/>
Loomis I	<input type="checkbox"/>	<input type="checkbox"/>
Loomis II	<input type="checkbox"/>	<input type="checkbox"/>
McNamee	<input type="checkbox"/>	<input type="checkbox"/>
Munro-Fraser	<input type="checkbox"/>	<input type="checkbox"/>
Older	<input type="checkbox"/>	<input type="checkbox"/>
Payne	<input type="checkbox"/>	<input type="checkbox"/>
Peyton	<input type="checkbox"/>	<input type="checkbox"/>
Pierce	<input type="checkbox"/>	<input type="checkbox"/>
Sawyer	<input type="checkbox"/>	<input type="checkbox"/>
Sunshine, Fruit, & Flowers	<input type="checkbox"/>	<input type="checkbox"/>
Thompson & West	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
Oral Interviews:	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

* Use appropriate form to record data
All other information should be copied, identified, and inserted in the research folder or information should be recorded on a Data Source Record form.

25



IC, GAS & ELECTRIC
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 (PTN. ON PG. 26)

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115.70

JULIAN

Visual Survey Form

Survey Ref. # 190

Potential for NR _____

No potential for NR _____

Additional research necessary _____

IDENTIFICATION

1. Name: _____

Roll #: _____

2. Address: 567 W Julian

Frame(s) _____

Grid cells: _____

3. Structure Type: residence

4. Date of construction: ca. 1880 records _____

5. Altered: Yes _____ No Estimated date(s): _____

6. Appears Moved: Yes _____ No Estimated date(s): _____

7. Integrity: Intact Compromised _____ Lost _____

DESCRIPTION

8. Architectural Style: QA - *poor condition*

9. Materials:

A. Original wood.

B. Alterations shed rear addition

10. Design features:

A. Original:

B. Alterations:

Roof: hip w/cross gable

Eaves: boxed-

Siding: Ch rustic

Windows: pr. 1/2 sash. - attached bay. built up fascia panels.

Porch/entry: attached in el-

Tower: -

Basement: -

Foundation: mud sill-

Decorative: bay only-

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

***Resource Name or #** (Assigned by recorder): 573 W. Julian Street

P1. Other Identifier:

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

***a. County** Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ; **R** ; _ **of** _ **of Sec** ; _ **B.M.**

c. Address 573 W. Julian Street **City** San José **Zip** 95110

d. UTM: (Give more than one for large and/or linear resources) **Zone** _ _ **mE/** _ _ **mN**

e. Other Locational Data: APN 259-17-010 and 259-17-011

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

The property at 573 W. Julian Street comprises a freestanding false front building and a collection of steel-clad industrial shed structures set behind a corrugated metal fence. The freestanding false front building is rectangular in plan and one-story in height, with a front-gabled roof set behind the stepped false front façade. The primary (south) façade faces West Julian Street and is clad in smooth stucco; the secondary (north and south) façades are clad in corrugated sheet metal. [See continuation sheet.]

***P3b. Resource Attributes:** HP8. Industrial building

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



P5b. Description of Photo: South façade, view northwest (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1953 (City of San José Building Permit no. 16320, Sanborn maps)

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 573 W. Julian Street

*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: Friermuth Pipe & Sheet Metal Company

B2. Common Name: N/A

B3. Original Use: Sheet Metal Shop B4. Present Use: Unknown/Vacant

*B5. Architectural Style: Industrial

*B6. Construction History: Constructed 1953; industrial shed structure expanded roughly to current configuration by 1962.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Downtown West San José

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Property History

San José building permit records indicate that a permit for a sheet metal shop at 573 W. Julian Street was issued in 1938, but the absence of this building from the 1950 Sanborn map suggests that no construction took place at that time.¹ In March of 1953, property owner Harry Munoz submitted a building permit application for a sheet metal shop, and in July of 1953, he applied for an additional building permit to alter and stucco the front of the building.² [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

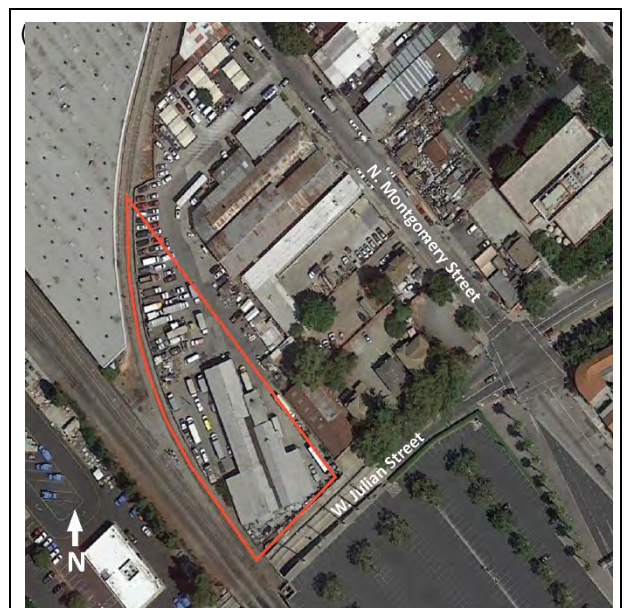
*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

¹ San José Building Permit No. 6989.

² San José Building Permit No. 16370.

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 573 W. Julian Street

Page 3 of 4

***P3a. Description (Cont.):** The primary façade is punctuated by a centrally-located roll-up metal freight door, flanked to the west by a steel framed fixed and casement window and a single-leaf door secured with a metal screen door. A second window opening on the primary façade, to the east of the freight door, has been largely infilled but for one small fixed aluminum window covered by a mesh screen. Multilight steel industrial windows punctuate the building's lateral façades. Site features include bollards to either side of the freight door and a chain link gate that provides access to a passageway along the building's eastern façade. Between the railroad tracks to the west and the false front building is a compound plan industrial building composed primarily of two gable-roofed sheds with various open-air shed roof extensions. All building components are oriented roughly north to south and appear to be of either wood-frame or steel-frame construction (the steel fence enclosure limits visibility from the public right-of-way). All visible façades are clad in vertically-oriented, ribbed sheet metal, and no fenestration is visible from the public right-of-way. All roof surfaces are clad in corrugated sheet metal. Site features include the perimeter fence of vertically-oriented corrugated sheet metal, the railroad right-of-way along the western boundary of the property, and an underpass along the southeastern boundary of the property.

***B10. Significance (Cont.):** The 1958 Sanborn map identifies the false front building as a sheet metal shop and the adjacent diagonally-set building as a steel rolling mill; later Sanborn maps indicate that by 1962, the diagonally-set building had been expanded roughly to its current footprint and functioned as a metal reinforcing rod manufacturing facility.³

Harry Munoz, who initially developed the property, was the proprietor of Friermuth Pipe & Sheet Metal Company. His business was located at 665 S. First Street in San José as of 1939.⁴ San José city directories list Friermuth as the sole occupant of the subject property at 573 W. Julian Street from at least 1959 through 1966, at which time Munoz seems to have retired.⁵ City directories indicate that the subject property was occupied by McClintock Metal Fabricators Inc. by at least 1970 and by K&S Electrical Contractor between at least 1975 and 1979.⁶

Evaluation

PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration.⁷ The study found that the property was ineligible for consideration as a historic resource "due to common construction type." ARG agrees with this finding as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

Although the subject property was part of a local trend toward industrialization in the postwar period, it is not associated with any business or industry related to significant historical events or broad patterns of local, state, or national history. For these reasons, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

³ Sanborn maps, San José California, 1950, 1958, 1962.

⁴ "Friermuth Pipe & Sheet Metal Co.," *Railroaders Record Seniority-Time Book* 5, no. 1 (1938-1939): 22.

⁵ San José city directory, 1968.

⁶ San José city directories, 1970, 1975, 1979.

⁷ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 573 W. Julian Street

Page 4 of 4

National Register Criterion C/California Register Criterion 3

The subject property at 573 W. Julian Street is designed in a common industrial style and does not display the use of innovative construction methods or materials. The property is not a significant or particularly important example of this style, and research revealed no indication that it is the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)*, Technical Assistance Series #6 (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

"Friermuth Pipe & Sheet Metal Co.," *Railroaders Record Seniority-Time Book* 5, no. 1. (1938-1939): 22.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permit Nos. 6989, 16370.

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #1: Pacific Bell Fleet Management
Address/APN#: 630 W. San Fernando St. (327 Otterson St.), San Jose / 26135002
Property Type: Industrial
Construction Date: Post-1968
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010



Resource #2: South Bay Driveline, Inc.
Address/APN#: 573 W. Julian St., San Jose/ 25927010, 25927011
Property Type: Industrial
Construction Date: circa 1940
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010



Resource #3: Del Monte Plant 51
Address/APN#: 88 Bush St., San Jose/ 26163001, 26162001 through 26162015
Property Type: Industrial converted to Residential
Construction Date: circa 1912/2008
Substantial Alterations: Significant additions and alterations of form and materials.
Eligibility: Ineligible due to lack of integrity.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or # (Assigned by recorder): 341 N. Montgomery Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 341 N. Montgomery Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ __ mE/ __ __ mN

e. Other Locational Data: APN 259-27-014

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

This two-story industrial building is rectangular in plan and has a rectangular plan rear addition. It is of steel-framed construction with a poured concrete slab foundation and a front-facing gabled roof clad in corrugated sheet metal; this roof is obscured by a modern false front. The primary (east) façade is clad in a combination of horizontal wood lap siding at the first story and vertical ribbed aluminum cladding at the second story. Doors include one single-light glazed entry door with a sidelight near the center of the primary façade and one single-leaf door with a wrought-iron grille near the northern end of that façade. [See continuation sheet.]

*P3b. Resource Attributes: HP8. Industrial building

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



P5b. Description of Photo: East (front) façade, view west (September 18, 2019)

*P6. Date Constructed/Age and Source: 1941 (City of San José Building Permit No. 9745, County of Santa Clara Office of the Assessor records)

*P7. Owner and Address: To be provided by the City of San José.

*P8. Recorded by Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. Date Recorded: September 18, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural

Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 341 N. Montgomery Street

*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: Edwin B. Pray Company, Welsch Forge Iron Works

B2. Common Name: N/A

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

*B5. Architectural Style: Industrial

*B6. Construction History: Constructed in late 1940 (San José Building Permit No. 9745).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Downtown West San José

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.)

Property History

Sanborn maps indicate that the subject property was vacant and undeveloped through at least 1915. The immediate area was largely residential in character through the early twentieth century, but industrial development began to appear along Cinnabar Street in the mid-1910s. By the 1940s, with the entry of the United States into World War II, heavy industry had expanded, and the neighborhood became decidedly mixed-use in character. The subject property, which was developed with a machine shop in the early 1940s, is reflective of this wartime development trend.¹ [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

¹ San José Building Permit No. 2306A.

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 341 N. Montgomery Street

Page 3 of 5

***P3a. Description (Cont.):** A large, gable-roofed addition that more than doubles the building's original footprint has been constructed off the rear (west) façade of the building.

***B10. Significance (Cont.):** The 1958 Sanborn map identifies the false front building as a sheet metal shop and the adjacent diagonally-set building as a steel rolling mill; later Sanborn maps indicate that by 1962, the diagonally-set building had been expanded roughly to its current footprint and functioned as a metal reinforcing rod manufacturing facility associated with the property at 573 W. Julian Street.²

According to San José permit records, local machinist Edwin B. Pray (b. ca. 1915) was issued a building permit to construct a new machine shop building on the property in late 1940. In 1941, he was issued a second permit for an unplumbed storage building, and in 1945, he applied for a permit to construct a one-story foundry on the property.³ Contemporary reporting indicates the Pray's business was involved in wartime production even before the attack on Pearl Harbor and the United States' official entry into World War II. By April 1944, the company had "turned out 1200 sections of giant line shaftings, fitted with mammoth propellers [*sic*], for troop and hospital ships and cargo and escort vessels."⁴ The company also had subcontracts for construction the bow sections of "amphibian tanks." During the height of the war, Pray's business operated three shifts, seven days a weeks.⁵

Pray and his wife, Dorothy Pray (b. ca. 1910), owned and occupied a residence at 5498 Fairway Drive in the eastern foothills of San José at the end of the war.⁶ In the immediate postwar years, Pray was involved in multiple business ventures including a bowling alley and a clothing store.⁷ In 1947, he opened Welsch Forge Iron Works, a forging plant, with Frank Welsch at the 341 N. Montgomery Street location.⁸ Pray appears to have remained associated with the property until early 1952, at which time the *San Francisco Examiner* and *LA Times* ran advertisements for the sale of his assets; these included hoists, welders, saws, grinders, mills, drills, lathes, compressors, and other tools of his longtime trade.⁹ Welsch went on to own the Vulcan Forge and Machine Shop in Campbell and died in 1956.¹⁰

San José city directories do not include a listing for the subject property between 1953 and 1963. Thereafter, the property appears to have been occupied by a number of short term occupants including Bay Area Steel Cutting Corporation (1964-1966) and San Jose Pump Company (1965-1966).¹¹ It seems to have sat vacant again between 1968 and 1970, at which time Advanced Electric Company took out a permit to alter the property for use as a warehouse with an office addition. City directories indicate that Advanced Electric Company continued to occupy the subject property through at least 1979.¹²

Evaluation

PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).¹³ The study found that the property was ineligible for the National Register of Historic Places or the California Register of Historical Resources "due to lack of integrity." As

² Sanborn maps, San José California, 1950, 1958, 1962.

³ San José Building Permit No. 2742A; San José Building Permit Application No. 513.

⁴ Hal Martin, "Huge Propellers Fitted by Local Machine Works," April 20, 1944, Vertical File "Pray, E.B.," History San José, San José, CA.

⁵ *Ibid.*

⁶ San José city directory, 1945.

⁷ "Drop Forge Plant to Operate Here," January 23, 1944, Vertical File "Pray, E.B.," History San José, San José, CA; San José city directory, 1947.

⁸ *Ibid.*

⁹ "Voluntary Sale of Prominent Machinery Dealer," *The Los Angeles Times*, March 9, 1952; "Auction Sale," *The San Francisco Examiner*, March 16, 1952; "Public Auction," *The San Francisco Examiner*, March 16, 1952.

¹⁰ "Rites Slated for Campbell Shop Owner," October 10, 1956, Vertical File "Welsch," History San José, San José.

¹¹ San José city directories, 1964, 1965, 1966.

¹² San José city directories, 1975, 1979.

¹³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 341 N. Montgomery Street

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delineated below, ARG found that the property is ineligible for listing on the National Register of Historic Places, California Register of Historical Resources, or the City of San José Historic Resources Inventory.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The industrial building at 341 N. Montgomery Street was constructed as part of a larger trend of World War II-era industrial development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development. Research did not reveal significant associations with historical events or broad patterns of local, state, or nation history, and so the property does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Edwin B. Pray was a longtime owner of the property and appears to have been involved in multiple business ventures, he was not found to have made a particularly notable contribution to the history of industrial or business development in San José. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 341 N. Montgomery Street is designed in a common industrial style and does not display the use of innovative construction methods or materials. It does not possess any high artistic values that would render it architecturally distinct, and it has been extensively altered from its original form and design. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

CONTINUATION SHEET

Property Name: 341 N. Montgomery Street

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*B12. References (Cont.):

"Auction Sale." *The San Francisco Examiner*. March 16, 1952.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"Drop Forge Plant to Operate Here." January 23, 1944. Vertical File "Pray, E.B.," History San José, San José, CA.

Martin, Hal "Huge Propellers Fitted by Local Machine Works," April 20, 1944, Vertical File "Pray, E.B.," History San José, San José, CA.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

"Public Auction." *The San Francisco Examiner*. March 16, 1952.

"Rites Slated for Campbell Shop Owner." October 10, 1956. Vertical File "Welsch," History San José, San José.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permits. No. 2306A, No. 2742A, No. 513 (Application).

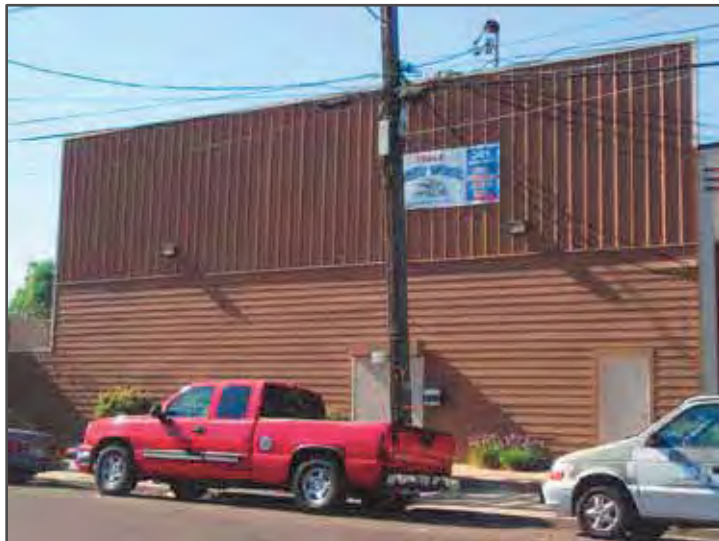
San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

"Voluntary Sale of Prominent Machinery Dealer." *The Los Angeles Times*. March 9, 1952.



Resource #16323:
Address/APN#: 343 Montgomery St., San Jose / 25927014
Property Type: Industrial
Construction Date: 1941
Substantial Alterations: None visible
Eligibility: Ineligible due to common construction type.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010



Resource #16324:
Address/APN#: 341 Montgomery St., San Jose / 25927014
Property Type: Industrial
Construction Date: 1941
Substantial Alterations: Façade reclad
Eligibility: Ineligible due to lack of integrity.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010



Resource #16325:
Address/APN#: 333 N. Montgomery St., San Jose / 25927016
Property Type: Commerce/Trade
Construction Date: 1963
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: September 29, 2010
Reviewer: Amber Grady, November 2, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or # (Assigned by recorder): 343 N. Montgomery Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 343 N. Montgomery Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ , _ mE/ _ mN

e. Other Locational Data: APN 259-27-014

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

This one-story industrial building features elements of the Streamline Moderne style. Rectangular in plan, the building is finished with smooth stucco cladding and speedlines on its primary (east) façade; its lateral façades have been built up with additions and adjacent construction and are not visible from the public right-of-way. The building has a hipped roof clad in sheet metal; this is screened by a stepped parapet on the primary façade. The main entrance is a single-leaf, fully-glazed metal door flanked by canted, wood-sash, multi-light sidelights. [See continuation sheet.]

*P3b. **Resource Attributes:** HP8. Industrial building

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



*P5b. **Description of Photo:** View of the east façade (September 18, 2019)

*P6. **Date Constructed/Age and Source:**

Historic Prehistoric Both
ca. 1941 (County of Santa Clara Office of the Assessor's Records)

*P7. **Owner and Address:**

To be provided by the City of San José.

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

*P9. **Date Recorded:** September 18, 2019

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2019.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 343 N. Montgomery Street

*NRHP Status Code 5S3

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B1. Historic Name: N/A

B2. Common Name: N/A

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

*B5. Architectural Style: Streamline Moderne

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

ca. 1941 – initial date of construction; 1949 – office addition constructed

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme World War II-Era Industrial Development Area Downtown West San José

Period of Significance ca. 1941 Property Type Industrial Applicable Criteria Local

Property History

Sanborn maps indicate that the subject property was developed with a small cabin as early as 1884 and with residential development by 1891. The immediate area was largely residential in character through the early twentieth century, but industrial development began to appear along nearby Cinnabar Street in the mid-1910s. By the 1940s, with the entry of the United States into World War II, heavy industry had expanded, and the neighborhood became decidedly mixed-use in character. The subject property, which was developed ca. 1941 and expanded in the early postwar period, is reflective of this development trend. [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 343 N. Montgomery Street

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***B3. Description (Cont.):** Multilight, horizontally-oriented, wood-sash storefront windows flank the entrance, and a series of multi-light wood-sash awning windows form a transom that runs the length of the façade

***B10. Significance (Cont.)**

Although the original building permit for the subject property could not be located, previous recording of the subject property suggests that it was constructed as early as 1941.¹ The property first appears in the San José city directory in 1943 as the location of Somers, O’Rear & Stephan Steel Fabricators and Engineers, a heavy manufacturing firm that specialized in structural steel fabrication and large storage and pressure tanks.² City directories and local advertising indicate that Somers, O’Rear & Stephan occupied the property through at least 1955.³ In 1949, they are credited with furnishing and installing a 48-foot by 60-foot movie screen for the Encina Drive-In Theatre.⁴ Also in 1949, a drafting office was constructed as an addition to the subject property.⁵ This building permit indicates that the property was owned by Edwin B. Pray, who also owned and developed the properties to either side of the subject property. (These properties, which include a heavily altered machine shop at 341 N. Montgomery Street and an office/industrial building at 345 N. Montgomery Street, are recorded in separate DPR 523 forms associated with this report.)

Pray was a local machinist and business owner whose company produced ship components, including “giant line shaftings, fitted with mammoth propellers [*sic*] for troop and hospital ships” and “the bow sections for amphibious tanks,” for the war effort.⁶ Pray was involved in multiple business ventures after the war, including a bowling alley and a clothing store and in 1947, he opened a forge plant with Frank Welsch at the 341 N. Montgomery Street location.⁷

San José city directories indicate that Somers, O’Rear & Stephan ended its period of tenure at the subject property in the mid-1950s; contemporary reporting suggests that the company constructed a new steel fabrication plant at 1160 Richard Avenue in Santa Clara in 1955.⁸ The subject property appears to have sat vacant for up to five years afterward.⁹ From at least 1960 through at least 1979, San José city directories identify the property’s occupant as Advance Metal Spinning.¹⁰

Evaluation

In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José section of the California High-Speed Train Project (S-48738a).¹¹ The study determined that the property was ineligible for listing on the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) “due to common construction type.” ARG agrees that the subject property does not rise to a level of significance recognized by the National or California Registers but concluded that 343 N. Montgomery Street is eligible for listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark, as delineated below.

¹ PBS&J, “California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report.”

² “Structural Steel & Tanks...,” *Santa Cruz Sentinel*, April 10, 1946; “Somers, O’Rear & Stephan...,” *The California* (Salinas, CA), December 2, 1946.

³ San José city directories, 1943, 1947, 1949, 1954, 1955.

⁴ “Grand Opening,” *Santa Cruz Sentinel*, May 27, 1949.

⁵ San José Building Permit No. 3282; San José Building Permit No. 8593.

⁶ Hal Martin, “Huge Propellers Fitted by Local Machine Works,” April 20, 1944, Vertical File “Pray, E.B.,” History San José, San José, CA.

⁷ “Drop Forge Plant to Operate Here,” January 23, 1944, Vertical File “Pray, E.B.,” History San José, San José, CA.

⁸ “S.C. Gets Steel Fabrication Plant,” February 17, 1955, Vertical File, “Somers O’Rear & Stephan,” History San José, San José, CA; “Fabricating Fi[...] Exercises Loc[...],” April 12, 1965, Vertical File, “Somers O’Rear & Stephan,” History San José, San José, CA.

⁹ San José city directories, 1956, 1957.

¹⁰ San José city directories, 1960, 1961, 1965, 1970, 1975, 1979; “Metal Spinner [Hiring Announcement],” *The Los Angeles Times*, May 27, 1969.

¹¹ PBS&J, “California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report.”

CONTINUATION SHEET

Property Name: 343 N. Montgomery Street

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National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The industrial building at 343 N. Montgomery Street was constructed as part of larger trend of World War II-era industrial development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development. Research did not reveal significant associations with historical events or broad patterns of local, state, or nation history, and it does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Edwin B. Pray was a longtime owner of the property and appears to have been involved in multiple business ventures, he was not found to have made any notable contributions to the history of industrial or business development in San José. Similarly, research did not indicate that any persons associated with Somers, O’Rear & Stephan Steel Fabricators and Engineers or Advance Metal Spinning made a significant impact in local, state, or national history during their period of occupancy or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a World War II-era industrial building with elements of the Streamline Moderne style (e.g., smooth stucco cladding, speedlines). However, it doesn’t rise to a level of architectural distinction that would qualify it for listing on the National and California Registers. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

CONTINUATION SHEET

Property Name: 343 N. Montgomery Street

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7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criteria 5 and 6 for the following:

As an architecturally distinctive industrial building with a relatively high degree of integrity, the subject property provides an example of the physical surroundings that characterized this neighborhood during World War II and the immediate postwar era. For this reason, it is recommended eligible under Criterion 5.

Although the subject property does not represent a work of artistic merit, it is a relatively intact unique example of World War II-era industrial building within San José and maintains distinctive architectural features of the Streamline Moderne style within its immediate local context. While it does not rise to the level of significance for listing on the National and California Registers, the subject property is recommended eligible under Criterion 6.

Integrity Assessment

Through the retention of the building's original form, cladding, and fenestration, the building maintains integrity of design, materials, and workmanship. The property is situated within proximity of several extant, contemporary industrial resources (e.g., 345 and 357 N. Montgomery Street) and remains in its original location at 343 N. Montgomery Street; as such, the subject property retains integrity of location and setting. Finally, because the property retains many original materials and architectural features as well as a semblance of its original setting, it also maintains integrity of feeling and association with the World War II-era industrialization of this San José neighborhood.

Conclusion

The subject property at 343 N. Montgomery Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark, because it is a unique local example of industrial architecture with Streamline Moderne elements and conveys the physical landscape of the neighborhood as it was during World War II and in the early postwar era. Accordingly, the building should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

References

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)*, Technical Assistance Series #6 (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"Drop Forge Plant to Operate Here." January 23, 1944. Vertical File "Pray, E.B.," History San José, San José, CA.

"Fabricating Fi[...] Exercises Loc[...]," April 12, 1965, Vertical File, "Somers O'Rear & Stephan," History San José, San José, CA.

"Grand Opening." *Santa Cruz Sentinel*. May 27, 1949.

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Property Name: 343 N. Montgomery Street

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Martin, Hal. "Huge Propellers Fitted by Local Machine Works." April 20, 1944. Vertical File "Pray, E.B.," History San José, San José, CA.

"Metal Spinner [Hiring Announcement]." *The Los Angeles Times*. May 27, 1969.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permit No. 3282, 8593.

San José city directories.

"S.C. Gets Steel Fabrication Plant," February 17, 1955, Vertical File, "Somers O'Rear & Stephan," History San José, San José, CA.

"Somers, O'Rear & Stephan..." *The California* (Salinas, CA). December 2, 1946.

"Structural Steel & Tanks..." *Santa Cruz Sentinel*. April 10, 1946.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #16323:

Address/APN#: 343 Montgomery St., San Jose / 25927014

Property Type: Industrial

Construction Date: 1941

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16324:

Address/APN#: 341 Montgomery St., San Jose / 25927014

Property Type: Industrial

Construction Date: 1941

Substantial Alterations: Façade reclad

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16325:

Address/APN#: 333 N. Montgomery St., San Jose / 25927016

Property Type: Commerce/Trade

Construction Date: 1963

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or # (Assigned by recorder): 345 N. Montgomery Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 345 N. Montgomery Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ , _ mE/ _ mN

e. Other Locational Data: APN 259-27-015

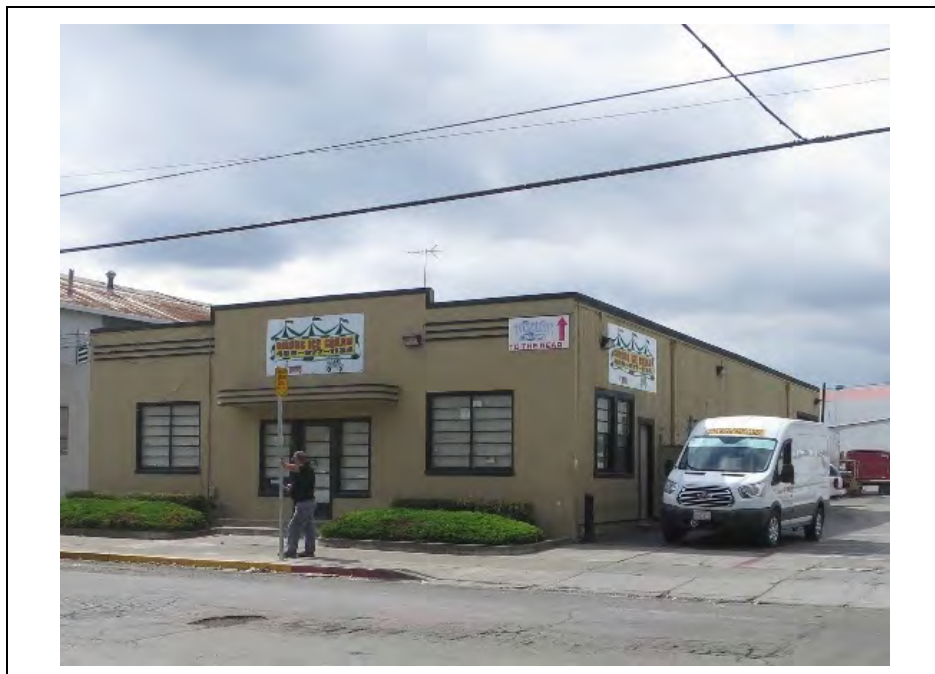
*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story industrial building features elements of the Streamline Moderne style. The rectangular-plan building is finished with smooth stucco with speedlines on its primary (east) façade and vertical-groove engineered wood siding on its north façade. It features a flat roof with stepped parapet and parapet coping. [See continuation sheet.]

*P3b. **Resource Attributes:** HP6. 1-3 story commercial building

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

P5b. **Description of Photo:** (view, date, accession #) View of the east façade (September 18, 2019)



*P6. **Date Constructed/Age and Source:**
 Historic Prehistoric Both 1944 (City of San José Building Permit No. 2306A)

*P7. **Owner and Address:**
To be provided by the City of San José.

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. **Date Recorded:** September 18, 2019

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources

Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 345 N. Montgomery Street

*NRHP Status Code 5S3

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B1. Historic Name: Edwin B. Pray Company

B2. Common Name: N/A

B3. Original Use: Machine Shop B4. Present Use: Commercial

*B5. Architectural Style: Streamline Moderne

*B6. Construction History: Built in 1944.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme World War II-Era Industrial Development Area Downtown West San José
Period of Significance 1944 Property Type Industrial Applicable Criteria Local

Property History

Sanborn maps indicate that the subject property was developed with worker housing as early as 1884. The immediate area was largely residential in character through the early twentieth century, but industrial development began to appear along Cinnabar Street in the mid-1910s. By the 1940s, with the entry of the United States into World War II, heavy industry had expanded and the surrounding neighborhoods were decidedly mixed-use in character. The subject property, which was redeveloped with a machine shop in 1944, is reflective of this wartime development trend.¹ [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

¹ San José Building Permit No. 2306A.

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 345 N Montgomery Street

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***P3a. Description (Cont.):** The original windows that are extant in the visible primary and northeastern façades, are fixed, multi-light wood windows in the primary façade and paired wood-sash, double-hung windows with ogee lugs on the northern façade. The lights of these windows and in the multi-pane glazed front entry door are horizontally oriented. The north façade also features replacement aluminum sliding windows. The main entrance, which is centered in the primary façade, is a single-leaf, fully-glazed wood door flanked by fixed, wood-sash, multi-light sidelights. The entry porch consists of a raised concrete stoop, which is sheltered by a curved, cantilevered metal canopy edged with speedlines. A one-story hyphen with a nine-light, steel-sash industrial window connects this building to the adjacent building at 343 North Montgomery Street. Its primary (northeastern) façade is clad in stucco with speedlines, while its northwestern façade is clad in corrugated sheet metal.

***B10. Significance (Cont.):**

According to San José Building Permit records, the industrial building that currently occupies the subject property was developed in early 1944 by Edwin B. Pray (b. ca. 1915), who was the building's contractor as well as its owner. Contemporary reporting indicates that Pray also owned and operated a machine shop at nearby 341 N. Montgomery Street, which opened prior to the 1941 attack on Pearl Harbor and produced ship components for the war effort.² Despite Pray's association with the 341 N. Montgomery Street address, however, the 1945 San José city directory identifies Pray as a machinist at the subject property, 345 N. Montgomery Street.³ At the time, Pray and his wife, Dorothy Pray (b. ca. 1910), owned and occupied a residence at 5498 Fairway Drive, in the eastern foothills of San José. Pray was involved in multiple business ventures, including a bowling alley and a clothing store, and in 1947, opened a forge plant with Frank Welsch at the 341 N. Montgomery Street location.⁴

The Edwin B. Pray Company machine shop is not listed as an occupant of the subject property during the early postwar period, but Edwin Pray appears to have retained ownership of the building because it is again listed under his name in the early 1960s. In the intervening years, San José city directories indicate that the subject property provided space for a variety of relatively short-term, industrial businesses, some of whom overlapped in their periods of occupancy. According to the available city directories, these occupants included Electronic Radiation Laboratories (1947), San José Sanitation Service (1949-1954), California Building Maintenance Company (1952-1954), Western Rolling Mills Steel Fabricators (1957), and International Steel Mill Equipment Corp. (1960). From 1961 through 1963, the Edwin B. Pray Company again occupied the front of the building while a Phillip L. Pray Company (machine shop) occupied the rear. Phillip L. Pray may have been a son of Edwin and Dorothy Pray born after the collection of the 1940 census, at which time the Prays were childless.⁵ In the 1964 city directories, Phillip Pray's business (still at this address) is identified as "Reptile Products Company," a lamp manufacturing company. Both Prays seem to have ended their companies' tenure at the building by the mid-1960s, and they were followed by occupants including but not limited to California Western Steel Corp. Fabricators (1965-1968) and David Rose Steel Company (1972-1979).⁶

Evaluation

In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).⁷ The study incorrectly noted the property's construction date and determined that the property was ineligible for the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) "due to common construction type." ARG agrees that the subject property does not rise to the level of significance recognized by the National or California Registers but concluded that 345

² Hal Martin, "Huge Propellers Fitted by Local Machine Works," April 20, 1944, Vertical File "Pray, E.B.," History San José, San José, CA.

³ San José city directory, 1945.

⁴ "Drop Forge Plant to Operate Here," January 23, 1944, Vertical File "Pray, E.B.," History San José, San José, CA.

⁵ Ancestry.com, 1940 United States Federal Census [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁶ San José city directories, 1947, 1949, 1952, 1954, 1957, 1960, 1961, 1962, 1963, 1964, 1965, 1968, 1972, 1975, 1979.

⁷ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report."

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Property Name: 345 N Montgomery Street

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N. Montgomery Street is eligible for listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The industrial building at 345 N. Montgomery Street was constructed as part of larger trend of World War II-era industrial development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant resources that speak to this context. Research did not reveal significant associations with historical events or broad patterns of local, state, or nation history, and it does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

The industrial building at 343 N. Montgomery Street was constructed as part of larger trend of World War II-era industrial development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant resources that speak to this context. Research did not reveal significant associations with historical events or broad patterns of local, state, or nation history, and it does not meet the threshold for significance under this criterion. Other industrial companies occupied the subject property for relatively short periods of time in the postwar era, and no persons associated with these companies are known to have made a significant impact in local, state, or national history during their period of occupancy or afterward. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of a World War II-era industrial building with elements of the Streamline Moderne style (e.g., smooth stucco cladding, speedlines). Despite these features, however, the buildings features do not embody high architectural or artistic value that would render the building architecturally distinct, and it does not exhibit the use of innovative construction materials or engineering methods. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

CONTINUATION SHEET

Property Name: 345 N Montgomery Street

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4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criteria 5 and 6 for the following:

As an architecturally distinctive industrial building with a relatively high degree of integrity, the subject property provides an example of the physical surroundings that characterized this neighborhood during World War II and the immediate postwar era. In its current context, which includes contemporary industrial buildings at 357 N. Montgomery Street and 345 N. Montgomery Street, the subject property is significant for its ability to convey the character of the neighborhood in the 1940s. For this reason, it is recommended eligible under Criterion 6.

Although the subject property does not represent a work of particularly high architectural or artistic merit, it is a relatively intact example of World War II-era industrial development and maintains many distinctive architectural features of the Streamline Moderne style within its immediate local context. While it does not rise to the level of significance for listing on the National and California Registers, the subject property is recommended eligible under Criterion 6.

Integrity

Through the retention of the building's original form, cladding, and fenestration, the building maintains integrity of design, materials, and workmanship. Although the greater vicinity of the property has been largely redeveloped since the property's period of significance, it is situated within proximity of several extant, contemporary industrial resources (e.g., 343 and 357 N. Montgomery Street) and remains in its original location at 345 N. Montgomery Street; in this way, the subject property retains integrity of location and setting. Finally, because the property retains many original materials and architectural features as well as a semblance of its original setting, it also maintains integrity of feeling and association with the World War II-era industrialization of this San José neighborhood.

Conclusion

The subject property at 345 N. Montgomery Street appears to be eligible for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark because it is a local example of Streamline Moderne industrial architecture and conveys the physical landscape of the neighborhood as it was during World War II and in the early postwar era. Accordingly, the building should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

References

Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)*, Technical Assistance Series #6 (Sacramento: California Department of Parks and

CONTINUATION SHEET

Property Name: 345 N Montgomery Street

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Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"Drop Forge Plant to Operate Here." January 23, 1944. Vertical File "Pray, E.B.," History San José, San José, CA.

Martin, Hal. "Huge Propellers Fitted by Local Machine Works." April 20, 1944. Vertical File "Pray, E.B.," History San José, San José, CA.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permit No. 2306A.

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980).



Resource #16320: Burlingame Eucalyptus Row

Address/APN#: Burlingame and California avenues, Burlingame/No APN

Property Type: Landscape

Construction Date: circa 1880

Substantial Alterations: TBD

Eligibility: Locally listed. Potential impacts will be evaluated in the EIR/EIS. Evaluation included in the HPSR.

Date Surveyed: January 15, 2009

Reviewer: Amber Grady, November 2, 2010



Resource #16321:

Address/APN#: 357 Montgomery St., San Jose / 25927003

Property Type: Industrial

Construction Date: 1945

Substantial Alterations: Possible window replacement.

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16322:

Address/APN#: 345 Montgomery St., San Jose / 25927014

Property Type: Commerce/Trade

Construction Date: 1941

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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***Resource Name or #** (Assigned by recorder): 333 N. Montgomery Street

P1. Other Identifier:

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

***a. County** Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ; **R** ; **_** **of** **_** **of** **Sec** ; **_** **B.M.**

c. Address 333 N. Montgomery Street **City** San José **Zip** 95110

d. UTM: (Give more than one for large and/or linear resources) **Zone** **mE/** **mN**

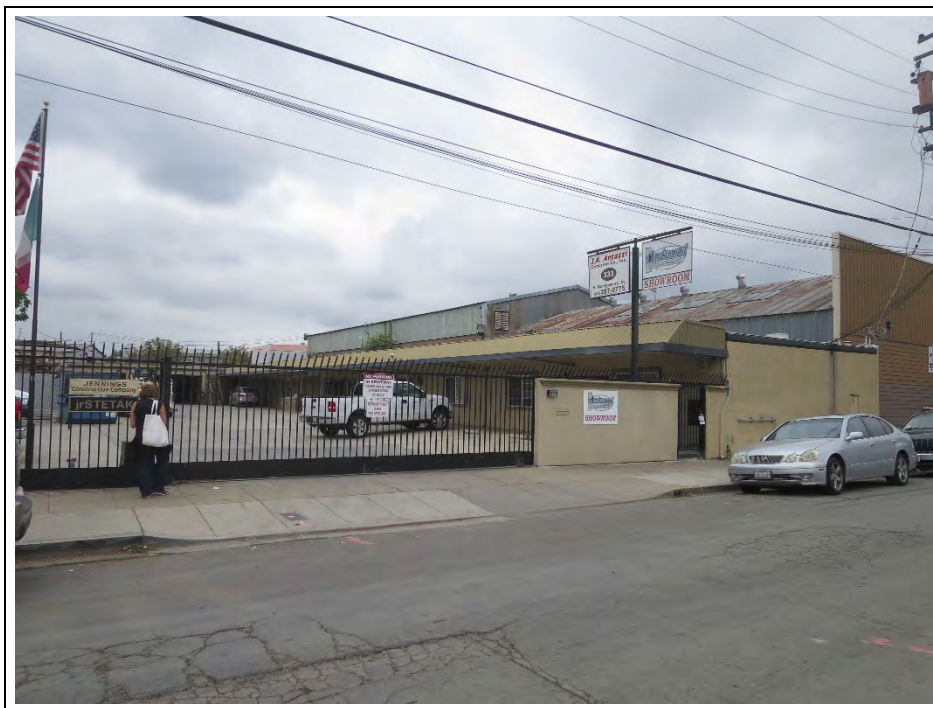
e. Other Locational Data: APN 259-27-106

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

This one-story commercial building is L-shaped in plan, has a flat roof, and its exterior walls are finished in a textured stucco. The primary (south) façade contains a series of vinyl sliding windows with false divided lights and multiple entries sheltered by a full-width, corrugated metal-clad canopy with steel beam rafters and closed soffits. The main showroom entry features double fully-glazed, multi-light wood doors with sidelights, while other entries are single-leaf metal or wood doors. Several roll-up metal freight doors are also present in both the primary façade and the eastern façade of the ell. [See continuation sheet.]

***P3b. Resource Attributes:** 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 west (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1963 (building permit record,)

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "Downtown West

Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 333 N. Montgomery Street

*NRHP Status Code 6Z

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- B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Auto service B4. Present Use: Concrete company offices
*B5. Architectural Style: Industrial
*B6. Construction History: Constructed 1963; vinyl grid windows installed at unknown date.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Bridges Construction Co.

*B10. Significance: Theme N/A Area Downtown West San José
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Property History

Sanborn maps indicate that the subject property was developed as early as 1915, at which time it featured a one-story dwelling. The immediate area was largely residential in character through the early twentieth century, but industrial development began to appear along nearby Cinnabar Street in the mid-1910s. By the 1940s, with the entry of the United States into World War II, heavy industry had expanded into the neighborhood. The subject property remained residential in character through this transition, but several of its neighboring properties were developed with machinery shops, an upholstery shop, and a lumber yard. [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 333 N. Montgomery Street

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***P3a. Description (Cont.):** Other notable features include a cast concrete wall with saddleback coping that extends south from the end of the eastern façade. Setting features include a paved parking and loading area before the primary façade and a high metal gate along the property's eastern boundary.

***B10. Significance (Cont.):** In 1963, Bridges Construction Company redeveloped the subject property for owner Art Jans at an estimated cost of \$32,000.¹ Jans lived at 1438 Iris Court with his wife, Jean, at the time.² His new building at 333 N. Montgomery Street housed a collection of auto service-related businesses including Fay's Speedometer Service, Ray Follosco's Transmissions, Paul's Auto Electric, and his own Art Jans Automotive Beauty Parlor (a car wash) through the late 1960s.³ By the late 1970s, business listing at this address included Ray Follosco's Transmissions, Advance Auto Detail Auto Garage, and Paul's Auto Electric.⁴ J.A. Antuzzi Concrete Co., Inc. and Antuzzi Concrete Designs, Inc. currently occupy the building.

Evaluation

PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San José Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration. The study found that the property was ineligible for consideration as a historic resource because it was less than 50 years old at the time of survey.⁵ ARG found that the property is ineligible for listing on the National Register of Historic Places, California Register of Historical Resources, and/or the City of San José Historic Resources Inventory, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was developed in the early 1960s, relatively late in the overall development of the immediate area. The property is not associated with any business or local industry known to have played a significant role in local events or broad patterns of local, state, or national history. For these reasons, the property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 333 N. Montgomery Street is designed in a common industrial style and does not display the use of innovative construction methods or materials. It is not a significant or particularly intact example of its style or type, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

¹ San José Building Permit No. 42000.

² San José city directory, 1963.

³ San José city directories, 1964, 1966, 1968, 1970.

⁴ San José city directories, 1977, 1979.

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 333 N. Montgomery Street

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National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)*, Technical Assistance Series #6 (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permit No. 42000.

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #16323:

Address/APN#: 343 Montgomery St., San Jose / 25927014

Property Type: Industrial

Construction Date: 1941

Substantial Alterations: None visible

Eligibility: Ineligible due to common construction type.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16324:

Address/APN#: 341 Montgomery St., San Jose / 25927014

Property Type: Industrial

Construction Date: 1941

Substantial Alterations: Façade reclad

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010



Resource #16325:

Address/APN#: 333 N. Montgomery St., San Jose / 25927016

Property Type: Commerce/Trade

Construction Date: 1963

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: September 29, 2010

Reviewer: Amber Grady, November 2, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name or # (Assigned by recorder): 566-570 Cinnabar Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 566-570 Cinnabar Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ __ mE/ __ __ mN

e. Other Locational Data: APN 259-27-017

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

This one-story industrial warehouse is roughly triangular in plan and sits on a poured concrete foundation. It is of steel-frame construction with stucco cladding and a flat roof (material not visible from the public right-of-way). No windows are visible from the public right-of-way, but several metal roll-up freight doors and two single-leaf metal pedestrian doors punctuate the northwestern and northeastern façades. A shed-roofed addition is located at the eastern end of the northeastern façade, which fronts a paved loading area demarcated by a metal chain-link fence. Site features include railroad tracks that form the southwestern boundary of the property and a curved railroad spur that forms the eastern boundary of the property.

*P3b. Resource Attributes: HP2. Single family property

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



*P5b. Description of Photo: East and north façades, view southwest (September 18, 2019)

*P6. Date Constructed/Age and Source: 1966 (building permit application)

*P7. Owner and Address:
To be provided by the City of San José.

*P8. Recorded by
Architectural Resources Group, Pier 9,
The Embarcadero, Suite 107, San
Francisco, CA 94111

*P9. Date Recorded: September 18, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 566-570 Cinnabar Street

*NRHP Status Code 6Z

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- B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single family residence B4. Present Use: Vacant
*B5. Architectural Style: Industrial
*B6. Construction History: Constructed 1966.
*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Vincent Zolezzi
*B10. Significance: Theme N/A Area Downtown West San José
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Property History

Sanborn maps indicate that the subject property was developed as early as 1884 with small one-story dwellings and related outbuildings. Residential development continued to characterize this neighborhood through the late nineteenth century, but by 1915, several properties had been redeveloped for industrial use. The subject property, which encompassed multiple parcels at the time, included several one-story dwellings, a large stable, and industrial buildings associated with the A. & C. Ham dried fruit company. The property maintained an association with the dried fruit and canning industry for several decades thereafter. [See continuation sheet.]

- B11. Additional Resource Attributes: (List attributes and codes)
*B12. References: [See continuation sheet.]
B13. Remarks:
*B14. Evaluator: Architectural Resources Group
*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 566-570 Cinnabar Street

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*B10. Significance (Cont.):

In the 1950s, San José city directories indicate that the property was occupied by the Cal Prune & Apricot Growers Association (1949-1955) and Sunsweet Growers, Inc. (1959).¹ By 1961, the property had been purchased by the Richmond-Chase Company, a dried fruit packing and canning company founded by Edmund Nutting Richmond and Elmer Chase in 1919.² The company also owned nearby 557-587 Cinnabar Street at the time.³

In the late 1950s, the Richmond-Chase Company was one of several canning companies purchased by California Cannery and Growers (Cal Can), a grower-owned cooperative (Cal Can also purchased the Filice and Perelli Canning Company in mid-1958 and Thornton Canning Company in 1959).⁴ In 1966, Cal Can redeveloped the subject property with the present building.⁵ The company continued to expand its business over the next decade, reporting record sales and earnings during its 1973-1974 fiscal year.⁶ Into the late 1970s and early 1980s, however, the canning industry as a whole suffered from increased operation costs and changing consumer preferences. Cal Can began to operate at a deficit in 1980 and filed for bankruptcy in 1983, selling its Richmond and San José plants.⁷ Building permit records indicate that by the mid-1980s, the subject property had been altered to serve as indoor mini-storage.⁸

Evaluation

PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration. The study found that the property was ineligible for consideration as a historic resource because it was less than 50 years old at the time of survey.⁹ ARG found that the property is ineligible for listing on the National Register of Historic Places, California Register of Historical Resources, and the City of San José Historic Resources Inventory, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was constructed and occupied by a series of fruit processing companies including A. & C. Ham, the Cal Prune & Apricot Growers Association, the Richmond-Chase Company, and the California Cannery and Growers; overall, it maintained an association with the local canning industry for more than thirty years. While the subject property was part of a regional economic trend centered on fruit processing and shipping, the present building does not appear to have been especially important to that trend. Therefore, it does not meet the significance threshold for this criterion.

¹ San José city directories, 1949, 1955, 1959.

² San José Building Permit No. 5508; "New San Jose Fruit Firm Organized by Prominent Operators," *California Fruit News* 59, no. 1598 (February 22, 2019).

³ San José Building Permit No. 5508.

⁴ "Merger Set up Big Farmer-Owned Co-op," *San Francisco Examiner*, April 20, 1958; "Co-op Acquires Five Canneries, One in Stockton," *Lodi News-Sentinel*, June 6, 1958; "Cannery Firms Purchased by Grower Co-op," *Press Courier* (Oxnard, CA), March 13, 1958; "Cal-Can Buys Thornton Canning Co.," *Lodi News-Sentinel*, June 12, 1959.

⁵ San José Building Permit Record No. 49726.

⁶ "CCG earnings and Sales Hit New High," *The Hanford Sentinel*, October 8, 1974.

⁷ Cynthia Kasabian, "Ailing Cal Can Seeks Help from Banks," *San Francisco Examiner*, May 27, 1983.

⁸ San José Building Permit Record No. 71879; San José Building Permit Record No. 49726.

⁹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 566-570 Cinnabar Street

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National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 566-570 Cinnabar Street is designed in a common industrial style and does not display the use of innovative construction methods or materials. It is not a significant or particularly important example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

"Cal-Can Buys Thornton Canning Co." *Lodi News-Sentinel*. June 12, 1959.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)*, Technical Assistance Series #6 (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"Cannery Firms Purchased by Grower Co-op." *Press Courier* (Oxnard, CA). March 13, 1958.

"CCG earnings and Sales Hit New High." *The Hanford Sentinel*. October 8, 1974.

"Co-op Acquires Five Canneries, One in Stockton." *Lodi News-Sentinel*. June 6, 1958.

Kasabian, Cynthia. "Ailing Cal Can Seeks Help from Banks." *San Francisco Examiner*. May 27, 1983.

CONTINUATION SHEET

Property Name: 566-570 Cinnabar Street

Page 5 of 5

"Merger Set up Big Farmer-Owned Co-op." *San Francisco Examiner*. April 20, 1958.

"New San Jose Fruit Firm Organized by Prominent Operators." *California Fruit News* 59, no. 1598 (February 22, 2019).

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Building Permit Nos. 5508, 49726, 7187

San José city directories.

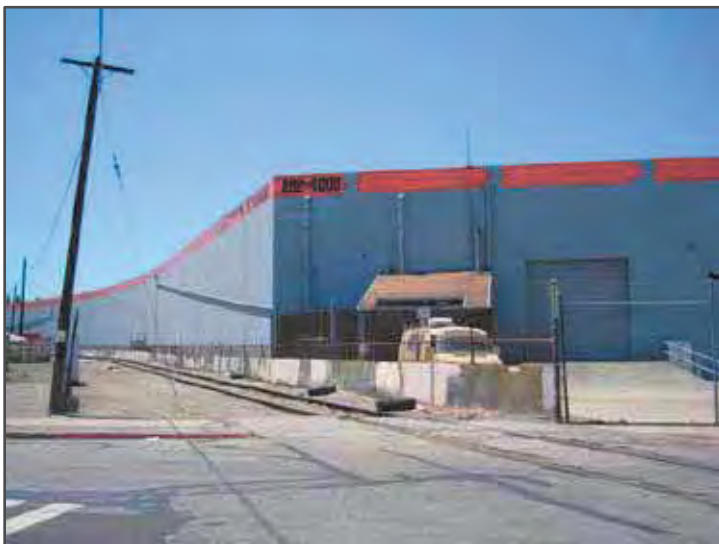
USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #4: Cahill Park
Address/APN#: 101 Laurel Grove Lane, San Jose/26159001
Property Type: Residential
Construction Date: 2004
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: July 13, 2009
Reviewer: Amber Grady, June 9, 2010



Resource #6:
Address/APN#: 730 The Alameda, San Jose/ 26133040
Property Type: Commerce/Trade
Construction Date: 1963
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010



Resource #8:
Address/APN#: 501 Cinnabar St., San Jose/ 25927017
Property Type: Industrial
Construction Date: 1966
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

Page 1 of 7

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 35 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story, Italianate style dwelling is rectangular in plan. The wood-frame residence has wood channel siding and a front gable roof. The primary (east) façade features a false front parapet with a central peak, bracketed cornice, broad rakeboard, and quoined corners. The primary entrance is a single-pane glazed wood-paneled door with transom; it is centered in the primary façade and sheltered by a hip-roofed porch with boxed posts. Original windows are double-hung wood sash. 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 low, wood picket fence that encloses the front yard. A wood-frame garage with a front gable roof and a sliding vehicular entry door is located at the southwestern corner of the property.

P5a. Photo



P5b. Description of Photo: East (front) and south façades, view southwest (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1880 (archival research and visual inspection)

***P7. Owner and Address:** To be provided by the City of San José.

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

Page 2 of 7

Continuation Update

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9: Date Recorded:** September 18, 2019

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

Although the original building permit for the subject property could not be located, San José city directories and Sanborn maps suggest that the dwelling at 35 S. Autumn Street (formerly addressed 15 St. Mary Street) was constructed as early as ca. 1880. In the latter part of this decade, the dwelling was briefly occupied by Abraham D. Fox, a wood and coal dealer.¹ Between 1892 and 1907, it was rented by the Liebenthal family, which included Arthur L. Liebenthal (b. 1858), a German immigrant and engineer for Fredericksburg Brewery; his wife, Adelgunda Liebenthal (b. 1859), whom he had married in 1885; and their sons Alfred Liebenthal (b. 1887) and Emil Liebenthal (b. 1891).² In 1907, Alfred Liebenthal had found work as a millhand at Pacific Manufacturing Company.³ By 1908, the family had moved away from the subject property.⁴

The subject property disappears from San José city directories in 1908 and may have sat vacant for a short period of time. By 1909, it was rented by the extended Martini family, all of whom had emigrated from Italy in the early twentieth century.⁵ Albino Martini (b. ca. 1874), had emigrated in 1900, and his wife Erminia Martini (b. ca. 1885, variously "Arminia" and "Minnie") had emigrated in 1907; the couple had married upon her arrival in the United States. In 1910, Albino Martini worked odd jobs, and Erminia Martini was an ironer at a laundry. For a short time, they shared the subject property with Erminia Martini's brother, Felice Bresso (b. ca. 1875), and their niece, Maria Piastra (b. ca. 1892), who also worked as a laundry ironer.⁶

The Martini family maintained their residence at the subject property through the end of the nineteenth century, becoming homeowners ca. 1914.⁷ Also in 1914, Erminia Martini gave birth to the couple's first and only child, Alba Joyce Martini (variously "Albino," "Alva," and "Elva" in census records and city directories).⁸ She returned to work as a laundress by 1930, while Albino worked variously as a carpenter, a laborer in dried fruit packing house, and a mechanic through his retirement in the 1950s.⁹ Alba Martini remained in the family home, working as a packer of

¹ San José city directory, 1889.

² Ancestry.com, *1900 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

³ San José city directory, 1907.

⁴ San José city directory, 1908.

⁵ San José city directory, 1909.

⁶ Ancestry.com, *1910 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2006.

⁷ San José city directories, 1913, 1914.

⁸ Ancestry.com, *1920 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁹ Ancestry.com, *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2002; San José city directories, 1919, 1926, 1931, 1934, 1940, 1945, 1949, 1955, 1961.

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

Page 3 of 7

Continuation Update

dried fruit in 1940 and as a clerk and typist for the San José Judicial Court in the early 1950s.¹⁰ She was later employed as an office worker by the City of Sunnyvale and then the Lockheed Company.¹¹

San José city directories suggest that Albino Martini died ca. 1965, at which point Erminia Martini is identified as a widow.¹² Erminia Martini herself died ca. 1971, when Alba Martini is first identified as the owner of 35 S. Autumn Street.¹³ Alba Martini continued to reside in the house through at least 1999; she died in 2008.¹⁴

Evaluation

The subject property at 35 S. Autumn Street was evaluated in 1999 by Archives & Architecture, at which time it was not recommended eligible for the National Register of Historic Places (National Register) but was identified as a San José Structure of Merit.¹⁵ In 2011, PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 “San Francisco to San Jose Section Historic Architectural Survey Report” prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration.¹⁶ The study determined that the property was ineligible for listing on the National Register or California Register of Historical Resources (California Register) “due to common construction type.” ARG agrees that the subject property is not eligible for the National or California Registers, or for listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark. However, ARG recommends that the subject property be considered eligible as a San José Structure of Merit, as described below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The residential building at 35 S. Autumn Street was constructed as part of a larger trend of late nineteenth century residential development to the west of the Guadalupe River in San José. However, research did not conclude that the subject property played a significant role in this development, and it is one of several extant dwellings that speak to this context. The property has no notable associations with significant historical events or broad patterns of local, state, or national history and does not meet the threshold for significance under this criterion.

¹⁰ Ancestry.com, *California, Death Index, 1940-1997* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2000; San José City Directory, 1940.

¹¹ San José City Directories, 1960, 1966, 1971, 1975, 1976.

¹² San José City Directory, 1965.

¹³ San José City Directory, 1971.

¹⁴ “Alba Joyce Martini,” *San Jose Mercury News*, September 9, 2008.

¹⁵ Ward Hill and Glory Anne Laffey, Department of Parks and Recreation (DPR) 523 Forms for 35 S. Autumn Street, San José, California, in “Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor,” prepared by Basin Research Association, Archives & Architecture, and W. Hill, February 1999, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001341.

¹⁶ PBS&J, “California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report,” March 2011.

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

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Continuation Update

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Martini family are longtime owners of the property, they were not found to have made any notable contributions to the history or development of twentieth century San José. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively intact example of late nineteenth century residence designed in a vernacular iteration of the Italianate style. However, the building does not embody high architectural or artistic value that would render the building architecturally distinct, nor does it exhibit the use of innovative construction materials or engineering methods. Finally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

Page 5 of 7

Continuation Update

The subject property does not appear to meet these criteria and, as such, is not recommended as eligible for listing as a local City Landmark.

Structure of Merit Assessment

While it does not rise to the level of significance for designation as a Candidate City Landmark, the subject property retains a degree of integrity sufficient to communicate its association with the late nineteenth century residential development of this San José neighborhood. As such, it is recommended as eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan.

Integrity Assessment

Through the retention of the building's original form and cladding, it maintains integrity of design, materials, and workmanship. The immediate vicinity of the property has been almost entirely redeveloped and industrialized since the property's construction, resulting in the demolition of the majority of the residences that filled the block by the early twentieth century. Thus, its setting has been impacted. However, it remains in its original location at 35 S. Autumn Street and has integrity of location. Lastly, because the property retains many original materials and architectural features and remains in its original location, it also maintains integrity of feeling and association with the late nineteenth century residential development of this San José neighborhood.

Conclusion

The subject property at 35 S. Autumn Street does not rise to a level of significance required for inclusion on the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, because it retains a degree of integrity sufficient to communicate its association with the late nineteenth-century residential development of this San José neighborhood, it is recommended for designation as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan. Because "Structures of Merit" are not defined in the San José Municipal Code or Historic Preservation Ordinance, the subject property is not a historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

"Alba Joyce Martini." *San Jose Mercury News*. September 9, 2008.

Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2006.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

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Continuation Update

Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

Ancestry.com. *California, Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2000.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

Hill, Ward and Glory Anne Laffey. Department of Parks and Recreation (DPR) 523 Forms for 35 S. Autumn Street, San José, California. In "Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." Prepared by Basin Research Association, Archives & Architecture, and W. Hill, February 1999. On file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001341.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: 35 S. Autumn Street, San José, CA, 95110 (APN 259-38-009)

Page 7 of 7

Continuation Update

Sketch Map:

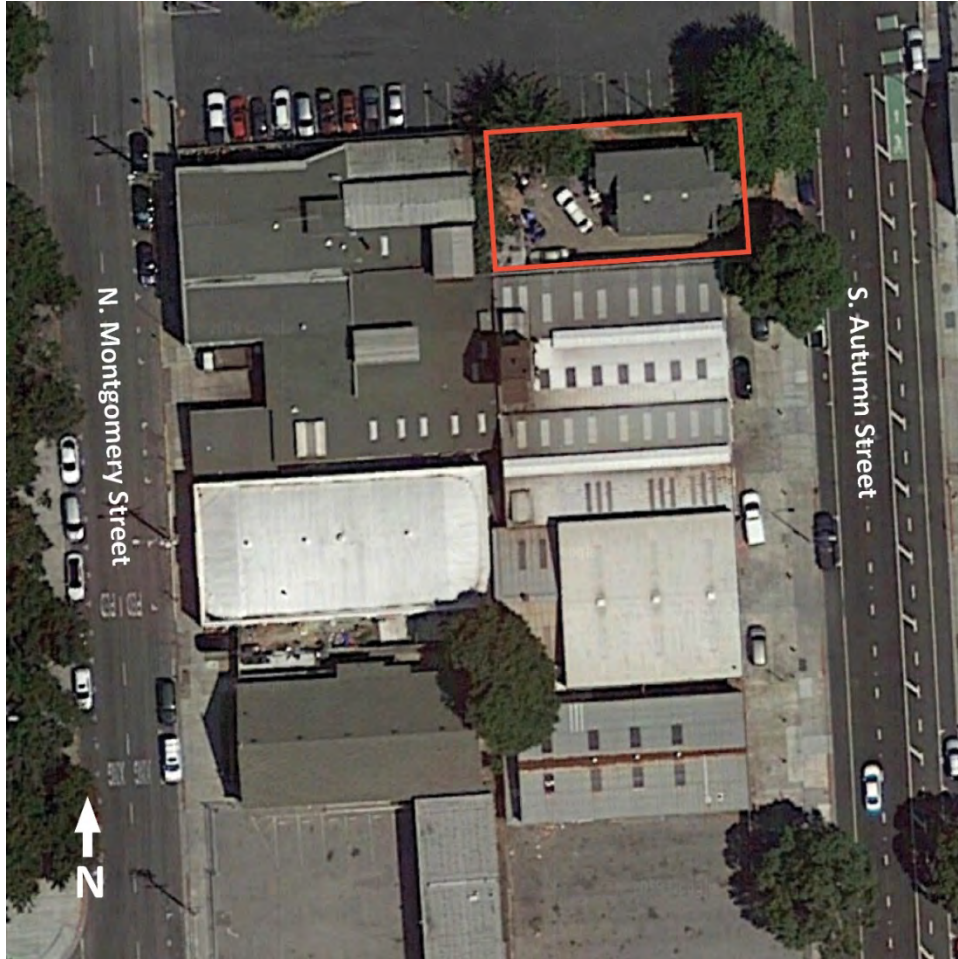


Figure 1. Sketch Map of 35 S. Autumn Street (Google Earth, amended by author)



Resource #14937:

Address/APN#: 50-52 S. Autumn St., San Jose / 25938119

Property Type: Commerce/Trade

Construction Date: 1962

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14938:

Address/APN#: 35 S. Autumn St., San Jose/ 25938009

Property Type: Residential

Construction Date: 1900

Substantial Alterations: TBD

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

*Basin Research. 1999. *Historic Properties Survey Report, Vasona Corridor Light Rail Project.*



Resource #14939:

Address/APN#: 57 S. Autumn St., San Jose/ 25938011

Property Type: Industrial/Commerce/Trade

Construction Date: 1988

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001341
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (assigned by recorder) 35 S. Autumn Street

P1. Other Identifier: _____ Ref. No. 28
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 (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 35 S. Autumn Street City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-009

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

This one-story, wood-frame, Italianate style house faces east on a mid-block parcel. The front yard, with picket fence, is landscaped with lawn and shrubs. This is one of four houses remaining on a formerly residential block. The building has a rectangular plan and gable roof. Walls are clad in channel rustic siding. The false-front facade has a peaked parapet, bracketed cornice, and quoins. The central entry, with transom, is sheltered by a hip-roofed porch with boxed posts. Windows are wood-sash and double-hung. The house is unaltered except for the porch, which appears to date from ca. 1910.

P3b. Resource Attributes: HP2--Single Family Property

P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1880

P7. Owner and Address

Martini, Alba J
35 S Autumn St
San Jose, CA 95110

P8. Recorded by:

(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001341

HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 35 S. Autumn Street

B1. Historic Name: _____ B2. Common Name: _____

B3. Original Use: Residence B4. Present Use Residence

B5. Architectural Style: Italianate

B6. Construction History: (Construction date, alterations, and date of alterations)
 The house, which dates to ca. 1880, is unaltered except for the porch, which appears to date from ca. 1910.

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

B8. Related Features: _____

B9a. Architect NA B9b. Builder: NA

B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1880 to present Property Type Residential Applicable Criteria _____

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

The house at 35 S. Autumn Street probably dates to at least ca. 1880. The address of the house in 1887 was 15 St. Mary Street when Abraham D. Fox, a wood and coal dealer on W. Santa Clara Street near the Guadalupe River, occupied the house. Between 1893 and 1907, Alfred A. Liebenenthal, a machinist at Fredricksberg Brewery, and his family occupied the residence. After they moved down the street to 58 St. Mary, Albino Martini, a carpenter, and his wife Arminia occupied the house. The Martini family has resided in this house continuously since 1907 and the house is currently owned by the daughter of Albino, Alba J. Martini.

35 South Autumn Street appears to retain a good level of historic integrity. The house is a good example, but not exceptional, example of a small, vernacular Italianate Style house in San Jose. Many better examples of houses in this style survive in San Jose. Thus the house does not appear to be individually eligible for the National Register under Criterion C. The various occupants of the house do not appear to be of sufficient historic significance for the building to be eligible under Criterion B. The house does not appear to be related to historic themes or cultural patterns of significance. In conclusion, 35 South Autumn Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The house does not appear to be a contributing structure to a potentially National Register eligible historic district. The house was evaluated as a Structure of Merit under the City of San Jose evaluation criteria in a report on the San Jose Arena Expansion Project.

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

B12. References:

- Laffey, G. A. 1991 Historical Background and Structure Evaluation for the Arena Expansion Project [W. Santa Clara, S. Autumn, and S. Montgomery Streets] in the City of San Jose, County of Santa Clara. MS on file, S-13329, California Archaeological Site Inventory, Rohnert Park.
- San Jose Assessor's Block Book 1924.
- San Jose City Directories, 1870-1975.
- Sanborn Fire Insurance Maps for San Jose, 1884-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



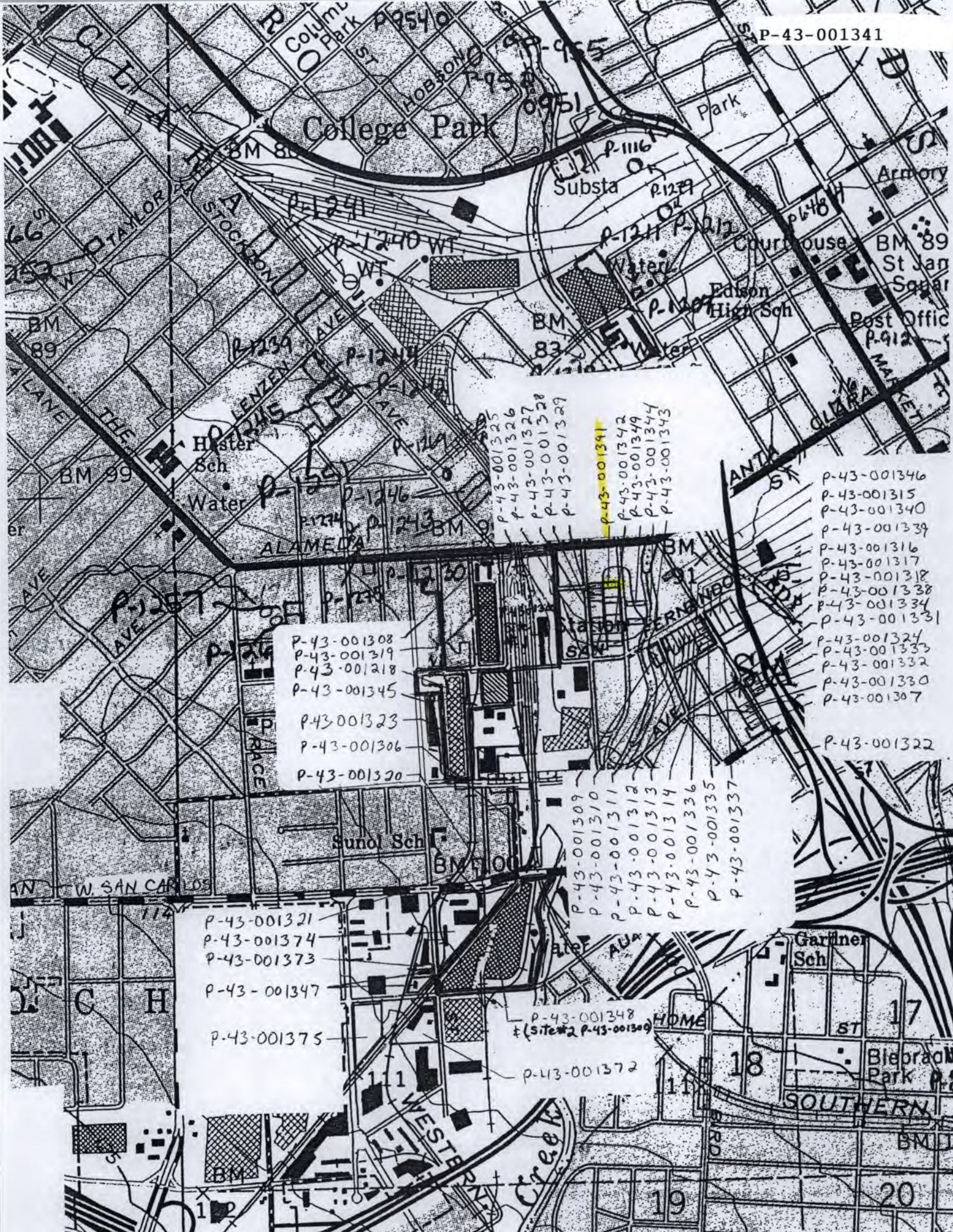
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001341
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 35 S. Autumn Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





College Park

STOCKTON
LENZEN AVE
P-1240 WT
P-1241
P-1242
P-1243

ALAMEDA
P-1244
P-1245
P-1246
P-1247
P-1248
P-1249
P-1250

P-43-001308
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P-43-001314
P-43-001336
P-43-001335
P-43-001337

P-43-001321
P-43-001374
P-43-001373
P-43-001347
P-43-001375

P-43-001348
‡ (Site #2 P-43-001300)

P-43-001372

SOUTHERN

19

20

P-43-001341

P-43-001341

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

Page 1 of 8

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for Kearney Pattern Works and Foundry at 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street (APN 259-38-010), and 57 S. Autumn Street (APN 259-38-011) in San José, California.

*P3a. Description:

This industrial property consists of a complex of attached buildings constructed in phases between the 1920s and 1990s. The complex is generally one-story throughout and features an irregular footprint that extends through the block, fronting N. Montgomery Street on the west and S. Autumn Street on the east.

The original portion of the complex is a 1922 pattern shop that fronts N. Montgomery Street. This one-story building is rectangular in plan. The wood-frame building has vertical-groove plywood cladding and a gable roof incorporating a small gabled monitor. The primary (western) façade features a stepped parapet and a series of multi-light, wood-sash windows flanked by a recessed, half-glass, paneled wood door and a roll-up metal freight door. Wood-sash windows in single and grouped configurations punctuate the northern façade, while the southern façade features larger, multi-light, steel-sash windows. To the rear (east) of the pattern shop is a foundry building (ca. 1932) with a rectangular plan. The wood-frame building also features corrugated sheet metal cladding and a corrugated metal-clad gable roof with a full-length monitor.

Adjoining the southern façades of the pattern shop and foundry is a one-story storage wing (ca. 1948) with an irregular plan. The wood-frame building has vertical-groove plywood cladding and a shed roof. It encloses a small paved loading area that contains two garage bays with roll-up freight doors, one single-leaf door, and a number of irregularly spaced steel-sash windows. A new foundry (ca. 1958) adjoins the eastern façade of the addition and fronts S. Autumn Street. This one-story addition is rectangular in plan. The steel-frame building has corrugated sheet metal siding and two parallel front-gabled roof sections with full-length monitors and a large shed-roofed flue. Below each gable is a pair of sliding bay doors. By 1993, a new warehouse was added to the south of the 1958 foundry building. This steel-framed addition is rectangular in plan and features sheet metal cladding and a shallow-pitched, front gable roof. The primary (eastern) façade is punctuated by one centrally located, roll-up metal freight door flanked by single-leaf metal doors.

P5a. Photo



CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

- P5b. Description of Photo:** West (front) and north façades, view southeast (September 18, 2019)
- *P6. Date Constructed/Age and Source:** 1922 (Santa Clara County Office of the Assessor Records)/ca. 1950s and ca. 1993 expansion (Sanborn maps and USGS.gov aerial photographs)
- *P7. Owner and Address:** To be provided by the City of San José.
- *P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. Date Recorded:** September 18, 2019
- *P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. Significance:**

Property History

According to Sanborn maps, the blocks of S. Montgomery Street (formerly East Street) and S. Autumn Street (formerly St. Mary Street) between W. Santa Clara and W. San Fernando streets were almost entirely developed with residential properties by 1915. A previous evaluation of the subject property done by Archives and Architecture stated that Alfred C. Kearney established his pattern shop at 40 S. Montgomery in 1922.¹ This is confirmed by the County of Santa Clara Assessor's record for the property which indicates that the building was constructed in 1922; the architect or builder of the property is unknown. City directories first list Alfred C. Kearney (ca. 1895-1980), patternmaker, at 40 S. Montgomery in 1923. Prior directories indicate that Kearney was employed at the Bean Spray Pump Company, which produced processing machinery for the Santa Clara Valley's emergent fruit industry, before establishing his own pattern works ca. 1919.²

Pattern works and foundry companies play an important role in the manufacture of specialized, often proprietary tools and equipment. Pattern working is a specialized industry that involves the creation of molds that are then used to create castings for metal objects. The pattern itself is a replica or near replica of the desired final product; it is either composed of an evaporative substance such as wax or a hard substance such as wood. The pattern is then cast in casting sand to create a mold for metal casting in a foundry.³

Just before and during World War II, Kearney Pattern Works and Foundry received defense contracts to cast bronze elements for the nearby shipyards and to manufacture wood patterns specially ordered by other industries under military contracts. As of early 1944, Kearney Pattern Works shipped out more than 2,000 pounds of bronze castings

¹ Archives and Architecture, Basin Research Associates, Ward Hill, "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor," June 1999.

² George Avalos, "Foundry's departure ahead of downtown San Jose Google village project ends century of work," *Mercury News* (San Jose), October 12, 2018, accessed January 20, 2020, <https://www.mercurynews.com/2018/10/12/foundrys-departure-ahead-of-downtown-san-jose-google-village-project-marks-end-of-era/>

³ "Patternmaking in the Foundry: Wax or wood patterns for metal casting," *Reliance Foundry*, March 26, 2018, accessed January 20, 2020, <https://www.reliance-foundry.com/blog/foundry-pattern-casting#gref>.

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

daily, in the form of torpedo tubes, anchors, stern frames, struts and stems, and mounts for delicate ships' equipment. It shipped wood patterns across the West Coast, including to the Kaiser Shipyards in Washington State, the Columbia Steel Company at Mare Island in California, and Joshua Hendy Iron Works in nearby Sunnyvale. At the end of the war, the foundry was commended by the Navy for "the consistent dependability in both quantity and quality of its products" and honored with an Army-Navy "E" Award for achieving "Excellence in Production." At only twenty-seven employees, Kearney Pattern Works and Foundry was purportedly one of the smallest firms to receive this distinction.⁴

According to Sanborn maps, by 1932 Kearney Pattern Works and Foundry had built two outbuildings for use as a metal pattern shop and lumber storage to the rear of the 40 S. Montgomery Street parcel. To accommodate the company's wartime success, an addition was made to the east façade of the pattern works shop ca. 1948 for use as a foundry. The metal pattern shop at the north edge of the complex was retained and integrated into the addition, while the lumber storage building appears to have been demolished and replaced with the new addition. The company also appears to have purchased the parcel immediately south of the pattern shop at this time. This parcel, which was previously occupied by a one-story dwelling, was replaced with a storage wing addition to the south façade of the 1922 pattern shop. Given the consistent appearance across these two eras of building—1922 and ca. 1948—it is likely that the exteriors of these buildings were remodeled in conjunction with this expansion to create a cohesive frontage along S. Montgomery Street. A one-story, standalone pattern storage building occupied the 43-55 S. Autumn Street parcel ca. 1948. This structure was replaced ca. 1958 by a larger foundry building with a double gable roof fronting S. Autumn Street. By 1962, an addition was made that connected the S. Montgomery Street buildings with the S. Autumn Street building, integrating all structures present at the site. A rectangular addition between the pattern shop and the storage wing fronting S. Montgomery Street was also made by this time. A final addition to the complex was made by 1993, when a new warehouse was added to the 57 S. Autumn Street parcel, south of the 1958 foundry building at 43-55 S. Autumn Street (Figure 1).

⁴ Kearney Clippings File, *Mercury News*, on file at History San José.

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update



Figure 1. Development map of the Kearney Pattern Works and Foundry (Google Earth, amended by author).

Kearney Pattern Works and Foundry's business evolved along with the region's industry shift towards a nascent technology economy. Companies such as IBM and Hewlett-Packard commissioned Kearney to produce large metal parts for computer hardware manufacturing. The company was also tasked with crafting large metal plates for the wind tunnel at NASA Ames Research Center in Mountain View. In 1980, Alfred C. Kearney passed away and his grandson, Jim Wagner, became the company's principal owner. According to Wager, the company served a range of industries in the Bay Area, including "farmers, packing firms, canneries, wineries, utilities, concrete companies, nuclear plant builders, disk-drive companies, transit agencies, defense contractors, computer makers, semiconductor firms and medical device manufacturers." Kearney Pattern Works and Foundry continued to remain in operation under Wager until 2019, at which point the company sold the subject property and ceased operations.⁵

Evaluation

Archives and Architecture prepared a Historic Resources Inventory Form for the subject property in 1992 and found the property to be ineligible for listing on the national, state, and local registers.⁶ In 1999, the property was re-evaluated by Archives and Architecture and Ward Hill for the Santa Clara Valley Transportation Authority Vasona Light Rail Corridor Report. They concluded that the subject property was not eligible for listing on the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) due to a lack of historical significance. PBS&J agreed with the previous findings in a streamlined documentation of the subject

⁵ George Avalos, "Foundry's departure ahead of downtown San Jose Google village project ends century of work," *Mercury News* (San Jose), October 12, 2018.

⁶ Archives and Architecture, Kearney Pattern Works Historic Resources Inventory Form, 1992, on file at History San José, San José, CA.

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

property for the March 2011 Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project.⁷ Based on the site visit and background research conducted for this report, ARG disagrees with previous evaluations and recommends Kearney Pattern Works and Foundry as eligible for listing on the National and California Registers and in the City of San José Historic Resources Inventory as a Candidate City Landmark, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was developed in 1922 by Alfred C. Kearney for use as a pattern shop and foundry. His business, Kearney Pattern Works and Foundry, serviced a range of industries within the Santa Clara Valley and Bay Area more broadly. In its early years, it serviced the fruit processing industry that would define the economic landscape of San José and Santa Clara County for most of the twentieth century. During World War II, Kearney was contracted by the military to cast parts for ships to aid in the war effort and was honored for their work with an Army-Navy "E" Award for achieving "Excellence in Production." In the later twentieth century, its clientele shifted to reflect the emergence of Silicon Valley in the region. Over the course of its one hundred years in operation, Kearney Pattern Works and Foundry's operations would come to reflect the broader shifts and patterns in the regions prevailing industries and play an important role in producing specialized tools and equipment required for their commercial success. As such, the subject property is recommended as eligible for the National and California Registers under this criterion.

National Register Criterion B/California Register Criterion 2

Although Alfred C. Kearney founded and was the long-time owner of Kearney Pattern Works and Foundry, research suggested that it was his business, rather than just Kearney as an individual, that played a more prominent role in local history. As such, the subject property is not recommended as eligible under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is one of the last remaining industrial properties within this area, but it is not a particularly distinctive example of a specific building type or style. As there is no known architect or builder associated with the property, it does not constitute the work of a master architect. As such, the subject property is not recommended as eligible under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

⁷ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criteria 1 and 4 above for the following:

Kearney Pattern Works and Foundry is an example of an industrial property built during the second wave of development within the project area in the early twentieth century. Given the amount of demolition and redevelopment that has occurred in the area, the subject property is a rare local example of an industrial complex constructed during the early twentieth century in this section of San José. As such, it is recommended as eligible as a Candidate City Landmark under Criterion 1.

The subject property was developed in 1922 by Alfred C. Kearney for use as a pattern shop and foundry. It is significant for its contributions to a range of industries within the Santa Clara Valley and Bay Area, most prominently during the military effort during WWII. As such, the subject property is recommended as a Candidate City Landmark under Criterion 4.

Integrity Assessment

The subject property has undergone several phases of expansion and alteration over the course of its history; however, because the property is recommended as eligible under Criterion A/1, these changes reflect the historic character of the business and its growth and development over the twentieth century. As such, the building retains integrity of design, material, and workmanship. The subject property has not been moved and retains integrity of location. The built environment surrounding 40 S. Montgomery Street has experienced some demolition and

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

development throughout the twentieth century to the present; as such, it exhibits diminished levels of integrity of setting and feeling. Kearney Pattern Works and Foundry was the only occupant of the subject property for one hundred years and remained in operation at the site until 2019. As such, it retains integrity of association.

Period of Significance

The period of significance for the Kearney Pattern Works building begins in 1922 with the erection of the original structure at 40 S. Montgomery and concludes in 1949 with the end of World War II. While the company contributed to local industries through the early twentieth century and beyond, archival research indicates that the period of production aiding the war effort was the most significant era in the company's history. The buildings that comprise the west façade fronting S. Montgomery Street reflect this period of significance. The original building, constructed in 1922, and the rear outbuilding, built ca. 1932, were integrated and expanded upon with a ca. 1948 addition, likely done prior to or concurrent with the company's wartime productivity. The structures were integrated ca. 1948 and their exteriors were likely remodeled at this time to their current appearance as a unified complex. Though the other portions of the building are related to the company's success, they are secondary in importance to the property's period of significance.

Character-defining features associated with the period of significance include:

- 1922, c.1932, and c.1948 building sections
- Architectural features, including:
 - overall form and massing
 - stepped parapet at primary elevation
 - multi-pane wood and steel sash windows
 - V-groove wood siding
 - roll-up freight doors

Conclusion

The Kearney Pattern Works and Foundry is recommended as eligible for listing on the National and California Registers under Criterion A/1, and in the City of San José Historic Resources Inventory as a Candidate City Landmark. Accordingly, the property should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Archives and Architecture, Kearney Pattern Works Historic Resources Inventory Form, 1992, on file at History San José, San José, CA.

Archives and Architecture, Basin Research Associates, Ward Hill, "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor," June 1999.

City of San José building permit record.

Google Earth.

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

"Patternmaking in the Foundry: Wax or wood patterns for metal casting." *Reliance Foundry*. March 26, 2018. Accessed January 20, 2020, <https://www.reliance-foundry.com/blog/foundry-pattern-casting#gref>.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José City directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: Kearney Pattern Works and Foundry, 40 S. Montgomery Street (APNs 259-38-028 and -029), 43-55 S. Autumn Street, (APN 259-38-010), 57 S. Autumn Street (APN 259-38-011), San José, CA 95110

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Continuation Update

Sketch Map:

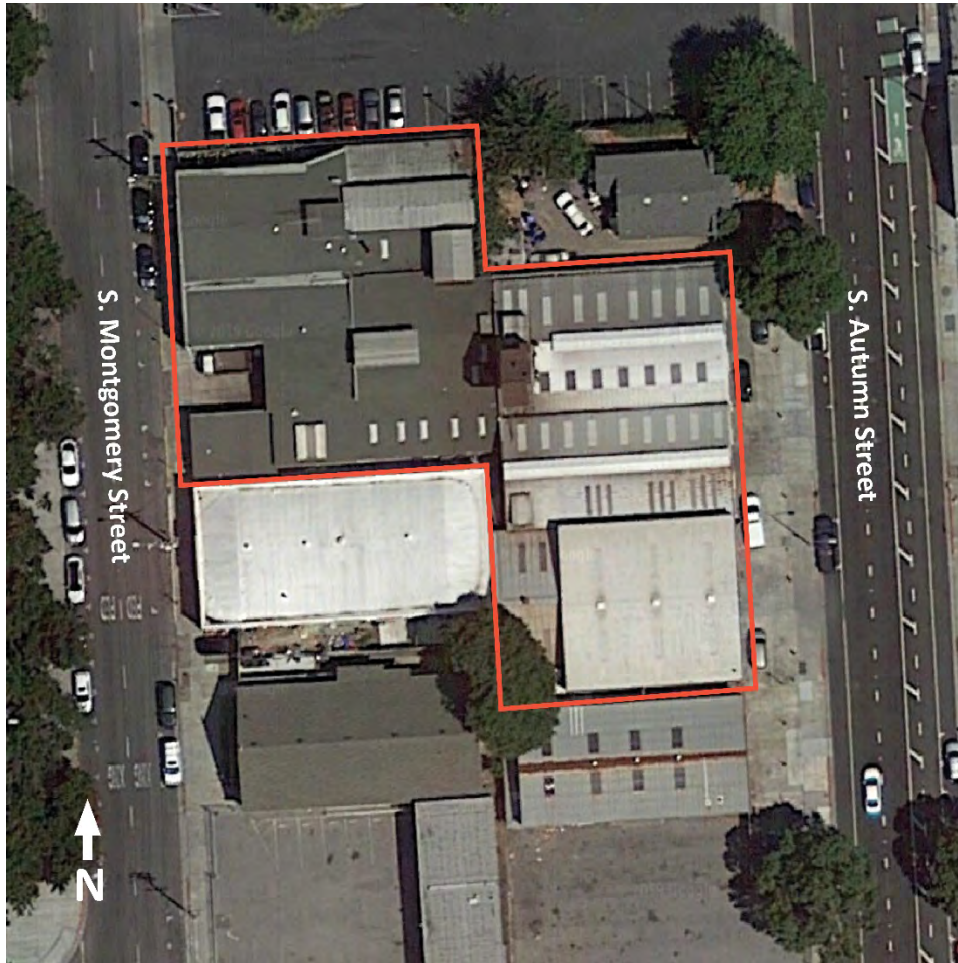


Figure 2. Sketch map of Kearney Pattern Works and Foundry (Google Earth, amended by author)



Resource #14934:
Address/APN#: 40 Montgomery St., San Jose / 25938028
Property Type: Industrial
Construction Date: 1947
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14935:
Address/APN#: 20 S. Autumn St., San Jose/ 25938121
Property Type: Industrial
Construction Date: circa 1940
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14936:
Address/APN#: 24 S. Autumn St., San Jose/ 25938123
Property Type: Industrial
Construction Date: 1905
Substantial Alterations: Addition, replacement window(s)
Eligibility: Ineligible due to lack of integrity
Date Surveyed: April 7, 2010
Reviewer: Amber Grady, October 27, 2010

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

Primary # P-43-001329
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (assigned by recorder) 40 S. Montgomery Street with 55 S. Autumn Street

P1. Other Identifier: Kearney Pattern Works and Foundry Ref. No. 35
P2. Location: Not for Publication Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
a. County Santa Clara
b. USGS 7.5' Quad San Jose West (4273) Date 1980 T 7 S R 1 E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 40 S. Montgomery Street with 55 S. Autumn St. City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN APN 259-38-028, 029, 010
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.)

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
This industrial property consists of a complex of attached structures built in phases between the 1920s and the 1990s. The property extends through the block from Montgomery to Autumn, with buildings fronting on both streets. From one city lot in the 1920s, the property grew to cover four adjoining lots by the 1990s (two lots on Montgomery; two on Autumn). The complex has always been used as a pattern works and foundry, i.e., as a factory where metal parts are fabricated from wooden patterns, or molds.

The original pattern shop (1922) faces west on Montgomery Street, at the northwest corner of the complex. The pattern shop is a one-story, wood-frame structure, originally clad in rustic siding, with rectangular plan and a gable roof incorporating a small gabled monitor. The street facade, with stepped parapet, has a row of wood-sash windows flanked by an office entry and a loading bay with rolling door. Wood-sash windows extend along the north side; on the south side are larger steel-sash windows. The interior is an open loft, with a small office at the northwest front corner. The building's current appearance largely dates from the early 1950s, when a south addition resulted in the loading bay, steel-sash windows, and vertical wood siding (on the front and south side). To the rear of the pattern shop is the old foundry (1922) which is now used for storage. This structure has a rectangular plan, gable roof with full-length monitor, and cladding of corrugated iron. Like the pattern shop, the foundry was extended to the south in the early 1950s. (see continuation sheet)

P3b. Resource Attributes: HP8-Industrial property
P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
c. 1922, early 1950s, 1960

P7. Owner and Address
Wagner Alice K Tr
18697 Carriage Hill Drive
San Jose, CA 95120

P8. Recorded by:
(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999
P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

5-25680

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

Primary # P-43-001329
 HRI # _____

NRHP Status Code _____

Page 2 of 4 Resource Name or #: (assigned by recorder) 40 S. Montgomery Street with 55 S. Autumn Street

B1. Historic Name: Kearney Pattern Works and Foundry
 B2. Common Name: Kearney Pattern Works and Foundry
 B3. Original Use: Foundry
 B4. Present Use: Foundry
 B5. Architectural Style: Industrial
 B6. Construction History: (Construction date, alterations, and date of alterations)
 The original pattern shop dates to 1922. It was remodeled in the early 1950s, with steel sash windows, vertical wood siding, and the addition of a loading bay. The old foundry, also dating to 1922, was also extended in the 1950s.
 B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: 55 and 57 S. Autumn Street
 B9a. Architect None B9b. Builder: Unknown
 B10. Significance: Theme Industry Area San Jose
 Period of Significance 1922-1980 Property Type Industrial Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The building at 40 S. Montgomery Street was constructed about 1922 by Alfred C. Kearney for his Kearney Pattern Works. Prior to World War II, the firm worked on contracts for the Shasta, Coulee, and Hoover dams. During the war, they earned the Army-Navy "E" for excellence for ships and plane parts produced under tight deadlines and secrecy. They made castings for torpedo mounts and other weapons, patterns for stern frames of troop ships and cruisers, propellor struts, rudders and anchors. At his death in 1980 at age 90, Kearney was still board chairman and president of the firm while his grandson, James W. Wagner managed the company. Alice K. Wagner, Kearney's daughter and other family members retain ownership.

The building located at 55 S. Autumn Street was constructed between 1955 and 1966, probably as expansion of the Kearney Pattern Works. Currently, it is owned by Alice K. Wagner, daughter of Alfred Kearney, former owner of Kearney's Pattern Works.

Other than the new wood siding on the front facade, 40 South Montgomery Street appears to retain a good level of historic integrity. This simply detailed industrial building, however, is not an exceptional example of its type in San Jose. Many better examples of industrial buildings from the 1920s survive in San Jose. Thus, the building does not appear to be individually eligible for the National Register under Criterion C. While the Kearney Pattern Works were recognized for their tool work during World War II, they do not appear to be of sufficient historic significance for the building to be eligible under Criterion A. The building does not appear to be related to other historic themes or cultural patterns of significance. Alfred B. Kearney does not appear to be of sufficient historic significance for the building to be eligible under Criterion B. In conclusion, 40 S. Montgomery Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The building does not appear to be a contributing structure to a potentially National Register eligible historic district.

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

- B12. References:
 San Jose Mercury 1980 Alfred C. Kearney, foundry owner. March 18.
 San Jose Assessor's Block Book 1924.
 San Jose City Directories, 1870-1970.
 Sanborn Fire Insurance Maps for San Jose, 1884-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



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

Primary # P-43-001329
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (assigned by recorder) 40 S. Montgomery Street with 55 S. Autumn Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P3a. Continued

The storage wing (early 1950s), on Montgomery Street, occupies a lot south of the pattern shop and old foundry. This wood-frame, L-plan structure, with shed roof and vertical wood siding, encloses a driveway and contains two garage bays with rolling doors. The new foundry (ca. 1960) occupies two lots on Autumn Street behind the storage wing. This steel-frame structure has two parallel sections with gable roofs, full-length monitors, a shed-roofed flue, and garage bays with sliding doors. Exterior cladding is corrugated iron, with a concrete-block fire wall on the north side.

Item P5a. Photo. continued

40 S. Montgomery Street (top) and 55 S. Autumn Street (bottom)





- P-43-001346
- P-43-001315
- P-43-001340
- P-43-001339
- P-43-001316
- P-43-001317
- P-43-001318
- P-43-001338
- P-43-001334
- P-43-001331
- P-43-001324
- P-43-001333
- P-43-001332
- P-43-001330
- P-43-001307

- P-43-001308
- P-43-001319
- P-43-001218
- P-43-001345
- P-43-001323
- P-43-001306
- P-43-001320

- P-43-001309
- P-43-001310
- P-43-001311
- P-43-001312
- P-43-001313
- P-43-001314
- P-43-001336
- P-43-001335
- P-43-001337

- P-43-001321
- P-43-001374
- P-43-001373
- P-43-001347
- P-43-001375

P-43-001348
* (Site #2 P-43-001300)

P-43-001372

P-43-001322

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 218

Ser. No. _____
National Register Status 671
Local designation NS

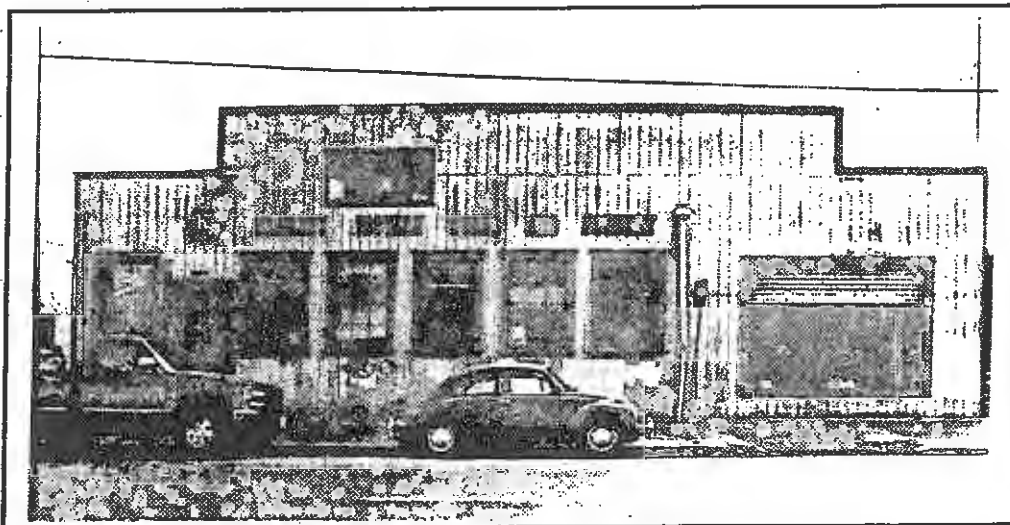
Identification and Location

1. Historic name Kearney Pattern Works
- *2. Common name or current name Same
- *3. Number & street 40 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-38-028, 029 Other _____

Description

6. Property Category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Established in 1922, these shops and factory have been modified and expanded extensively through the years. The main building (on Montgomery Street) has a gabled roof with a stepped facade. Originally sheathed with V-channel siding, the facade is now clad with grooved plywood. Fenestration includes multi-paned hinged windows with molded crowns. The loading bay has a metal roll-down door. The complex includes several corrugated metal buildings and sheds.



8. Planning agency Planning Dept.
9. Owner Address Alice Wagner et al.
40 S. Montgomery
San Jose, CA 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M-1
13. Threats Development pressures

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.

Historical Information

- * 14. Construction date(s) 1922F Original location same Date moved _____
15. Alterations & date _____
16. Architect Unknown Builder Unknown
17. Historic attributes (with number from list) 08--foundry

Significance and Evaluation

18. Context for evaluation: Theme Manufacturing & Industry Area San Jose
 Period Inter-war 1918-1945 Property Type industrial Context developed? yes
- * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

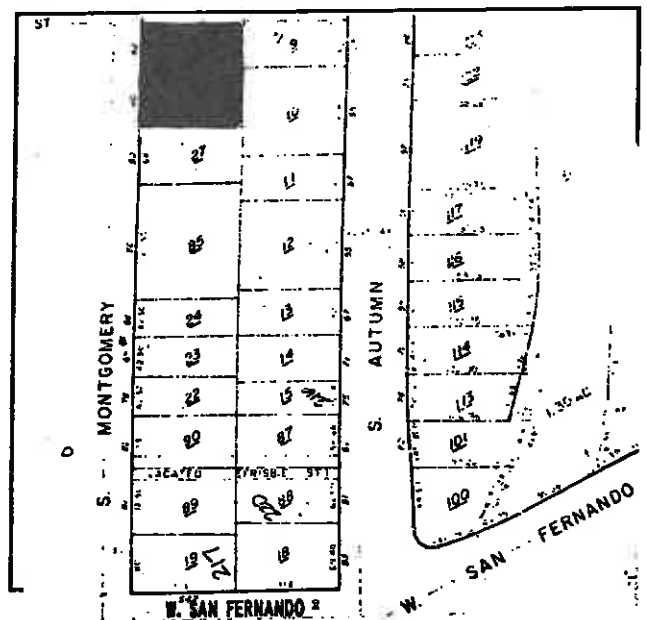
Alfred C. and Thomas E. Kearney established the State Foundry and Pattern Works on Stockton Ave. in 1919, one of many such small foundries located in San Jose. Three years later, Alfred established his own independent Kearney Pattern Works on S. Montgomery St., where he has been doing a pattern and aluminum/bronze casting business ever since.

20. Sources:

Visual Survey, 6/9/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1975; Sanborn Map 1915-29; Building permits; Arbuckle, History of San Jose, 1985.

21. Applicable National Register criteria

22. Other recognition _____
 State Landmark No. (if applicable) _____
23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
24. Survey type Project Related
25. Survey name Inventory Update Phase II
26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Kearney Pattern Works

SURVEY REF. NO. 218

ADDRESS 40 S. Montgomery Street

A. VISUAL QUALITY/DESIGN

- | | | | | |
|---|---|----|---|------|
| 1. EXTERIOR <u>Undistinguished</u> | E | VG | G | FP x |
| 2. STYLE <u>No particular interest</u> | E | VG | G | FP x |
| 3. DESIGNER <u>Unknown</u> | E | VG | G | FP x |
| 4. CONSTRUCTION <u>No particular interest</u> | E | VG | G | FP x |
| 5. SUPPORTIVE ELEMENTS <u>None</u> | E | VG | G | FP x |

B. HISTORY/ASSOCIATION

- | | | | | |
|---|---|----|-----|------|
| 6. PERSON/ORGANIZATION <u>Kearney Pattern Works</u> | E | VG | G x | FP |
| 7. EVENT <u>None</u> | E | VG | G | FP x |
| 8. PATTERNS <u>Industrial development</u> | E | VG | G x | FP |
| 9. AGE <u>1918</u> | E | VG | G x | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|---|---|------|-----|------|
| 10. CONTINUITY <u>Maintains character of neighborhood</u> | E | VG x | G | FP |
| 11. SETTING <u>Unimportant</u> | E | VG | G | FP x |
| 12. FAMILIARITY <u>Conspicuous in neighborhood</u> | E | VG | G x | FP |

D. INTEGRITY

- | | | | | |
|---|-----|----|-----|----|
| 13. CONDITION _____ | E x | VG | G | FP |
| 14. EXTERIOR ALTERATIONS <u>Altered but historic character retained</u> | E | VG | G x | FP |
| 15. STRUCTURAL REMOVALS <u>None known</u> | E x | VG | G | FP |
| 16. SITE _____ | E x | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|-----------------------------|---|----|---|------|
| 17. EXTERIOR <u>Unknown</u> | E | VG | G | FP x |
|-----------------------------|---|----|---|------|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|----------------------------------|---|----|---|----|
| 18. INTERIOR/VISUAL _____ | E | VG | G | FP |
| 19. INTERIOR/HISTORY _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |

REVIEWED BY Glory Anne Laffey

DATE: 7/2/92

EVALUATION TALLY SHEET

SURVEY REF. NO. 218

Value
E VG G FP
0
0
0
0
0

A. VISUAL QUALITY/DESIGN

- 1. Exterior
- 2. Style
- 3. Designer
- 4. Construction
- 5. Supportive Elements

VISUAL QUALITY/DESIGN SUB-TOTAL 0

B. HISTORY/ASSOCIATION

- 6. Person/Organization
- 7. Event
- 8. Patterns
- 9. Age

HISTORY/ASSOCIATION SUB-TOTAL 15

C. ENVIRONMENTAL/CONTEXT

- 10. Continuity
- 11. Setting
- 12. Familiarity

ENVIRONMENTAL/CONTEXT SUB-TOTAL 10

A & C SUB-TOTAL 10

B SUB-TOTAL 15

PRELIMINARY TOTAL (SUM of A, B, & C) 25

Value

E VG G FP
0
.10
.05
0
0
0

D. INTEGRITY

13. Alterations

From A, B & C Sub-Totals 25 X 0 = 0

14. Exterior Alterations

From A & C Sub-Totals 10 X .1 = 1

From B Sub-Total 15 X .05 = .75

15. Structural Removals

From A & C Sub-Totals 10 X 0 = 0

From B Sub-Total 15 X 0 = 0

16. SITE

From B Sub-Total 15 X 0 = 0

INTEGRITY DEDUCTIONS (SUB-TOTAL) 1.75

ADJUSTED SUB-TOTAL 25 - 1.75 = 23.25

PRELIMINARY TOTAL INTEGRITY DEDUCTIONS

E. REVERSIBILITY

17. Exterior 2

----- TOTAL 25.25

Value

E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. Interior Visual Quality _____
- 19. History/Association of Interior _____
- 20. Interior Alterations _____
- 21. Reversibility/Interior _____

BONUS POINTS SUB-TOTAL _____

ADJUSTED TOTAL (With Bonus Points) 25.25

CONTINUATION SHEET

Property Name: 75 S. Autumn Street, San Jose, CA, 95110 (APN 259-38-015)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 75 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story bungalow is rectangular in plan. It is of wood-frame construction with channel-drop wood siding and cornerboards. The building's front gable roof is clad in asphalt shingles and has a slight eave overhang with exposed raftertails, bargeboard, and knee brackets. Wood dentils line the cornice level of the front façade. Windows include replacement single-hung and vinyl sliding units with simulated divided lights. One original twenty-one-light wood window is centered in the gable face. The primary entrance is a paneled metal or fiberglass door set within a recessed corner porch at the southeastern corner of the building. The porch features a single boxed post and a half-wall clad in channel-drop wood siding to match the rest of the building's exterior. It is served by a set of poured concrete steps off the primary façade. Alterations include replacement of the front door and ground-floor windows and the addition of the concrete steps. Site features include a minimally-landscaped front yard bounded by chain link fencing and a two-story, wood-frame, gable-roofed accessory dwelling unit (ADU) at the southwestern corner of the property.

P5a. Photo:



P5b. Description of Photo: East (front) and south façades (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1915 (Sanborn maps, city directories)

CONTINUATION SHEET

Property Name: 75 S. Autumn Street, San Jose, CA, 95110 (APN 259-38-015)

Page 2 of 5

Continuation Update

- *P7. **Owner and Address:** To be provided by the City of San José.
- *P8. **Recorded by:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA 94111
- *P9. **Date Recorded:** September 18, 2019
- *P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. **Significance:**

Property History

The first listing for this address (then 81 St. Mary Street) in San José city directories appears in 1915, at which time the property was owned by Herman L. Klauke, an engineer at Red Star Laundry.¹ By 1917, it was occupied by Charles A. Mileham (b. ca. 1893, variously "Milehan"), a metalworker at A-B Manufacturing Company.² Mileham remained at the property through at least 1926, by which time he found work as a foreman at Packers & Cannery Equipment Company.³ During his period of occupancy at the subject property, Mileham was married to Irene Mileham (b. ca. 1893) and had one child, Velma (b. ca. 1912).⁴ By 1930, the family had relocated to Hayward in Alameda County and took in Charles Mileham's young nephew, Vernon (b. ca. 1920).⁵

By 1924, the property was owned by J. A. Reiner, and by 1926, it had been readdressed 75 S. Autumn Street.⁶ After the Mileham family had moved away, the property was occupied by a series of short-term, working class residents until it was purchased by José (variously "Joseph") F. Sanchez in the late 1940s. In 1949, the dwelling housed Sanchez, his wife Carmen, and a renter (likely a relative), Mary L. Sanchez.⁷

José and Carmen Sanchez remained at the subject property with their daughter, Maria, through the mid-1960s. José Sanchez was employed in a variety of positions during this time period, including roles as a laborer, a shopman, a maintenance man, and a mechanic.⁸ By 1971, the property had been sold to Leo R. Calsadillas, a landscaper, and his wife, Mary J. Calsadillas. The Calsadillas couple remained residents of the property through at least 1979.⁹

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation

¹ San José city directory, 1915.

² San José city directory, 1917.

³ San José city directories, 1919, 1924, 1926.

⁴ Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁵ Ancestry.com. *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2002.

⁶ San José Assessor's Block Book, 1924; San José city directory, 1926.

⁷ San José city directory, 1949.

⁸ San José city directories, 1950, 1955, 1961, 1965.

⁹ San José city directories, 1971, 1975, 1979.

CONTINUATION SHEET

Property Name: 75 S. Autumn Street, San Jose, CA, 95110 (APN 259-38-015)

Page 3 of 5

Continuation Update

for listing on the national, state, or local registers.¹⁰ In 2011, PBS&J evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).¹¹ The study found that the property was ineligible for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to a lack of historical significance and diminished integrity. Based on the site visit and background research conducted for this project, ARG agrees with this finding as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

Although the subject property was constructed as part of a larger trend in the development of worker housing to the west of the Guadalupe River, it does not appear to have played an important role in that development, nor is it a particularly notable or representative example of its type. Therefore, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 75 S. Montgomery Street does not display the use of innovative construction methods or materials, and it is not a significant or particularly intact example of its style. It does not appear to be the work of a master architect, and it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

¹⁰ Archives & Architecture, 75 S. Autumn Street, Historic Resources Inventory Form, on file at History San José, San José, CA.

¹¹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 75 S. Autumn Street, San Jose, CA, 95110 (APN 259-38-015)

Page 4 of 5

Continuation Update

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. For these reasons, 75 S. Autumn Street is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

*B12. References:

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

Ancestry.com, *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2002.

Archives & Architecture, 75 S. Autumn Street, Historic Resources Inventory Form, on file at History San José, San José, CA.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1891, 1915, 1950, 1955, 1957, 1958, 1962)

San José Assessor's Block Book. 1924.

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: Evaluator: Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA 94111

*Date of Evaluation: January 2020

CONTINUATION SHEET

Property Name: 75 S. Autumn Street, San Jose, CA, 95110 (APN 259-38-015)

Page 5 of 5

Continuation Update

Sketch Map:



Figure 1. Sketch map of 75 S. Autumn Street (Google Earth, amended by author)



Resource #14940:

Address/APN#: 56 S. Autumn St., San Jose/ 25938017

Property Type: Industrial

Construction Date: 1920

Substantial Alterations: Façade remodeled (mansard parapet)

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 56 S. Autumn Street, San Jose, 1999.



Resource #14941:

Address/APN#: 75 S. Autumn St., San Jose/ 25938015

Property Type: Residential

Construction Date: 1910

Substantial Alterations: Replacement windows, porch replaced/altered.

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 75 S. Autumn Street, San Jose, 1999.



Resource #14942:

Address/APN#: 87 S. Autumn St., San Jose/ 25938087

Property Type: Commerce/Trade

Construction Date: 1978

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001342
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (assigned by recorder) 75 S. Autumn Street

P1. Other Identifier: _____ Ref. No. 29
P2. Location: Not for Publication Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
a. County Santa Clara
b. USGS 7.5' Quad San Jose West Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 75 S. Autumn Street (4273) City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-015

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

This one-story, wood-frame bungalow faces east on a mid-block parcel. The small front yard is minimally landscaped. This is one of four houses remaining on a formerly residential block. The building has a rectangular plan and a gable roof with overhanging eaves, exposed rafters, bargeboard, and brackets. Walls are clad in channel-rustic siding. The recessed corner porch has a single boxed post resting on a low wall. A 21-light attic window in the gable has been painted over. All other windows have been replaced with aluminum sliders or plate glass. A two-story, wood-frame, gabled shed at the rear, built in the early 1950s, contains a dwelling unit.

P3b. Resource Attributes: HP2--Single family property

P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1910

P7. Owner and Address

Bongiovanni Richard G Tr
1716 Blossom Hill Road
San Jose, CA 95124

P8. Recorded by:

(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001342
 HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 75 S. Autumn Street

B1. Historic Name: _____ B2. Common Name: _____

B3. Original Use: residence B4. Present Use residence

B5. Architectural Style: Bungalow Style

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

75 S. Autumn Street was constructed prior to 1915. The windows have been replaced with aluminum sliders or plate glass. A two-story, wood-frame, gabled shed at the rear, built in the early 1950s, contains a dwelling unit.

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

B8. Related Features: _____

B9a. Architect None B9b. Builder: Unknown

B10. Significance: Theme Architecture Area San Jose

Period of Significance 1915-1920s Property Type Residential Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The residence at 75 S. Autumn Street was constructed prior to 1915 (Sanborn 1915). In 1915, it was occupied by Herman L. Klaucke, an engineer at Red Star Laundry, who probably rented. By 1924, J. A. Reiner owned the house: it was occupied by Charles A. Mileham, a foreman at Packers & Cannery Equipment. The house appears to have been rented until in the late 1940s when J. F. Sanchez, a shopman, bought and occupied the property.

75 South Autumn Street appears to retain a good level of historic integrity. The house is a typical and undistinguished example of a Bungalow style house in San Jose. Many better examples of houses in this style survive in San Jose. Thus the house does not appear to be individually eligible for the National Register under Criterion C. The various occupants of the house do not appear to be of sufficient historic significance for the building to be eligible under Criterion B. The house does not appear to be related to historic themes or cultural patterns of significance. In conclusion, 75 South Autumn Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The house does not appear to be a contributing resource to a potentially National Register eligible historic district. This residence is listed in the City of San Jose Inventory as an Identified Structure.

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

B12. References:

- San Jose Assessor's Block Book 1924.
- San Jose City Directories, 1915-1970.
- Sanborn Fire Insurance Maps for San Jose, 1915-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



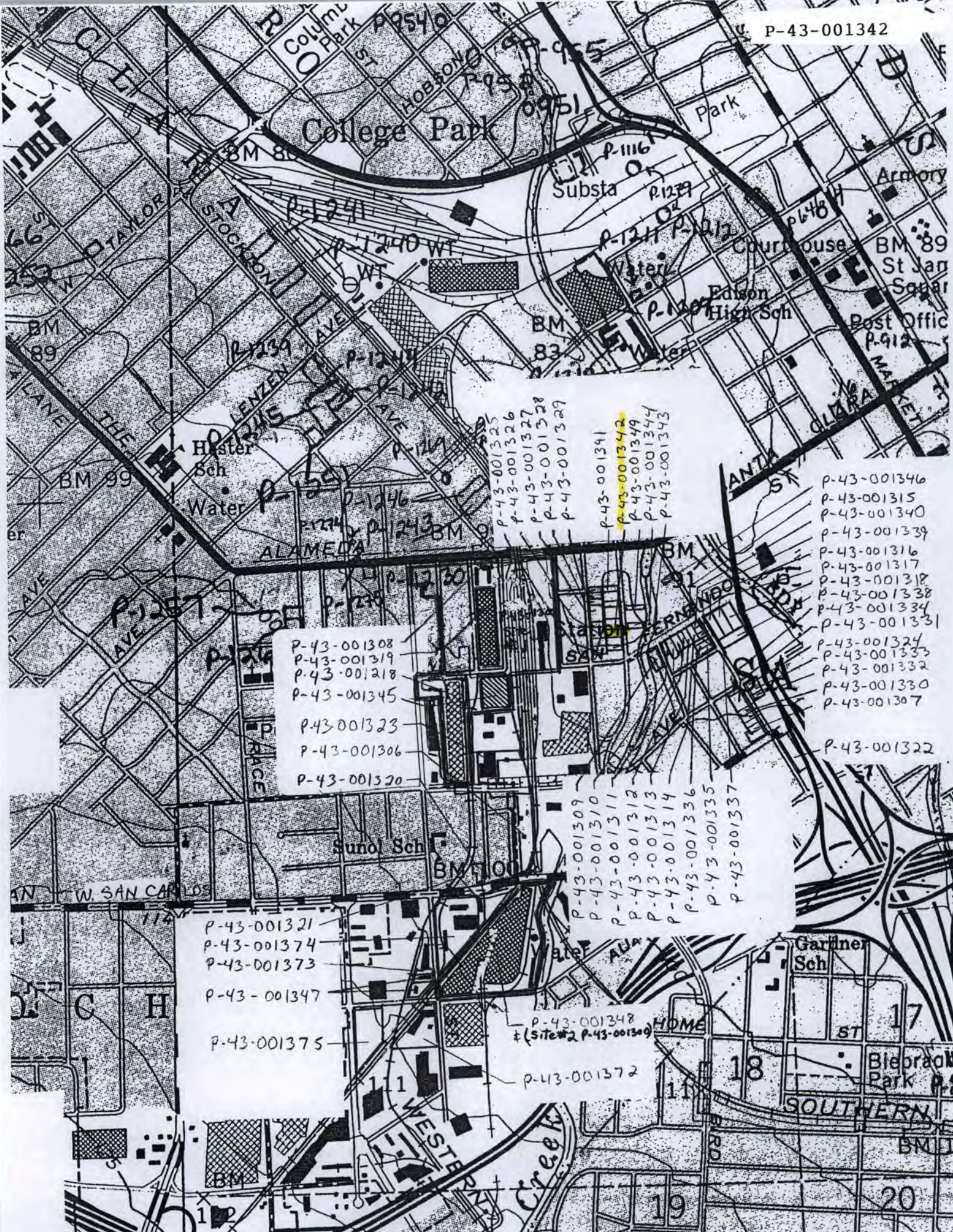
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001342
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 75 S. Autumn Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





P-43-001308
 P-43-001319
 P-43-001218
 P-43-001345
 P-43-001323
 P-43-001306
 P-43-001320

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 P-43-001375

P-43-001348
 # (Site # 2 P-43-001349)

P-43-001372

Bleasdale Park
 SOUTHERN
 BMT

P-43-001342

P-43-001342

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 216

Ser. No. _____

National Register Status _____

Local designation IS

Identification and Location

1. Historic name None

*2. Common name or current name None

*3. Number & street 75 S. Autumn Street Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

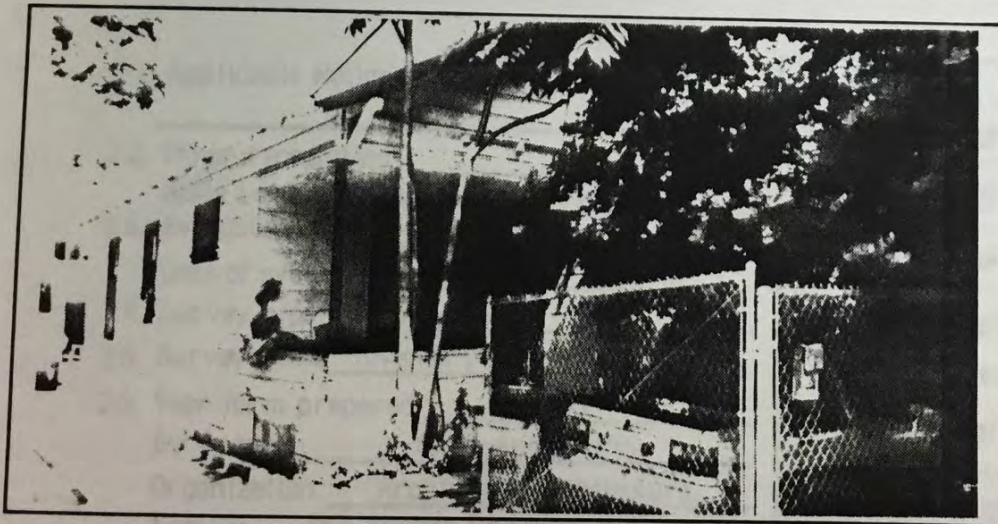
5. Quad map No. (83) Parcel No. 259-38-015 Other _____

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 1915, this simple bungalow has Craftsman details. The front gabled roof has corner brackets, decorative fascia boards, and a pediment cornice with modillion blocks. The overhanging eaves have exposed rafter ends. The house is sheathed with channel rustic siding. Fenestration includes a pair of 6/1 double-hung sash windows on the front elevation. Recessed under the main roof, the partial porch is supported by square posts, and has a solid balustrade. The house appears to be in fair condition. Located in a primarily industrial neighborhood, the minimally landscaped yard is enclosed with a chain link fence.



8. Planning agency Planning Dept.

9. Owner Address Robert & Sandra Bongiovanni
75 S. Autumn St.
San Jose, CA 95110

10. Type of Ownership Private

11. Present Use Residential

12. Zoning M-1

13. Threats Development pressure

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.

HISTORIC INVENTORY CHECK LIST

Address: 75 S. Autumn

Survey Ref. #: 216

Parcel Number (APN): 259-38-015
 Subdivision Survey/Date: _____
 Block/Range/Lot: _____
 Cross Streets: _____
 Other Addresses: _____

Field Survey Form completed:

Archival Research:	Ck'd	Data?	Secondary Sources:	Ck'd	Data?
Inventories:			Arbuckle		
San Jose			Bancroft Pioneer Index		
County			Bielharz & De Mers		
Butler			Davis		
King Inventory			Foote		
Downtown EIR			Guinn		
Other			Hall		
Historic Maps:			Hendry & Bowman		
Thomas Block Books			James & McMurry		
Sanborn Maps			Loomis I		
Thompson & West Atlas			Loomis II		
Surveyor's			McNamee		
Court House			Munro-Fraser		
Recorded			Older		
SJH Museum			Payne		
Other			Peyton		
City Directories*			Pierce		
Tax Assessment Records*			Sawyer		
Great Registers*			Sunshine, Fruit, & Flowers		
Census*			Thompson & West		
Population			Other:		
Products of Industry			_____		
Agricultural			_____		
Probate Records			_____		
Newspaper Obituary			_____		
Architects File			_____		
Other Sources:			Oral Interviews:		
_____			_____		
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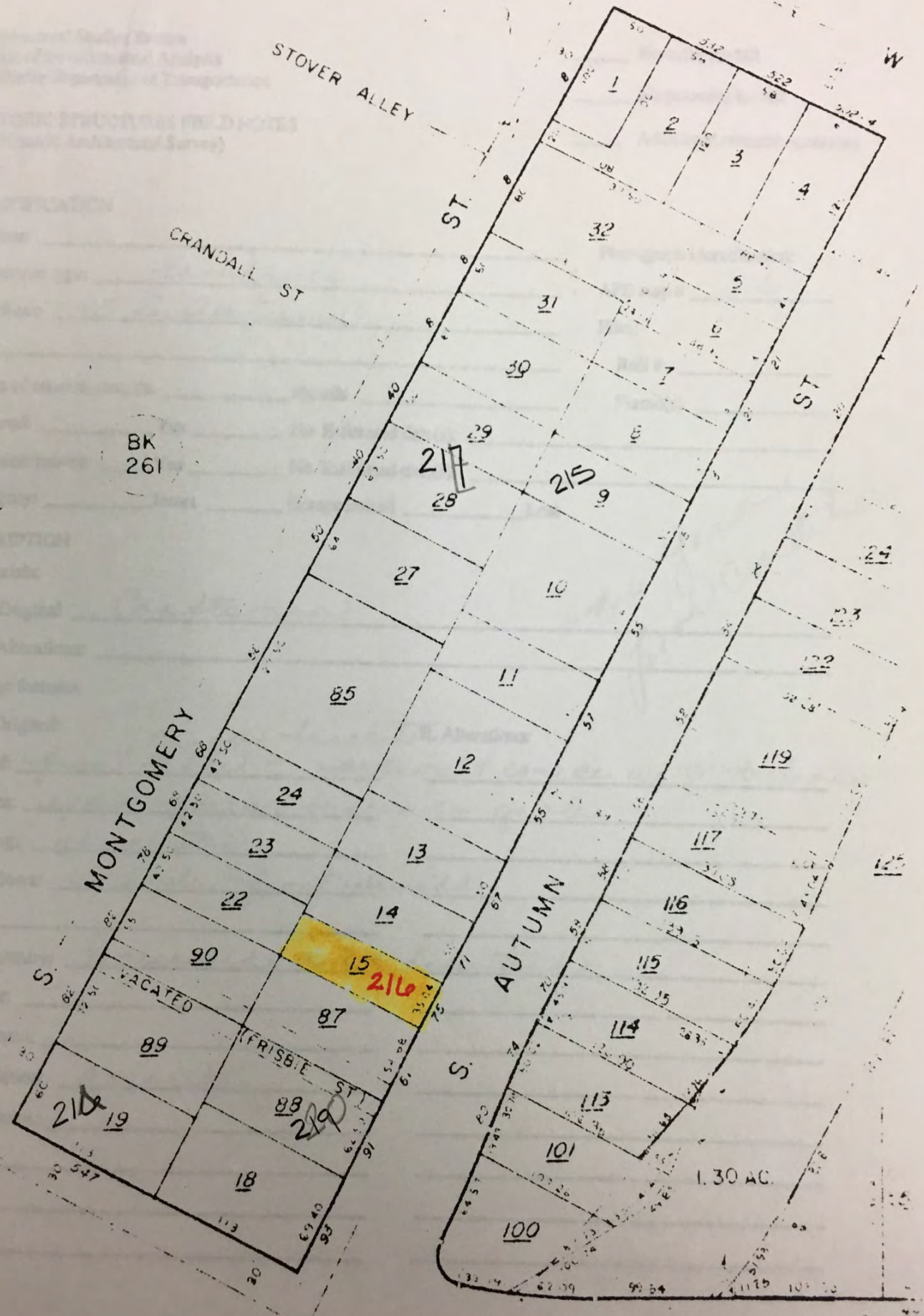
* Use appropriate form to record data
 All other information should be copied, identified, and inserted in the research folder
 or information should be recorded on a Data Source Record form.

General Study (Block
Map of Municipalities
Subject Property of Transactions
Historic Structures Field Notes
(with Address Survey)

DESCRIPTION

- 1. Name
- 2. Date of map
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BK 261



W. SAN FERNANDO

GIFFORD AV

HISTORIC STRUCTURES FIELD NOTES
(for Historic Architectural Survey)

IDENTIFICATION

1. Name: _____
2. Structure type: residence
3. Address: 75 S. Autumn
4. Date of construction: ca. _____ records _____
5. Altered: _____ Yes _____ No Estimated date(s): _____
6. Appears moved: _____ Yes _____ No Estimated date(s): _____
7. Integrity: _____ Intact _____ Compromised _____ Lost
- Photograph identification:
APE map # 216
Film: _____
Roll #: _____
Frame(s) _____

*no yard
poor condition*

DESCRIPTION

8. Materials:
A. Original Craftsman
B. Alterations: _____

9. Design features:
- | | | | |
|--------------|---|-----------------|--|
| A. Original: | <u>corner brackets</u> | B. Alterations: | |
| Roof: | <u>front gable - pediment cornice w/ modillions</u> | | |
| Eaves: | <u>exp rafters, fascia in gable</u> | | |
| Siding: | <u>sh. rustic</u> | | |
| Windows: | <u>6/1 sub., front paired</u> | | |
| Porch/entry: | <u>1/2 recessed, solid balustrade</u> | | |
| Tower: | | | |
| Basement: | | | |
| Foundation: | <u>concrete</u> | | |
| Decorative: | | | |
| | | | |
| | | | |
| | | | |

CONTINUATION SHEET

Property Name: 50 S. Montgomery Street, San José, CA, 95110 (APN 259-38-027)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 50 S. Montgomery Street in San José, California.

***P3a. Description:**

This one-story industrial building is rectangular in plan. It is of concrete block construction with a thin stucco cladding and a shallow, arched roof concealed behind a continuous parapet. Windows include multilight steel-sash units on both lateral façades and one large window opening that has been mostly infilled with tile on the primary (western) façade. The central portion of the primary façade protrudes slightly from the building face and contains a replacement metal door with transom and a jalousie window with an air conditioning unit installed above; these features appear to have replaced a pair of double doors that was originally centered in the building face. A garage bay with metal double doors is located to the north of the door in the primary façade. Site features include a paved loading and parking area to the rear (east) of the building.

P5a. Photo:



P5b. Description of Photo: West façade, view east (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1947 (City of San José Building Permit No. 2189; County of Santa Clara Office of the Assessor's Records)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

CONTINUATION SHEET

Property Name: 50 S. Montgomery Street, San José, CA, 95110 (APN 259-38-027)

Page 2 of 4

Continuation Update

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

According to Sanborn maps, the subject property at 50 S. Montgomery was developed by 1915 with a one-story dwelling and several outbuildings and sheds. The residential development was demolished by 1947, at which time the current one-story light industrial building was constructed for use as an auto parts rebuilding shop (City of San José Building Permit No. 2189). City directories list West Coast Carburetor Co. as the first occupant of the subject property. This is confirmed by Sanborn maps from 1950 which indicate the building's use as a carburetor shop. By 1960, Morgan Bill Amusement Company occupied the subject property, remaining there through the 1970s. The company was operated by Bill Morgan and dealt in the lease of jukeboxes, coin-operated pool tables, cigarette vending machines, and the like.¹ Alterations to the fenestration and doorways on the primary, western façade appear contemporary; however, the precise dates of these modifications are unknown. The property is currently occupied by Pawin' Around Dog Day Care and Boarding.

Evaluation

Archives and Architecture evaluated the subject property in 1999 as part of the Historic Properties Survey Report prepared for the Vasona Light Rail project.² The study found that the property was ineligible for the National or California Registers due to a lack of historical significance. PBS&J subsequently conducted a streamlined evaluation of the property as part of the Historic Architectural Survey Report (HASR), prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).³ This study concurred with the previous evaluation done in 1999. ARG agrees with these findings as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a residence and shed prior to the construction of the existing light industrial building on the property ca. 1940. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. The subject property does not appear to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

¹ "Morgan," *Mercury News* clippings file, on file at History San José.

² Ibid.

³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 50 S. Montgomery Street, San José, CA, 95110 (APN 259-38-027)

Page 3 of 4

Continuation Update

National Register Criterion B/California Register Criterion 2

Research did not yield any association of the subject property with significant figures in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 5 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. It does not provide for existing and future generations an intact example of the physical surroundings of the past. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Archives and Architecture. "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." February 1999.

City of San José Building Permit Record.

Google Earth.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

CONTINUATION SHEET

Property Name: 50 S. Montgomery Street, San José, CA, 95110 (APN 259-38-027)

Page 4 of 4

Continuation Update

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:

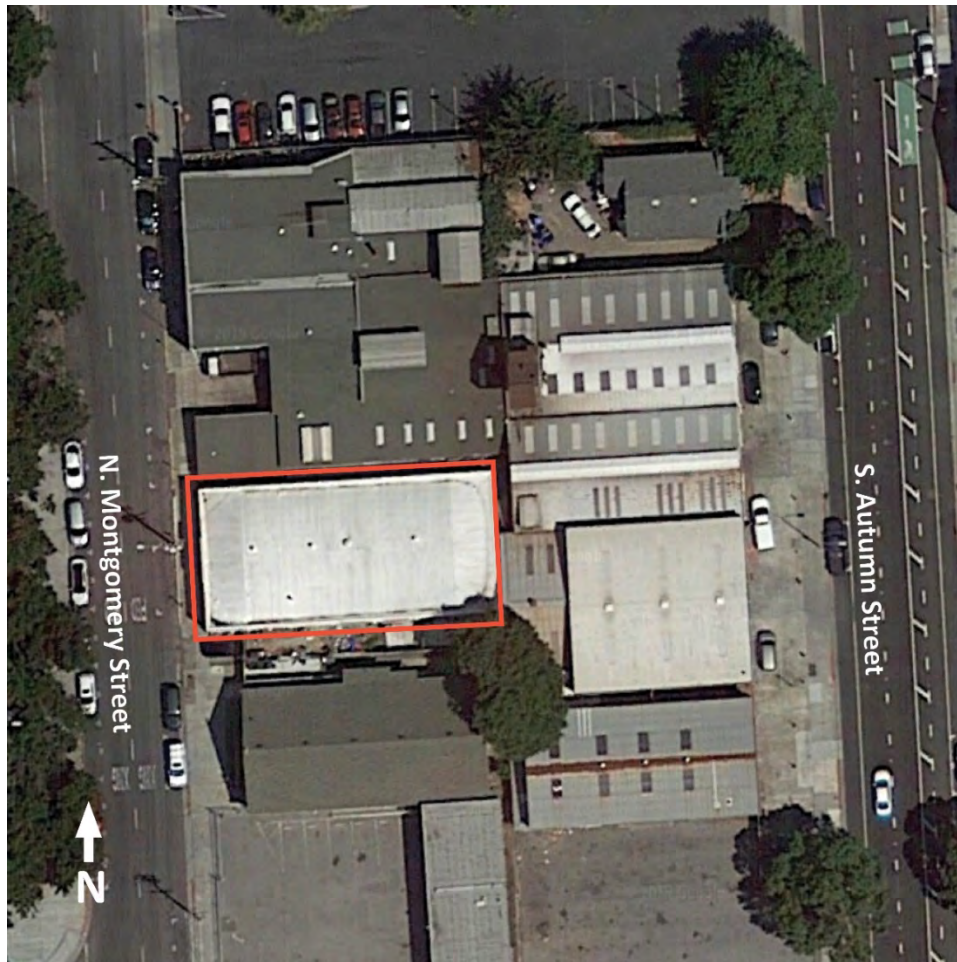


Figure 1. Sketch map of 50 S. Montgomery (Google Earth, amended by author)



Resource #14931:

Address/APN#: 82 Montgomery St., San Jose / 25938089

Property Type: Industrial (vacant)

Construction Date: circa 1955

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14932:

Address/APN#: 56 Montgomery St., San Jose / 25938085

Property Type: Government/Public/ Institutional

Construction Date: circa 1940

Substantial Alterations: Brick around entrance added

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14933:

Address/APN#: 50 Montgomery St., San Jose / 25938027

Property Type: Industrial

Construction Date: 1947

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001328
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (assigned by recorder) 50 S. Montgomery Street

- P1. Other Identifier: Bill Morgan Amusement Company 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 West (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
- c. Address 50 S. Montgomery Street City San Jose Zip 95110-2518
- d. UTM: Zone 10; ___ mE / ___ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-027

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

This one-story industrial building, erected in the early 1950s as a carburetor service shop, faces west on a mid-block parcel. The concrete-block structure has a rectangular plan and a rounded roof concealed behind a continuous parapet. Walls are thinly clad in stucco. The front has an accentuated central section with office entry, flanked by a garage bay and a large window (mostly enclosed with tile). Shallow buttresses and large steel-sash windows extend along both sides of the building.

P3b. Resource Attributes: HP6-Commercial building

P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo:

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1954

P7. Owner and Address

Morgan William J
50 S. Montgomery Street
San Jose, CA 95110-2518

P8. Recorded by:

(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)

Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001328

HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 50 S. Montgomery Street

B1. Historic Name: _____ B2. Common Name: Bill Morgan Amusement Company

B3. Original Use: carburetor service shop B4. Present Use commercial

B5. Architectural Style: Industrial

B6. Construction History: (Construction date, alterations, and date of alterations)
 50 S. Montgomery Street, constructed about 1954, appears to be unaltered.

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

B8. Related Features: None

B9a. Architect None B9b. Builder: Unknown

B10. Significance: Theme Architecture Area San Jose

Period of Significance none Property Type commercial Applicable Criteria _____

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

The building at 50 S. Montgomery Street was constructed about 1954 on the site of the ca. 1870 Conrad Heple house. The Sanborn Map of 1955 identifies the building as a "carburetor service shop," a use not confirmed by the city directories. By 1957, the building was owned by the Bill Morgan Amusement Company, vending machine dealers. William J. Morgan et al remain the owners of the property today.

50 South Montgomery Street appears to retain a good level of historic integrity. This simple wood-frame industrial building, however, is an undistinguished example of its type in San Jose. There are many industrial buildings from this period surviving in San Jose. Thus the building does not appear to be individually eligible for the National Register under Criterion C. 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. The building does not appear to be related to historic themes or cultural patterns of significance. In conclusion, 50 S. Montgomery Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The building does not appear to be a contributing structure to a potentially National Register eligible historic district.

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

B12. References:

- San Jose Assessor's Block Book 1924.
- San Jose City Directories, 1870-1970.
- Sanborn Fire Insurance Maps for San Jose, 1884-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



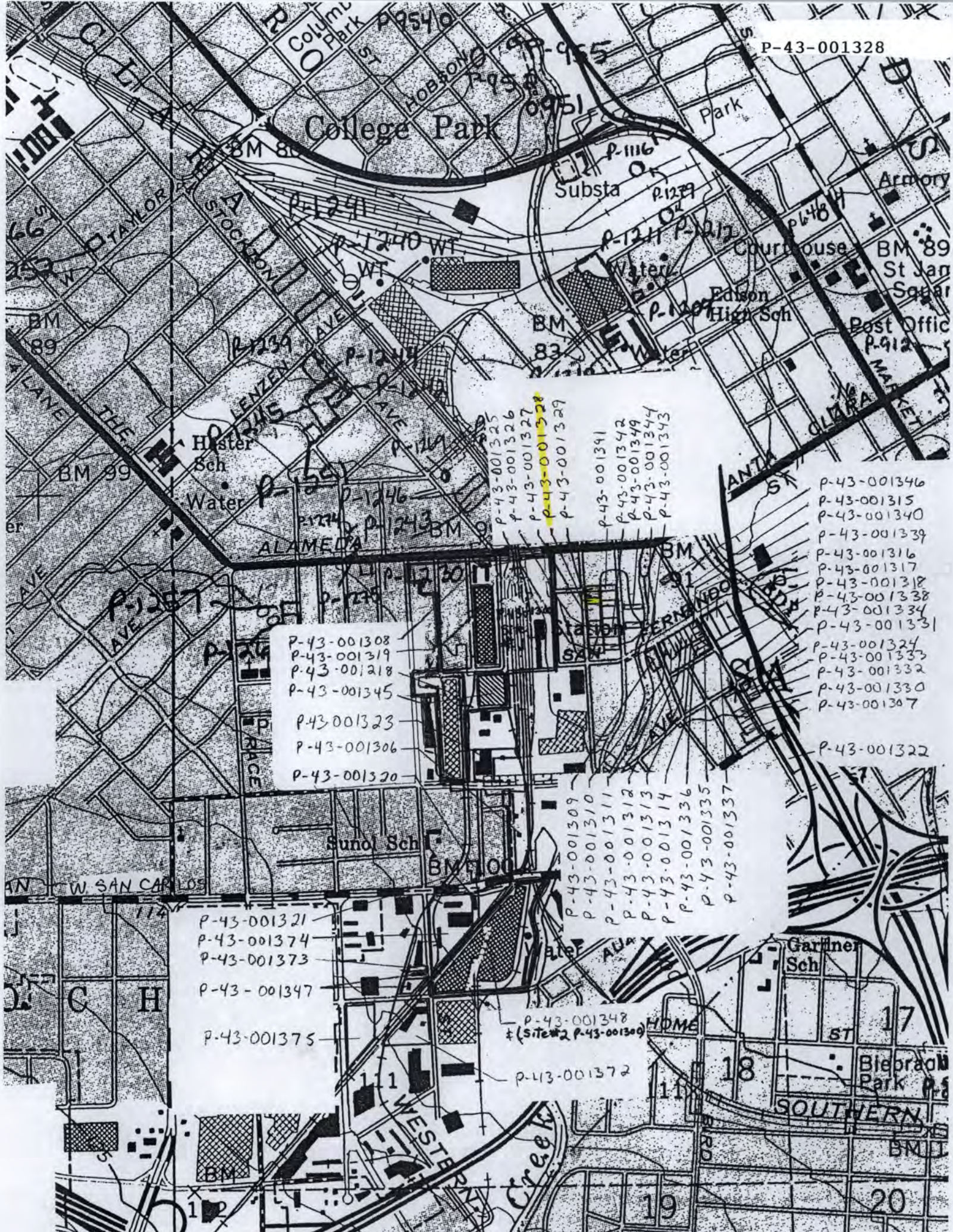
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001328
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 50 S. Montgomery Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. continued





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 P-43-001375

P-43-001348
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P-43-001372

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 SOUTHERN
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CONTINUATION SHEET

Property Name: Tiemplo La Hermosa, 56 S. Montgomery Street, San José, CA, 95110 (APN 259-38-085)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 56 S. Montgomery Street in San José, California.

***P3a. Description:**

This one-story church is rectangular in plan and features a lateral wing addition. It is of wood-frame construction with stucco cladding on the secondary elevations and a veneer of semi-glazed, red clinker brick on the primary (western) façade. It features a front-gabled roof with exposed raftertails, a simple bargeboard, and a Latin cross on the ridgeline near the gable peak. The church's primary façade is punctuated by a centrally-located pair of paneled wood doors with transom, recessed within a Gothic arch trimmed with rusticated sandstone. These doors are served by a double set of brick stairs with simple wrought-iron railings that parallel the building face. The entrance is flanked by small Gothic-arch wood windows, while rectangular steel-sash windows extend along the lateral façades; all visible windows are glazed with textured, amber-colored glass. A secondary entrance accessible by both a ramp and stairs is located near the eastern end of the southern façade.

Alterations include a two-story addition (ca. 1960) that extends off the eastern end of the church's southern façade. It is of wood-frame construction with stucco cladding and a flat roof with a boxed eave. Aluminum and replacement vinyl slider windows punctuate the addition's western façade at regular intervals. Two wood-paneled single-leaf doors are also located in the southern façade.

The area within the ell formed by the original building and its addition is paved and bounded by a metal chain-link fence, with a rolling gate.

P5a. Photo:



P5b. Description of Photo: West (primary) and south façades, view east (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. early 1950s (Sanborn maps; city directories)

***P7. Owner and Address:** To be provided by the City of San José.

CONTINUATION SHEET

Property Name: Tiemplo La Hermosa, 56 S. Montgomery Street, San José, CA, 95110 (APN 259-38-085)

Page 2 of 5

Continuation Update

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. **Date Recorded:** September 18, 2019

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

*B10. **Significance:**

Property History

Sanborn maps indicate that the subject property at 56 S. Montgomery Street was previously composed of three parcels: a northern parcel developed with a one-story dwelling and an outbuilding, a central parcel with a single outbuilding, and a southern parcel with a one-story dwelling. City directories indicate that an Assembly of God church was located at 56 S. Montgomery Street by 1949; however, Sanborn maps from 1950 indicate that the one-story residence was still on the property at this time. It is possible that the church was operating out of the residence until the construction of a dedicated ecclesiastical building on the site ca. early 1950s. The neighborhood, which was previously characterized by single-family homes, had undergone a wave of light industrial development by the time of the subject property's development at the midcentury.

Sanborn maps from 1955 indicate that the north and central parcels of the site were combined and cleared for a one-story, clinker brick church building occupied by the Templo la Hermosa, a parish of the Assemblies of God faith. By 1958, a small addition was made to the southeast corner for a Sunday school. By 1962, the southern parcel was incorporated into the property for the expansion of the Sunday school addition, creating the current footprint of the building. The Templo la Hermosa has remained at the subject property for the entirety of the building's history.

The Assemblies of God faith was founded in 1914 by a coalition of Pentecostal ministers in Hot Springs, Arkansas. This came on the heels of an emerging Pentecostal revival occurring at the turn of the century, and the ministers sought greater organization and accountability within the faith. Evangelism and missionary activity have been cornerstones of the faith since its inception.¹ According to statistics produced by the General Council of the Assemblies of God USA, there are presently over 69 million adherents to the religion worldwide.² The Assembly of God church at 56 S. Montgomery was established by Reverend Nemias Ruybalid, who led the congregation there for eighteen years. The church was established under the Latin American umbrella of the Assemblies of God USA and served the local Latinx population of San José for over sixty years.³

Evaluation

Archives and Architecture evaluated the subject property in 1999 as part of the Historic Properties Survey Report prepared for the Vasona Light Rail project.⁴ The study found the property ineligible for listing on the National Register due to a lack of historical significance. JRP Historical Consulting Services updated this evaluation

¹ "History," *General Council of the Assemblies of God*, accessed January 20, 2020, <https://ag.org/About/About-the-AG/History>.

² "Statistics," *General Council of the Assemblies of God*, accessed January 20, 2020, <https://ag.org/About/Statistics>.

³ JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

⁴ Archives and Architecture, "Historic Properties Survey Report—Santa Clara José Transportation Authority Vasona Light Rail Corridor," February 1999.

CONTINUATION SHEET

Property Name: Tiemplo La Hermosa, 56 S. Montgomery Street, San José, CA, 95110 (APN 259-38-085)

Page 3 of 5

Continuation Update

for a Historic Resources Inventory and Evaluation Report prepared in 2008 for the Silicon Valley Rapid Transit Corridor EIS and concurred with the previous evaluation.⁵ In 2011, PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR), prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).⁶ This evaluation found the subject property ineligible due to a lack of integrity. As delineated below, ARG concurs that the property lacks historical significance.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The property, previously composed of three parcels, was developed with two residences and a series of outbuildings prior to the construction of a church ca. early 1950s. The subject property's construction for use as a church was an outlier in the second wave of development in the neighborhood, which transitioned from residential to light industrial by the mid-twentieth century. Furthermore, while the Templo le Hermosa has been the sole occupant of the property since its construction, research did not reveal that the church played a significant role within the broader history of the Assemblies of God faith, nor did it reveal the church to have been notably significant within the local community. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not reveal the subject property to be associated with any significant figures in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 56 S. Montgomery Street displays some architectural gestures features of the Gothic style; however, it is not a strong example of the Gothic style and does not display a high degree of artistic merit. Furthermore, it is not the work of a known architect or builder and does not constitute the work of a master. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

⁵ JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

⁶ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," 2011.

CONTINUATION SHEET

Property Name: Tiemplo La Hermosa, 56 S. Montgomery Street, San José, CA, 95110 (APN 259-38-085)

Page 4 of 5

Continuation Update

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Archives and Architecture. "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." February 1999.

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting LLC. "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: Tiemplo La Hermosa, 56 S. Montgomery Street, San José, CA, 95110 (APN 259-38-085)
Page 5 of 5

Continuation Update

Sketch Map:



Figure 1. Sketch map of 56 S. Montgomery Street (Google map, amended by author)



Resource #14931:

Address/APN#: 82 Montgomery St., San Jose / 25938089

Property Type: Industrial (vacant)

Construction Date: circa 1955

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14932:

Address/APN#: 56 Montgomery St., San Jose / 25938085

Property Type: Government/Public/ Institutional

Construction Date: circa 1940

Substantial Alterations: Brick around entrance added

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14933:

Address/APN#: 50 Montgomery St., San Jose / 25938027

Property Type: Industrial

Construction Date: 1947

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

*Recorded by Cheryl Brookshear/Damany Fisher

*Date December 10, 2007 Continuation Update

P1. Other Identifier: c. Address 56 S. Montgomery City San Jose Zip 95116

e. Other Locational Data: APN: 259-38-085

P3a. Description (continued): This building has been field checked and remains relatively unchanged since the previous form was completed. Attached is a copy of the previous inventory and evaluation for this building prepared in 1999 by Ward Hill and Charlene Duvall of Basin Research Associates, Inc for the SCTA Vasona Light Rail Corridor Project.

*P8. Recorded by: JRP Historical Consulting, 1490 Drew Ave., Suite 110, Davis, CA 95616

*P9. Date Recorded: December 11, 2007

*P11. Report Citation: JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

B10. Significance:

The church was previously surveyed in 1999 by Ward Hill and Charlene Duvall of Basin Research Associates, Inc for the SCTA Vasona Light Rail project. The previous survey evaluated the building at 56 Montgomery Street and concluded that the building did not appear to meet the criteria for listing in the CRHR or the NRHP. This conclusion is still valid. Because the church does not appear to meet the significance criteria (A, B, C, or D) for listing in the NRHP, Criteria Consideration A for religious properties does not apply. NRHP criteria consideration only apply to properties that meet at least one of the standard significance 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 the property does not meet the significance criteria as outlined in these guidelines. Because the property does not appear eligible for the NRHP or CRHP, the theme, area, period of significance and property type should have been left blank. This update was prepared to update the field recordation, to expand the historic context for the property to strengthen the evaluation, and to clarify the applicability of Criteria Consideration A.

The property at 56 S. Montgomery Street is a part of infill development in what was known as Crandallville, a neighborhood west of Los Gatos Creek and east of Diridon Station. The area was just outside the city limits of San Jose and was laid out as the Subdivision of the Rancho Los Coches and was named for the former property owner O.L. Crandall, who opened a small grocery store in the 1870. The early residential neighborhood flourished after the arrival of the Southern Pacific Railroad in 1877. By the mid 1880s the block between Autumn Street and Montgomery Street was settled with single family houses, but the area became increasing industrial in nature during the early twentieth century when several light manufacturers located in the area.¹ This trend continued as Southern Pacific constructed Cahill Station (now Diridon Station) only a block to the west of the property in 1935, and industrial shops replaced residences along Montgomery and Autumn streets.² The process accelerated after 1950 leaving few residences along the block.

The Assemblies of God is a Pentecostal church arising from the religious revival in the late nineteenth and early twentieth century. The group was formally established in 1914 a meeting in Hot Springs, Arkansas. The Templo La Hermosa was constructed on S. Montgomery Street in 1948 well after this area became more light industrial than residential neighborhood in nature. Reverend N. Ruybald founded the church as a Latin American Assembly of God congregation and led it for

¹ James A. Clayton, *Map of the City of San Jose* (San Jose, n.p., 1888); Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," June 1999, 18; Sanborn Map Company, *Sanborn Map of San Jose 1884* (New York: Sanborn Map Company, 1884) Sheet 14.

² Elizabeth McKee, "Cahill Station, National Register of Historic Places Nomination," 1992; Sanborn Map Company, Map of San Jose, 1915 and 1915 updated to 1950, Sheet 163.

*Recorded by Cheryl Brookshear/Damany Fisher

*Date December 10, 2007 Continuation Update

eighteen years. The church was constructed in stages with the congregation meeting in the basement while the sanctuary was being completed.³ By 1955 the church had a two-story classroom addition at the southeast corner hidden behind an older house on the lot. The educational wing was expanded between 1957 and 1960 to double the amount of space for the education wing.⁴ At that time two earlier homes were removed from the lots. Reverend Jose S. Ibarra came to the church after leading several churches in southern California and following the death of founding minister Reverend Ruybald. Reverend Ibarra was also the vice-superintendent of the Pacific Conference of Latin American Assemblies of God. In 2003 Reverend Felipe Vargas Jr. was elected to lead the congregation.⁵

*B14. Evaluator: Cheryl Brookshear/Damany Fisher

*Date of Evaluation: January 2008

Photographs:



Photograph 1: Camera facing east, January 11, 2008.

³ "A Brief History of Templo La Hermosa," http://www.tlhonline.org/about_us.html, accessed January 25, 2008.

⁴ Aerial photograph, "Willow Glen North Part, 1955," San Jose Picture File, California Room, San Jose State Library; Sanborn Map Company, Map of San Jose, 1915 updated to 1957, Sheet 163; Building Permit # 32839, March 14, 1960.

⁵ "New Pastor Installed at Templo La Hermosa" August 27, 1966, Churches – Assemblies of God, Clipping File, San Jose State Library; "A Brief History of Templo La Hermosa."



Photograph 2: Main church, camera facing southeast, January 11, 2008.



Photograph 3: Education wing, camera facing northeast, December 11, 2007.

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

Primary # P-43-001327
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (assigned by recorder) 56 S. Montgomery Street

P1. Other Identifier: Templo La Hermosa de Las Asambleas de Dios Ref. No. 33

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 (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 56 S. Montgomery Street City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-085

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
Erected in the early 1950s, this one-story, wood-frame church faces west on a mid-block parcel. The building has a rectangular plan and a gable roof with overhanging eaves and exposed rafters. Side walls are clad in stucco. The front of the church has a semi-glazed, red clinker brick facing. The tall central entry, served by brick stairs with wrought-iron railing, is recessed in a Gothic arch trimmed with sandstone. Small Gothic windows frame the entry. Rectangular, steel-sash windows extend along the sides. All windows are glazed with translucent amber glass. An early addition (ca. 1960), containing school rooms, meeting rooms, and offices, occupies the adjoining lot to the south. This is a two-story, wood-frame structure with rectangular plan, flat roof, stuccoed walls, and aluminum windows. It is sited at the rear of the parcel behind a parking lot.

P3b. Resource Attributes: HP16-Religious building
P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1949 to early 1950s

P7. Owner and Address
Latin American Assemblies of God In Calif.
56 S. Montgomery Street
San Jose, CA 95110-2518

P8. Recorded by:
(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999
P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001327

HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 56 S. Montgomery Street

B1. Historic Name: _____

B3. Original Use: Religious

B5. Architectural Style: _____

B6. Construction History: (Construction date, alterations, and date of alterations)
 (see continuation sheet)

B7. Moved? No Yes Unknown Date: _____

B8. Related Features: _____

B9a. Architect Unknown

B10. Significance: Theme _____

B2. Common Name: Templo La Hermosa de Las Asambleas de Dios

B4. Present Use Religious

Original Location: _____

B9b. Builder: Unknown

Area San Jose

Period of Significance 1949 to present Property Type Religious Applicable Criteria _____

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

The building at 56 S. Montgomery Street was constructed about 1949 as the Assembly of God Church. Later, the church was known as the Templo La Hermosa. The Latin American Assemblies of God in California retain ownership.

56 South Montgomery Street appears to retain a good level of historic integrity. This simply detailed church, however, is an undistinguished example of its type in San Jose dating from the late 1940s. Many better examples of churches from this period survive in San Jose. Thus the building does not appear to be individually eligible for the National Register under Criterion C. The Assembly of God Church, the original owners of this building, do not appear to be of sufficient historic significance for the building to be eligible under Criterion A. The building does not appear to be associated with persons of historic significance. In conclusion, 56 S. Montgomery Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The building does not appear to be a contributing structure to a potentially National Register eligible historic district.

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

B12. References:

- San Jose City Directories, 1947-1970.
- Sanborn Fire Insurance Maps for San Jose, 1950-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



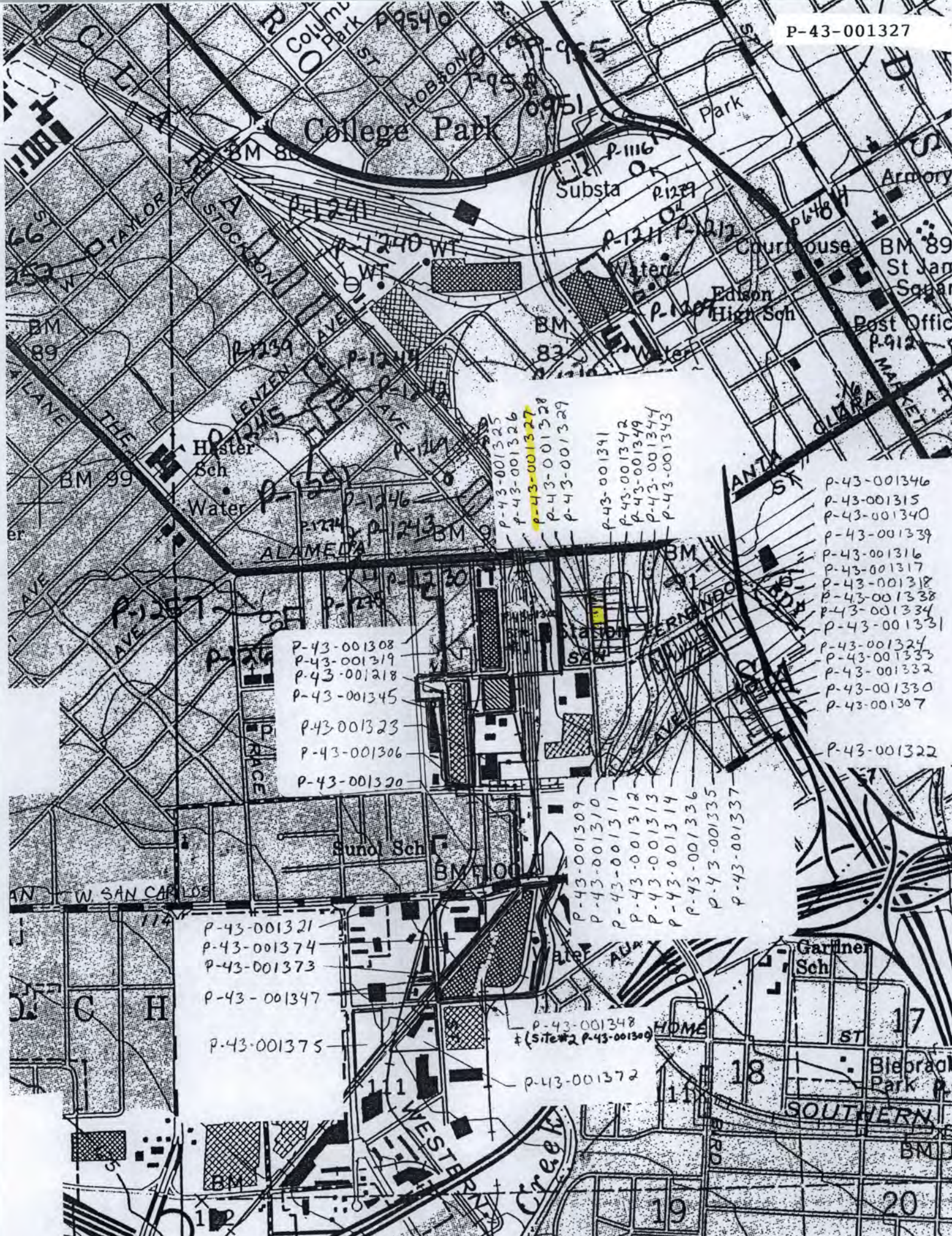
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001327
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 56 S. Montgomery Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





P-43-001308
 P-43-001319
 P-43-001218
 P-43-001345
 P-43-001323
 P-43-001306
 P-43-001320

P-43-001325
 P-43-001326
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 P-43-001313
 P-43-001314
 P-43-001336
 P-43-001335
 P-43-001337

P-43-001321
 P-43-001374
 P-43-001373
 P-43-001347
 P-43-001375

P-43-001348
 ‡ (Site # 2 P-43-001309)

P-43-001372

P-43-001322

Blebrad Park
 SOUTHERN
 ST 17
 ST 18
 ST 19
 ST 20

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 1 of 7

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the residence at 91 S. Autumn Street in San José, California.

***P3a. Description:**

This one-and-a-half-story house is generally rectangular in plan with a series of rear additions. It is of wood-frame construction with narrow wood lap siding and a gable-on-hip roof with boxed eaves. 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 single-pane glazed windows and multi-pane transoms. Doors include a centrally-located entrance sheltered by a full-width, hipped-roof porch on the primary façade and a secondary entrance on the southern façade. Original features include clustered Ionic columns at the porch; a dentil course along the eaves; and elaborate floral molding in both the attic gable and a porch gable. Alterations include concrete stairs serving the front porch; the secondary side entrance with associated stairs and ramp; a small shed-roofed rear addition; and a major hip-roofed side 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 abutting the primary façade. Other site features include a narrow strip of landscaping with small plantings and palm trees along the property's eastern boundary.

P5a. Photo:



P5b. Description of Photo: East (front) and south façades, view northwest (September 18, 2019)

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 2 of 7

Continuation Update

***P6. Date Constructed/Age and Source:** ca. 1910, moved ca. early 1950s (Sanborn maps, city directories, County of Santa Clara Office of the Assessor's records)

***P7. Owner and Address:** To be provided by the City of San José

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

Sanborn Fire Insurance maps indicate that the subject property was developed with a two-story dwelling and a backyard shed between 1884 and 1891. At the time, the property was addressed as 66 St. Mary Street. By 1915, it had been renumbered as 89 St. Mary Street, and the backyard shed had been expanded into a small pickle factory operated by F. L. Moldenhauer.¹ The dwelling continued to serve as worker housing through the mid-twentieth century, at which time it was renumbered as 87 St. Mary Street. San José city directories indicate that in the early 1930s, the building also housed the Lucile Cole Beauty Shop (Lucile Cole lived nearby, at 64 S. Montgomery Street).²

By 1950, Sanborn Fire Insurance maps show that the subject property was vacant. According to a previous evaluation by Glory Anne Laffey and Ward Hill, the current residence on the property was moved from a different location between 1951 and 1952.³ This evaluation cites a construction date of ca. 1910; assessor records and visual inspection confirm this approximate construction date for the residence. By 1952, St. Mary Street was renamed South Autumn Street and the city directory listed Joseph and Josephina Meduri as residents of the subject property at 91 S. Autumn Street.⁴

The Meduris, who had moved to the 91 S. Autumn Street property from nearby 515 Frisbie Street, continued to occupy the subject property through the end of the decade.⁵ Josephine Meduri is not listed in city directories after 1955.⁶ Joseph Meduri, who worked as a maintenance man and janitor, moved across the street to 81 S. Autumn

¹ San José city directory, 1913.

² San José city directory, 1934.

³ Ward Hill and Glory Anne Laffey, Department of Parks and Recreation (DPR) 523 Forms for 91 S. Autumn Street, San José, California, in "Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor," prepared by Basin Research Association, Archives & Architecture, and W. Hill, February 1999, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001343.

⁴ San José city directory, 1952.

⁵ San José city directory, 1949.

⁶ San José city directories, 1955, 1956, 1959, 1960.

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 3 of 7

Continuation Update

Street in 1961 but retained ownership of the property.⁷ The dwelling was subsequently rented to a series of working class residents including R.D. Crum, a Southern Pacific Railroad Company employee, and his wife Elizabeth Crum (1961); Paul Sumrall, a mechanic, and his wife Billie Sumrall (1965); Marcelino and Antonia Lopez (1970); and Frank and Benita Ruiz (1973-1975).⁸ In the early 1990s, the Meduris' youngest child, Jay, moved into the subject property. He opened a restaurant, "Poor House Bistro," in the building in 2005.⁹

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture; the Historic Resources Inventory Form completed for the property at this time categorized the property as an Identified Structure but did not provide an evaluation for listing on the national, state, or local registers.¹⁰ The property was evaluated again in 1999 by Archives & Architecture, at which time it was recommended not eligible for the National Register of Historic Places (National Register) but was again categorized as an Identified Structure.¹¹ In 2011, PBS&J evaluated the subject property using a streamlined documentation methodology for the March 2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration.¹² This study determined that the property was ineligible for listing on the National Register or California Register of Historical Resources (California Register) "due to common construction type." Based on the site visit and background research conducted for this project, ARG agrees that the subject property is not eligible for the National or California Registers, or for listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark due its relocation. However, because the building is a relatively distinctive example of Neoclassical residential architecture within its immediate setting, ARG recommends that the subject property be considered eligible as a San José Structure of Merit.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The residential building at 91 S. Autumn Street was moved to its present location in the early 1950s. Research did not conclude that the subject property played a significant role in the mid-twentieth century residential development of its current neighborhood, which was largely built up with worker housing in the late nineteenth and early twentieth centuries. The property has no apparent associations with significant historical events or broad patterns of local, state, or national history and does not meet the threshold for significance under this criterion.

⁷ San José city directories, 1955, 1959, 1960, 1961.

⁸ San José city directories, 1961, 1965, 1970, 1973, 1975.

⁹ "The History of Poor House Bistro," *Poor House Bistro*, accessed January 24, 2020, <https://poorhousebistro.com/history/>.

¹⁰ Archives & Architecture, 91 S. Autumn Street Historic Resources Inventory Form, on file at History San José, San José, CA.

¹¹ Ward Hill and Glory Anne Laffey, Department of Parks and Recreation (DPR) 523 Forms for 91 S. Autumn Street, San José, California, in "Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor," prepared by Basin Research Association, Archives & Architecture, and W. Hill, February 1999, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001343.

¹² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 4 of 7

Continuation Update

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Following the relocation of the extant Neoclassical building to the subject property in the early 1950s, residents of the property, including the Meduri family, occupied the dwelling for relatively short periods of time; none are known to have made a significant impact in local, state, or national history. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

Although the building is a relatively distinctive example of the Neoclassical style as applied to a residential building, it has experienced multiple additions and alterations related to its current use as a restaurant and is not sufficiently intact to qualify for listing on the National or California Registers. Additionally, research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 5 of 7

Continuation Update

The subject property has been altered for its current use and does not appear to meet these criteria; as such, is not recommended as eligible for listing as a local City Landmark.

Structure of Merit Assessment

While it does not rise to the level of significance for designation as a Candidate City Landmark, the subject property retains a degree of integrity sufficient to convey its distinctive Neoclassical design and it is recommended eligible as a San José Structure of Merit.

Integrity Assessment

Although the subject property has experienced a variety of additions and alterations related to its current use as a restaurant, it retains integrity of design, materials, and workmanship through the retention of its original wood windows, cladding, Ionic columns and porch balustrade, and gable molding. The property lacks integrity of setting and location, as it was moved to this location and its immediate vicinity has been almost entirely redeveloped since the historical period. Because it has been moved and converted to a restaurant, it also lacks integrity of association. However, through the retention of many original materials and architectural features, the subject property maintains a degree of integrity of feeling and is able to convey its Neoclassical design.

Conclusion

The subject property at 91 S. Autumn Street does not rise to a level of significance needed to be eligible for inclusion on the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, because it retains a degree of integrity sufficient to convey its distinctive Neoclassical design, it does appear eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan. Because "Structures of Merit" are not defined in the San José Municipal Code or Historic Preservation Ordinance, however, the subject property is not historical resource for purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

Hill, Ward, and Glory Anne Laffey. Department of Parks and Recreation (DPR) 523 Forms for 91 S. Autumn Street, San José, California. In "Historic Properties Survey Report – Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." Prepared by Basin Research Association, Archives & Architecture, and W. Hill, February 1999. On file at the Northwest Information Center, Sonoma State University, Rohnert Park, California, P-43-001343.

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

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Continuation Update

"The History of Poor House Bistro." *Poor House Bistro*. Accessed January 24, 2020,
<https://poorhousebistro.com/history/>.

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: Poor House Bistro, 91 S. Autumn Street, San José, CA, 95110 (APN 259-38-088)

Page 7 of 7

Continuation Update

Sketch Map:



Figure 1. Sketch Map of 91 S. Autumn Street (Google Earth, amended by author)



Resource #14943:

Address/APN#: 91 S. Autumn St., San Jose/ 25938008

Property Type: Commerce/Trade

Construction Date: 1904/1978

Substantial Alterations: Major alterations to façades

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 91 S. Autumn Street, San Jose, 1999.



Resource #14944:

Address/APN#: 80 S. Autumn St., San Jose/ 25938101

Property Type: Industrial

Construction Date: 1983

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14945:

Address/APN#: 74 S. Autumn St., San Jose/ 25938113

Property Type: Industrial

Construction Date: 1960

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001343
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (assigned by recorder) 91 S. Autumn Street

- P1. Other Identifier: _____ Ref. No. 30
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 (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 91 S. Autumn Street City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-088

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

This one-story, wood-frame house faces east on a mid-block parcel. The small front yard is landscaped with lawn and shrubs. It is one of four houses remaining on a formerly residential block. The house has a generally rectangular plan with staggered sections at the rear. Walls are clad in three-lap rustic siding. The hip roof, with front attic gable, has overhanging eaves and soffits. There are two chimneys. The full front porch has a hip roof with a gable over the entry. The wood-sash windows are primarily double-hung and fixed-pane. There are three small casement windows in the attic gable, and a three-sided bay on the porch has windows with small-paned transoms. Wood ornament includes turned balusters and clustered Ionic columns on the porch, a dentil course under the eaves, and rich floral molding in both gables. The house appears unaltered except for concrete stairs at the front and an added side entry from which the stairs have been removed.

P3b. Resource Attributes: HP2-Single family property

- P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:

- Historic Prehistoric Both
ca. 1910

P7. Owner and Address

Meduri C A & Sally L
268 Wren Way
Campbell CA 95008

P8. Recorded by:

(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001343

HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 91 S. Autumn Street

B1. Historic Name: _____ B2. Common Name: _____

B3. Original Use: residence B4. Present Use residence

B5. Architectural Style: Neo-Classical Style

B6. Construction History: (Construction date, alterations, and date of alterations)
 The ca. 1910 house appears unaltered except for concrete stairs at the front and an added side entry from which the stairs have been removed.

B7. Moved? No Yes Unknown Date: 1950-1952 Original Location: Possibly elsewhere on block

B8. Related Features: _____

B9a. Architect None B9b. Builder: Unknown

B10. Significance: Theme Domestic Architecture Area San Jose

Period of Significance ca. 1910 Property Type Residential Applicable Criteria _____

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

The ca. 1910 house at 91 S. Montgomery was moved to this location between 1950 and 1952. The parcel had been previously occupied by a ca. 1880 house that by 1915 had a "pickle works" at the rear of the lot operated by F. L. Moldenhauer. This replacement residence was owned by Joseph Meduri, who formerly resided nearby on the north side of Frisbee Street at #515. The house has had various owners since that time.

Although the exterior 91 South Autumn Street appears to retain historic integrity, the overall integrity has been somewhat compromised since the house was moved into this largely light industrial area. The house is a good, but not especially exceptional and unusual example, of the Neo-classical style in San Jose. Thus the house does not appear to be individually eligible for the National Register under Criterion C. The various occupants of the house do not appear to be of sufficient historic significance for the building to be eligible under Criterion B. The house does not appear to be associated with historic themes or cultural patterns of significance. In conclusion, 91 South Autumn Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The house does not appear to be a contributing resource to a potentially National Register eligible historic district. The house is listed in the City of San Jose Historic Resources Inventory as an Identified Structure.

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

B12. References:

San Jose City Directories, 1880-1970.
 Sanborn Fire Insurance Maps for San Jose, 1884-1966

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



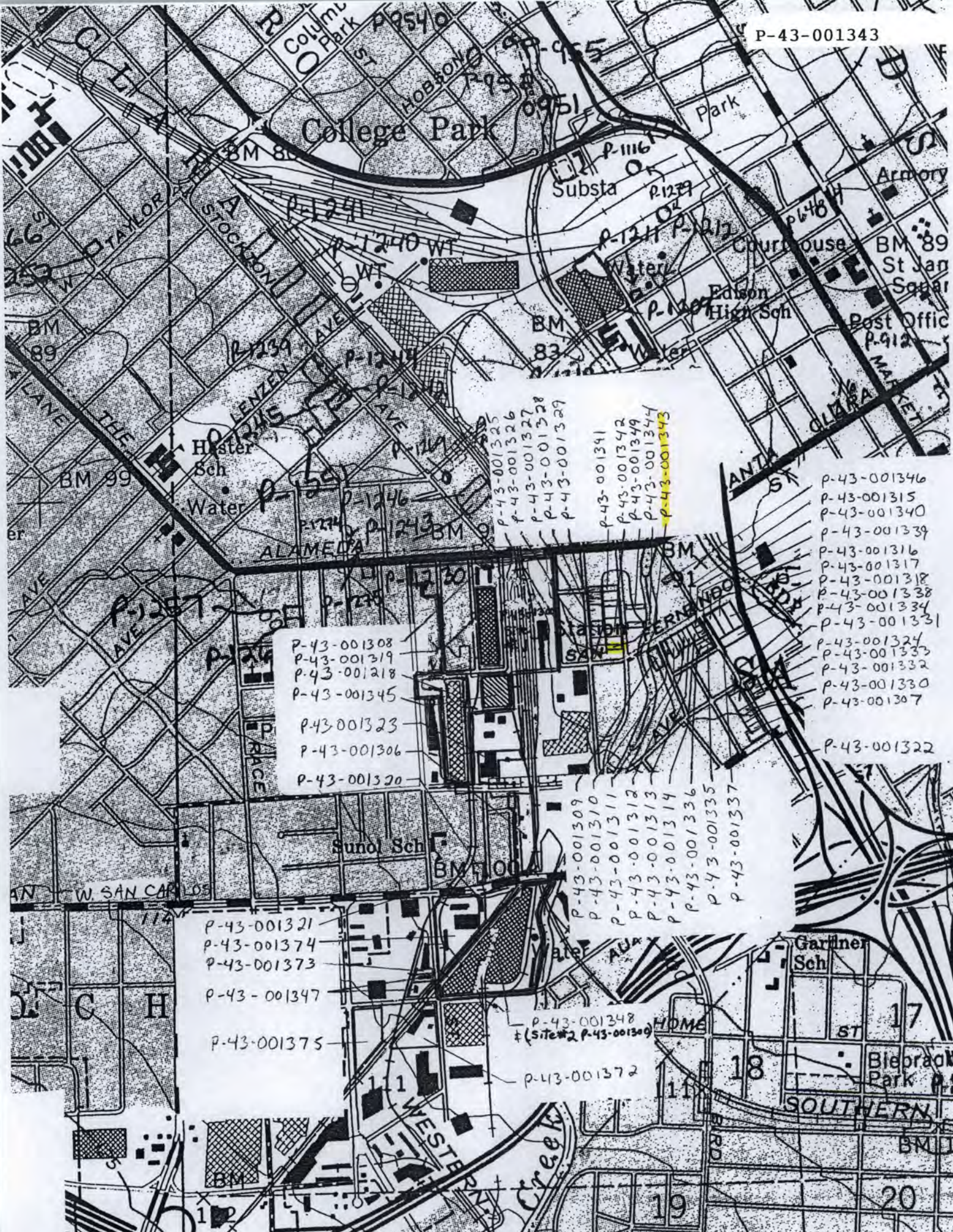
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001343
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 91 S. Autumn Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





P-43-001308
 P-43-001319
 P-43-001218
 P-43-001345
 P-43-001323
 P-43-001306
 P-43-001320

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P-43-001321
 P-43-001374
 P-43-001373
 P-43-001347
 P-43-001375

P-43-001348
 ‡ (Site #2 P-43-001349)

P-43-001372

17
 Blea Park
 18
 SOUTHERN
 19
 20

P-43-001343

P-43-001343

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 220

Ser. No. _____
 National Register Status _____
 Local designation IS

Identification and Location

1. Historic name Victor Buron Residence
- *2. Common name or current name None
- *3. Number & street 91 S. Autumn Street Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-38-088 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 1900, this Neoclassical house was the residence of the Buron family through the early 1940s. The steeply pitched gable-on-hip roof has a front-facing cross gable. The wide overhanging eaves are boxed and trimmed with dentil molding. The enriched gable has a closed pediment. The house is sheathed with tri-lap bungalow siding. Fenestration includes a leaded window in the slanted bay window, and 1/1 double-hung sash windows. The full wrap-around porch is recessed under the main roof. The porch features round columns with decorative capitals and a turned balustrade. This house is more elaborate in architectural design than most Neoclassical bungalows of this period; however, it is not well-maintained. The yard is minimally landscaped and is enclosed by a chain link fence.



8. Planning agency Planning Dept.
9. Owner Address C.A. & Sally Meduri
268 S. Wren Way
Campbell, CA 95008
10. Type of Ownership Private
11. Present Use Residential
12. Zoning M-1
13. Threats Development pressures

PU Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

- *14. Construction date(s) 1890A Original location same Date moved _____
- 15. Alterations & date _____
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02--residence

Significance and Evaluation

- 18. Context for evaluation: Theme Architecture & Shelter Area San Jose
 Period Horticulture 1870-1918 Property Type residential Context developed? yes
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

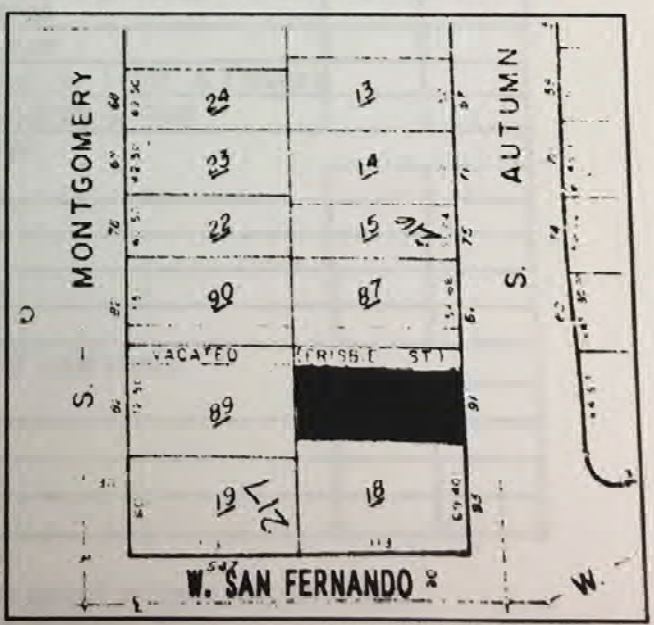
Field Survey Form completed

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria

- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
- 24. Survey type Project Related
- 25. Survey name Inventory Update Phase II
- 26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



HISTORIC INVENTORY CHECK LIST

Address: 915. Autumn

Survey Ref. #: 220
219

Parcel Number (APN): 259-38-088
 Subdivision Survey/Date: _____
 Block/Range/Lot: _____
 Cross Streets: _____
 Other Addresses: _____

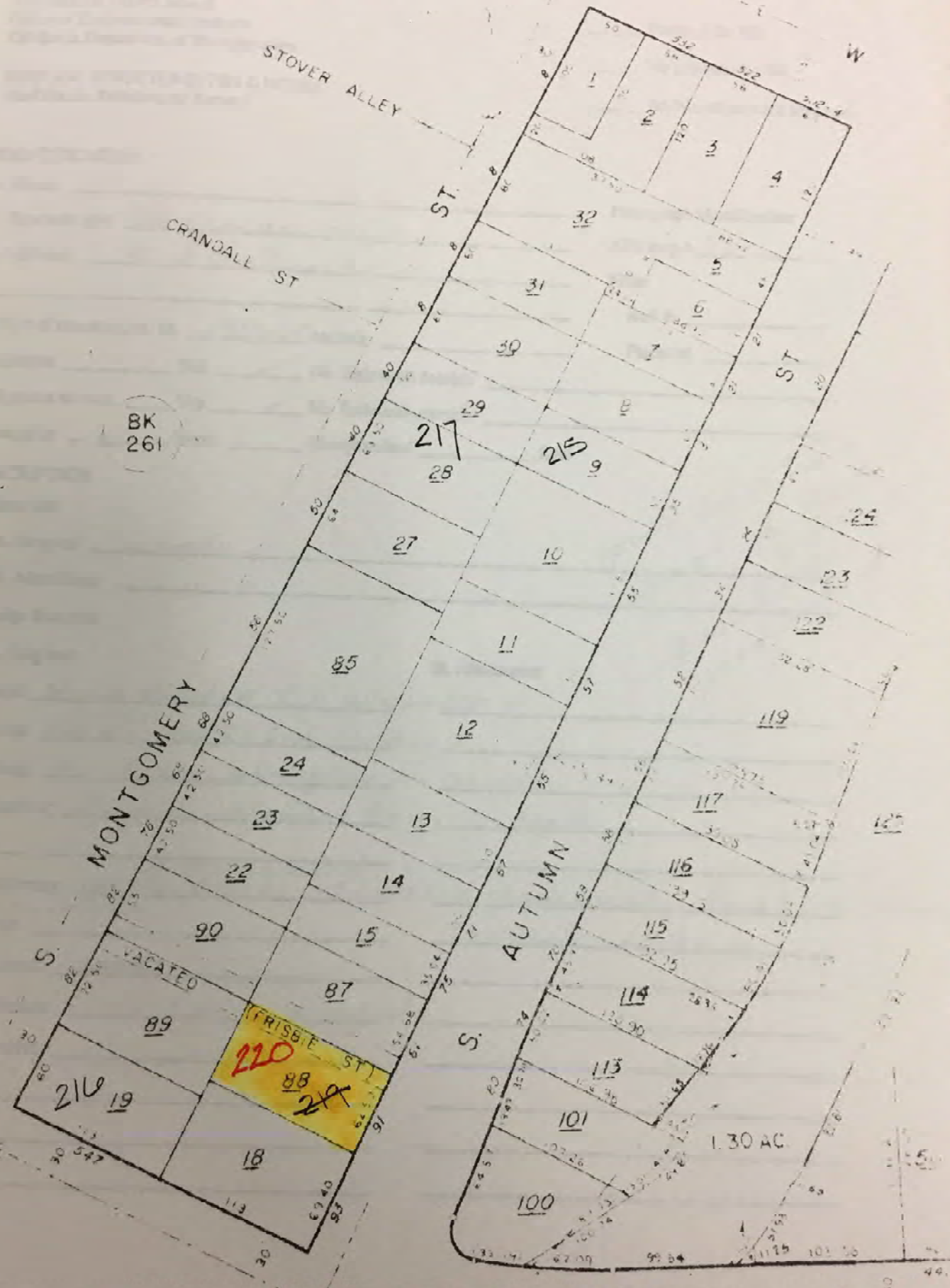
Field Survey Form completed:

Archival Research:	Ck'd	Data?
Inventories:		
San Jose		
County		
Butler		
King Inventory		
Downtown EIR		
Other		
Historic Maps:		
Thomas Block Books		
Sanborn Maps		
Thompson & West Atlas		
Surveyor's		
Court House		
Recorded		
SJH Museum		
Other		
City Directories*	<input checked="" type="checkbox"/>	
Tax Assessment Records*		
Great Registers*		
Census*		
Population		
Products of Industry		
Agricultural		
Probate Records		
Newspaper Obituary		
Architects File		
Other Sources:		

Secondary Sources:	Ck'd	Data?
Arbuckle		
Bancroft Pioneer Index		
Bielharz & De Mers		
Devis		
Foote		
Guinn		
Hall		
Hendry & Bowman		
James & McMurry		
Loomis I		
Loomis II		
McNamee		
Munro-Fraser		
Older		
Payne		
Peyton		
Pierce		
Sawyer		
Sunshine, Fruit, & Flowers		
Thompson & West		
Other:		
Oral Interviews:		

* Use appropriate form to record data
 All other information should be copied, identified, and inserted in the research folder
 or information should be recorded on a Data Source Record form.

San Fernando Valley
County Assessor's Office
1970-1971



BK
261

MONTGOMERY

AUTUMN

FRISBIE ST

W. SAN FERNANDO

GIFFORD AV

____ Potential for NR
____ No potential for NR
____ Additional research necessary

HISTORIC STRUCTURES FIELD NOTES
(for Historic Architectural Survey)

IDENTIFICATION

1. Name: _____
2. Structure type: SR residence Photograph identification: _____
3. Address: 91 S. Autumn APE map # 220
- _____ Film: _____
4. Date of construction: ca. 1900-05 records _____ Roll #: _____
5. Altered: Yes _____ No Estimated date(s): _____ Frame(s) _____
6. Appears moved: Yes _____ No Estimated date(s): _____
7. Integrity: Intact _____ Compromised _____ Lost _____

DESCRIPTION

*poor condition
yard - ch. link
Industrial
neighborhood*

8. Materials:
- A. Original wood
- B. Alterations: _____

9. Design features:
- A. Original: _____ B. Alterations: _____
- Roof: steep pitched hip w/ gablet -
- Eaves: wide over-dentel bed molding -
- Siding: tri-lap, shingles in gablet.
- Windows: leaded, slanted bay, 1/1 sash.
- Porch/entry: full covered, gable porch - enriched pediment, triple cor. columns
- Tower: concrete steps -
- Basement: concrete
- Foundation: concrete, raised.
- Decorative: _____
- _____
- _____
- _____

CONTINUATION SHEET

Property Name: 82 S. Montgomery Street, San José, CA, 95110 (APN 259-38-089)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, historic context, and evaluation for the subject property at 82 S. Montgomery Street in San José, California.

***P3a. Description:**

This one-story industrial building is roughly square in plan. It is of concrete block construction and features a truncated hip roof. Windows are steel multi-light fixed units with operable central panes; aluminum slider units covered by iron bars also punctuate the northwestern corner of the building. Doors include one single-leaf metal door near the northern corner of the western façade and one pair of double doors with plate glass sidelights and transom in the northern façade. The latter appear to be an alteration infilling a former garage bay. Site features include a paved surface parking lot to the north of the building.

P5a. Photo:



P5b. Description of Photo: North (front) and west façades (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1953 (city directories)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

***P9. Date Recorded:** September 18, 2019

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

CONTINUATION SHEET

Property Name: 82 S. Montgomery Street, San José, CA, 95110 (APN 259-38-089)

Page 2 of 4

Continuation Update

*B10. Significance:

Property History

Sanborn maps indicate that as early as 1884, the subject property at 84 S. Montgomery Street had been developed with a one-story residence, several sheds, and outbuildings. By 1950, the residential building and its associated structures were demolished. The parcel remained vacant until ca. 1953, at which point city directories first list American Sheet Metal Works at the subject property. This is confirmed in Sanborn maps from 1955 which indicate that the current concrete block light industrial building was present on the site. The property's transition from residential to light industrial is consistent with the general development patterns of the area that occurred in the early to mid-twentieth century.

Later occupants of the building include Sleepers Meat Products (ca. 1960) and Romaggi Wholesale Florist Shop, who occupied the subject property from 1965 onward. Romaggi's was owned by Mario and Eugene Costa, who operated their business until their retirement (Mario Costa passed away in 2003).¹ It is not clear when Romaggi Wholesale Florist Shop ceased operations at 82 S. Montgomery. The property is currently occupied by World of Sports Memorabilia.

Evaluation

Basin Research Associates, Archives and Architecture, and Ward Hill evaluated the subject property in 1999 for a Historic Properties Survey Report prepared for the Santa Clara Valley Transportation Authority Vasona Light Rail Corridor project.² The study found that the property was ineligible for listing on the National Register due to a lack of historical significance. PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).³ The study found the property ineligible for listing due to the common construction type of the building. ARG agrees with these findings as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a one-story residence and several outbuildings prior to the construction of a light industrial building on the property in ca. 1953. The construction of the subject property was in keeping with the second wave of light industrial development happening in the area at this time and its construction did not spur any new development. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

¹ "Costa, Mario J," *SFGate*, February 9, 2003.

² Basin Research Associates, Archives and Architecture, Ward Hill, "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor," February 2011.

³ PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 82 S. Montgomery Street, San José, CA, 95110 (APN 259-38-089)

Page 3 of 4

Continuation Update

National Register Criterion B/California Register Criterion 2

Research did not identify any people associated with the subject property who were significant figures in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 82 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. It does not provide for existing and future generations an intact example of the physical surroundings of the past. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to a level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Basin Research Associates, Archives and Architecture, Ward Hill. "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." February 2011.

City of San José Building Permit Record.

Google Earth.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

CONTINUATION SHEET

Property Name: 82 S. Montgomery Street, San José, CA, 95110 (APN 259-38-089)

Page 4 of 4

Continuation Update

SFGate

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

Sketch Map:



Figure 1. Sketch map of 82 S. Montgomery (Google Earth, amended by author)



Resource #14931:

Address/APN#: 82 Montgomery St., San Jose / 25938089

Property Type: Industrial (vacant)

Construction Date: circa 1955

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14932:

Address/APN#: 56 Montgomery St., San Jose / 25938085

Property Type: Government/Public/ Institutional

Construction Date: circa 1940

Substantial Alterations: Brick around entrance added

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14933:

Address/APN#: 50 Montgomery St., San Jose / 25938027

Property Type: Industrial

Construction Date: 1947

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001325
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (assigned by recorder) 82 S. Montgomery Street

- P1. Other Identifier: Romaggi Ref. No. 31
- 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 (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
- c. Address 82 S. Montgomery Street City San Jose Zip 95110
- d. UTM: Zone 10; ___ mE / ___ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-089

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

This one-story industrial building, erected in the early 1950s as a sheet-metal works and currently used as a Styrofoam factory, faces west on a mid-block parcel. The concrete-block structure has a rectangular plan and a hip roof. Walls are clad in stucco. The building has steel-sash windows, a garage bay on the north side, and an office entry with barred windows at the northwest front corner. A paved parking lot adjoins the building.

P3b. Resource Attributes: HP8-Industrial building

- P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
early 1950s

P7. Owner and Address
Meduri C A & Sally L
268 Wren Way
Campbell CA 95008

P8. Recorded by:
(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999
P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001325
 HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 82 S. Montgomery Street

B1. Historic Name: _____ B2. Common Name: Romaggi

B3. Original Use: sheet metal works B4. Present Use styrofoam factory

B5. Architectural Style: Industrial

B6. Construction History: (Construction date, alterations, and date of alterations)
82 S. Montgomery Street, constructed in the early 1950s, appears to be unaltered.

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

B8. Related Features: _____

B9a. Architect None B9b. Builder: Unknown

B10. Significance: Theme Industry Area San Jose

Period of Significance none Property Type Industrial Applicable Criteria _____

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

The building at 82 S. Montgomery Street was built on the site of a 1870s-early 1880s house which was demolished or relocated about 1951-1952. The replacement building housed the American Sheet Metal Works. By the early 1960s through at least the mid-1970s, the building was occupied by Romaggi Wholesale Florist and Supply, operated by R. and E. Costa.

82 South Montgomery Street appears to retain a good level of historic integrity. This simply detailed industrial building, however, is an undistinguished example of its type in San Jose. Many better examples of industrial buildings from this period survive in San Jose. Thus the building does not appear to be individually eligible for the National Register under Criterion C. 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. The building does not appear to be related to historic themes or cultural patterns of significance. In conclusion, 82 S. Montgomery Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The building does not appear to be a contributing structure to a potentially National Register eligible historic district.

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

B12. References:

San Jose City Directories, 1915-1975.
 Sanborn Fire Insurance Maps for San Jose, 1884-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



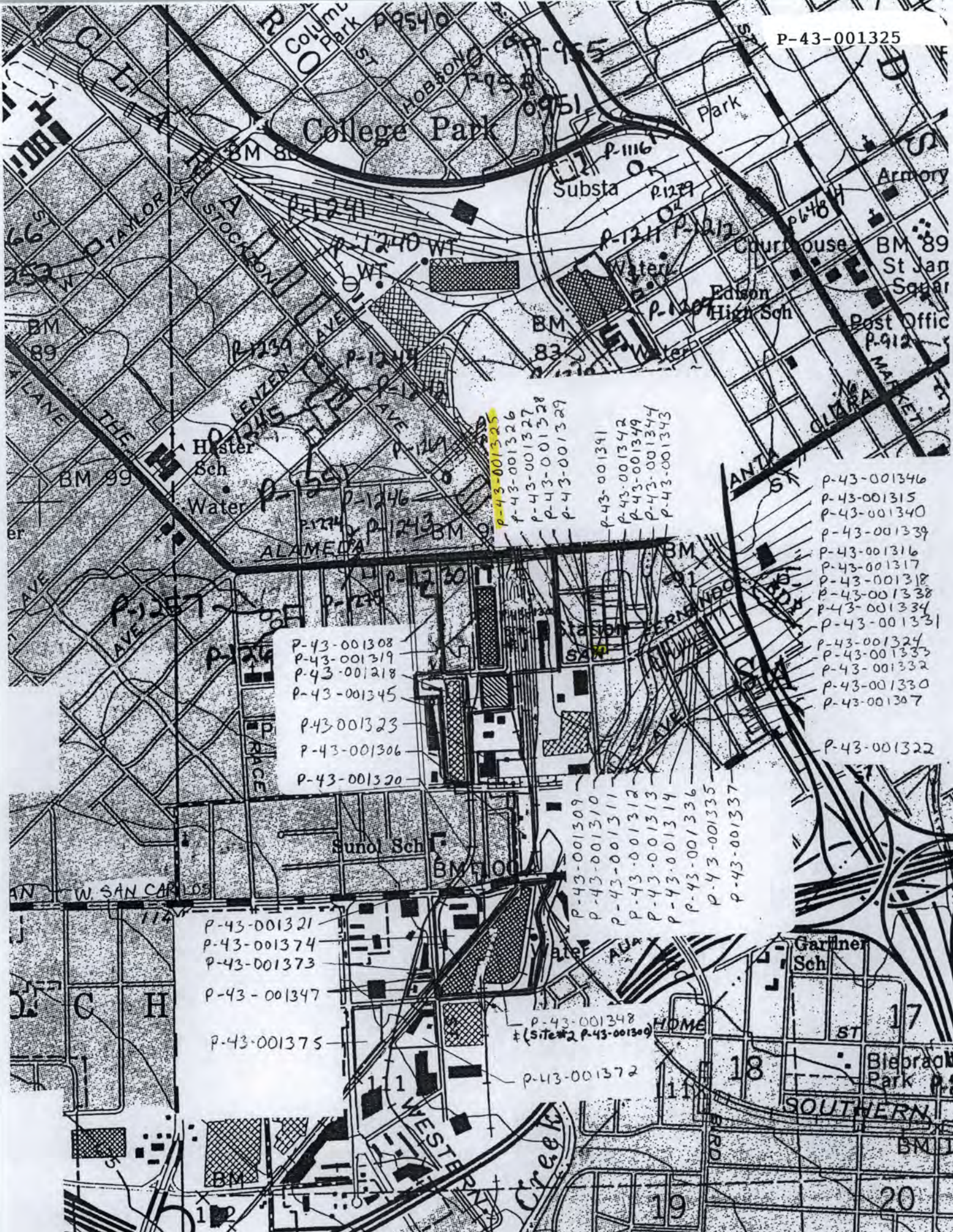
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-43-001325
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 82 S. Montgomery Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





P-1240 WT
P-1241
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P-43-001325
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P-43-001321
P-43-001374
P-43-001373
P-43-001347
P-43-001375

P-43-001348
(Site #2 P-43-001309)

P-43-001372

Blebrach Park
SOUTHERN
17
18
19
20

P-43-001325

P-43-001325

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

CONTINUATION SHEET

Property Name: 74 S. Autumn Street, San José, CA, 95113 (APN 259-38-113)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 74 S. Autumn Street in San José, California.

***P3a. Description:**

This one-and-a-half-story building is rectangular in plan. It is constructed in a combination of concrete block (northern façade) and steel-frame construction with T-1-11 siding on the primary (west) elevation; corrugated sheet metal clads the southern and eastern façades. It features a corrugated metal-clad front-facing gable roof and a shallow, asphalt shingle-clad pent roof along the primary façade. Windows are predominantly vinyl sliding and fixed units; one single-hung vinyl window is located near the western corner of the southern façade. Entries include one single-leaf door on the primary façade, two garage bays in the southern façade, and one garage bay in the western façade. Site features include a paved, fenced side yard on the southern portion of the property and a gable-roofed metal carport to the rear of the building.

P5a. Photo:



P5b. Description of Photo: West (front) and north façades (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1960 (County of Santa Clara Office of the Assessor's Records)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

***P9. Date Recorded:** September 18, 2019

CONTINUATION SHEET

Property Name: 74 S. Autumn Street, San José, CA, 95113 (APN 259-38-113)

Page 2 of 4

Continuation Update

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

According to Sanborn maps, the subject property was developed with a one-story residence and a cluster of associated outbuildings ca. 1915. In 1960, this one-story light industrial building was developed on the property and replaced the previous residential building.¹ This is consistent with the general pattern of development occurring in the surrounding area during the early and mid-twentieth century, wherein the previously residential character of the neighborhood transitioned to light industry. City directories list Best Fry Wall & Taping Co. Inc. as occupying the light industrial building in 1961. Later occupants listed in city directories at the subject property include Jack Osborn Tire Service (ca. 1970) and The Wheel House American T-shirt Printing (1975). The property is currently occupied by Diamond Auto Detail.

An evaluation of the subject property done by Basin Research Associates indicated that the subject property had undergone extensive contemporary alterations to its primary façade; these were confirmed during a field survey conducted by ARG. Other visible alterations include replacement windows and doors and T-1-11 siding on the front elevation.

Evaluation

Basin Research Associates evaluated the subject property as part of a Cultural Resources Assessment prepared in 2006 for the Coleman Autumn Project EIR.² This study found that the property was ineligible for listing on the National and California Registers, and also found it ineligible for listing on the City of San José's Historic Resources Inventory. In 2011, PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).³ This study found the property ineligible due to common construction type. ARG agrees as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a one-story residence and several outbuildings prior to the construction of a light industrial building on the property in 1960. The surrounding area had been almost entirely developed with residences and light industrial properties by this point and the development of the subject property occurred late in this neighborhood's developmental history. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

¹ County of Santa Clara Office of the Assessor's Records for 74 S. Autumn Street, San José, California, APN 259-38-113.

² Basin Research Associates, "Cultural Resources Assessment for the Coleman Autumn Project EIR," November 2006.

³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 74 S. Autumn Street, San José, CA, 95113 (APN 259-38-113)

Page 3 of 4

Continuation Update

National Register Criterion B/California Register Criterion 2

Research did not identify any people associated with the subject property who were significant figures in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 74 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance needed to be eligible for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Basin Research Associates. "Cultural Resources Assessment for the Coleman Autumn Project EIR." November 2006.

County of Santa Clara Office of the Assessor's Records.

City of San José Building Permit Record.

Google Earth.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

CONTINUATION SHEET

Property Name: 74 S. Autumn Street, San José, CA, 95113 (APN 259-38-113)

Page 4 of 4

Continuation Update

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

Sketch Map:



Figure 1. Sketch map for 74 S. Autumn Street (Google Earth, amended by author)



Resource #14943:

Address/APN#: 91 S. Autumn St., San Jose/ 25938008

Property Type: Commerce/Trade

Construction Date: 1904/1978

Substantial Alterations: Major alterations to façades

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 91 S. Autumn Street, San Jose, 1999.



Resource #14944:

Address/APN#: 80 S. Autumn St., San Jose/ 25938101

Property Type: Industrial

Construction Date: 1983

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14945:

Address/APN#: 74 S. Autumn St., San Jose/ 25938113

Property Type: Industrial

Construction Date: 1960

Substantial Alterations: None visible.

Eligibility: Ineligible due to common construction type.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

Primary # P-43-002768
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (assigned by recorder) 74 South Autumn Street

P1. Other Identifier: Contractors Warehouse Building "Diamond Auto Detail" Ref. No. 11
 P2. Location: Not for Publication Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
 a. County Santa Clara
 b. USGS 7.5' Quad San Jose West Date 1980 T 7S R 1E - ¼ of - ¼ of Sec. _____; Mount Diablo B.M.
 c. Address 74 South Autumn Street City San Jose Zip 95110
 d. UTM: Zone 10; _____ mE / _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-113

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

This small industrial building faces west on a rectangular, mid-block parcel backing onto Coyote Creek. Landscaping is limited to untended trees bordering the creek at the rear (east end) of the parcel. The building fronts on the sidewalk, and is closely adjoined on the north by a recently completed VTA (Valley Transportation Authority) light-rail line crossing Coyote Creek. The parcel is paved with a driveway along the south side and a parking/storage area at the rear. Wire-mesh fencing encloses the site. The building is located in the remnant of a district of mostly small-scale industrial buildings—garages, shops, and foundries—with a scattering of older small houses. A modern auto-repair body shop adjoins the subject parcel on the south.

The one-story structure has a rectangular plan and a gable roof with two vents projecting from the ridgeline. Structural materials and exterior siding are a combination of concrete (foundation), concrete block (north sidewall), corrugated metal (south sidewall, back end, and roof), and wood (street façade). Though the interior was not inspected, the building's plan appears to consist primarily of an open garage/shop area, with an office partitioned at the front. Two garage bays are set into the south side of the building, with a single bay at the rear. (see continuation sheet)

P3b. Resource Attributes: HP—8 Industrial Building

P4. Resources present: Building Structure Object Site District Element of District Other



P5b. Description of Photo
View from the northwest

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1960

P7. Owner and Address
Margaret Schlosser
1682 Sandvrock Court
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 October 2006

P10. Survey Type: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"): Cultural Resources Assessment for the Coleman Autumn Project EIR, City of San Jose by Basin Research Associates November 2006

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 # P-43-002768
 HRI # _____

NRHP Status Code _____

Page 2 of 4 Resource Name or #: (assigned by recorder) 74 South Autumn Street

- B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: Commercial B4. Present Use: Commercial
 B5. Architectural Style: Vernacular
 B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed ca. 1960, replacing an earlier residence on the site. Alterations are extensive. The street façade, which appears to have been rebuilt recently, is clad in T-111 vertical wood siding, with windows of aluminum and vinyl sash, a hollow-core door, and a rigid-frame awning. Suspended sliding doors for the garage bays have been replaced with roll-up metal doors, though the housing for the metal tracks remains in place. A wood-frame lean-to has been added to the south side of the building.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: _____

B9a. Architect: N/A B9b. Builder: N/A

B10. Significance: Theme _____ Area San Jose
 Period of Significance ca. 1960 – present Property Type commercial/industrial 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 commercial building at 74 South Autumn Street was constructed about 1960, replacing an earlier residence on the site. By 1961, the tenant was Best Dry Wall & Taping, indicating that a building on the site was used for commercial purposes. From 1961 to 1965, Best Dry Wall & Taping occupied the building. It continued to be used commercially and is currently occupied by Diamond Auto Detail.

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

B12. References:

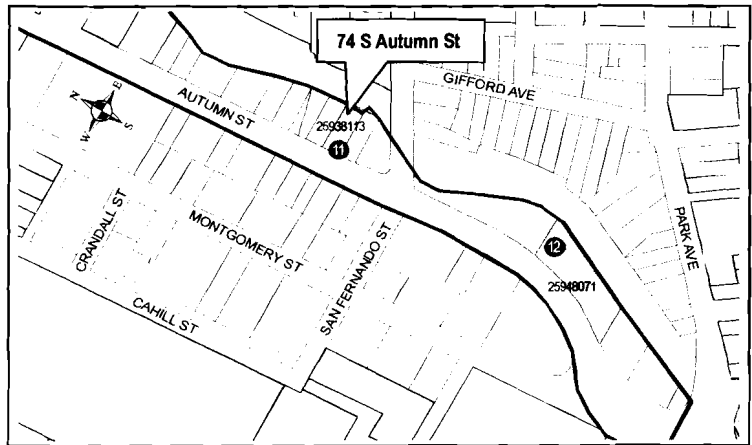
- Sanborn Fire Insurance Map Co., San Jose, 1915-1966.
- San Jose City Directories, 1940-1972.
- Thomas Block Book, Fourth Ward, 1924.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: October 2006

(This space reserved for official comments)



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

Primary # P-43-002768
HRI # _____
Trinomial _____

Page 3 of 4 Resource Name or #: (assigned by recorder) 74 South Autumn Street
Recorded by Ward Hill Date: October 2006 Continuation Update

P3a. Continued

Alterations are extensive. The street façade, which appears to have been rebuilt recently, is clad in T-111 vertical wood siding, with windows of aluminum and vinyl sash, a hollow-core door, and a rigid-frame awning. Suspended sliding doors for the garage bays have been replaced with roll-up metal doors, though the housing for the metal tracks remains in place. A wood-frame lean-to, which functions as a drive-through, has been added to the south side of the building.

Evaluation

The extensive remodeling of the front façade of 74 South Autumn Street has seriously compromised its historic integrity. Even if it retained a higher level of historic integrity, the building is not an exceptional or distinguished example of industrial architecture in San Jose, thus it does not appear to be eligible under National Register Criterion C or California Register Criterion 3. The building also does not appear to have significant associations with local themes or cultural patterns of significance, thus the house does not appear to be eligible for the National Register under Criterion A or California Register Criterion 1. Historic research did not identify any significant figures in local history associated with the building, thus it does not appear to be significant under National Register Criterion B or California Register Criterion 2. In conclusion, 74 South Autumn Street does not appear to be eligible for the National Register because it does not appear to be significant under National Register Criteria A, B or C or California Register Criteria 1, 2 or 3. The house does not appear to qualify for listing on the City of San Jose Historic Resources Inventory since it received 30.40 points under the City of San Jose Historic Evaluation Criteria (see Attachments).

P5. Photo



View from the south



View from the northeast

HISTORIC EVALUATION SHEET

Historic Resource Name: 74 South Autumn Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR original removed E VG G (FP)
- 2. STYLE industrial E VG G (FP)
- 3. DESIGNER no "designer" E VG G (FP)
- 4. CONSTRUCTION concrete E VG G (FP)
- 5. SUPPORTIVE ELEMENTS none E VG G (FP)

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION "Bert Dry Wall" E VG G (FP)
- 7. EVENT not assoc. w/ imp. events E VG G (FP)
- 8. PATTERNS not assoc. w/ imp patterns E VG G (FP)
- 9. AGE 1961 E VG G (FP)

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY not in prim. or sec. area E VG G (FP)
- 11. SETTING industrial area E VG (G) FP
- 12. FAMILIARITY not conspicuous E VG G (FP)

D. INTEGRITY

- 13. CONDITION good condition (E) VG G FP
- 14. EXTERIOR ALTERATIONS front facade altered E VG (G) FP
- 15. STRUCTURAL REMOVALS front facade E (VG) G FP
- 16. SITE not moved (E) VG G FP

E. REVERSIBILITY

- 17. EXTERIOR not very reversible E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY not accessible E VG G (FP)
- 19. HISTORY/ASSOCIATION OF INTERIOR no historic assoc. E VG G (FP)
- 20. INTERIOR ALTERATIONS not accessible E VG G (FP)
- 21. REVERSIBILITY/INTERIOR not accessible E VG G (FP)
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G (FP)

REVIEWED BY: Ward Hill

DATE: 10/31/06

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
		<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
A.	<u>VISUAL QUALITY/DESIGN</u>					
	1. EXTERIOR	16	12	6	0	<u>0</u>
	2. STYLE	10	8	4	0	<u>0</u>
	3. DESIGNER	6	4	2	0	<u>0</u>
	4. CONSTRUCTION	10	8	4	0	<u>0</u>
	5. SUPPORTIVE ELEMENTS	8	6	3	0	<u>0</u>
					<u>SUBTOTAL:</u>	<u>0</u>
B.	<u>HISTORY/ASSOCIATION</u>					
	6. PERSON/ORGANIZATION	20	15	7	0	<u>0</u>
	7. EVENT	20	15	7	0	<u>0</u>
	8. PATTERNS	12	9	5	0	<u>0</u>
	9. AGE	8	6	3	0	<u>0</u>
					<u>SUBTOTAL:</u>	<u>0</u>
C.	<u>ENVIRONMENTAL/CONTEXT</u>					
	10. CONTINUITY	8	6	3	0	<u>0</u>
	11. SETTING	6	4	2	0	<u>4</u>
	12. FAMILIARITY	10	8	4	0	<u>0</u>
					<u>SUBTOTAL:</u>	<u>4</u>
					<u>"A" & "C" SUBTOTAL:</u>	<u>4</u>
					<u>"B" SUBTOTAL:</u>	<u>0</u>
					<u>PRELIMINARY TOTAL:</u>	<u>4</u>
					(Sum of A,B & C)	

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	0	.03	.05	.10	0 x * = 0
14. EXTERIOR ALTERATIONS	--	.05	10	.20	*from A, B, C Subtotals 10 x * = .4
	--	.03	05	.10	*from A and C Subtotals .05 x * = 0
15. STRUCTURAL REMOVALS	--	20	.30	.40	*from B Subtotal .20 x * = .8
	--	10	.20	.40	*from A and C Subtotals 10 x * = 0
16. SITE	0	.10	.20	.40	*from B Subtotal 0 x * = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 1.2

ADJUSTED SUBTOTAL: 4 - 1.2 = 2.8
 (Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	<u>2</u>
TOTAL:					<u>2</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 4.8

CONTINUATION SHEET

Property Name: 56 S. Autumn Street, San José, CA, 95110 (APN 259-38-117)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 56 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story industrial building is rectangular in plan. The original portion of the building is of wood-frame construction with corrugated metal cladding and a front gable roof. None of this building's original fenestration is visible from the public right-of-way due to a major L-shaped addition that covers its primary (western) and southern façades. The addition is of wood-frame construction with textured stucco cladding, and its complex shed roof seems to indicate that it was constructed in two phases: first across the primary façade of the original building, and second across the southern façade of the original building and the first addition. The primary façade of the additions contains a roll-up vehicular door, a bank of fixed-pane display windows, a single-leaf door, and a large, multilight, steel-sash window covered by iron bars. The southern façade is punctuated at irregular intervals by small fixed windows also covered by iron bars. The roof features a variety of pipe vents and a vaulted skylight near the southeastern corner of the building. Site features include a paved parking area that adjoins the building's western and southern façades.

P5a. Photo:



P5b. Description of Photo: West (front) and south façades (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1931 (city directories)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

CONTINUATION SHEET

Property Name: 56 S. Autumn Street, San José, CA, 95110 (APN 259-38-117)

Page 2 of 5

Continuation Update

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***B10. Significance:**

Historic Context

By 1915, the subject property at 56 S. Autumn Street was developed with a one-story residence, a one-story shed, and a one-story coop structure. The street, formerly called St. Mary Street, was by this time largely developed with one- and two-story residences, as well as some light-industrial properties. Sanborn maps show that by 1932, the shed and coop had been demolished and replaced with a welding shop at the rear, east side of the property, fronting Los Gatos Creek; the one-story residence at the west side of the property remained.

City directories first list David Voss, a welder, and his wife, Lillian Voss, as residing at the subject property in 1926. It is not clear through city directory research when the property was developed with a light industrial building; however, by 1931, Peter Ramonda was listed as residing and operating his business, Voss Welding Company, at 56 S. Autumn. It is possible that Voss, while in residence, constructed the industrial building for his welding works and later sold the property and his business to Peter Ramonda. It is clear from city directories, however, that by 1931 the subject property's land use had shifted from residential to mixed-use. Based on this information, ARG cites a construction date of ca. 1930 for this property. The residential building on the parcel was demolished ca. 1950, at which point Ramonda is no longer listed as residing at 56 S. Autumn and the building no longer appears on Sanborn maps.

Voss Welding Works remained at the subject property until ca. 1970, at which time city directories list Competition Engineering, an auto business, at 56 S. Autumn Street. Reuhr Air Conditioning and Pacific Coast Cycle Corp would later occupy the building through the 1970s. Further research into Peter Ramonda, David Voss, and Voss Welding Works did not yield any substantial information on the business or its ownership.

A previous evaluation of the property done in 1999 by Archives and Architecture states that the current industrial building on the property was substantially remodeled with a mansard roof in the 1960s.¹ Photos from this report show the subject property's west facade with a wood single-clad mansard parapet, which was removed ca. 2017 according to Google Earth imagery.

Evaluation

Archives and Architecture evaluated the subject property in 1999 as part of the Historic Properties Survey Report prepared for the Vasona Light Rail project.² The study found that the property was ineligible for the National or California Registers due to a lack of historical significance. PBS&J subsequently conducted a streamlined evaluation of the property as part of the Historic Architectural Survey Report (HASR), prepared in 2011 for the San Francisco to

¹ Archives and Architecture, "Historic Properties Survey Report—Santa Clara José Transportation Authority Vasona Light Rail Corridor," February 1999.

² Ibid.

CONTINUATION SHEET

Property Name: 56 S. Autumn Street, San José, CA, 95110 (APN 259-38-117)

Page 3 of 5

Continuation Update

San José Section of the California High-Speed Train Project (S-48738a).³ This study concurred with the previous evaluation done in 1999. ARG agrees with these findings as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a residence and shed prior to the construction of a light industrial building on the property ca. 1930. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. The subject property does not appear to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Although Peter Ramonda operated Voss Welding Works at this location for forty years, research did not indicate that he was a significant figure in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 56 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it has been significantly altered and it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 56 S. Autumn Street, San José, CA, 95110 (APN 259-38-117)

Page 4 of 5

Continuation Update

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Archives and Architecture. "Historic Properties Survey Report—Santa Clara Valley Transportation Authority Vasona Light Rail Corridor." February 1999.

City of San José Building Permit Record.

Google Earth.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." *March 2011.*

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: 56 S. Autumn Street, San José, CA, 95110 (APN 259-38-117)

Page 5 of 5

Continuation Update

Sketch Map:



Figure 1. Sketch Map of 56 S. Autumn Street (Google Earth, amended by author)



Resource #14940:

Address/APN#: 56 S. Autumn St., San Jose/ 25938017

Property Type: Industrial

Construction Date: 1920

Substantial Alterations: Façade remodeled (mansard parapet)

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 56 S. Autumn Street, San Jose, 1999.



Resource #14941:

Address/APN#: 75 S. Autumn St., San Jose/ 25938015

Property Type: Residential

Construction Date: 1910

Substantial Alterations: Replacement windows, porch replaced/altered.

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010

Hill, Ward and Glory Anne Laffey. DPR 523: 75 S. Autumn Street, San Jose, 1999.



Resource #14942:

Address/APN#: 87 S. Autumn St., San Jose/ 25938087

Property Type: Commerce/Trade

Construction Date: 1978

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary # P-43-001349
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (assigned by recorder) 56 S. Autumn Street

P1. Other Identifier: South Bay Appliance Ref. No. 27
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 (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
c. Address 56 S. Autumn Street City San Jose Zip 95110
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-117

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
This one-story building—once a welding shop and now an appliance store—faces west on a mid-block parcel that backs onto Los Gatos Creek. Most of the lot has been paved for parking. The building is extensively altered. Originally, it was a wood-frame industrial structure with rectangular plan, gable roof, and cladding of corrugated iron. A stuccoed addition wraps around the building's front and south side. The front facade has display windows, customer entry, garage bay, and a mansard roofed false front covered with wood shakes.

P3b. Resource Attributes: HP6—1-3 story commercial building
P4. Resources present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: _____

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1925

P7. Owner and Address
Schlosser R G & Margaret L
1681 Sandyrock Court
San Jose, CA 95125

P8. Recorded by:
(Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

P9. Date Recorded February 1999
P10. Survey Type: (Describe)
Intensive for Light Rail Corridor

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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

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

Primary # P-43-001349
 HRI # _____

NRHP Status Code _____

Page 2 of 3

Resource Name or #: (assigned by recorder) 56 S. Autumn Street

- B1. Historic Name: Voss Welding Company B2. Common Name: South Bay Appliance
 B3. Original Use: Industrial B4. Present Use: Commercial
 B5. Architectural Style: Industrial
 B6. Construction History: (Construction date, alterations, and date of alterations)
 This ca. 1925 building was extensively remodeled in the 1960s, with a stuccoed addition wrapping around the front and south sides.
 B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: _____
 B9a. Architect None B9b. Builder: Unknown
 B10. Significance: Theme Architecture Area San Jose
 Period of Significance 1926-late 1960s Property Type Commercial Applicable Criteria _____

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

The building at 56 S. Autumn Street was constructed about 1926 and occupied by David Voss' Voss Welding Company until the late 1960s. The welding company was succeeded by Competition Engineering, an auto manufacturer, and later by an appliance store.

56 South Autumn Street was extensively remodeled in the 1960s (including the front mansard), retaining a low level of historic integrity. The building is a typical and undistinguished example of a small industrial building in San Jose. Consequently, the building does not appear to be individually eligible for the National Register under Criterion C. The building has not been associated with any significant businesses or persons, and it does not appear to be related to themes or cultural patterns of significance in local history. In conclusion, 56 South Autumn Street does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The building also does not appear to be a contributing resource to a potentially National Register eligible historic district.

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

B12. References:

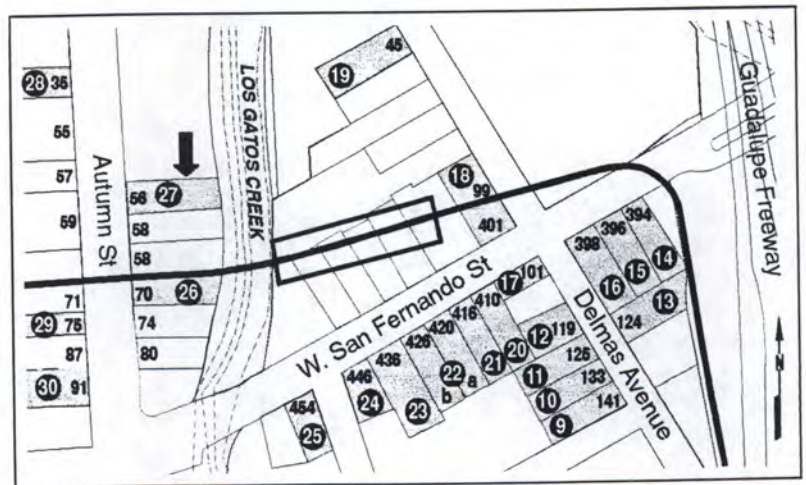
- San Jose Assessor's Block Books 1924.
- San Jose City Directories, 1926-1970.
- Sanborn Fire Insurance Maps for San Jose, 1921-1966.

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



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

Primary # P-43-001349
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (assigned by recorder) 56 S. Autumn Street
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 Continuation Update

Item P5a. Photo, continued





P-43-001308
 P-43-001319
 P-43-001218
 P-43-001345
 P-43-001323
 P-43-001306
 P-43-001320

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 P-43-001307

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 P-43-001310
 P-43-001311
 P-43-001312
 P-43-001313
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 P-43-001337

P-43-001321
 P-43-001374
 P-43-001373
 P-43-001347
 P-43-001375

P-43-001348
 ‡ (Site #2 P-43-001340)

P-43-001372

P-43-001322

P-43-001349

P-43-001349

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

CONTINUATION SHEET

Property Name: 50-52 S. Autumn Street, San José, CA, 95110 (APN 259-38-119)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 50-52 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story commercial building is rectangular in plan. It is of concrete block construction and features a flat roof clad in indeterminate material. The building's only fenestration is located on the primary (western) façade; fenestration includes two sliding aluminum windows covered with security bars, a full-glass single-leaf door also with security bars, a metal single-leaf door, and two roll-up garage-style doors. Fabric awnings shelter both single-leaf doors. Site features include a fenced rear yard and a paved parking area that separates the primary façade from S. Autumn Street.

P5a. Photo:



P5b. Description of Photo: West (primary) and south façades (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1962 (Santa Clara County Office of the Assessor's Records)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

CONTINUATION SHEET

Property Name: 50-52 S. Autumn Street, San José, CA, 95110 (APN 259-38-119)

Page 2 of 4

Continuation Update

*B10. Significance:

Property History

The subject property at 50-52 S. Autumn Street occupies a double-wide lot on the west side of S. Autumn Street, fronting Los Gatos Creek to the east. According to Sanborn maps from 1915, the parcel was developed with a one-story shed on the western edge of the property and a small one-story outbuilding on the northern portion of the property. Their use is unclear; however, it is likely that they were utilized by the occupants of adjacent parcels. Throughout the early and mid-twentieth century, the block underwent a second wave of development in which the residential character of the neighborhood transitioned towards light industry. The shed remained on the subject property until ca. 1962, at which time it no longer appears in Sanborn maps. The outbuilding was likely demolished when the property was cleared to erect the subject property.

A previous evaluation of the property done by JRP Historical Consulting gave the subject property a construction date of 1960, citing City of San José building permits. This conflicts with Sanborn maps, which still show the subject property as having a single outbuilding in 1962. Property records on file at the County of Santa Clara Assessor's office state that the construction date of the property is 1962; it is likely that the building was erected after the parcel was surveyed for Sanborn maps. This is confirmed by city directories, which list two businesses at the subject property in 1964: Joseph's Les [sic] Garage at 50 S. Autumn Street and Ted Mogue Service at 52 S. Autumn Street. Joseph's Les Garage, owned by Leslie W. Joseph, remained at the 50 S. Autumn Street through the 1960s and 1970s. Later occupants of 52 S. Autumn would include Federal Mogul Service, an auto parts wholesaler (ca. 1970) and Pacific Coat Cycle Corp (ca. 1976). The current occupants of the building are Clackfit at 50 S. Autumn Street and Upholstery Specialists at 52 S. Autumn.

Evaluation

PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).¹ The study found the property ineligible due to age. In 2013, JRP Historical Consulting evaluated the subject property for a Supplemental Environmental Survey Report produced for VTA's BART Silicon Valley Phase II Extension Project.² This study found the property ineligible for listing on the California and National Registers and concluded that it was not a historical resource for the purposes of CEQA. ARG agrees with this evaluation as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was developed ca. 1915 with a shed and outbuilding prior to the construction of a light industrial building on the property in 1962. The surrounding area had been almost entirely developed with residences and light industrial properties by this time and the development of the subject property occurred late in this neighborhood's

¹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

² JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

CONTINUATION SHEET

Property Name: 50-52 S. Autumn Street, San José, CA, 95110 (APN 259-38-119)

Page 3 of 4

Continuation Update

developmental history. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify any people associated with the subject property who were significant figures in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 50-52 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." *March 2011.*

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

CONTINUATION SHEET

Property Name: 50-52 S. Autumn Street, San José, CA, 95110 (APN 259-38-119)

Page 4 of 4

Continuation Update

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

Sketch Map:

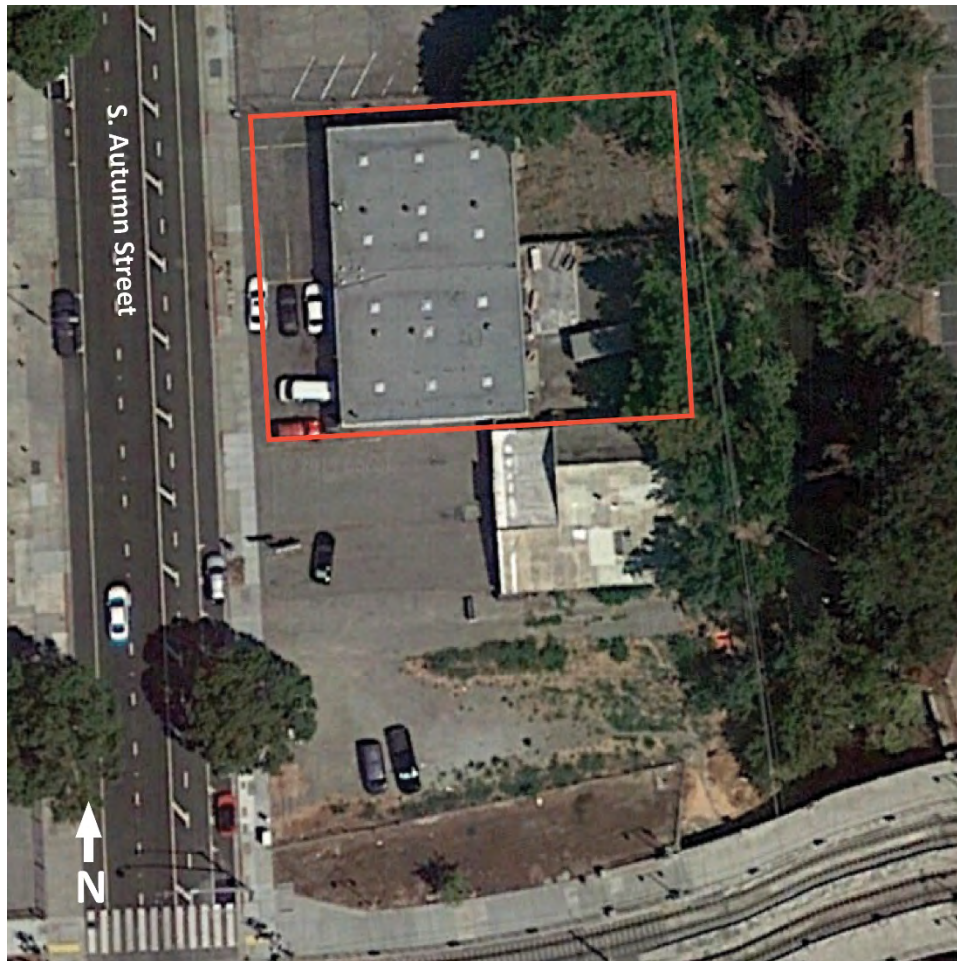


Figure 1. 50-52 S. Autumn Street (Google Earth, amended by author)

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

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

P1. Other Identifier: 50-52 S. Autumn Street

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

***a. County** Santa Clara

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

c. Address 50-52 S. Autumn **City** San Jose **Zip** 95110

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

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

Assessor Parcel Number: 259-38-119

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

The property at 50-52 South Autumn Street is a one-story concrete block building with a rectangular plan and flat roof (**Photograph 1**). The façade of the north half is clad with stucco. The only openings are along the façade and consist of two large roll-up overhead doors at each end; a metal personnel door; a full glass personnel door and two fixed pane windows covered with security bars. Both of the personnel doors are covered with fabric awnings.

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

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, December 4, 2013.**

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1960, San Jose Building Permits

***P7. Owner and Address:**
Ada A. Vitale
PO Box 628
Nisswa, MN 56468-0628

***P8. Recorded by:** (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 4, 2013

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

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

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

DPR 523A (1/95)

*Required Information

B1. Historic Name: Joseph's Les Garage, Ted Mogue Service

B2. Common Name: Clackfit, Upholstery Specialists

B3. Original Use: automotive and light industrial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) South half (52 S. Autumn) constructed in 1960, north half (50 S. Autumn) constructed in 1962

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Lew Jones Construction

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

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

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

The property at 50-52 South Autumn does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed about 1969 as an office to the industrial building on the adjacent parcel to the south. It is located in an area known as Crandallville, an early residential neighborhood that developed after construction of the nearby Southern Pacific Railroad, (SPRR) in 1877. The area, located west of Los Gatos Creek and east of the train station, was named for the former property owner, O.L. Crandall. Following subdivision of Crandallville, settlers built house throughout the neighborhood. While the lots on some blocks were completely occupied, block on the east side of Autumn Street bounded by Los Gatos Creek on the east and containing the study parcel still had several vacant lots into the 1920s.¹

By the mid-twentieth century, many dwellings in the neighborhood were demolished or moved and replaced by commercial and industrial buildings. In 1960, Chase Lumber Company hired Lew Jones Construction Company to construct an auto garage which currently forms the southern half of the building (52 S. Autumn). Two years later, property owner George Vitale had the northern portion of the building constructed for light industrial use (50 S. Autumn). Both sections of the building housed automotive service businesses by 1964: Joseph's Les [sic] Garage in the northern half and Ted Mogue Service auto parts in the southern half. Similar uses continued at these addresses until recently when a fitness center opened in the northern half.²

Evaluation

The property at 50-52 South Autumn Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This property was developed in 1960 and 1962 well after the initial settlement of Crandallville and decades after it transitioned into a commercial and industrial area. The property is part of the general commercial and industrial growth of San Jose and of this area, but it is not important within that context. Furthermore, the tenant businesses have not made important contributions to respective fields. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property, including the long term owner George Vitale, made demonstrably important contributions to history at the local, state, or national level.

The property at 50-52 South Autumn Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The utilitarian building reflects an emphasis on function and economy over architectural style. It was built using a common design and materials for the type, such as the exposed concrete block construction and a flat roof. This building also is not the work of a master architect and does not possess high artistic value

The building represents common construction techniques and practices that have been well researched and studied and has not yielded, nor will likely yield, important information for history (NRHP Criterion D or CRHR Criterion 4). While the building lacks architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its original date of construction.

¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932).

² R.L. Polk & Co., *Polk's San Jose City and Suburban Directory* (San Francisco, CA: R.L. Polk & Co., 1960, 1964), 917; City of San Jose, Building Department, Building Permit No. 33581, June 13, 1960; Building Permit No. 40159, October 30, 1962; Building Permit No. 05-033819, July 13, 2005.



Resource #14937:

Address/APN#: 50-52 S. Autumn St., San Jose / 25938119

Property Type: Commerce/Trade

Construction Date: 1962

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14938:

Address/APN#: 35 S. Autumn St., San Jose/ 25938009

Property Type: Residential

Construction Date: 1900

Substantial Alterations: TBD

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

*Basin Research. 1999. *Historic Properties Survey Report, Vasona Corridor Light Rail Project.*



Resource #14939:

Address/APN#: 57 S. Autumn St., San Jose/ 25938011

Property Type: Industrial/Commerce/Trade

Construction Date: 1988

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

CONTINUATION SHEET

Property Name: 20. S Autumn Street, San José, CA, 95110 (APN: 259-38-121)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 20 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story industrial building is rectangular in plan. It is of steel-frame construction and features a low-pitched, side gable roof with minimal eave overhang; both the roof and the exterior walls of the building are clad in corrugated sheet metal. Fenestration includes three pairs of sliding bay doors, including one top-mounted, full-height pair near the northern end of the western façade, and two partial-height, top-mounted pairs near the middle and southern end of the western façade. Alterations include a full-length, shed-roofed addition at the rear of the building, and a flat-roofed addition to the north wall of the rear addition that overlaps the main building's northeast corner. The addition is clad in stucco and features one roll-up metal freight door on its western façade. Site features include a paved parking area that surrounds the building on the north, west, and south; this feature is bounded by a metal chain link fence with a large, double-leaf gate at the west (fronting S. Autumn Street).

P5a. Photo



P5b. Description of Photo: West (front) façade, view east (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1948 (City of San José Building Permit No. 4815; aerial photographs)

***P7. Owner and Address:** To be provided by the City of San José.

***P6. Date Constructed/Age and Sources:** 1948 (City of San José Building Permit no. 4815; USGS.gov aerial photograph, 1948)

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

CONTINUATION SHEET

Property Name: 20. S Autumn Street, San José, CA, 95110 (APN: 259-38-121)

Page 2 of 4

Continuation Update

*P9: **Date Recorded:** September 18, 2019

*P11: **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

*B10. **Significance:**

Property History

A building permit was granted to Oliver Peterson in 1948 to construct a one-story light industrial building at 20 S. Autumn Street for use and a body and paint shop (City of San José Building Permit no. 4815). City directories first list the subject property in 1948 with an auto repair business owned by Herbert Zeissler as its occupant. Prior to the building's construction, a one-story dwelling and a small shed (ca. 1891) were located along the southern edge of the lot. They remained on the lot until they were demolished ca. 1974, when they no longer appear in aerial photographs. The rear addition was built ca. 1968, when it first appears in aerial photographs.

Later city directories show Alongi and Jackson Paint and Body Shop as occupants in 1955, and the business remained there for over twenty years. (Directory listings also refer to them as Alongi Brothers Auto Painting and Body Repair and Andy Alongi Body Shop). Borch Iron Works, a steel business owned by Allan Borch, was listed at the subject property in 1979 and remained there until it the property was sold in 2017.¹ Further archival research conducted by ARG on the previous occupants of the subject property did not produce any substantial information on their lives or business dealings.

Evaluation

JRP Historical Consulting Services first evaluated the subject property as part of an HRE (Historic Resources Evaluation) prepared in 2003 for the Silicon Valley Rapid Transit Corridor EIS/EIR.² The study found that the property was ineligible for the National Register and the California Register due to a lack of historical significance and as such was not considered a historical resource for the purposes of CEQA. PBS&J subsequently conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).³ This study concurred with the previous evaluation. ARG agrees with these finding as delineated below.

¹ George Avalos, "Google village would be a boon for San Jose, but not everyone is impressed," *Mercury News* (San Jose), June 11, 2016, accessed January 20, 2020, <https://www.mercurynews.com/2017/06/11/san-joses-google-village-would-displace-some-businesses/>.

² JRP Historical Consulting Services, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003.

³ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 20. S Autumn Street, San José, CA, 95110 (APN: 259-38-121)

Page 3 of 4

Continuation Update

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a residence and shed prior to the construction of a light industrial building on the property in 1948. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. The subject property is not associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Alongi family operated a business at this location for over twenty years, they are not known to have made a significant impact in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 20 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance needed to be eligible for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

CONTINUATION SHEET

Property Name: 20. S Autumn Street, San José, CA, 95110 (APN: 259-38-121)

Page 4 of 4

Continuation Update

*B12. References:

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:



Figure 1. Sketch map of 20 S. Autumn Street
(Google Earth, amended by author)



Resource #14934:
Address/APN#: 40 Montgomery St., San Jose / 25938028
Property Type: Industrial
Construction Date: 1947
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14935:
Address/APN#: 20 S. Autumn St., San Jose/ 25938121
Property Type: Industrial
Construction Date: circa 1940
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14936:
Address/APN#: 24 S. Autumn St., San Jose/ 25938123
Property Type: Industrial
Construction Date: 1905
Substantial Alterations: Addition, replacement window(s)
Eligibility: Ineligible due to lack of integrity
Date Surveyed: April 7, 2010
Reviewer: Amber Grady, October 27, 2010

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # <u>P-43-002771</u> HRI # _____ Trinomial _____ NRHP Status Code <u>6</u>
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference #12-63

P1. Other Identifier: 20 South Autumn Street

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

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose West **Date** 1961, photorevised 1980 **T** _____; **R** _____; **1/4 of Sec** _____; **B.M.** _____

c. Address 20 South Autumn Street **City** San Jose **Zip** 95110

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

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

APN: 259-038-121

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

The building at 20 South Autumn Street is a metal framed, side gable building sided and roofed with corrugated metal panels. Two sizes of exterior mounted sliding doors appear on the west side and there is one interior mounted sliding door on the north side. A shed roof addition located at the north side is clad in stucco siding and set with one roll-up metal door. This addition has a composition roof with metal coping. There is a portable building at the southwest corner of the lot.

***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 31, 2002

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1950, Sanborn Fire Insurance Maps

***P7. Owner and Address:**
John H. & Beverly A. Borch
P.O. Box 2164
Morgan Hill, CA 95038

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

***P9. Date Recorded:** May 31, 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) _____

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

Primary # P-43-002771
HRI # _____

Page 2 of 3

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference #12-63

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 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 20 South Autumn 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 building is part of infill development in what was known as Crandallville, a neighborhood west of Los Gatos Creek and east of Diridon Station. The area was an early residential neighborhood that flourished after the arrival of the Southern Pacific Railroad (SPRR) in 1877. (See Continuation Sheet)

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

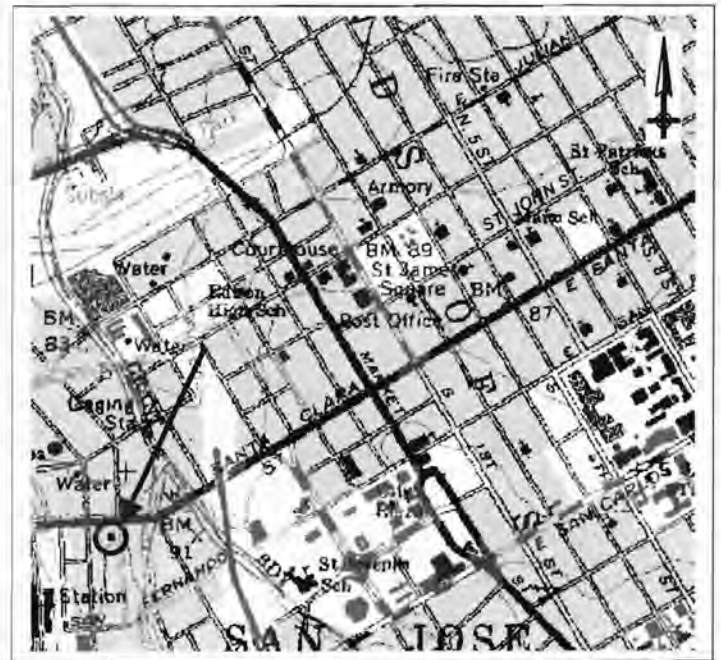
*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose, (1898-1978); Thomas Block Book, ca. 1920.

B13. Remarks:

*B14. Evaluator: Amanda Blosser

*Date of Evaluation: September 12, 2002

(This space reserved for official comments.)



B10. Significance (continued):

The area was named for the former property owner, O.L. Crandall, who opened a small grocery store in the 1870s.¹ By the time SPRR arrived, the block between Autumn Street and Montgomery Street was settled with single-family houses. The area between Autumn Street and Los Gatos Creek was not as densely settled, containing only and had scattered residences. After World War II, the area along the creek developed a more commercial nature and many of the dwellings located on this side of Autumn Street were replaced with commercial and light industrial buildings. The commercial building at 20 South Autumn Street was built in 1950 as an auto repair shop run by Herbert Zeissler, who also operated a spray and paint shop located on the west side of the building. At the time of the building's construction, a one-story wood frame dwelling stood on the south side of the parcel. This dwelling is no longer extant, and has been replaced with a parking lot. The property is still used as an auto shop.

The building at 20 South Autumn 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 owners or inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The industrial building does not have distinctive architectural characteristics. The building is a common type of industrial construction, a prefabricated metal structure, and does not appear to be important for its type, period, or method of construction. The building is not 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). 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.

¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18.

HISTORIC EVALUATION SHEET

Historic Resource Name: 20 South Autumn Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR undistinguished E VG G **FP**
- 2. STYLE industrial E VG **G** FP
- 3. DESIGNER builder designed E VG G **FP**
- 4. CONSTRUCTION metal frame E VG G **FP**
- 5. SUPPORTIVE ELEMENTS none E VG G **FP**

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION Zeissler auto E VG G **FP**
- 7. EVENT none E VG G **FP**
- 8. PATTERNS industrial E VG **G** FP
- 9. AGE 1950 E VG G **FP**

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY not in prim/or sec. area E VG G **FP**
- 11. SETTING consistent w/ industrial area E VG **G** FP
- 12. FAMILIARITY not conspicuous E VG G **FP**

D. INTEGRITY

- 13. CONDITION good **E** VG G FP
- 14. EXTERIOR ALTERATIONS not altered **E** VG G FP
- 15. STRUCTURAL REMOVALS none **E** VG G FP
- 16. SITE not moved **E** VG G FP

E. REVERSIBILITY

- 17. EXTERIOR not altered **E** VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY not accessible E VG G **FP**
- 19. HISTORY/ASSOCIATION OF INTERIOR " E VG G **FP**
- 20. INTERIOR ALTERATIONS " E VG G **FP**
- 21. REVERSIBILITY/INTERIOR " E VG G **FP**
- 22. NATIONAL OR CALIFORNIA REGISTER not eligible E VG G **FP**

REVIEWED BY: Ward Hill

DATE: 8/10/07

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
<u>A. VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
1. EXTERIOR	16	12	6	0	0	
2. STYLE	10	8	4	0	4	
3. DESIGNER	6	4	2	0	0	
4. CONSTRUCTION	10	8	4	0	0	
5. SUPPORTIVE ELEMENTS	8	6	3	0	0	
			<u>SUBTOTAL:</u>		<u>4</u>	
<u>B. HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
6. PERSON/ORGANIZATION	20	15	7	0	0	
7. EVENT	20	15	7	0	0	
8. PATTERNS	12	9	5	0	5	
9. AGE	8	6	3	0	0	
			<u>SUBTOTAL:</u>		<u>5</u>	
<u>C. ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
10. CONTINUITY	8	6	3	0	0	
11. SETTING	6	4	2	0	2	
12. FAMILIARITY	10	8	4	0	0	
			<u>SUBTOTAL:</u>		<u>2</u>	
					<u>"A" & "C" SUBTOTAL:</u>	
					<u>6</u>	
					<u>"B" SUBTOTAL:</u>	
					<u>5</u>	
					<u>PRELIMINARY TOTAL:</u>	
					<u>11</u>	
					(Sum of A,B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	0	.03	.05	.10	0 x * = 0 <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	0	.05	.10	.20	0 x * = 0 <small>*from A and C Subtotals</small>
	0	.03	.05	.10	0 x * = 0 <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	0	.20	.30	.40	0 x * = 0 <small>*from A and C Subtotals</small>
	0	.10	.20	.40	0 x * = 0 <small>*from B Subtotal</small>
16. SITE	0	.10	.20	.40	0 x * = 0 <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 0

ADJUSTED SUBTOTAL: 11 - 0 = 11
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	<u>3</u>
					TOTAL: <u>3</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 3

ADJUSTED TOTAL (Plus Bonus Points): 14

CONTINUATION SHEET

Property Name: 24 S. Autumn Street, San José, CA, 95110 (APN 259-38-123, 259-38-124)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 24 S. Autumn Street in San José, California

***P3a. Description:**

This one-story industrial building is rectangular in plan. It is of wood-frame construction with stucco at the primary (western) façade and corrugated sheet metal cladding at the northern and southern façades. The front-facing gable roof is clad in composition shingles. Windows include steel-frame fixed and casement units and aluminum replacement sash. The primary façade is punctuated by one centrally-located roll-up metal freight door flanked by multi-light steel windows; a vent or window opening at the attic level has been infilled with two corrugated metal panels. The southern façade is also punctuated by a variety of rectangular window openings, including some with metal or aluminum replacement sash and some that have been infilled with plywood. All of these windows are covered with security bars. Other alterations include a rectangular-plan, shed-roofed wing addition built ca. 1969 that attaches to the north elevation, near the northwest corner. This addition is of concrete block construction and features one single-leaf door and one rectangular window covered with a metal grille on its primary (western) façade. Site features include paved parking areas to the north and south, both of which are enclosed at the front lot line by a chain link fence.

P5a. Photo:



P5b. Description of Photo: West (primary) façade, view east (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1931; ca. 1969 addition (San José City Directories; Sanborn maps; JRP Historical Consulting, LLC, "VTA'S BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," September 2016; aerial photograph)

***P7. Owner and Address:** To be provided by the City of San José.

CONTINUATION SHEET

Property Name: 24 S. Autumn Street, San José, CA, 95110 (APN 259-38-123, 259-38-124)

Page 2 of 5

Continuation Update

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. **Date Recorded:** September 18, 2019

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

*B10. **Significance:**

Property History

The present address of the property is 24 S. Autumn Street; however, the early Sanborn maps shows the address as 34 S. Autumn Street. The addresses reflected in the following city directory research are for 34 S. Autumn Street. City directories first list Paul P. Garbarino, owner of General Machine and Iron Works, at 34 S. Autumn Street in 1931. Prior city directories from the late 1920s list the property as vacant or have no listing for the address; however, Sanborn maps from 1915 reveal that a one-story duplex and a one-story dwelling occupied the two parcels which constitute the present property. The duplex was demolished to construct the present light industrial building; the one-story dwelling remained until ca. 1957, when it no longer appears on Sanborn maps.

General Machine and Iron Works was listed in city directories at this address through 1979 (the business is also listed as General Machine and Body Works). Paul P Garbarino was the founder of the company, which he ran with his three sons: Edwin J. Garbarino, Paul O. Garbarino, and George G. Garbarino.¹ A previous evaluation done by JRP Historical Consulting found that the flat roof addition was constructed ca. 1969 for use as an office. This report identified a second APN associated with the property (259-38-124), which today constitutes the parking lot portion of the property.² The property is presently vacant.³

The Garbarino family-maintained ownership of the property into the twenty-first century; however further archival research did not produce any substantial information on the family.

Evaluation

JRP Historical Consulting Services first evaluated the subject property as a part of a Historic Resources Evaluation report prepared in 2003 for the Silicon Valley Rapid Transit Corridor EIS/EIR.⁴ The study found that the property was ineligible for listing on the National Register or California Register due to a lack of historical significance. Subsequent evaluations include a Historic Architectural Survey Report (HASR) prepared in 2011 by PBS&J for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a)⁵ and an individual evaluation of the concrete block addition to the building prepared by JRP Historical Consulting in 2016 for the VTA's BART

¹ "Iron Works Founder Dies at 86," *Mercury News (San José)*, October 21, 1965.

² JRP Historical Consulting, LLC, "VTA'S BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," September 2016.

³ JRP Historical Consulting Services, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003.

⁴ Ibid.

⁵ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: 24 S. Autumn Street, San José, CA, 95110 (APN 259-38-123, 259-38-124)

Page 3 of 5

Continuation Update

Silicon Valley—Phase II Extension Project.⁶ Both evaluations concluded that the subject property (including the addition) was ineligible for listing on the National Register or the California Register due to a lack of historical significance. ARG agrees with these findings as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed with a residence prior to the construction of a light industrial building on the property in 1931. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. The subject property is not associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Garabino family had operated a business at this location for over eighty years, they are not known to have made a significant impact in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 24 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

⁶ JRP Historical Consulting, LLC, "VTA'S BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," September 2016.

CONTINUATION SHEET

Property Name: 24 S. Autumn Street, San José, CA, 95110 (APN 259-38-123, 259-38-124)

Page 4 of 5

Continuation Update

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

JRP Historical Consulting, LLC. "VTA'S BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report." September 2016.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: 24 S. Autumn Street, San José, CA, 95110 (APN 259-38-123, 259-38-124)

Page 5 of 5

Continuation Update

Sketch Map:



Figure 1. Sketch map of 24 S. Autumn (Google Earth, amended by author)

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

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

Page 1 of 3

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

P1. Other Identifier: 24 S. Autumn Street

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

*a. County Santa Clara

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

c. Address 24 S. Autumn Street City San Jose Zip 95110

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

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

Assessor Parcel Number: 259-38-124

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

This 455-square-foot concrete block building at 24 South Autumn Street is a small concrete block building attached to a larger gable-roofed building that is located on a separate legal parcel 259-38-123. The small building functioned as an office for the larger building. It has a very low pitch wood shed roof, unadorned concrete-block walls, multi-pane fixed windows and a metal door (**Photograph 1**).

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

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

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



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

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1969, USGS Aerial Photographs

*P7. Owner and Address:
SJW Land Company
110 W. Taylor Street
San Jose, CA 95110-2131

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

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

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

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

DPR 523A (1/95)

*Required Information

B1. Historic Name: Gene Machine Shop and Ironworks

B2. Common Name: _____

B3. Original Use: office B4. Present Use: vacant

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1969

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

*B8. Related Features: Adjacent building (APN: 259-38-123)

B9. Architect: unknown b. Builder: unknown

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

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

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

The property at 24 South Autumn does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

In 2003, the large building (APN 259-38-123) was recorded and evaluated on a DPR 523 form for a previous iteration of this project. That previous evaluation, which did not document this concrete-block building, found APN 259-38-123 not eligible for listing in either the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), a finding concurred in by the California State Historic Preservation Officer (SHPO).

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed about 1969 as an office to the industrial building on the adjacent parcel to the south. It is located in an area known as Crandallville, an early residential neighborhood that developed after construction of the nearby Southern Pacific Railroad, (SPRR) in 1877. The area, located west of Los Gatos Creek and east of the train station, was named for the former property owner, O.L. Crandall. Following subdivision of Crandallville, settlers built house throughout the neighborhood. While the lots on some blocks were completely occupied, block on the east side of Autumn Street bounded by Los Gatos Creek on the east and containing the study parcel still had several vacant lots into the 1920s.¹

By the 1930s, many dwellings in the neighborhood were demolished or moved and replaced by commercial and industrial buildings. About 1932, P.P. Garbarino constructed the large gable roof building currently attached to the study property as a machine shop. The shop replaced a duplex that had existed on the parcel. In 1960, the business was renamed Gene Machine Shop and Ironworks, and about 1969, Garbarino built the concrete-block office building recorded on this form. The building fronted the street and was attached to the north wall of the machine shop on a separate legal parcel. In 1998, SJW Land Company purchased the property. SJW Land Company is a real estate subsidiary of SJW Corp., the parent company of San Jose Water Company, which supplies water to metropolitan San Jose. While the two buildings served as an auto shop in the early 2000s, both currently appear to be vacant.²

Evaluation

The property at 24 South Autumn Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This building was built in about 1969, well after the initial settlement of Crandallville and decades after its transition into a commercial and industrial area. The property is part of the general commercial and industrial growth of San Jose and of this area, but it is not important within that context. Furthermore, Garbarino's machine shop business was a typical business and did not make important contributions to the machine shop industry. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

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

The building at 24 South Autumn Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. This utilitarian building reflects an emphasis on function and economy over architectural style. It was built using a common design and materials for the type, such as the exposed concrete blocks, shed roof, and simple doors and windows. The building is not the work of a master architect and does not possess high artistic value

The building represents common construction techniques and practices that have been well researched and studied and has not yielded, nor will likely yield, important information for history (NRHP Criterion D or CRHR Criterion 4). While the building lacks architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its original date of construction.

¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932).

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1954, 1955, 1956, 1960, 1964, 1969, 1975); "SJW Corporation," *The New York Times* Business Day webpage, Available at <http://topics.nytimes.com/top/news/business/companies/sjw-corporation/>, Accessed December 17, 2013.



Resource #14934:
Address/APN#: 40 Montgomery St., San Jose / 25938028
Property Type: Industrial
Construction Date: 1947
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14935:
Address/APN#: 20 S. Autumn St., San Jose/ 25938121
Property Type: Industrial
Construction Date: circa 1940
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14936:
Address/APN#: 24 S. Autumn St., San Jose/ 25938123
Property Type: Industrial
Construction Date: 1905
Substantial Alterations: Addition, replacement window(s)
Eligibility: Ineligible due to lack of integrity
Date Surveyed: April 7, 2010
Reviewer: Amber Grady, October 27, 2010

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

Primary # P-43-002772

HRI # _____

Trinomial _____

NRHP Status Code 6

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Map Reference #12-64P1. Other Identifier: 24 South Autumn Street*P2. Location: Not for Publication Unrestricted

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

*a. County Santa Clara*b. USGS 7.5' Quad San Jose West Date 1961, photorevised 1980 T ___; R ___; ___ 1/4 of Sec ___; ___ B.M.c. Address 24 South Autumn Street city San Jose zip 95110

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

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

Assessor Parcel Number: 259-38-123

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

The building at 24 South Autumn Street has a front gable composition shingle roof and stucco siding. Exterior mounted sliding metal frame doors with industrial sash glazing and corrugated metal below appear in the west and south sides of the building. Both metal casement and aluminum frame replacement windows are set throughout the building. On the north side of the building there are windows infilled with corrugated metal. At the gable end a wood framed window infilled with corrugated plexiglass appears at the attic level. Various windows appear in the south side, including some infilled with plywood and some with industrial metal sash.

*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, May 31, 2002

*P6. Date Constructed/Age and Sources:

 Historic Prehistoric Bothcirca 1932, County Assessor's Record

*P7. Owner and Address:

Edwin J. Garbarino2930 Dolbeer StreetEureka, CA 95501

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

Meta BunseJRP Historical Consulting Services1490 Drew Ave, Suite 110Davis, CA 95616*P9. Date Recorded: May 31, 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



Page 2 of 3

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference #12-64

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 ca. 1932

*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 Autumn 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 what was known as Crandallville, the area was an early residential neighborhood that flourished after the arrival of the Southern Pacific Railroad (SPRR) in 1877. The area, located west of Los Gatos Creek and east of Diridon Station, was named for the former property owner, O.L. Crandall, who opened a small grocery store in the 1870s.¹ By the time the SPRR arrived the block between Autumn Street and Montgomery Street was settled with single-family houses. The area between Autumn Street and the Los Gatos Creek was not as densely settled and contained only scattered residences located on the block such as the duplex that occupied the parcel at 24 South Autumn Street from 1915 until the 1930s, when it was replaced by the current building. (See Continuation Sheet)

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

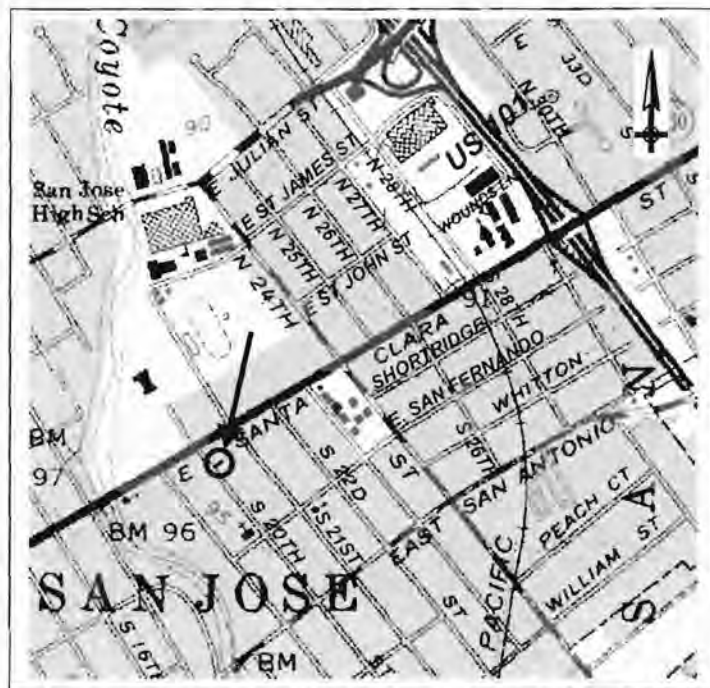
*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); Thomas Block Books, 1920s; County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

*B14. Evaluator: Amanda Blosser

*Date of Evaluation: September 12, 2002

(This space reserved for official comments.)



¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18.

B10. Significance (continued):

In the mid-twentieth century, the area along Los Gatos Creek became more commercial and industrial in nature. Many dwellings in the neighborhood were replaced by commercial and light industrial buildings, as was the case at 24 South Autumn Street where the duplex present on the parcel since 1915 was replaced by the current industrial building in about 1932. The building housed a machine shop run by P.P. Garbarino, from the time of the building's construction until 1960, when the business was renamed Gene Machine Shop and Ironworks. The building currently serves as an auto shop and remains in the Garbarino family.

The building at 24 South Autumn 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 is a simple warehouse style building, common in commercial districts and lacking in distinctive architectural characteristics. It does not appear to be important for its type, period, or method of construction. Additionally, the building lacks integrity, as modifications such as the installation of an exterior mounted door and replacement windows, either with new sash or infill panels have altered the building's historic appearance. The building is not 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). Lacking historical and architectural significance, as well as integrity, the building at 24 South Autumn Street 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 historic property does not appear to meet the significance criteria as outlined in these guidelines.

HISTORIC EVALUATION SHEET

Historic Resource Name: 24 South Autumn Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR undistinguished E VG G **FP**
- 2. STYLE Industrial E VG **G** FP
- 3. DESIGNER builder designed E VG G **FP**
- 4. CONSTRUCTION wood frame E VG G **FP**
- 5. SUPPORTIVE ELEMENTS none E VG G **FP**

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION Garbarino E VG G **FP**
- 7. EVENT none E VG G **FP**
- 8. PATTERNS industrial E VG **G** FP
- 9. AGE 1932 E VG **G** FP

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY not in prime loc area E VG G **FP**
- 11. SETTING industrial E VG **G** FP
- 12. FAMILIARITY larger than others in area E VG **G** FP

D. INTEGRITY

- 13. CONDITION good **E** VG G FP
- 14. EXTERIOR ALTERATIONS windows E **VG** G FP
- 15. STRUCTURAL REMOVALS none **E** VG G FP
- 16. SITE not moved **E** VG G FP

E. REVERSIBILITY

- 17. EXTERIOR highly reversible **E** VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY not accessible E VG G **FP**
- 19. HISTORY/ASSOCIATION OF INTERIOR " E VG G **FP**
- 20. INTERIOR ALTERATIONS " E VG G **FP**
- 21. REVERSIBILITY/INTERIOR " E VG G **FP**
- 22. NATIONAL OR CALIFORNIA REGISTER not eligible E VG G **FP**

REVIEWED BY: Wend Hill

DATE: 8/10/07

EVALUATION TALLY SHEET (Part I)

		VALUE				
	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
A. VISUAL QUALITY/DESIGN						
1. EXTERIOR	16	12	6	0	0	
2. STYLE	10	8	4	0	4	
3. DESIGNER	6	4	2	0	0	
4. CONSTRUCTION	10	8	4	0	0	
5. SUPPORTIVE ELEMENTS	8	6	3	0	0	
SUBTOTAL:					4	
B. HISTORY/ASSOCIATION						
6. PERSON/ORGANIZATION	20	15	7	0	0	
7. EVENT	20	15	7	0	0	
8. PATTERNS	12	9	5	0	5	
9. AGE	8	6	3	0	3	
SUBTOTAL:					8	
C. ENVIRONMENTAL/CONTEXT						
10. CONTINUITY	8	6	3	0	0	
11. SETTING	6	4	2	0	2	
12. FAMILIARITY	10	8	4	0	4	
SUBTOTAL:					6	
"A" & "C" SUBTOTAL:					10	
"B" SUBTOTAL:					8	
PRELIMINARY TOTAL:					18	
(Sum of A, B & C)						

24 South Auburn Street



EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	0	.03	.05	.10	0 x * = 0
14. EXTERIOR ALTERATIONS	0	.05	.10	.20	*from A, B, C Subtotals 05 x * = 15
	0	.03	.05	.10	*from A and C Subtotals 03 x * = 124
15. STRUCTURAL REMOVALS	0	.20	.30	.40	*from B Subtotal 0 x * = 0
	0	.10	.20	.40	*from A and C Subtotals 0 x * = 0
16. SITE	0	.10	.20	.40	*from B Subtotal 0 x * = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 174

ADJUSTED SUBTOTAL: 19 - .74 = 17.26
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	3
					TOTAL: <u>3</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0
					BONUS POINTS SUBTOTAL: <u>3</u>

ADJUSTED TOTAL (Plus Bonus Points): 20.26

CONTINUATION SHEET

Property Name: San José Water Works Building, 374 W. Santa Clara Street, San José, CA, 95113 (APN 259-38-128)

Page 1 of 3

Continuation Update

The following continuation form summarizes the previous evaluation of the San José Water Works Building at 374 W. Santa Clara Street in San José, California.

P5a. Photo:



P5b. **Description of Photo:** North and west façades of the Main Building, view southeast (September 18, 2019)

*P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. **Date Recorded:** September 18, 2019

*P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

*B10. **Significance:**

Summary of Previous Findings

In 1989, Basin Research Associates completed a National Register of Historic Places Registration Form for the San José Water Works Building at 374 W. Santa Clara Street. The building has not yet been formally listed on the National Register; however, the property is listed as a City Landmark on the City of San José Historic Resources Inventory. The property was recommended as eligible for listing in the National Register under Criterion A "for its association with the oldest privately owned water utility in California" and under Criterion C "as an excellent example of a distinctive type of office building of its period."¹ In 2003, Ward Hill and Basin Research Associates

¹ Basin Research Associates, "San José Water Works Building," National Register of Historic Places Nomination Form, San José, Santa Clara County, California, September 13, 1989.

CONTINUATION SHEET

Property Name: San José Water Works Building, 374 W. Santa Clara Street, San José, CA, 95113 (APN 259-38-128)

Page 2 of 3

Continuation Update

prepared a Historic Evaluation Report to clarify that only the Main Building and the Transformer House were the contributing features to the historic property. The remaining structures on the site—the Pump House and the Data Processing Building—were determined to be non-contributing.² An EIR Addendum was prepared in 2016 by the City of San José Planning Department that summarizes these findings:

The San Jose Water Company building is part of a complex that includes the pump house, the transformer house, the data processing building, and the suction basin...The only building in this complex that dates from the construction of the main building or earlier and retains historic integrity is the 1913 transformer house. The other buildings and features were either extensively remodeled in 1984-85, thus lacking historic integrity, or they are modern structures. They are not historically significant. Consequently, the transformer house appears to be the only surviving structure that is significant feature contributing to the main office building. The 1913 transformer house was identified as a significant contributing feature of the Water Works property in the National Register eligibility forms prepared for the property.³

As such, only the Main Building and the Transformer House are contributing features to the San José Water Works Building and thus, are treated as historical resources under CEQA.

***B12. References:**

Basin Research Associates. "San José Water Works Building." National Register of Historic Places Nomination Form. San José, Santa Clara County, California. September 13, 1989.

City of San José Planning Department. "Delmas Avenue Mixed-Use Development: Addendum to the Final Environmental Impact Report." City of San José Fil Nos. PDC15-051, PD15-061, PT16-012, & HP16-002. April 2016.

Hill, Ward and Basin Research Associates. "Historic Evaluation Report: San José Water Works Delmas Avenue Project." March 2003.

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

² Ward Hill and Basin Research Associates, "Historic Evaluation Report: San José Water Works Delmas Avenue Project," March 2003.

³ City of San José Planning Department, "Delmas Avenue Mixed-Use Development: Addendum to the Final Environmental Impact Report," City of San José Fil Nos. PDC15-051, PD15-061, PT16-012, & HP16-002, April 2016.

CONTINUATION SHEET

Property Name: San José Water Works Building, 374 W. Santa Clara Street, San José, CA, 95113 (APN 259-38-128)

Page 3 of 3

Continuation Update

Sketch Map:



Figure 1. Sketch Map of 374 W. Santa Clara Street (Google Earth, amended by author)

3. The factor of age alone does not necessarily confer a special historical architectural, cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

Based on the above criteria, the San Jose Historical Landmarks Commission has established a process by which historical resources are evaluated for significance. A numerical evaluation system has been devised establishing the following categories of significance:

67-134	Candidate City Landmark
33-66	Structure of Merit
33-66	Contributing Structure to an Historic District
0-32	Non-significant

374 W. Santa Clara Street (San Jose Water Works)

The San Jose Water Works building was determined eligible for the National Register in 1990 (see Attachments). A building eligible for the National Register is automatically eligible for the California Register. The building was considered to be significant under criterion A, for its association with the oldest water privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The 1913 transformer house was also identified as a significant contributing feature of the Water Works property⁵. The other buildings associated with the Water Works were either built or remodeled in the 1980s. They are not historically significant. The San Jose Water Works is also listed as a "City Landmark" in the City of San Jose Historic Resources Inventory.

45 Delmas Avenue

The house at 45 Delmas Avenue was determined to be not eligible for the National Register in 1999 as part of the Section 106 compliance for the Vasona Corridor Light Rail Project (Basin Research Associates 1999; see DPR 523 in Attachments). The house is included in the City of San Jose Historic Resources Inventory as an "Identified Structure." The house appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" since it received 57 points under the City of San Jose Historic Evaluation Criteria (see Attachments).

IMPACTS ON HISTORIC RESOURCES OF THE PROPOSED PROJECT

CEQA Guidelines define a "significant effect" as a project that leads to a "substantial adverse change" such as "demolition, destruction, relocation, or alteration that impair the

5. Personal communication with Woody Minor, architectural historian, author of the National Register nomination for the San Jose Water Works Building with Basin Research Associates, April, 2002.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name San Jose Water Works Building
other names/site number San Jose Water Company Building

2. Location

street & number 374 West Santa Clara Street not for publication
city, town San Jose vicinity
state California code CA county Santa Clara code 085 zip code 95196

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	_____ structures
	<input type="checkbox"/> object		_____ objects
			<u>2</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register: _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

commerce/business
industry/waterworks

Current Functions (enter categories from instructions)

commerce/business
industry/waterworks

7. Description

Architectural Classification
(enter categories from instructions)

Modern movement: Moderne
Late 19th and 20th century revivals:
Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Concrete
walls Concrete
Stucco
roof Terra Cotta
other Iron
Steel

Describe present and historic physical appearance.

(See Continuation Sheet for Section Number 7)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry
Architecture

Period of Significance

1888-1939
1913-1934

Significant Dates

N/A
1934;1913;1940

Cultural Affiliation

Significant Person

Architect/Builder

Curtis, Ernest N. (Binder and Curtis)/
Thomas, Charles A.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

(See Continuation Sheet for Section Number 8)

See continuation sheet

9. Major Bibliographical References

Published Materials

Arbuckle, Clyde. Clyde Arbuckle's History of San Jose. San Jose, Smith & McKay Printing Co., 1985.

California History Center. Water in the Santa Clara Valley: A History. San Jose, De Anza College, 1981.

Herrmann, F. C., and Elliot, G. A. Report on the Appraisal of Properties of the San Jose Water Company. San Francisco, 1914.

SJW Corp. Annual Report, 1988.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.96

UTM References

A 10 1597720 4132000
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Assessor's Parcel Number 259-38-128, as indicated by dashed boundary line on sketch map.

See continuation sheet

Boundary Justification

The boundary includes all associated buildings and structures of the San Jose Water Works Building. Although the San Jose Water Co. now owns the entire block, the remainder of the land (constituting a separate Assessor's Parcel) is utilized primarily for parking and is not integral to the historic significance of the property.

See continuation sheet

11. Form Prepared By

name/title Woodruff C. Minor/ Architectural Historian

organization c/o Basin Research Associates

date 13 September 1989

street & number 14731 Catalina Street

telephone (415) 357-0566

city or town San Leandro

state California zip code 94577

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

DESCRIPTION

The San Jose Water Works Building (indicated as "A" on sketch map) is an excellent local example of a 1930s office building combining elements of the Moderne and Spanish Colonial Revival styles. A prevailing sense of order and symmetry imparts a classical feeling to the design. The two-story, rectangular-plan building, built in two phases in 1934 and 1940, is of reinforced-concrete construction. End wings have hip roofs clad in red terra-cotta tile. Original, steel-sash windows are set in bays demarcated by fluted piers. Cast-stone ornament includes a Moderne frieze band and a sculptural pediment over the entry. Some windows have ornamental cast-iron panels and wrought-iron grilles. The building's exterior retains a high degree of integrity. The interior has been largely altered, although original detailing survives in the vestibule and main public space. The property also includes two buildings which serve as rear wings or annexes. The attached pump house and transformer house ("B" and "C" on sketch map) were built in 1913 in the Mission Revival style. The Data Processing Building ("D"), as well as an entry lobby and breezeway ("E" and "F"), were built in 1984-85; the latter serve to link all three buildings together into a single complex. The pump house has been remodeled to blend with the stucco-and-tile styling of the 1980s additions, while the transformer house retains its original appearance. Finally, there is a detached, concrete cistern ("G"), dating from ca. 1920 - ca. 1940. The site includes a manicured lawn west of the main building, plantings of shrubbery, and an asphalt parking lot on the south.

The San Jose Water Works Building has a rectangular plan. Its ground dimensions are approximately 68 feet by 122 feet, with the long axis perpendicular to West Santa Clara Street. (Although the long axis is oriented roughly northwest by southeast, for convenience the respective elevations shall be referred to as "north," "east," "south," and "west.") The front facade faces north to West Santa Clara Street. The very similar but not identical side elevations face east to the Guadalupe River and west to a landscaped area consisting of lawn and trees. The rear elevation faces south to the pump house/transformer house and Data Processing Building. Low hedges and shrubs flank the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The reinforced-concrete structural system of the building includes the foundation, partial basement, floors, interior posts, and exterior walls. The roof system combines reinforced-concrete beams and steel trusses. The hipped portions of the roof are capped with three-inch concrete slabs and exterior walls are clad in a three-inch coating of concrete. Roofs are clad in red terra-cotta tile. Interior partitions are primarily hollow-metal studs and plaster, with ceilings also finished in plaster.

Although the building was built in two phases, both phases were designed by the same architect and the resulting structure appears to have been built in a single phase. The front, or north, two-story section and the first story of the central section were built in 1934; the rear, or south, two-story section and the second story of the central section were built in 1940. The overall composition is balanced, consisting of two-story, hip-roofed end sections joined by a slightly lower two-story central section with shed-roofed parapets concealing a flat roof.

The symmetrical front elevation displays five equal bays which are slightly recessed and separated by fluted piers. The central bay contains the entry--with original glass-panelled wood doors, sidelights and transoms--which is reached by a short flight of stairs flanked by fluted concrete cheeks. Each of the remaining bays contains a large, tripartite window with operable casements and transoms at the first-floor level, with paired casement windows at the second-story level of every bay. Mullions and sash are steel.

Each of the very similar side elevations exhibits a three-part horizontal composition consisting of end sections flanking the central section. Each end section contains three bays separated by fluted piers, with the central bay narrower than the flanking bays. The first story of the central section is divided into three bays by smooth, pilaster-like elements, while the second story, which steps back slightly, contains a continuous fenestration band. Windows, all with steel sash and mullions, are of three types: those on the first story of the north end section are identical to first-story windows on the front elevation; those on the second story of the end sections are identical to second-story windows of the front elevation; and those in the central section and on the first story of the south

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end section are thin-mullioned steel casements. The major differences between the side elevations are in certain details of the west elevation, all original: The middle bay of the north end section has larger windows (lighting an interior stairwell), while its south bay contains no windows (interior lavatory and stairs); the first-story middle bay of the central section contains a small transomed doorway (originally leading to the foreman's office), while its south bay contains no window (interior vault); finally, the first story of the south end section originally contained an open loggia at its southwest corner (since altered, discussed below).

The rear (south) elevation displays a row of thin-mullioned, steel-sash casement windows on the second story. A total of twelve windows are arranged in three groups of four, each group joined by a continuous sill.

Exterior ornament is primarily of molded concrete, also known as cast stone. This includes a Moderne-style frieze band of rondels and chevrons running along the top of the piers on the front and side elevations; Moderne-style diamonds with flanking chevron panels projecting above the frieze band in the end sections and above first floor windows in the central section; undulating molding over the entry and the ground-floor windows of the north end section; and a sculptural pediment over the entry in the form of a ship's prow. Tripartite cast-iron panels over ground-floor windows in the north end section exhibit a replicated bas-relief pattern on the theme of water (clouds, raindrops and waves). Wrought-iron grilles over the sidelights and transom of the entry, and at the base of ground-floor front windows, display curved and wavy patterns. Signage consists of painted letters above the frieze band of the central section on the east and west elevations, reading "SAN JOSE WATER COMPANY."

Exterior alterations are minor. A recessed signage panel over the frieze band on the front elevation, containing the words "SAN JOSE WATER WORKS" in Moderne-style concrete lettering, has been covered over with concrete. A ground-level loggia at the southwest corner of the building, dating from 1940, was enclosed with steel-sash windows in 1952-53. Two first-story windows on the east elevation, located in the middle bay of the north end section and the north bay of the south end section, have been

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enclosed with concrete. Otherwise the building appears as it did following its enlargement in 1940.

The interior is used primarily for administration, accounting and customer service; secondary uses include a meeting room for the board of directors, a small library, an employees' lounge and kitchen, storage rooms and lavatories. A small vestibule at the north entrance leads to a second set of doors with sidelights and transoms opening into the major space of the interior: a large hall with six free-standing piers. The front portion of this hall serves customers (walk-in payments and inquiries). Offices are grouped along the walls around this central space. A rear corridor leads to the south entrance (a recent addition, discussed below). Two stairways, on the east and west sides, lead to the second story, where offices and corridors are grouped around a small light court. A partial basement, beneath the central section of the building, contains boilers for heating and space for storage. Original ceiling heights on the first floor were eleven feet (offices) and thirteen feet six inches (customer-service hall), with a uniform ceiling height of ten feet on the second story.

The interior has been altered continually as programmatic needs, tastes and technologies have changed. Alterations have taken the form of reconfigured spaces (old partitions removed, new ones built), dropped acoustic-tile ceilings, the removal of decorative trim, and the addition of new hardware, fixtures and flooring. Significant original detailing and trim include diamond-pattern beige-aggregate terrazzo flooring (vestibule and front portion of customer-service hall); plaster cornice molding and corbelled ceiling panels (vestibule); smooth plaster ceilings (front offices); and wood wainscot (north wall of hall). An ornamental plaster cornice, partially obscured by a dropped ceiling, extends around the perimeter of the north portion of the customer-service hall; it consists of reeded and fluted bands incorporating two identical plaster panels (on the north and south), each depicting a stylized fountain of water.

The pump house ("B" on sketch map), originally built in 1913, is a wood-frame, rectangular-plan building with concrete foundation, containing one story with an attic. A continuous hipped parapet is clad in red terra-cotta tile. Walls are --

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sheathed in stucco. Three fixed-pane windows are at the north end of the east wall, with two small louvered vents on the south wall. Ground dimensions are 24 feet by 61 feet, with the long axis parallel to that of the main office building. The interior is partitioned into two rooms: the larger, to the south, contains three electric booster pumps in a concrete pit; the north room is used for storage. A low extension and an entry/lobby addition connect the building to the main office building on the north. Originally designed in the Mission Revival style, with a gable roof and parapets identical to the transformer house (see below), this building has undergone two major alterations: the first (ca. 1920s) extended the walls to the height of the parapets and replaced the gable roof with a flat roof, creating a boxy structure with an added attic space; the second (1984-85) modified the exterior and roof to harmonize with the entry/lobby addition and the Data Processing Building, both built at that time (see below).

The transformer house ("C" on sketch map), built in 1913, is a small rectangular structure projecting off the south wall of the pump house, with ground dimensions of nine feet by 17 feet. It is of reinforced-concrete construction, buttressed along the base, with a gable roof clad in red terra-cotta tile. A single set of double wood doors is set into the south end of the west wall. The south facade, incorporating a round louvered vent and a plaque bearing the date "1913," flares out at the level of the eaves and terminates in a stepped, Missionesque parapet with heavy coping. Originally housing an electrical transformer, the building is now vacant and used for occasional storage. It is intact except for the enclosing of two openings on the west side and the addition of terra-cotta tile to the roof (originally clad in asbestos shingles).

The Data Processing Building ("D" on sketch map) was built in 1984-85, replacing an 1895-96 brick building that originally housed steam-powered Holly Pumps. It is a one-story, wood-frame, rectangular-plan building with a flat-topped hip roof clad in red terra-cotta tile. Ground dimensions are 48 feet by 112 feet, with the long axis parallel to that of the main office building. Walls are clad in stucco. The principal entry is set in a recessed glass vestibule on the north wall, with a secondary entry and three fixed-pane windows on the west wall. A loading

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dock with double metal doors and a dumpster bay project from the south wall. The building houses the company's computers and its meter-reading and billing departments, as well as its mail room.

The entry/lobby addition ("E" on sketch map) and breezeway ("F"), both built in 1984-85, provide an entrance to the main office building from the parking lot and a covered passageway linking the three primary buildings of the property. The entry/lobby addition projects from the south wall of the main building, adjoining the pump house. Of wood-frame construction, with stucco veneer and a hip roof clad in red terra-cotta tile, it has fixed-pane windows and two sets of glass doors, one facing west to the parking lot, the other facing south, on-axis with the breezeway. The breezeway, extending south from the entry/lobby addition to the main entry to the Data Processing Building, is wood-framed with a veneer of stucco; it consists of round columns supporting a flat roof which is concealed by a fascia-parapet.

The suction basin ("G" on sketch map), dating from ca. 1920-1940, is a round, reinforced-concrete cistern seven feet high and 17 feet in diameter, with a capacity of 52,000 gallons. A stairway projects to the south. The ribbed metal roof is recent, and the structure is obscured by a high hedge. Its function is to collect well water which is then sucked out by booster pumps.

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SIGNIFICANCE

The San Jose Water Works Building appears to be eligible for the National Register under criterion A, for its association with the oldest privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The property embodies the theme of water utilities in the San Francisco Bay Area, of paramount importance in the urban development of the region. The San Jose Water Company, established in 1866 to provide water to San Jose and neighboring communities, remains in business under private ownership--highly unusual for a water utility. The impoundment and distribution system, initially developed between the 1870s and the 1890s, represents an ambitious and highly successful undertaking. The site of the San Jose Water Works Building has been occupied by a well field and pumping station since ca. 1880, and the company's offices have been located there since 1888. The present office building, built in two stages in 1934 and 1940, represents a melding of the Moderne, Spanish Colonial Revival and vestigial classicism in a distinctive manner that is characteristic of the period and region. Its exterior retains a high degree of integrity. The architect, Ernest N. Curtis of the firm of Curtis & Binder, was perhaps San Jose's leading architect between the 1920s and the 1950s. The building serves an important urban-design function as a "gateway" structure to downtown San Jose--a dignified monument at the principal west entrance to the city proper. Finally, the significant date of 1940 will be 50 years in the past within several months of this writing.

The primary historic context of the property concerns the development of municipal water supplies in the San Francisco Bay Area in the late 19th and early 20th centuries. The secondary historic context relates to the design qualities of the San Jose Water Works Building, a distinctive regional blending of the Spanish Colonial Revival and the Moderne styles in a spirit of classical order, appropriate for public-oriented office buildings. A corollary to this secondary context is the local prominence of the architect, who was representative of a recurring pattern in medium-size American cities prior to World War II, in which one or two prominent architectural firms handled most major commissions of a civic and commercial nature.

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The residents of the burgeoning towns and cities of the Bay Area in the 1850s depended on private wells, springs, creeks and small rivers for their water supply. Water companies began to be organized in the 1860s to meet the demand of rapidly expanding populations. The Spring Valley Water Company built reservoirs and flumes to bring water from San Mateo County into San Francisco. Anthony Chabot's Contra Costa Water Company created a reservoir in the East Bay hills to serve the city of Oakland. By 1900, San Francisco's water system was municipally owned, and East Bay cities began being served by the East Bay Municipal Utility District in 1923. The Marin Municipal Water District and the Contra Costa Water District are also long-established public utilities. The complexity and cost of supplying water to major population centers have led almost universally to the creation of public entities. The privately-owned San Jose Water Company is a rarity in this regard; it has the further distinction of being the oldest private water utility remaining in California.

The San Jose Water Company had its origin in a small waterworks established in 1864 by Donald McKenzie, owner of a local foundry. McKenzie's artesian well and two wooden tanks, located at First and San Antonio streets, supplied water to the city's fire cisterns. In 1865, McKenzie secured a franchise to supply the entire city with water. Prior to this, inhabitants of the area obtained water from private wells.

McKenzie and three partners--John Bonner, Peter Carter and Anthony Chabot--incorporated the San Jose Water Company on November 21, 1866, with a capitalization of \$100,000. McKenzie was made president; Chabot was a prominent and experienced figure in such enterprises, having established Oakland's first water system in the 1860s, as he would Vallejo's in the 1870s. Artesian wells soon proved inadequate to meet the demand, and the company was reincorporated on December 12, 1868, with a capitalization of \$300,000, in order to enhance its water supply. In 1869-70, water rights were purchased on Los Gatos Creek north of Los Gatos; the first of a series of dams, reservoirs, flumes and conduits were constructed in 1870-71. Expansion of the system continued steadily through the 1870s, 1880s and 1890s. By 1900, the company's assets exceeded \$1,000,000; it owned over 4,000 acres of watershed in the Santa Cruz mountains, maintained

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four mountain lakes impounding over 280,000,000 gallons, and operated a distribution system of seven intermediary reservoirs, conduits and mains. The supply was supplemented by nine artesian-well pumping stations in San Jose. The service area included the cities of San Jose, Los Gatos, Saratoga and Alma.

The system has expanded in tandem with the growth of the metropolitan area. Major additions include a reservoir and distribution system east of San Jose, installed in the 1920s, and the construction of Austrian Dam south of the city in 1951, creating Lake Elsan. The increase in service connections reflects the systems dramatic growth: 400 (1866); 14,000 (1920); 23,000 (1930); 132,800 (1967); 201,000 (1988). A rising water table since the 1930s, due to the extensive conservation program of the Santa Clara Valley Water District, has resulted in a shift in water supply sources. Today the San Jose Water Company supplies a 134-square-mile area of metropolitan San Jose with water from the following sources: groundwater pumped from wells (55%), water imported from the Sierra Nevada (38%), and surface water extracted from reservoirs in the Santa Cruz mountains (7%).

The site of the San Jose Water Works Building has served three primary functions over the years: since ca. 1880, as a pumping station fed by artesian wells, pumping directly into the San Jose distributing system; since 1888, as the business office of the water company; and from the 1880s to the early 1980s, as the storage and maintenance facility for the company. As such, the overall site is commonly referred to by its traditional name of "Main Station." The name given for the purposes of this nomination, however, is the "San Jose Water Works Building." This is because the primary property being nominated is the office building, not the entire site; in addition, the "San Jose Water Company" was officially known as the "San Jose Water Works" between the 1920s and the 1970s, the period in which the building was built and first named.

In 1877, a portion of the site of the San Jose Water Works Building was purchased, comprised of a narrow strip of land between the Guadalupe River and a cul-de-sac called Avy Avenue. By 1884, this parcel contained (from north to south) a repair shop, a pump house with a capacity of 960,000 gallons/day, two elevated water tanks, six artesian wells, and a pipe yard. The

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site was expanded to the north, south and west in 1886; a new pump house was built on the south which more than doubled the capacity of the station; Avy Avenue became a private drive serving the waterworks. In 1888, a one-story wood-frame building was built on the West Santa Clara Avenue frontage of the property to house the water company's offices. The pump house was replaced in 1895-96 with a substantial brick structure housing boilers and steam-driven Holly Pumps with a capacity of 5,000,000 gallons/day, and additional wells were bored. A new pump house with attached transformer was built in 1913, housing four electric pumps with a capacity of 6,000,000 gallons/day; the Holly pump house reverted to reserve status.

By 1915, the complex comprised (from north to south) the West Santa Clara Street office building, a small parking shed and a carpentry shop (all three attached); the electric pump house with attached transformer house; the Holly pump house, with two interior wells and an exterior cistern adjoining on the west; and ten wells on the southern and western portions of the site. By 1917, the site was expanded west to Delmas Avenue, where a reinforced-concrete shop building was constructed; it was enlarged in 1923 with a meter-room addition. Parking sheds were built along the southern and eastern perimeters of the property. The present office building was built in 1934, enlarged in 1940, on the site of the old office building. By 1943, the existing cistern west of the electric pump house was in place, and the Holly pump building was being used primarily for storage.

By 1950, the San Jose Water Works occupied the entire block bounded by West Santa Clara Street, Delmas Avenue, West San Fernando Street, and the Guadalupe River, with the exception of a row of houses along West San Fernando Street and several business structures at the northwest corner of the block, west of the office building. Between 1980 and 1985, the site underwent considerable change. All non-company buildings were demolished, as were the shop building and parking sheds; that portion of the block west of the office building was landscaped with lawn and trees, with the remainder of the block paved in asphalt for parking. The Holly pump house was demolished and replaced with the existing Data Processing Building; the electric pump house was remodeled to match, and a new breezeway and entry built linking these buildings to the front office building. This is

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the present status of the site. For the purposes of this nomination, the nominated site includes only that portion of the block containing the San Jose Water Works Building and associated buildings and structures (assessor's parcel number 259-38-128, indicated by a dashed boundary line on the sketch map).

Construction began on the San Jose Water Works Building in March 1934. It was completed at a cost of approximately \$50,000, opening for business on December 10, 1934. During construction, the company offices were housed in temporary quarters at 315 West Santa Clara Street. The architect was Ernest N. Curtis of the firm of Binder & Curtis (discussed below). General contractor was Charles A. Thomas, a San Jose builder who was associated with Curtis on a number of important projects, including the San Jose Civic Auditorium of 1934-36. In 1940, the building was doubled in size, based on the designs of Curtis; minor alterations in 1952-53, including the enclosing of a loggia, were also designed by Curtis.

The firm of Binder & Curtis, and its partners, William Binder and Ernest N. Curtis, were dominant forces in the practice of architecture in the San Jose area from the turn of the century until the 1950s. The senior partner, William Binder (1871-1953), was born in San Francisco and came to San Jose as a youth. He began an apprenticeship as an architect in San Jose in 1890, establishing his own practice several years later. By 1910, he was one of San Jose's most prominent architects. Among his many local buildings were the Carnegie Library Building and the seven-story Garden City Bank Building (1906), one of the city's first skyscrapers. His work embraced schools, theaters, hotels, apartment buildings and commercial structures; his practice extended to neighboring communities like Gilroy, Milpitas, Palo Alto and Pleasanton. He helped introduce reinforced-concrete construction to San Jose in the period after the earthquake of 1906. Binder retired from active practice by 1930.

Ernest N. Curtis (1888-1956), a native of San Jose, was the son of Frederick A. Curtis, a leading San Jose contractor of the period ca. 1890-1906. He apprenticed in the office of San Jose architect William Page for about five years before going to work for William Binder in 1910 (his father had built several buildings designed by Binder, including the Carnegie Library).

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The firm of Binder & Curtis was formed by 1918 and remained in existence until Curtis' death in 1956. With Binder's retirement from active practice in the 1920s, Curtis became the firm's designer. Important local works by Binder & Curtis included several large theaters in the late teens and twenties, the ten-story Commercial Building of the 1920s, the Benson Building (1933), the San Jose Water Works Building (1934;1940), the San Jose Civic Auditorium (1934-36), the Administration and Law buildings at Santa Clara University, and the main buildings of the Santa Clara County hospital.

Many of Curtis' designs of the period ca. 1930-1950 employ the imagery of the Spanish Colonial Revival, with white planar surfaces and red-tiled roofs. The outstanding example is the Civic Auditorium. The San Jose Water Works Building combines this recurring stylistic impetus with a feeling of classical order, and is further distinguished by well-executed ornament derived from Moderne and programmatic sources.

Regional examples of the Spanish Colonial Revival and the Moderne applied to public and quasi-public buildings are legion. Vestigial classicism with Moderne detailing is exemplified in two federal buildings in San Francisco by Gilbert Stanley Underwood: the new U.S. Mint (1935-37) and the Rincon Annex Post Office (1939-40). The former building, in particular, is severely abstract in its massing and detailing. More typical are the works of a Bay Area architect like Henry H. Meyers; his series of Veterans Memorial Buildings for Alameda County municipalities, built between 1927 and 1934, are closely analogous to Curtis' San Jose Water Works Building, in which the severity of classical order is softened by Moderne ornament and Spanish Colonial Revival detailing like red-tiled roofs. Finally, Curtis' use of programmatic ornament is inspired and lively, comparing well with other examples in a regional context; his variations on water themes are realized with delightful effect.

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Norton S. Curtis, Architect, Norton S. Curtis & Associates; September 6, 1989.

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Richard Pardini, Chief Engineer, San Jose Water Company; September 6, 1989.

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Note: Items #1 through #5 are the same for all photographs.

PHOTOGRAPH 1 OF 19

1. Building: San Jose Water Works Building
2. Location: 374 West Santa Clara Street
San Jose, California
3. Photographer: Woodruff C. Minor
4. Date: August 1989
5. Negative at: Department of the Army
Sacramento District
Corps of Engineers
650 Capitol Mall
Sacramento, CA 95814-4794
6. View: Exterior, looking southwest:
West Santa Clara Street (north) elevation
7. Photograph #: 1 (negative #25)

PHOTOGRAPH 2 OF 19

6. View: Exterior, looking east:
west and north elevations
7. Photograph #: 2 (negative #28A)

PHOTOGRAPH 3 OF 19

6. View: Exterior, looking north:
west and south elevations
7. Photograph #: 3 (negative #20A)

PHOTOGRAPH 4 OF 19

6. View: Exterior, looking west:
east and south elevations
7. Photograph #: 4 (negative #4A)

PHOTOGRAPH 5 OF 19

6. View: Exterior detail, north elevation:
entry and flanking window bays
7. Photograph #: 5 (negative #36A)

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PHOTOGRAPH 6 OF 19

6. View: Exterior detail, north elevation:
sculptural ornament over entry
7. Photograph #: 6 (negative #23A)

PHOTOGRAPH 7 OF 19

6. View: Exterior detail, west elevation:
north window, first story
7. Photograph #: 7 (negative #35A)

PHOTOGRAPH 8 OF 19

6. View: Exterior detail, west elevation:
ornamental panel, north window, first story
7. Photograph #: 8 (negative #24A)

PHOTOGRAPH 9 OF 19

6. View: Exterior detail, west elevation
ornament and windows, central bay
7. Photograph #: 9 (negative #21A)

PHOTOGRAPH 10 OF 19

6. View: Exterior detail, west elevation:
frieze ornament and windows
7. Photograph #: 10 (negative #34A)

PHOTOGRAPH 11 OF 19

6. View: Exterior detail, south elevation:
second-story windows
7. Photograph #: 11 (negative #14A)

PHOTOGRAPH 12 OF 19

6. View: Exterior, looking north:
building group (with rear wings)
7. Photograph #: 12 (negative #17A)

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PHOTOGRAPH 13 OF 19

6. View: Exterior, looking north:
pump-house/transformer-house wing;
suction basin in foreground
7. Photograph #: 13 (negative #11A)

PHOTOGRAPH 14 OF 19

6. View: Exterior, looking northwest:
south and east elevations, transformer house;
south elevation, pump house
7. Photograph #: 14 (negative #7A)

PHOTOGRAPH 15 OF 19

6. View: Exterior, looking north:
south and west elevations, transformer house
7. Photograph #: 15 (negative #13A)

PHOTOGRAPH 16 OF 19

6. View: Exterior, looking east:
north and west elevations, south wing
(Data Processing Building)
7. Photograph #: 16 (negative #15A)

PHOTOGRAPH 17 OF 19

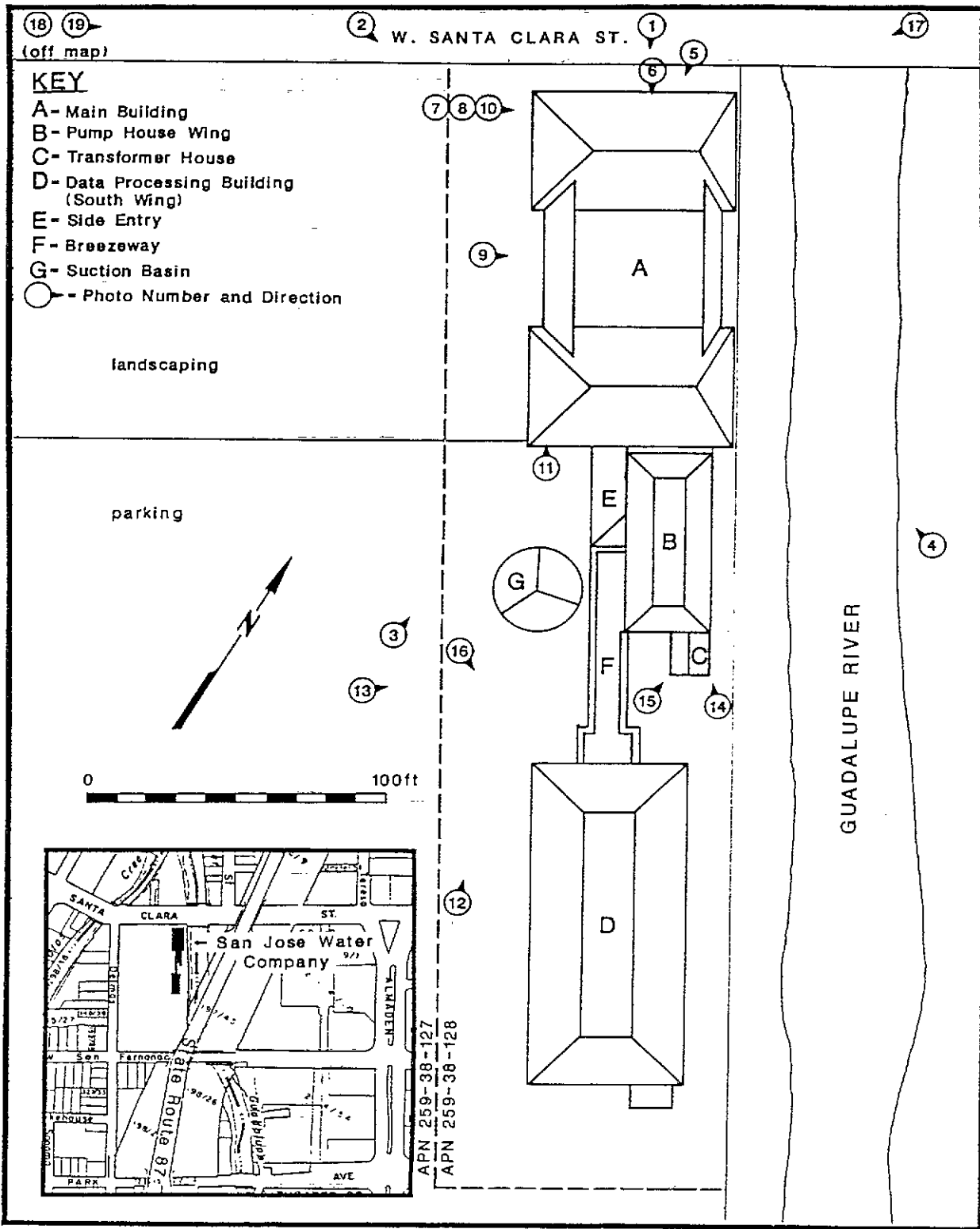
6. View: Looking south from West Santa Clara Street:
setting, relation of building to bridge
7. Photograph #: 17 (negative #33A)

PHOTOGRAPH 18 OF 19

6. View: Looking east from West Santa Clara Street:
setting, relation of building to landscaping
7. Photograph #: 18 (negative #29A)

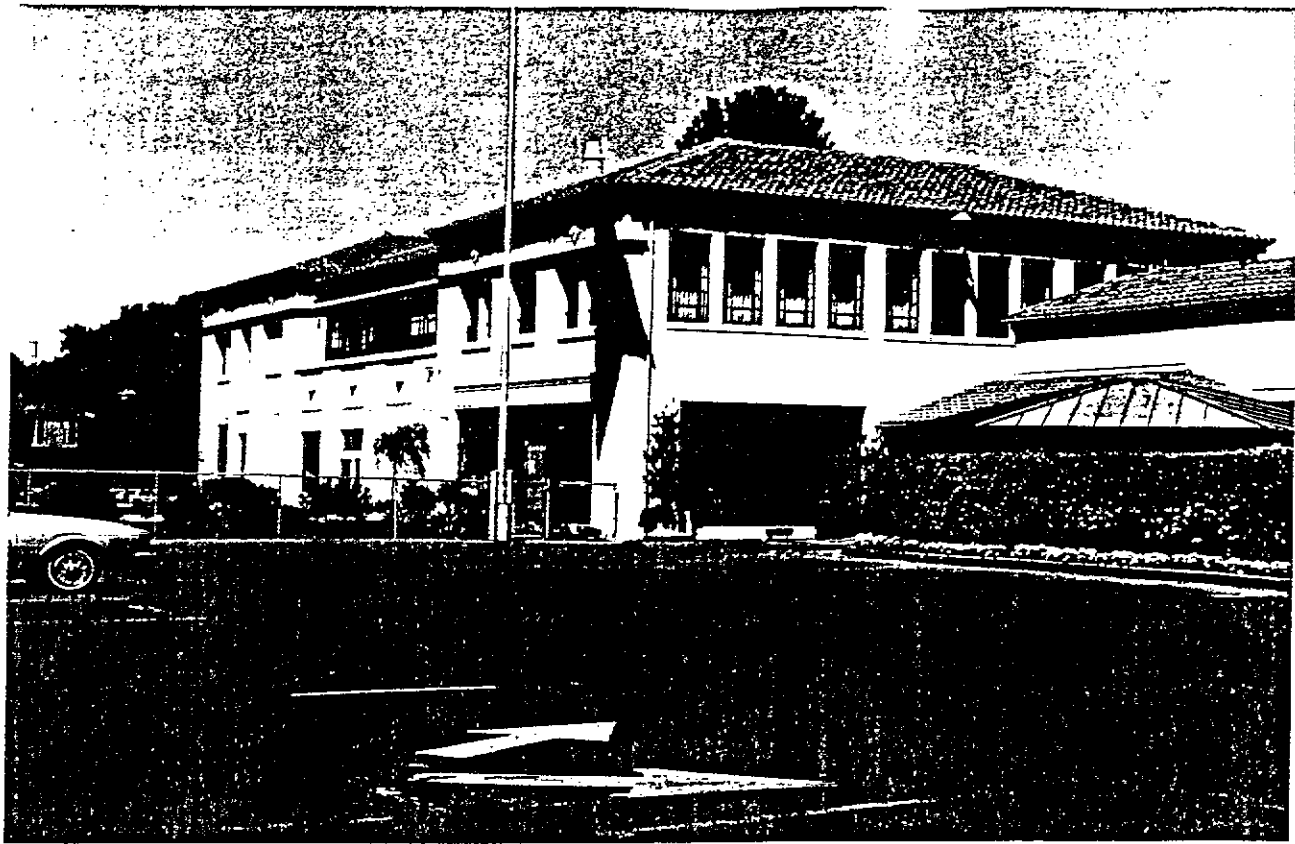
PHOTOGRAPH 19 OF 19

6. View: Looking east from West Santa Clara Street:
setting, relation of building to downtown
7. Photograph #: 19 (negative #31A)





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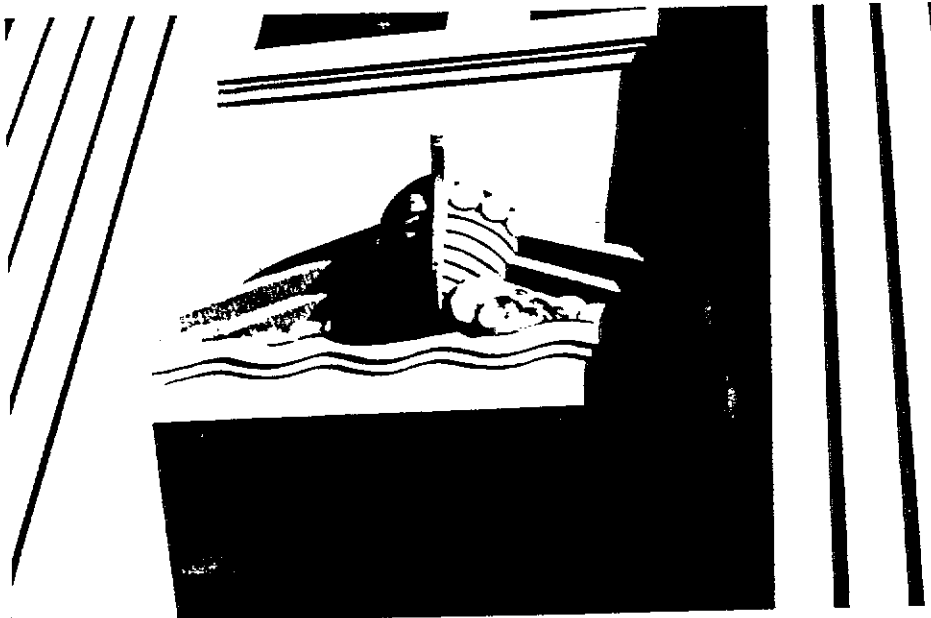
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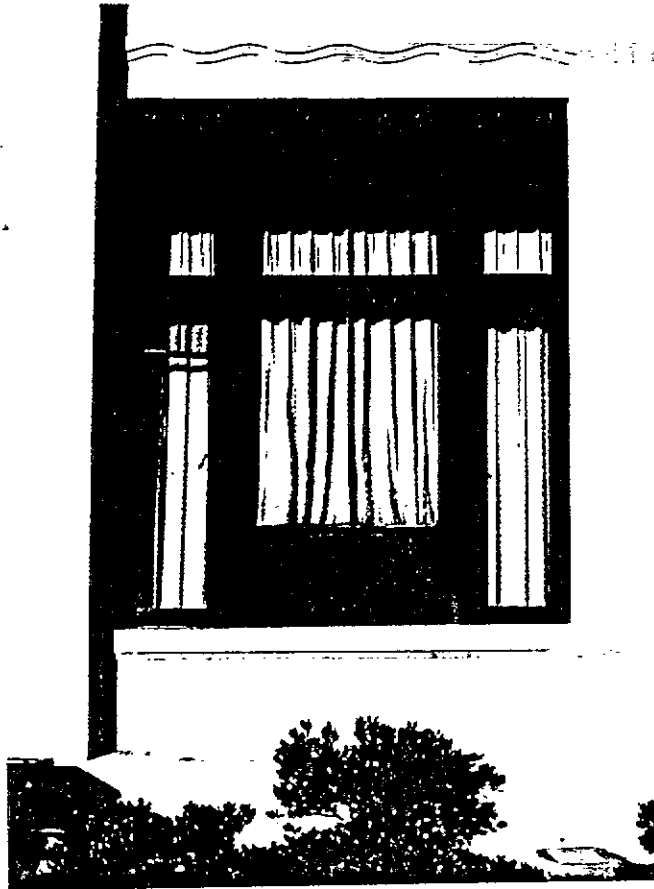
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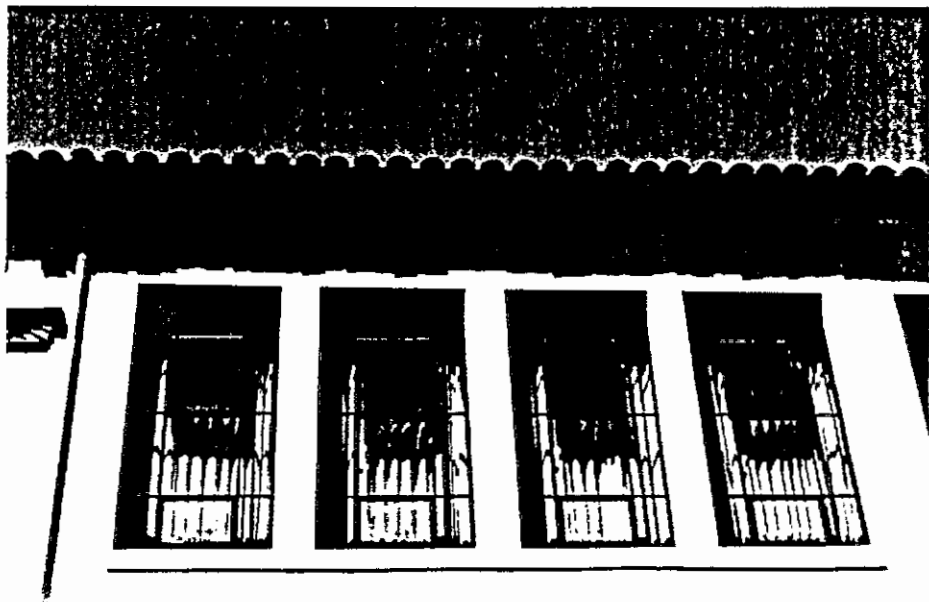
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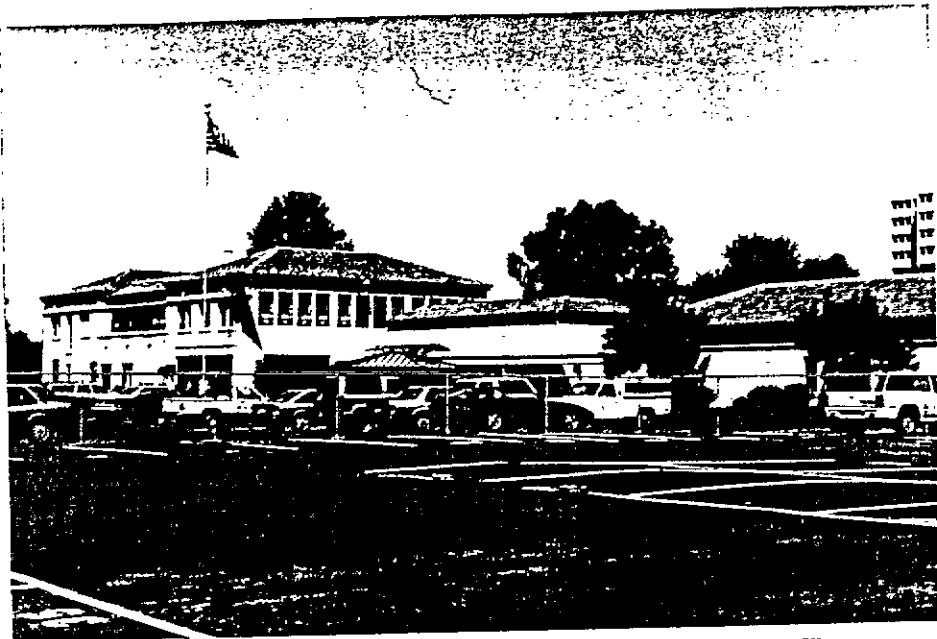
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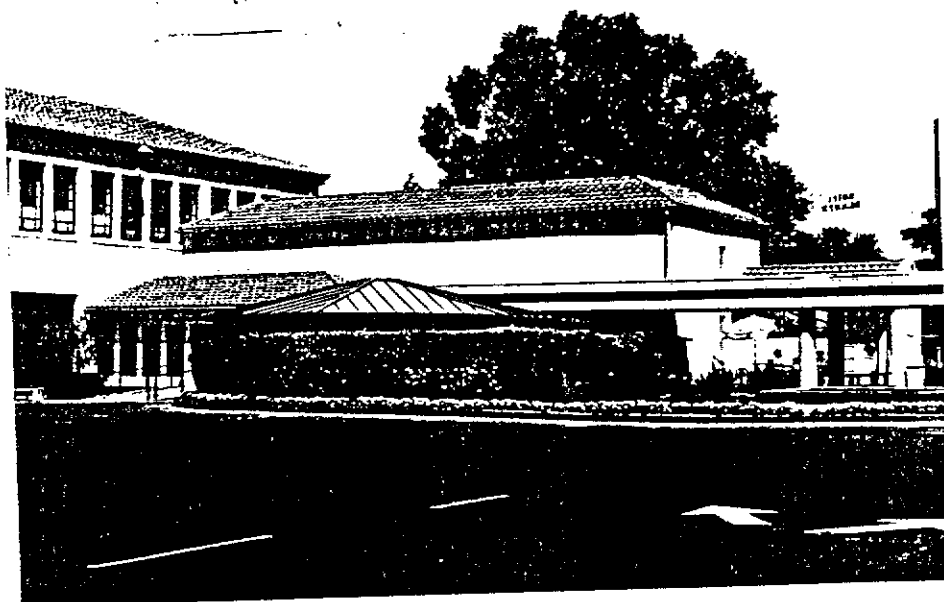
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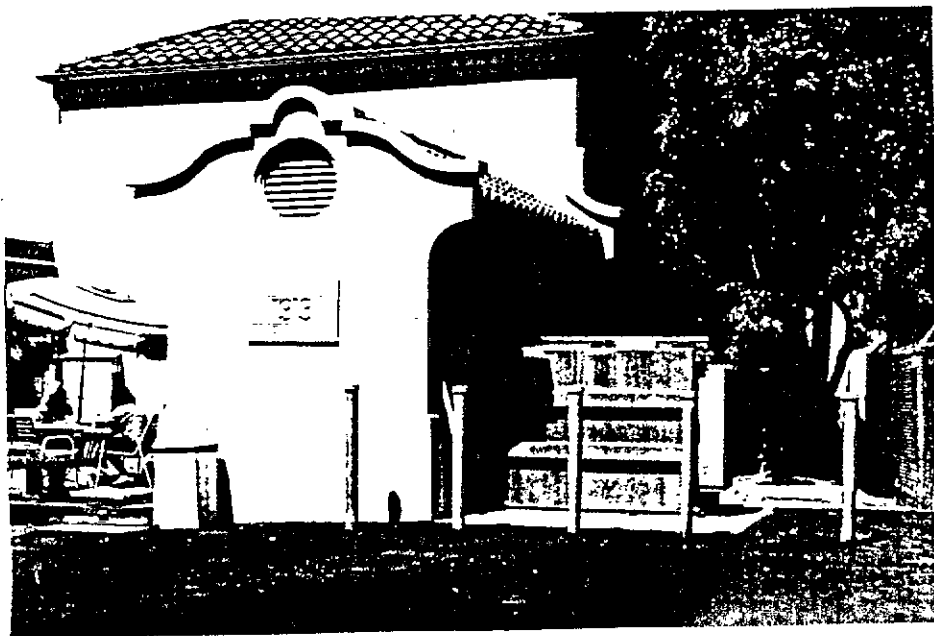
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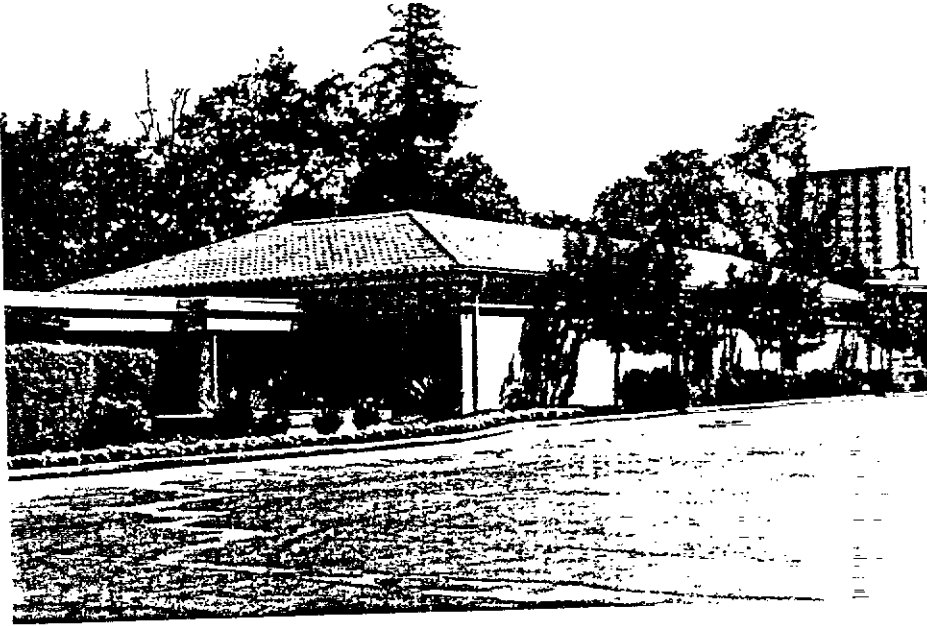
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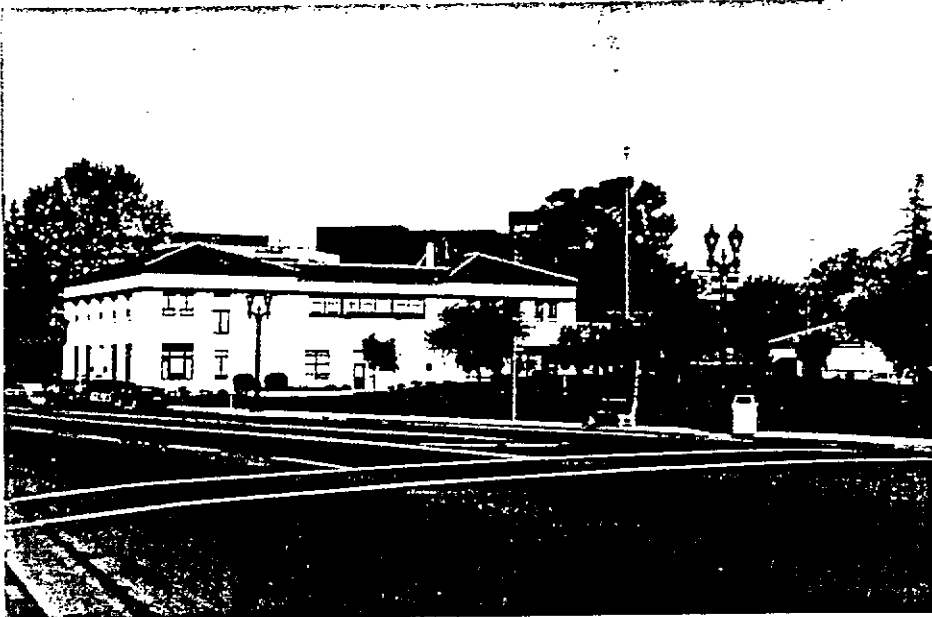
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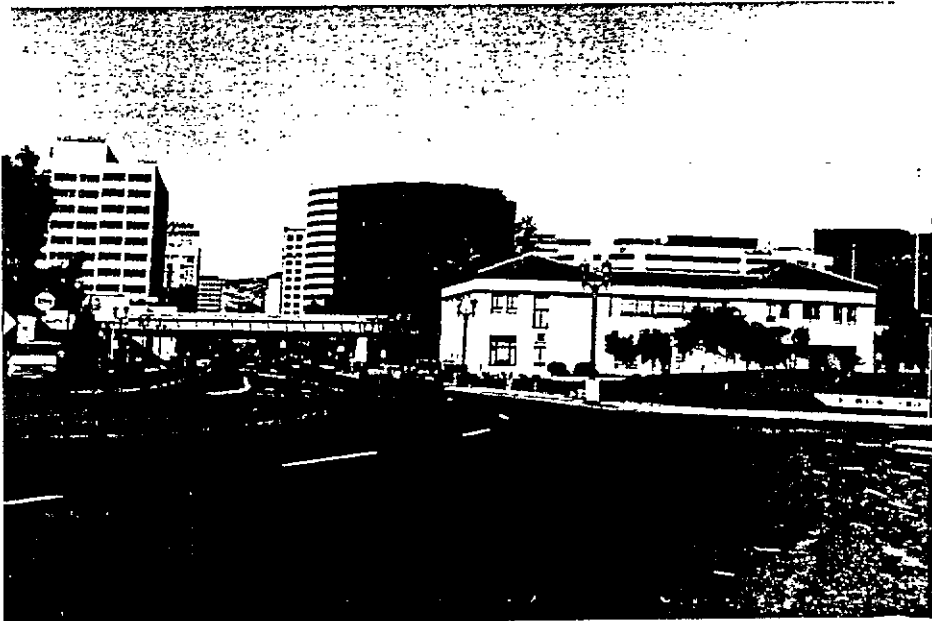
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INDEX TO NEGATIVES AND PROOF SHEETS

Building: San Jose Water Works Building
Location: 374 West Santa Clara Street
San Jose, California
Photographer: Woodruff C. Minor
Date: August 1989

Frame	View
0A	Exterior, looking south from W. Santa Clara St. Bridge: east elevation, main building
1A	Exterior, looking southwest from Guadalupe River: east elevation, main building
2A	Exterior, looking west from Guadalupe River: east and south elevations, main building
3A	Exterior, looking west from Guadalupe River: east and south elevations, pump house/transformer wing
4A	Exterior, looking west from Guadalupe River: east and south elevations, main building
5A	Setting, looking south from W Santa Clara Street, at Route 87 Freeway overpass: showing ornamental streetlights
6A	Exterior, looking north from southeast corner of site: east elevation of south wing (Data Processing Building)
7A	Exterior, looking northwest: south and east elevations of transformer house, south elevation of pump house
8A	Exterior, looking northeast from parking lot: showing relation of main building to pump house/entry
9A	Exterior, looking north from parking lot: west and south elevations of building group
10A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin
11A	Exterior, looking north from parking lot: west and south elevations, pump house/transformer wing; breezeway; suction basin in foreground
12A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin

Frame View

- 13A Exterior, looking north:
south and west elevations, transformer house
- 14A Exterior detail, south elevation, main building:
second-story windows
- 15A Exterior, looking east from parking lot:
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Building); breezeway in foreground
- 16A Looking northwest from parking lot:
building group
- 17A Looking north from parking lot:
building group
- 18A Looking northeast from Delmas Street:
building group
- 19A Exterior, looking north from parking lot:
west and south elevations, main building
- 20A Exterior, looking north from parking lot:
west and south elevations, main building
- 21A Exterior detail, west elevation, main building:
ornament and windows, central bay
- 22A Exterior detail, front (north) facade, main building:
entry
- 23A Exterior detail, front (north) facade, main building:
sculptural ornament over entry
- 24A Exterior detail, west elevation, main building:
ornamental panel, north window, first story
- 25A Exterior, looking southwest from W Santa Clara Street:
front (north) facade, main building
- 26A Exterior, looking southwest from W Santa Clara Street:
front (north) facade, main building
- 27A Exterior, looking east from W Santa Clara Street:
west and north elevations, main building
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west and north elevations, main building
- 29A Setting, looking east from W Santa Clara Street:
showing landscaping

Frame View

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showing axial vista to building
- 31A Setting, looking east from W Santa Clara Street:
showing relation of building to downtown
- 32A Exterior detail, front (north) facade, main building:
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- 34A Exterior detail, west elevation, main building:
frieze ornament and windows
- 35A Exterior detail, west elevation, main building:
north window, first story
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entry and flanking window bays



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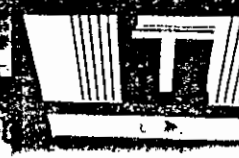




Photo 1: Main Office - View from NW

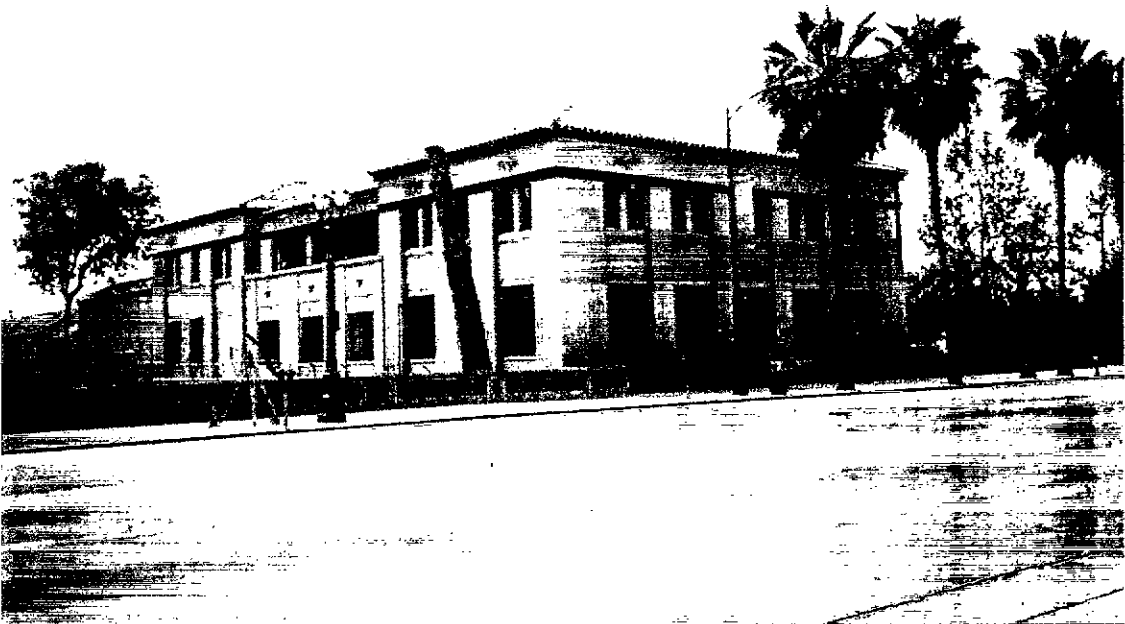


Photo 2: Main Office - View from NE



Photo 3: Main Office - View from SW



Photo 4: Power House and Related Buildings - View from NE

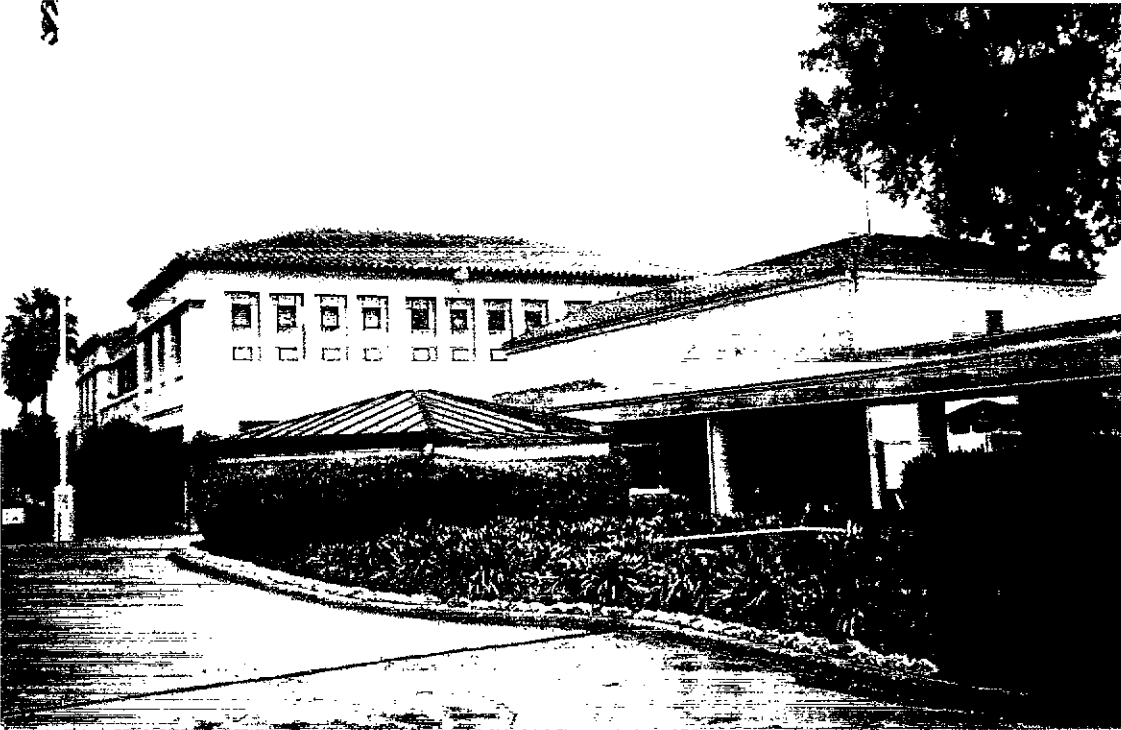


Photo 5: Main Office and Power House - View from SW



Photo 6: Transformer House - View from SW

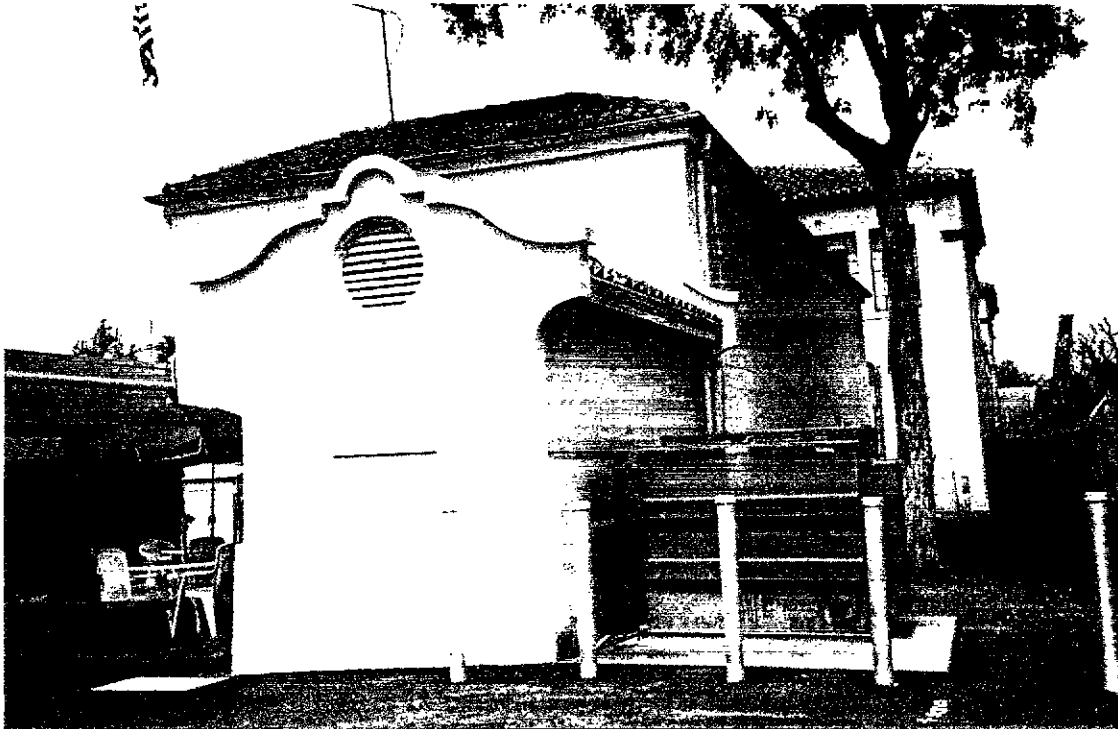


Photo 7: Transformer House - View from SE

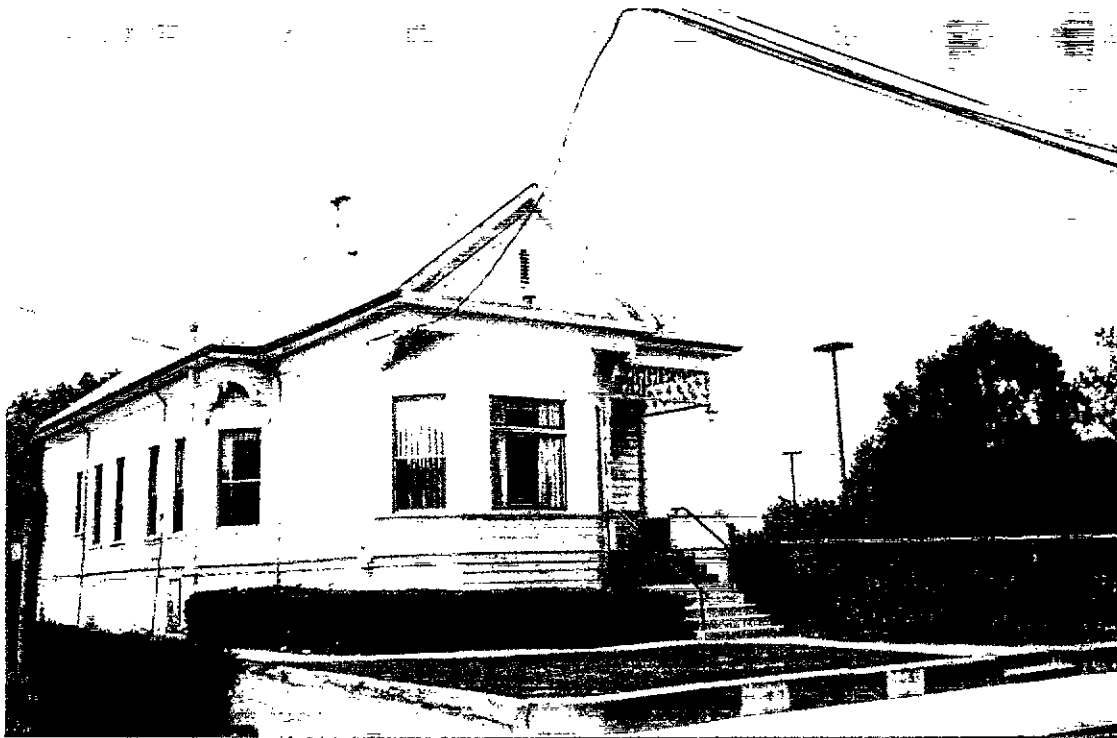


Photo 8: 45 Delmas Avenue - View from SE



Photo 9: 45 Delmas Avenue - View from NE

CONTINUATION SHEET

Property Name: 57 S. Autumn Street, San José, CA, 95110 (APN 259-38-141)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 57 S. Autumn Street in San José, California.

***P3a. Description:**

This one-story industrial building is rectangular in plan and features a low-pitched, front-facing gable roof punctuated by three rotary ventilators. The building is of steel-frame construction with corrugated sheet metal cladding and variegated brick veneer across the lower half of the primary (eastern) façade. Fenestration in the primary façade includes one large roll-up metal freight door, one single-leaf metal door, and one replacement aluminum sliding window covered by security bars. A second window and roll-up metal freight door are located in the southern façade, which fronts a paved loading area. In addition to this loading area, site features include a paved area before the eastern façade and a chain link gate topped with barbed wire.

P5a. Photo



P5b. Description of Photo: East (front) and south façades, view west (September 18, 2019)

***P6. Construction Date/Age and Source:** 1959 (city directories)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

CONTINUATION SHEET

Property Name: 57 S. Autumn Street, San José, CA, 95110 (APN 259-38-141)

Page 2 of 4

Continuation Update

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

Sanborn maps from 1932 indicate that a one-story dwelling was present on the subject property prior to the construction of the current building. The dwelling was demolished sometime between 1950 and 1958, when it no longer appears on the Sanborn map. By 1962, the current light industrial building was present on the property and the lot boundary had been expanded to incorporate the parcel immediately south. A one-story dwelling present on the parcel was also incorporated into the parcel; it was occupied as a residence and office and was later demolished in 2003 according to the building permit record. The address for the subject property at this time was 59 S. Autumn Street.

City directory research lists John R. Perry, an electrician, as the owner of the subject property in 1959. This is the first listing for the property with the current light industrial building present (prior city directories list the residents of the demolished residence at this address.) By 1965, Perry is listed at 59 S. Autumn Street. He is later listed in 1970 as vice-president of Christian Electric, Inc. By 1975, John Billmeyer, owner of a bankruptcy and trustee business, was operating at the subject property and remained there through the end of the 1970s. At present, the property is occupied by an unknown business. Further archival research conducted by ARG on the previous occupants of the subject property did not produce substantial information on their lives or business dealings.

Evaluation

JRP Historical Consulting evaluated the subject property as part of a study prepared in 2008 for the Silicon Valley Rapid Transit Corridor EIS.¹ The study found that the property was ineligible for the National Register or California Register due to a lack of historical significance and as such was not considered a historical resource for the purposes of CEQA. PBS&J subsequently evaluated the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).² This study determined that the property was ineligible due to age. ARG agrees with the finding that the property is not eligible for listing due to a lack of historical significance as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The property previously consisted of two parcels that were developed with two residences. By 1962, the parcels had merged, and a one-story light industrial building was erected on the property. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. As such, the property is not associated with

¹ JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 57 S. Autumn Street, San José, CA, 95110 (APN 259-38-141)

Page 3 of 4

Continuation Update

significant historical events or broad patterns of local, state, or national history, and it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 57 S. Autumn Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS." June 2008.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

CONTINUATION SHEET

Property Name: 57 S. Autumn Street, San José, CA, 95110 (APN 259-38-141)

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Continuation Update

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:



Figure 1. Sketch map of 57 S. Montgomery (Google Earth, amended by author)



Resource #14937:

Address/APN#: 50-52 S. Autumn St., San Jose / 25938119

Property Type: Commerce/Trade

Construction Date: 1962

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14938:

Address/APN#: 35 S. Autumn St., San Jose/ 25938009

Property Type: Residential

Construction Date: 1900

Substantial Alterations: TBD

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

*Basin Research. 1999. *Historic Properties Survey Report, Vasona Corridor Light Rail Project.*



Resource #14939:

Address/APN#: 57 S. Autumn St., San Jose/ 25938011

Property Type: Industrial/Commerce/Trade

Construction Date: 1988

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

P1. Other Identifier: C&S Truck Repair

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

*a. County Santa Clara

*b. USGS 7.5' Quad West San Jose Date 1980 T ____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 59 S. Autumn Street City San Jose Zip 95116

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

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

Assessor Parcel Number 259-38-141

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

The building at 59 S. Montgomery Street sits along the northern edge of a .33-acre lot. The tall single story corrugated metal building is rectangular in plan with an end gable metal roof. The east façade features brick veneer on the lower portion of the wall, a tall overhead freight door offset to the north, a centrally placed personnel door, and a four light casement window covered with metal bars. The south side has a full height sliding freight door and two small fixed windows are at the eastern end. Three rotary ventilators are located on the ridge line of the roof. The remainder of the lot is fenced and paved as parking for trucks.

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

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

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



P5b. Description of Photo: (View, date, accession #): Photograph 1, camera facing southwest, December 10, 2008.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1957, building permits

*P7. Owner and Address:
Marian A. Johnson Family Trust
325 Crestview Dr.
Santa Clara, CA 95050-6505

*P8. Recorded by: (Name, affiliation, address)
Cheryl Brookshear/ Damany Fisher
JRP Historical Consulting, LLC
1490 Drew Ave, Suite 110,
Davis, CA 95618

*P9. Date Recorded: December 10, 2007

*P10. Survey Type: (Describe): Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

*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: C&S Truck Repair

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

*B5. Architectural Style: Utilitarian- pre-fabricated

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1957; other buildings demolished 2003.

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

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

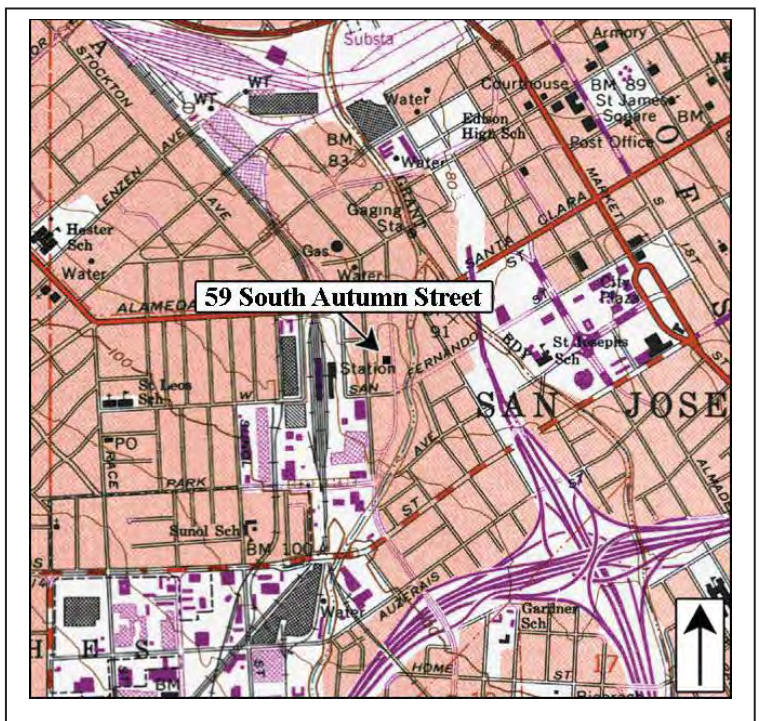
*B12. References: James A. Clayton, *Map of the City of San Jose* (San Jose, n.p., 1888); Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999. Sanborn Map Company, *Sanborn Map of San Jose 1884* (New York: Sanborn Map Company, 1884) Sheet 14. Elizabeth McKee, "National Register of Historic Places Nomination" 1992. Sanborn Map Company, *Sanborn Map of San Jose 1915* (New York: Sanborn Map Company, 1915 and 1915 updated to 1950) Sheet 163.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: January 2008

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The property at 59 S. Autumn Street is a part of infill development in what was known as Crandallville, a neighborhood west of Los Gatos Creek and east of Diridon Station. The area was just outside the city limits of San Jose and was laid out as the Subdivision of the Rancho Los Coches and was named for the former property owner O.L. Crandall, who opened a small grocery store in the 1870. The early residential neighborhood flourished after the arrival of the Southern Pacific Railroad in 1877. By the mid 1880s the block between Autumn Street and Montgomery Street was settled with single family houses, but the area became increasing industrial in nature during the early twentieth century when several light manufacturers located in the area.¹ This trend continued as Southern Pacific constructed Cahill Station (now Diridon Station) only a block to the west of the property in 1935, and industrial shops replaced residences along Montgomery and Autumn streets.² The process accelerated after 1950 leaving few residences along the block.

The remaining building at 59 S. Autumn Street was once a part of a group of buildings located on two lots legal lots at 57 and 59 S. Autumn. A residence was located on each lot: 57 S. Autumn had been constructed in the 1880s and 59 S. Montgomery was constructed in the 1920s.³ John Perry moved in to 59 S. Autumn in about 1957, established an electrical contracting company, and made alterations were made to the two residences. The property at 59 S. Autumn became an his office for the businesses, while the adjacent house at 57 S. Monterey was replaced with the current building in 1957. The offices served as the headquarters for Christian Electric Inc. which became Perry Electric in 1971. The office was demolished in 2003 as a part of the installation of the Vasona Light Rail project. The metal prefabricated building at 57 S. Autumn became C&S Truck Repair.

Evaluation

Under Criteria A or 1, the light industrial building at 59 S. Autumn Street is not significant for its association with the industrial development surrounding Cahill/Diridon Station. The construction of the property at 59 S. Autumn occurred late in this transition and is not important within this context. Under Criteria B or 2, the building was not found to be associated with any historically significant people. The individuals associated with the current building, John Perry, John Billmeyer and the Johnson family, have not made significant contributions to their fields of endeavor. The building does not possess any distinctive characteristics or high artistic value that would render it eligible under Criteria C or 3, rather it is an example of prefabricated utilitarian architecture common the mid-twentieth century and is not the work of a master.

¹ James A. Clayton, *Map of the City of San Jose* (San Jose, n.p., 1888); Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," June 1999, 18; Sanborn Map Company, *Sanborn Map of San Jose 1884* (New York: Sanborn Map Company, 1884) Sheet 14.

² Elizabeth McKee, "Cahill Station, National Register of Historic Places Nomination," 1992; Sanborn Map Company, Map of San Jose, 1915 and 1915 updated to 1950, Sheet 163.

³ Sanborn Map Company, Map of San Jose, 1884, Sheet 14; Sanborn Map Company, Map of San Jose, 1915, Sheet 163.

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

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

Page 1 of 9 *Resource Name or # (Assigned by recorder): Democracy Hall, 580 Lorraine Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 580 Lorraine Avenue City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone _ _ mE/ _ _ mN

e. Other Locational Data: APN 259-47-040

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

This one-story, wood frame union hall is irregular in plan and comprises two building sections: a two-story diamond-plan section with a shed roof that slopes upward from east to west, and a one-story, irregular-plan section with a shed roof that slopes downward from east to west. Both roofs feature a broad eave overhang, and the upper roof has open eaves with exposed rafters while the lower roof has boxed eaves. The exterior of the building is largely clad in cast stone blocks set in a stacked bond pattern, with fluted concrete masonry units comprising the northern and southern walls of the one-story section. [See continuation sheet.]

*P3b. **Resource Attributes:** 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 #) North façade, view south (September 18, 2019)

P6. Date Constructed/Age and Source: 1961 (City of San José Building Permit No. 34581)

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 16, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "Downtown West

Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Democracy Hall, 580 Lorraine Avenue
Page 2 of 9

*NRHP Status Code 3S

B1. Historic Name: Democracy Hall

B2. Common Name: N/A

B3. Original Use: assembly/union hall B4. Present Use: vacant

*B5. Architectural Style: Midcentury Modern

*B6. Construction History: Constructed in 1961.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

* B8. Related Features:

B9a. Architect: Henry Hill and John W. Kruse b. Builder: Louis Cohn/Mills Construction Company

*B10. Significance: Theme Midcentury Modern Architecture Area Downtown West San José
Period of Significance 1961 Property Type union hall Applicable Criteria C/3 (National/California Register), Local

[See continuation sheet.]

B11. Additional Resource Attributes:

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

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***P3a. Description (Cont.):** Windows are steel fixed-pane units of varied size and configuration: the northern façade of the one-story section features a clerestory and a short ribbon of narrow, vertically oriented lights between the eaves and the roof of the two-story section. The two-story section features a glazed wall and door on the eastern half of its northern façade and a ribbon of windows across the length of its western façade. A secondary entrance, a metal single-leaf door, is located in the southern façade of the two-story section. Site features include minimal vegetative landscaping across the northern façade and a paved parking area surrounding the building to the west and south. The building remains in good condition with no evidence of any substantial alterations to the exterior.

***B10. Significance (Cont.):**

Property History

According to Sanborn Fire Insurance maps, the subject property at 580 Lorraine Avenue, as well as most of the parcels on the block and adjacent blocks, were empty and undeveloped as late as 1915. By 1932, the subject property was occupied by a one-story dwelling with a square footprint set far back on the lot. By this time, Lorraine Avenue had developed its residential character, with almost every parcel on the small street developed with residences. The opposite side of the block, which fronts W. San Carlos Street, was developed with commercial and industrial businesses. At the mid-century, the street grid was altered, and S. Montgomery Street was extended southward over Los Gatos Creek, connecting Lorraine Avenue with S. Montgomery Street. Today, the neighborhood has largely retained its mixed residential and commercial character that it has had since the early 1930s.

On October 31, 1960, ground was broken at 580 Lorraine Avenue in San José for the erection of a dispatching and meeting hall for the International Longshore and Warehouse (ILWU) Union Local 11.¹ The ILWU is a labor union organization that represents the interests of workers in the West Coast of the United States, Alaska, Hawaii, and British Columbia. The union was established in 1937, born out of the 1934 West Coast Waterfront Strike, a significant moment in American labor history in which unionizing longshoremen effectively shut down all shipping ports on the West Coast for 134 days.² The ILWU, still operational today, has been a consistent advocate for worker's rights and social justice issues.

The Local 11 of the ILWU primarily represented workers employed in the dried fruit packing houses of the greater Bay Area, from Sonoma to San Benito County.³ Architect Henry Hill and his associate, John W. Kruse, designed their meeting hall at 580 Lorraine Avenue, which was dedicated as Democracy Hall.⁴ Hill, prior to his work in San José, had won a competition to design the ILWU's hiring hall in San Francisco at 400 North Point Street (current home of the ILWU Local 10).⁵ Democracy Hall was formally dedicated on July 22, 1961. (Archival research revealed that a brass plaque commemorating the building's dedication was installed on the building; however, it is unclear if that plaque is extant today.) The ILWU's newsletter *The Dispatcher* reported that the new meeting hall was "a great step forward in the drive for ILWU homes in keeping with the dignity and progress of the union."⁶

The Local 11 shared its space with the ILWU Local 6, Peninsula division, since the opening of Democracy Hall in 1961. The Local 6 of the ILWU was a considerably larger organization than the Local 11, with divisions in San Francisco, East Bay-Oakland, North

¹ *Dispatcher* 18, no 23 (November 4, 1960): 5.

² "The ILWU Story," *International Longshore and Warehouse Union*, accessed January 20, 2020, <https://www.ilwu.org/history/the-ilwu-story/>.

³ *Dispatcher* 31, no 3 (February 9, 1973): 3.

⁴ *Dispatcher* 19, no 15 (July 28, 1961): 5.

⁵ Inventory of the Henry Hill and John Kruse Collection, UC Berkeley Environmental Design Archives, accessed January 20, 2020 via Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/.

⁶ *Dispatcher* 19, no 15 (July 28, 1961): 5.

CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

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Bay-Crockett, and Stockton, in addition to the Peninsula division.⁷ In turn, the Peninsula division was a minor operation within the larger Local 6 union structure, with most of the significant political and social activity of the organization occurring out of the San Francisco and East Bay divisions. On January 30, 1973, the Local 11 voted to merge with the Local 6.⁸ The Greater Church of Jesus Christ would later occupy the subject property; however, the building appears to have been vacant since as early as 2007.⁹

Henry Hill and John Kruse

Albert Henry Hill, known professionally as Henry Hill, was a San Francisco Bay Area architect whose work helped to define the Second Bay Tradition of architecture during the mid-twentieth century. Hill was born in England in 1913 and moved to Berkeley with his family as a young boy. He attended the University of California, Berkeley before receiving a master's degree in Architecture from Harvard in 1938, where he studied under German architect Walter Gropius. Following the completion of his studies, Hill returned to the Bay Area and began practicing at the office of John Ekin Dinwiddie. Hill became partner at the firm in 1939. Not long after, he returned to England to serve in the U.S. Army Corps of Engineers during World War II. Upon his return to the United States, he rejoined Dinwiddie along with Erich Mendelsohn, a European Modernist who fled his home of Germany during the Third Reich.

In 1947, Hill began his own independent practice, working primarily in the design of residential buildings throughout the Bay Area, but also in Southern California, Illinois, Connecticut, and Kentucky. While most known for his residential work, Hill's prolific career included a variety of project types beyond residential, including large-scale commercial and civic projects. In the 1950s, he served as a consultant on the design of prototype steel homes for U.S. Steel and was commissioned to design staff housing for State Department employees at the U.S. Embassy in Vienna. In 1955, his designs won a competition for the hiring hall of the ILWU in San Francisco, a project that led to his work on San José's Democracy Hall.

In 1965, Hill partnered with John Kruse and formed Hill and Kruse Associates. Kruse, born in 1918 in Davenport, Iowa, was educated at Cornell University and MIT. Prior to settling in San Francisco in 1948, he served as a lieutenant in the U.S. Navy during World War II. Hill and Kruse began working together in 1948, with Hill serving as the designer and Kruse the structural expert. Kruse and Hill would remain partners in business and design until Hill's passing in 1984. Together, Hill and Kruse designed over 500 buildings and won numerous awards for their work, both collectively and individually.

Hill, the more renowned of the pair, is regarded as a Master Architect according to the San Francisco City and County Planning Department's "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," a document which provides a framework for the evaluation of San Francisco's Modern design buildings and landscapes. Hill's integration of the International style with regional and vernacular forms, as well as his emphasis on the interaction between the built environment and its natural surroundings, are his most enduring contributions to the architectural tradition of the Bay Area.¹⁰ The subject property incorporates a number of hallmarks of Hill's designs, including the elongated, multi-planar roof forms and an emphasis on natural light and views outward from the interior, as evidenced by the building's generous window placements.

⁷ *Dispatcher* 30, no 20 (November 10, 1972): 6.

⁸ *Dispatcher* 31, no 3 (February 9, 1973): 3.

⁹ Imagery of the subject property accessed through Google Maps.

¹⁰ Inventory of the Henry Hill and John Kruse Collection, UC Berkeley Environmental Design Archives, accessed January 20, 2020 via Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/; Mary Brown, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," *San Francisco City and County Planning Department*, September 30, 2010: 222-223; "Hill, Albert Henry, Architect," *Pacific Coast Architecture Database*, accessed January 20, 2020, <http://pcad.lib.washington.edu/firm/618/>; Dave Weinstein, "Flamboyant Modernism/Henry Hill's stellar taste and love for the arts is reflected in the homes he designed," *SFGate*, June 11, 2005, accessed January 20, 2020, <https://www.sfgate.com/homeandgarden/article/Flamboyant-modernism-Henry-Hill-s-stellar-taste-2451374.php>.

CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

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Despite a prolific career of design throughout the Bay Area, the union hall at 580 Lorraine Avenue appears to be the only known project of Hill's in San José.¹¹

Works by Henry Hill and John Kruse

- Hill House, Berkeley, CA (1939; Hill only)
- Eldred House, Pacific Grove, CA (1949)
- 65 Villa Terrace, San Francisco, CA, residence (1951)
- Foster House, Orinda, CA (1953)
- Tanner Dental Building, San Anselmo, CA (1954)
- Moline Public Hospital Chapel, Moline, IL (1958-1959)
- Longshoreman's Memorial Association Auditorium and Administration Building (1959)

Evaluation

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property at 580 Lorraine Avenue is affiliated with the ILWU, a noteworthy organization in the history of labor in the United States. Despite this affiliation, research did not reveal that Democracy Hall is notably associated with significant moments in the history of the labor movement at the local, state, or federal level. Both the Local 11 and the Local 6 Peninsula division were relatively minor operations within the broader ILWU organization and do not appear to have significantly contributed to its major activities. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

National Register Criterion C/California Register Criterion 3

Henry Hill and his associate John W. Kruse designed the union hall at 580 Lorraine Avenue. Hill is regarded as a master architect, known for his integration of the International style with regional architectural forms. Hill is most renowned for his residential buildings, and the subject property constitutes a rare typology within his oeuvre. The building is also an excellent example of Hill's hallmark design features, which includes its elongated, multi-planar roofline and its emphasis on fenestration. Therefore, as an intact example of a work by a master architect, the subject property appears eligible for listing on the National and California Register at the local level under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

¹¹ Based on the inventory of the Henry Hill and John W. Kruse Collection at UC Berkeley's Environmental Design Archives, which lists over 250 projects by Hill and Kruse, only one of which, the property at 580 Lorraine Avenue, is located in San José.

CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

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San José Historic Resources Inventory—Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criterion 7 above for the following:

Henry Hill is regarded as a master architect, and the union hall at 580 Lorraine Avenue constitutes an intact example of his work in a typology that is rare within his body of work. Furthermore, it is the only known example of a work by Henry Hill extant in San José. As such, it is recommended as eligible as a Candidate City Landmark under this criterion.

Integrity Assessment

The Democracy Hall building at 480 Lorraine Avenue has not been significantly altered since its construction in 1961 and retains its integrity of design, materials, and workmanship. It has not been moved and retains integrity of location. Some demolition and redevelopment have occurred in the immediate vicinity; however, the neighborhood largely retains its mixed residential and commercial character, and the property retains integrity of setting. The subject property was built and occupied by the ILWU for most of its history, but no longer retains integrity of association with this group. Through material and design integrity, it retains integrity of feeling.

Conclusion

The subject property is recommended as eligible for listing on the National and California Registers under Criterion C/3. The subject property also satisfies one of the eight criteria considered in determining a resource's eligibility for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. As such, it is considered a historical resource for the purposes of CEQA.

***B12. Reference (Cont.):**

Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement." Prepared by San Francisco City and County Planning Department, January 2011.

City of San José building permit record.

CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

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Google Earth.

"Hill, Albert Henry, Architect." *Pacific Coast Architecture Database*. Accessed January 20, 2020,
<http://pcad.lib.washington.edu/firm/618/>.

ILWU Dispatcher Archives.

Inventory of the Henry Hill and John Kruse Collection. UC Berkeley Environmental Design Archives. Accessed January 20, 2020 via
Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/

Sanborn maps (1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962).

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980).

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

***Resource Name or #** (Assigned by recorder): 282 S. Montgomery Street

P1. Other Identifier:

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

***a. County** Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ; **R** ; of of **Sec** ; _____ **B.M.**

c. Address 282 S. Montgomery Street **City** San José **Zip** 95110

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

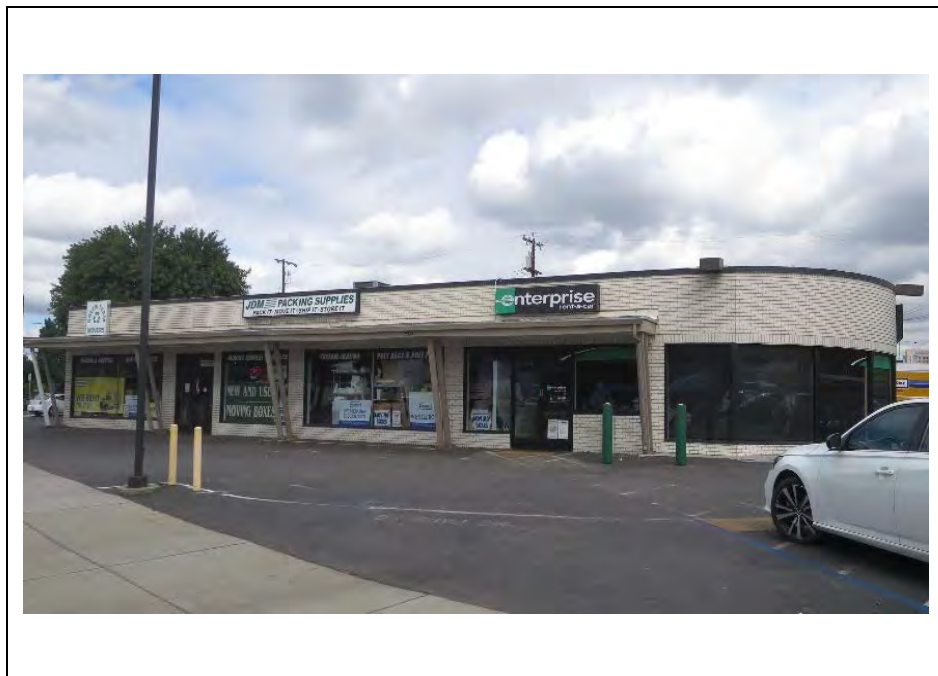
e. Other Locational Data: APN 259-47-080

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

This one-story commercial building is generally rectangular in plan, with a rounded corner joining the southwestern and southeastern façades. The building has painted brick veneer cladding and a flat roof. The brick veneer is set in a running bond pattern and features soldier courses at the eaves and atop the window casing. Windows are metal-framed, fixed storefront units that appear individually or in groups of two or more. A ribbon of windows curves around the southern corner of the building. The primary (southwestern) façade feature two pairs of fully-glazed double doors sheltered beneath an extended shed-roofed porch supported by paired sets of angled posts. Site features include several bollards and a paved parking lot that surrounds the building on all sides.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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



P5b. Description of Photo: West (primary) facade, view north (September 18, 2019)

P6. Date Constructed/Age and Source: 1944 (San José Building Permit No. 2951A)

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural

Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***Attachments:** NONE Location 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 Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 282 S. Montgomery Street

*NRHP Status Code 6Z

Page 2 of 4

- B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Auto body shop B4. Present Use: Commercial

*B5. Architectural Style: Contractor Modern

*B6. Construction History: 1944: building erected to be used as an auto body shop; 1959: alterations made to the interior and exterior to convert building into a dry cleaners (aerials from 1968 indicate that the southwest corner of the building was curved; this change was likely made in conjunction with the 1959 alterations to the exterior); c. 1968: a small square addition abuts the west façade of the building; 1974: permit is granted to John J. Schiro to alter an existing auto sales building; 1976: permit is granted to California Motorcycle Association to alter the interior of the building; 1979: property is rezoned to a C-3 commercial district.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Downtown West San José
 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.)

Property History

The present address of the property is 282 S. Montgomery Street; however, prior to 1959 the address was 649 W. San Carlos Street. Sanborn maps and aerials indicate that the street grid changed between 1932 and 1948. The addresses reflected in the following city directory research are for 649 W. San Carlos prior to 1959 and 282 S. Montgomery after 1959. According to the building permit record for 649 W. San Carlos, the subject property was built in 1944 by John J. Schiro for use as an auto service building Street (San José Building Permit no. 2951A). Prior to the changes made to the street grid and the current building, a small auto repair shop was located on the parcel ca. 1932. The neighborhood at this time was largely characterized by a mix of residential, commercial, and light industrial development. [See continuation sheet].

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

*B12. References: [See continuation sheet]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name:

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***B10. Significance (Cont.):** Following Schiro, the subject property was subsequently occupied by several gas stations and auto repair businesses until 1959 when True's Drive-In Dry Cleaners assumed occupancy. It was in this year that the address changed to 282 S. Montgomery Street. Frank S. Shank (vice-president) and Robert L. Randall (president) operated the business. A second dry cleaning company with the name Shank and Randall Cleaners operated at the subject property in 1965. Directories indicate that Frank S. Shank operated a number of additional dry-cleaning businesses in 1960, including Golden Rule Dry Cleaners, Plaza Dry Cleaners and Shirt Laundry, Shank's Drive-In Cleaners, and Willows Laundry. By 1975, Shank and Randall's dry-cleaning businesses were no longer at the property. Two motorcycle businesses—Suzuki of San José and California Motorcycle Accessories—operated out of the subject property for the remainder of the 1970s. The property's current tenants include Enterprise Rent-A-Car, JDM Packing Supplies, and Green Team Movers.

Frank S. Shank was a prominent businessman within the local and statewide professional community of dry cleaners. He operated a number of dry-cleaning businesses throughout San José for upwards of thirty years, including Golden West Dry Cleaners at 29 S. Third Street, Shank's Drive-In Dry Cleaners at 275 E. Williams Street, Plaza Dry Cleaners at 14414 Union Avenue, Golden Rule Dry Cleaners at 1335 Lincoln Ave, and Willows Laundry at 800 Willow Street. A building permit was granted to Shank in 1959 to remodel the interior and the exterior of the subject property at 282 S. Montgomery Street. The changes made by Shank are reflected in the overall appearance of the building today, including the transformation of the building's footprint to have a curved southwest corner (prior to Shank's occupancy, the building had a rectangular footprint). Throughout his life, Shank held positions on various civic and business organizations, including the presidencies of the San José Co-Operative Cleaners and Dryers Association and the California Dry Cleaner's Association. In 1967 Shank was appointed by Governor Ronald Reagan to the state Board of Dry Cleaners, a position he held until his passing in 1973.¹

Evaluation

The subject property was evaluated in a streamlined evaluation conducted by PBS&J as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).² This study found the subject property ineligible as a historic resource due to its age, citing an inaccurate construction date of 1980. ARG has updated this evaluation based on current archival research.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was developed with an auto repair shop by 1920, and the surrounding neighborhood infilled with residential, commercial and light industrial buildings by the mid-twentieth century. The redevelopment of the property in 1948 with an auto body shop did not spur significant new development in San José. The property is not associated with significant historical events or broad patterns of local, state, or national history. As such, the subject property does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Frank S. Shank ran a string of successful dry-cleaning businesses throughout San José during the mid-twentieth century, the subject property at 282 S. Montgomery being among them. Though Shank appears to have been a well-known figure in the dry-cleaning business locally and within the state of California, research did not indicate that the dry-cleaning trade is a major industry

¹ Shank Clippings File, *Mercury News*, on file at History San José.

² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name:

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that has great local or statewide significance. As such, the subject property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property incorporates some elements of the Modern style; however, its application of these architectural gestures is not particularly distinctive. The building is not associated with a known architect or builder and does not display a high degree of artistic merit. As such, the subject property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement." Prepared by San Francisco City and County Planning Department, January 2011.

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #14958:

Address/APN#: 691 W. San Carlos Ave.,
San Jose / 26137020

Property Type: Residential

Construction Date: 1915

Substantial Alterations: TBD

Eligibility: Evaluation included in the HPSR.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14959:

Address/APN#: 282 S. Montgomery St.,
San Jose / 25947080

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14960:

Address/APN#: 565 Lorraine Ave., San
Jose / 25947068

Property Type: Residential

Construction Date: 1918

Substantial Alterations: TBD

Eligibility: Recommended NRHP/CRHR-
ineligible. Evaluation included in the HASR.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 1 of 7

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for Patty's Inn at 102 S. Montgomery Street in San José, California.

***P3a. Description:**

This one-story commercial building 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 storefront 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 storefront 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 to the south exterior wall. Site features include a paved parking area to the south of the building.

P5a. Photo



P5b. Description of Photo: West (front) and south façades, view northeast (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1890s (archival research, Sanborn maps)

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 2 of 7

Continuation Update

- *P7. **Owner and Address:** To be provided by the City of San José.
- *P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. **Date Recorded:** September 18, 2019
- *P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. **Significance:**

Property History

Although the original building permit for the subject property could not be located, archival research suggests that the subject property was developed in the 1890s; it postdates the 1891 Sanborn map but appears in the 1900 San José city directory. At this time, the subject property is addressed as 100 East Street and houses a saloon operated by Benjamin J. Ouimet.¹ Federal census records indicate that Ouimet was a French-Canadian immigrant and naturalized citizen of the United States. In addition to operating a business out of the building at 100 East Street, he resided on the property with his older brother Alfred Ouimet (b. 1840), a widower and grocery clerk, and his nephew Benjamin A. Ouimet (b. 1882), a student.²

Benjamin J. Ouimet appears to have maintained an association with the property for at least three decades.³ By 1910, he appears to have taken Bruno H. Dannert as a partner, and the subject property appears in city directories as the "Ouimet & Dannert Saloon."⁴ In 1912, the establishment was renamed the "Cole & Dannert Saloon" and operated by Bruno Dannert and William J. Cole. Cole and his wife Ella also resided on the property at this time.⁵

Ouimet's name reappears in association with the property in 1913, at which time the San José city directory identifies him as a renter.⁶ By 1915, he is listed as a grocer at the same location.⁷ City directories indicate the Ouimet continued to operate his grocery from the subject property through at least the late 1920s, coinciding with the National Prohibition Act and the ensuing ban on intoxicating liquors.⁸ San José had shut down the city's saloons in 1918, two years prior to the adoption of the 18th Amendment to the Constitution, which may account for Ouimet's decision to advertise his business as a grocery, rather than a successor to the saloon he operated in the early 1900s.⁹

¹ San José city directory, 1900.

² Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

³ San José city directories, 1900, 1903, 1907, 1910, 1913, 1915, 1917, 1922, 1927, 1931, 1933, 1934.

⁴ San José city directory, 1910.

⁵ San José city directory, 1912.

⁶ San José city directory, 1913.

⁷ San José city directory, 1915.

⁸ San José city directories, 1922, 1927.

⁹ Roxanne Nilan, "A prescription for medicinal liquor," *History San Jose*, accessed January 24, 2020, <http://historysanjose.org/wp/a-prescription-for-medicinal-liquor/>.

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 3 of 7

Continuation Update

In 1934, San José city directories indicate that Ouimet remained a resident of the subject property but leased commercial space in building to O'Neill & Krickeberg, a small business serving soft drinks out of the former grocery.¹⁰ The business was operated by Aldoph Krickeberg, who owned a home with his wife, Olleta Krickeberg, at 1674 Park Avenue, and his partner James J. O'Neill, who rented 125 E. Margaret Street with his wife, Emily O'Neill.¹¹ By 1938, five years after the repeal of the National Prohibition Act, the business had been renamed Einsfeld, O'Neill, & Krickeberg Liquors and grown to include George Einsfeld, who also resided on the subject property.¹² Two years later, O'Neill and Einsfeld had both left the business; Krickeberg, who had in the intervening years moved to 1248 Hester Avenue, appears to have continued to operate the business alone through at least 1945.¹³

By 1947, Krickeberg had ended his direct association with the subject property, but it continued operation as a liquor store under James G. Corda. Corda, a Swiss immigrant, operated his business (variously J.G. Corda Liquors, Corda's Restaurant, and Corda's Tavern) for sixteen years.¹⁴ He and his wife, Jane Corda, had three children, Phil, Lenene, and Renée Corda. He died in 1963, shortly after selling his restaurant.¹⁵

The subject property was operated as a series of short-lived businesses in the decades following Corda's period of ownership, including Johnny's Place Tavern (1963-1964) and the Depot Inn Tavern, operated by Goyho Gubervich (1965-1970).¹⁶ By 1973, the property had been renamed Patty's Inn Tavern.¹⁷ It was purchased by Mike Gathers and Dave DiSalvo in 1987 and suffered mild damage from a fire in 1993.¹⁸ The property was owned by Ken Solis and continued operation as Patty's Inn as of 2017.¹⁹

Evaluation

The subject property was previously evaluated in 1992 by Archives & Architecture. The Historic Resources Inventory Form completed for the property categorized the property as an Identified Structure but did not provide an evaluation for listing on the national, state, or local registers.²⁰ In 2005, it was evaluated by LSA for the "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California" and recommended not eligible for listing on the California Register of Historical Places (California Register).²¹ PBS&J later evaluated the subject property using a streamlined documentation methodology for the March

¹⁰ San José city directory, 1934.

¹¹ Ancestry.com, *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2002; San José city directory, 1934.

¹² San José city directory, 1938.

¹³ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; San José city directories, 1940, 1945.

¹⁴ San José city directories, 1947, 1949, 1955, 1960, 1961.

¹⁵ "J.G. Corda, Restaurant Owner, Dies," June 10, 1963—Clippings Files, History San Jose.

¹⁶ San José city directories, 1963, 1964, 1965, 1970.

¹⁷ San José city directory, 1973.

¹⁸ Maline Hazle, "Historic S. J. pub burns," *San Jose Mercury News*, December 20, 1993.

¹⁹ Scott Herhold, "Hello, Google. Goodbye, Patty's Inn," *Mercury News* (San José, CA), June 25, 2017.

²⁰ Archives & Architecture, 102 S. Montgomery Street Historic Resources Inventory Form, on file at History San José, San José, CA.

²¹ Judith Marvin, Department of Parks and Recreation (DPR) 523 Forms for 102 S. Montgomery Street, San José, California, in "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California,"

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 4 of 7

Continuation Update

2011 "San Francisco to San Jose Section Historic Architectural Survey Report" prepared for the California High Speed Rail Authority and the U.S. Department of Transportation Federal Railroad Administration, ultimately finding the property ineligible for listing on the National Register of Historic Places (National Register) or California Register "due to common construction type."²² Based on the site visit and background research conducted for this project, ARG agrees that the subject property is not eligible for the National or California Registers and also finds it not eligible listing on the City of San José Historic Resources Inventory as a San José Candidate City Landmark. However, because the building has been almost continuously operated as a liquor store, grocery, tavern, and restaurant in the neighborhood for over a century, ARG recommends that the subject property be considered eligible as a San José Structure of Merit.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The commercial building at 102 S. Montgomery Street was constructed as part of a larger trend of late nineteenth century development to the west of the Guadalupe River in San José. It is one of a handful of commercial enterprises that developed to serve these growing, working-class neighborhoods, and it had remained in operation almost continuously since the late nineteenth century. Despite this fact, research did not conclude that the subject property played a significant role in the development of its neighborhood or region, and it has no apparent associations with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the threshold for significance under this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although Benjamin Ouiment appears to have been an early local business owner and retained ownership of the property for an extended period, research did not indicate that he or any subsequent owners of the subject property made notable contributions to the history or development of twentieth century San José. As such, the property does not meet the threshold for significance under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property is a relatively plain example of late nineteenth century, false-front commercial architecture, with exterior ornamentation largely limited to the false-front parapet and bracketed cornice. The building does not embody high architectural or artistic value that would render the building architecturally distinct, nor does it exhibit the use of innovative construction materials or engineering methods. The building has been notably altered through modern storefront modifications and research did not yield any information that would indicate that the building is a work of a master architect. As such, the property does not meet the threshold for significance under this criterion.

prepared by Lowney Associates, 2005, on file at the Northwest Information Center, Sonoma State University, Rohnert Park, California.

²² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 5 of 7

Continuation Update

National Register Criterion D/California Register Criterion 4

National Register Criterion D/California Register Criterion 4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property does not appear to meet these criteria and, as such, is not recommended as eligible for listing as a local City Landmark.

Structure of Merit Assessment

While it does not rise to the level of significance to be designated as a Candidate City Landmark, the subject property has been almost continuously operated as a liquor store, grocery, tavern, and restaurant since the late nineteenth century in this western San José neighborhood. As such, it is recommended eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan.

Integrity Assessment

The subject property has experienced a variety of additions and alterations including the replacement of its original storefronts and fenestration and the addition of a lean-to shed across the south façade. However, because the building retains its original form and some of its original cladding, it does maintain a degree of integrity of design, materials, and workmanship. The immediate vicinity of the property has been almost entirely redeveloped and industrialized since the property's construction, resulting in the demolition of the majority of the residences that filled the block by the early twentieth century. Thus, its setting has been impacted. However, it remains in its original location at 102 S. Montgomery Street and has integrity of location. Finally, because the property retains its

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 6 of 7

Continuation Update

original form, remains in its original location, and is actively operated as a tavern, it also maintains integrity of feeling and association as an early twentieth century, local business in this San José neighborhood.

Conclusion

The subject property at 102 S. Montgomery Street does not rise to the level of significance needed to be eligible for inclusion in the National or California Registers or for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. However, the subject property retains a degree of integrity sufficient convey its long-time use as a local tavern and restaurant in this western San José neighborhood. For these reasons, the property does appear eligible as a San José Structure of Merit and should be considered important as defined and treated in the City's 2040 General Plan. Because "Structures of Merit" are not defined in the San José Municipal Code or Historic Preservation Ordinance, however, the subject property is not historical resource for purposes of the California Environmental Quality Act (CEQA).

B12. References:

Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2004.

Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2002.

Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Archives & Architecture. 102 S. Montgomery Street Historic Resources Inventory Form. On file at History San José, San José, CA.

California Office of Historic Preservation. *California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register), Technical Assistance Series #6* (Sacramento: California Department of Parks and Recreation, n.d.). Accessed January 2, 2020.
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

"J.G. Corda, Restaurant Owner, Dies," June 10, 1963 – Clippings Files, History San Jose.

Hazle, Maline. "Historic S. J. pub burns." *San Jose Mercury News*. December 20, 1993.

Herhold, Scott. "Hello, Google. Goodbye, Patty's Inn." *Mercury News* (San José, CA). June 25, 2017.

Marvin, Judith. Department of Parks and Recreation (DPR) 523 Forms for 102 S. Montgomery Street, San José, California. In "Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California." Prepared by Lowney Associates, 2005. On file at the Northwest Information Center, Sonoma State University, Rohnert Park, California.

CONTINUATION SHEET

Property Name: Patty's Inn, 102 S. Montgomery Street, San José, CA, 95110 (APN 259-48-012)

Page 7 of 7

Continuation Update

National Park Service. *How to Apply the National Register Criteria for Evaluation*. Accessed January 2, 2020.
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.

Nilan, Roxanne. "A prescription for medicinal liquor." *History San Jose*. Accessed January 24, 2020,
<http://historysanjose.org/wp/a-prescription-for-medicinal-liquor/>.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report." March 2011.

San José city directory. 1900, 1903, 1907, 1910, 1913, 1915, 1917, 1922, 1927, 1931, 1933, 1934, 1938, 1940, 1945, 1947, 1949, 1955, 1960, 1961, 1963, 1964, 1965, 1970, 1973.

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:



Figure 1. Sketch Map of 102 S. Montgomery Street (Google Earth, amended by author)



Resource #14949:

Address/APN#: 150 S. Montgomery St.,
San Jose / 25948053

Property Type: Commerce/Trade

Construction Date: circa 1935*

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*



Resource #14950:

Address/APN#: 140 S. Montgomery St.,
San Jose / 25948052

Property Type: Industrial

Construction Date: 1977

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14951:

Address/APN#: 102 S. Montgomery St.,
San Jose /25948012

Property Type: Commerce/Trade

Construction Date: 1890

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name: Patty's Inn

- P1. Other Identifier: None
P2. Location: Unrestricted
a. County: Santa Clara
b. USGS 7.5' Quad: *San Jose West* Date: 1961, photorevised 1980 T 7 South; R 1 East; unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
c. Address: 102 South Montgomery Street City San Jose Zip 95110
d. UTM: Zone 10; 597255mE / 4131938 mN
e. Other Locational Data: APN 259-48-012

P3a. Description:
Patty's Inn is a one-story frame Italianate Commercial building with a rectangular mass. The building has a front gable roof covered with composition shingles, and features a prominent false front with a bracketed cornice. The walls are clad in horizontal board Channel Rustic siding. The lower portion of the primary west elevation consists of a series of modern glass and metal storefront windows, with a recessed doorway with double frame and glass doors. The storefront has been remodeled and has metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. A pedestrian doorway is located to the east rear of the north side elevation. The building is located on a level lot, facing west towards South Montgomery Street, and situated adjacent to the sidewalk.

P3b. Resource Attributes: HP6, 1-3 story commercial building

P4. Resources Present: Building

P5a. Photograph:

P5b. Description of Photo:
View to southeast, west elevation of building

P6. Date Constructed/Age and Source: 1885, City of San Jose.

P7. Owner and Address:
Roy and Mary Krickeberg
1366 Metcalf Road
San Jose, California 95138

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive



P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California*. LSA Associates, Inc, Point Richmond, California.

Attachments: Location Map Building, Structure, and Object Record

DPR 523A (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: Patty's Inn

Page: 2 of 3

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



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

Primary #
HRI#

Page 3 of 3

NRHP Status Code: 6Z
Resource Name: Patty's Inn

- B1. Historic Name: Unknown
- B2. Common Name: Patty's Inn
- B3. Original Use: Tavern and inn
- B4. Present Use: Sports bar and restaurant
- B5. Architectural Style: Italianate False Front Commercial
- B6. Construction History: This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

This building was originally constructed in the 1880s. Interior alterations were made in 1945 and building, electrical, and plumbing permits are in file with the City beginning in 1970 through the 1990s. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations).

- B7. Moved? No
- B8. Related Features: 1920s Craftsman residence to east of lot on same parcel.
- B9. a. Architect: Unknown
b. Builder: Unknown
- B10. Significance: Theme: Commercial Development Area: San Jose
Period of Significance: 1880s Property Type: Store Applicable Criteria: N/A

Under Criterion 1, although associated with the 1880s commercial expansion of the City's core, the building did not make a significant contribution to the broad patterns of California's history and cultural heritage. Benjamin Oimet built the original building as a grocery store that he operated until the 1930s. The first grocery store within the project area vicinity was operated by Crandall & Sons who opened their grocery store in the early 1870s approximately 600 feet north of Patty's Inn. Under Criterion 2, Patty's Inn is not associated with any persons important in history; building owners included Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. Under Criterion 3, the building is a typical example of the 1880s Italianate commercial architectural style. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations). The building lacks the integrity necessary to reflect its period of significance due to alterations. There was no indication that this building could provide information under Criterion 4. Patty's Inn does not appear to be eligible for listing in the California Register. The building received a tally of 36.5 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

- B11. Additional Resource Attributes: None
- B12. References: Laffey, Glory Anne, 1992, Historic Resources Inventory Form.
Foster, Stason I. and Ron L. Helm, 2005. *Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California*. Lowney Associates, Mountain View, California.
- B13. Remarks: None
- B14. Evaluator: Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 102 S. Montgomery St. (Patty's Inn)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR _____ E VG G FP
- 2. STYLE Italianate Commercial E VG G FP
- 3. DESIGNER _____ E VG G FP
- 4. CONSTRUCTION _____ E VG G FP
- 5. SUPPORTIVE ELEMENTS _____ E VG G FP

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION _____ E VG G FP
- 7. EVENT _____ E VG G FP
- 8. PATTERNS _____ E VG G FP
- 9. AGE 1885 E VG G FP

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY _____ E VG G FP
- 11. SETTING _____ E VG G FP
- 12. FAMILIARITY _____ E VG G FP

D. INTEGRITY

- 13. CONDITION _____ E VG G FP
- 14. EXTERIOR ALTERATIONS _____ E VG G FP
- 15. STRUCTURAL REMOVALS _____ E VG G FP
- 16. SITE _____ E VG G FP

E. REVERSIBILITY

- 17. EXTERIOR _____ E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY _____ E VG G FP
- 19. HISTORY/ASSOCIATION OF INTERIOR _____ E VG G FP
- 20. INTERIOR ALTERATIONS _____ E VG G FP
- 21. REVERSIBILITY/INTERIOR _____ E VG G FP
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G FP

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
A.	<u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	<u>8</u>
3.	DESIGNER	6	4	2	0	<u>8</u>
4.	CONSTRUCTION	10	8	4	0	<u>8</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
<u>SUBTOTAL:</u>						<u>31</u>

B.	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>6</u>
7.	EVENT	20	15	7	0	<u>6</u>
8.	PATTERNS	12	9	5	0	<u>4</u>
9.	AGE	8	6	3	0	<u>6</u>
<u>SUBTOTAL:</u>						<u>15</u>

C.	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>2</u>
12.	FAMILIARITY	10	8	4	0	<u>4</u>
<u>SUBTOTAL:</u>						<u>9</u>

<u>"A" & "C" SUBTOTAL:</u>	<u>40</u>
<u>"B" SUBTOTAL:</u>	<u>15</u>
<u>PRELIMINARY TOTAL:</u>	<u>55</u>
(Sum of A, B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
13. CONDITION	--	.03	.05	.10	<u>.05 x .55 = 2.75</u> <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	<u>.10 x .40 = 4.0</u> <small>*from A and C Subtotals</small>
	-	.03	.05	.10	<u>.05 x .15 = .75</u> <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	--	.20	.30	.40	<u>.30 x .40 = 12</u> <small>*from A and C Subtotals</small>
	--	.10	.20	.40	<u>.20 x .15 = 3</u> <small>*from B Subtotal</small>
16. SITE	--	.10	.20	.40	<u>0 x .15 = 0</u> <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 22.5

ADJUSTED SUBTOTAL: 55 - 22.5 = 32.5
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
17. EXTERIOR	3	3	2	2	<u>2</u>
					<u>TOTAL:</u> <u>34.5</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>2</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 36.5

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 224

Ser. No. _____
National Register Status _____
Local designation IS

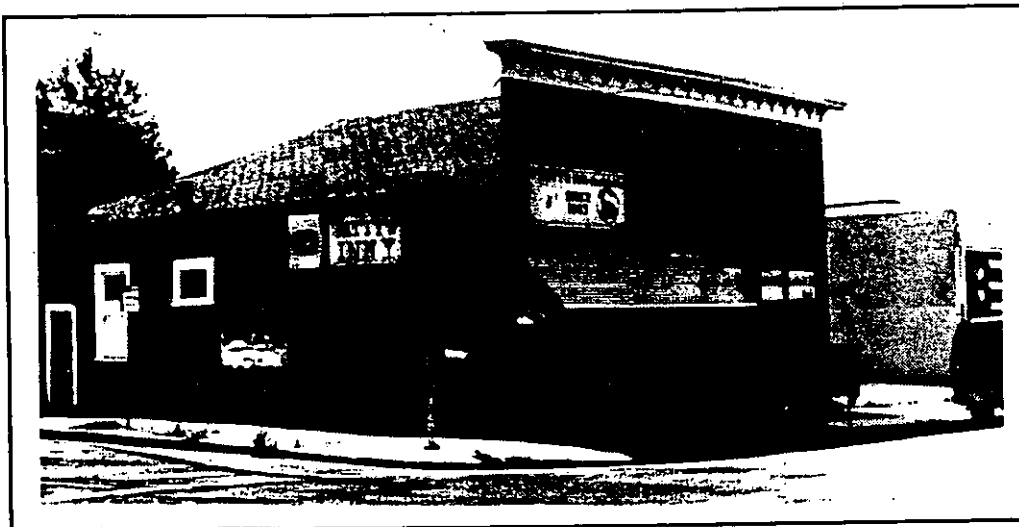
Identification and Location

1. Historic name None
- *2. Common name or current name Patty's Inn
- *3. Number & street 102 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-48-012 Other _____

Description

6. Property Category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This early commercial building features an Italianate false facade with a prominent bracketed cornice. The hipped roof has close eaves. The building is sheathed with channel rustic siding. The storefront has been remodeled and has V-channel siding and metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. The building has served a variety of uses including Benjamin Ouimet's grocery store, the O'Neill & Krickeberg liquor store, and a restaurant. The structure appears to be in good condition and its architectural integrity is intact.



8. Planning agency Planning Dept.
9. Owner Address Adolph Krickeberg
1505 Emory St.
San Jose, CA 95126
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M-1
13. Threats Development pressures

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.

Historical Information

- *14. Construction date(s) 1885A Original location same Date moved _____
- 15. Alterations & date _____
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 06--store

Significance and Evaluation

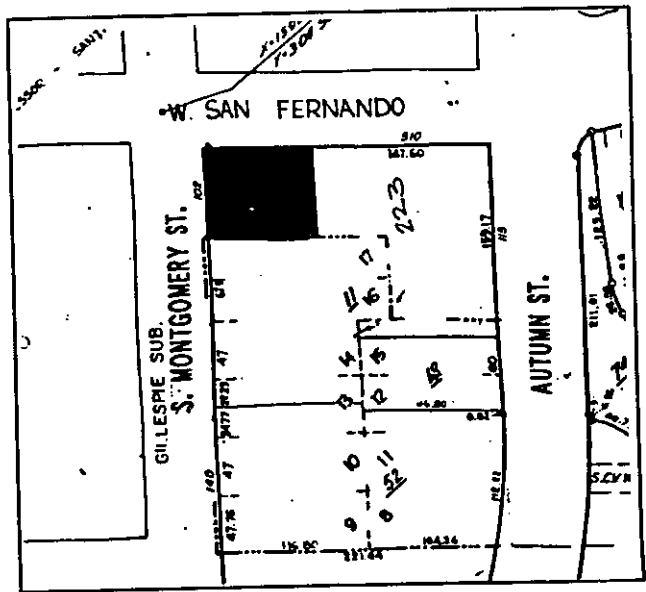
- 18. Context for evaluation: Theme Commerce Area San Jose
 Period Horticulture 1870-1918 Property Type retail Context developed? yes
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria

- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
- 24. Survey type Project Related
- 25. Survey name Inventory Update Phase II
- 26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 224

Ser. No. _____

National Register Status _____

Local designation IS

Identification and Location

1. Historic name None

*2. Common name or current name Patty's Inn

*3. Number & street 102 S. Montgomery Cross-corridor _____

City San Jose Vicinity only _____ Zip 95110 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

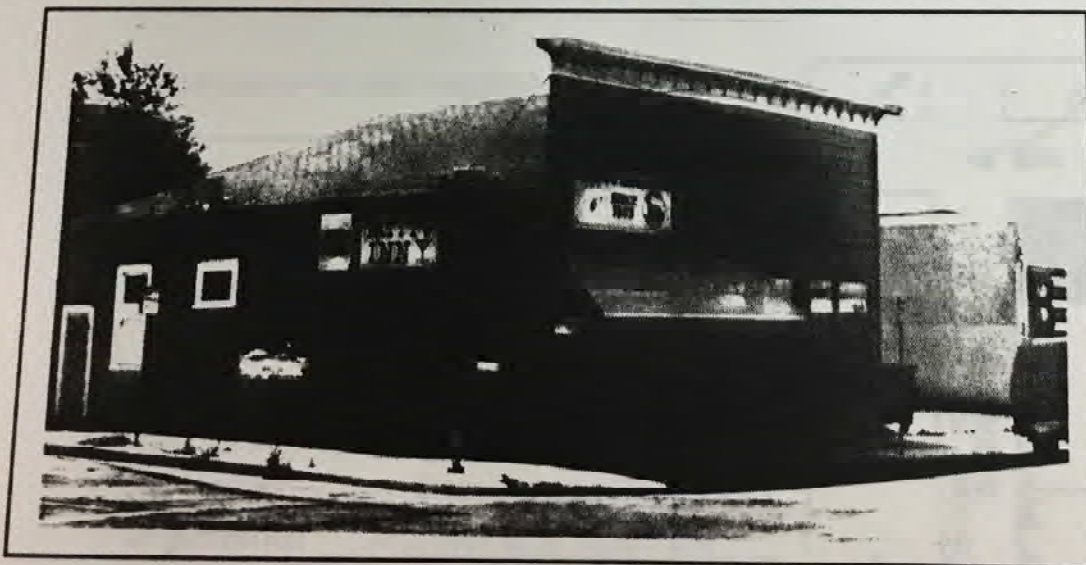
5. Quad map No. (83) Parcel No. 259-48-012 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This early commercial building features an Italianate false facade with a prominent bracketed cornice. The hipped roof has close eaves. The building is sheathed with channel rustic siding. The storefront has been remodeled and has V-channel siding and metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. The building has served a variety of uses including Benjamin Ouimet's grocery store, the O'Neill & Krickeberg liquor store, and a restaurant. The structure appears to be in good condition and its architectural integrity is intact.



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Historical Information

- *14. Construction date(s) 1885A Original location same Date moved _____
 15. Alterations & date _____
 16. Architect Unknown Builder Unknown
 17. Historic attributes (with number from list) 06--store

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose
 Period Horticulture 1870-1918 Property Type retail Context developed? yes
 *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria

22. Other recognition _____
 State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992

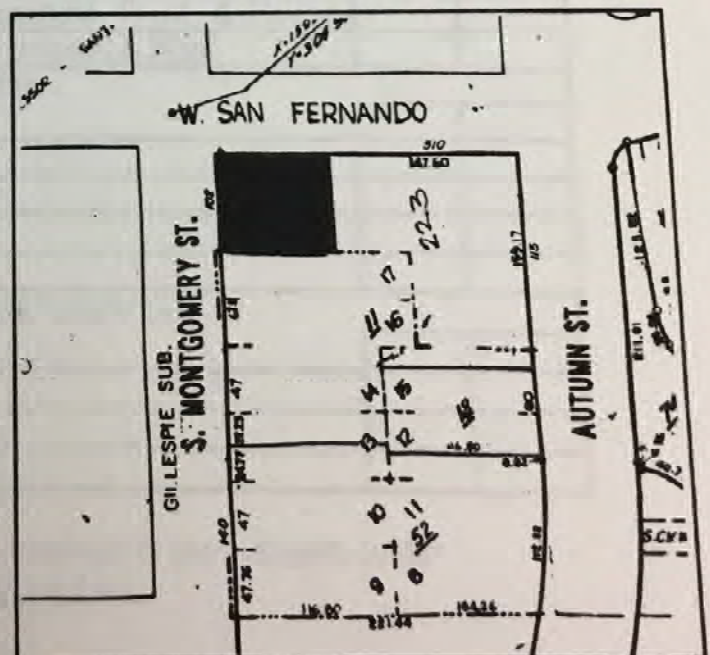
By (name) Glory Anne Laffey

Organization Archives & Architecture

Address 353 Surber Drive

City & Zip San Jose, CA 95123

Phone (408) 227-2657



HISTORIC INVENTORY CHECK LIST

Address: 102 S. Montgomery

224
Survey Ref. #: 221

Parcel Number (APN): 259-48-012
 Subdivision Survey/Date: ~~Roads~~
 Block/Range/Lot: _____
 Cross Streets: _____
 Other Addresses: _____

Field Survey Form completed:

Archival Research:	Ck'd	Data?	Secondary Sources:	Ck'd	Data?
Inventories:			Arbuckle		
San Jose			Bancroft Pioneer Index		
County			Bielharz & De Mers		
Butler			Davis		
King Inventory			Foote		
Downtown EIR			Guinn		
Other			Hall		
Historic Maps:			Hendry & Bowman		
Thomas Block Books			James & McMurry		
Sanborn Maps			Loomis I		
Thompson & West Atlas			Loomis II		
Surveyor's			McNamee		
Court House			Munro-Fraser		
Recorded			Older		
SJH Museum			Payne		
Other			Peyton		
City Directories*	✓	✓	Pierce		
Tax Assessment Records*			Sawyer		
Great Registers*			Sunshine, Fruit, & Flowers		
Census*			Thompson & West		
Population			Other:		
Products of Industry			_____		
Agricultural			_____		
Probate Records			_____		
Newspaper Obituary			_____		
Architects File			_____		
Other Sources:			_____		
_____			_____		
_____			_____		
_____			_____		
_____			_____		

* Use appropriate form to record data
 All other information should be copied, identified, and inserted in the research folder
 or information should be recorded on a Data Source Record form.

261

MONTGOMERY

GILLESPIE SUB.
ST.

AUTUMN

W SAN FERNANDO

11592 943
1304 964

ST.

53
47

9
7
8
10
11
52

22.3
22

S. C. V. W. D.

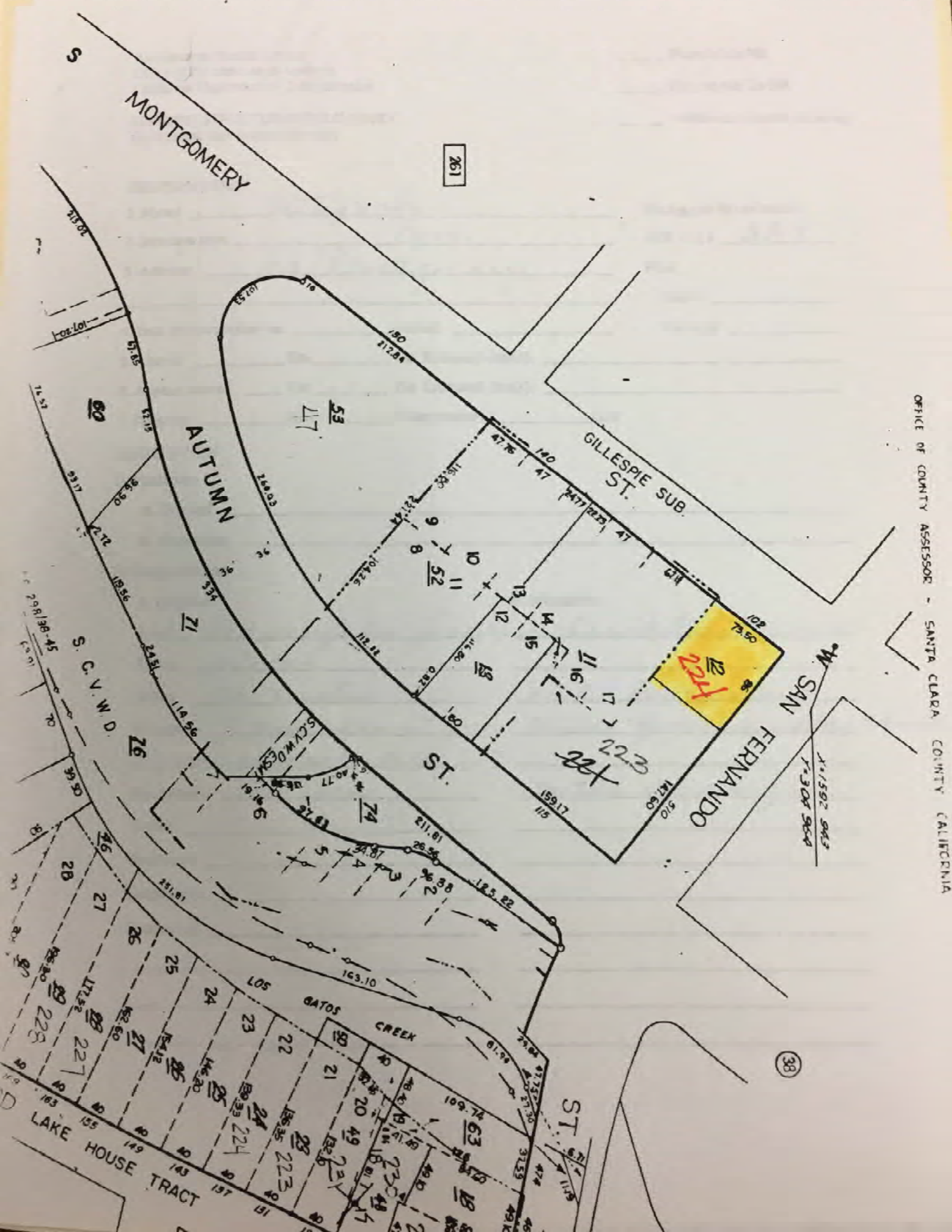
SCW/MSM

GATOS CREEK

LAKE HOUSE TRACT

38

ST.



HISTORIC STRUCTURES FIELD NOTES
(for Historic Architectural Survey)

IDENTIFICATION

1. Name: Palley's Inn Photograph identification:
2. Structure type: Com. APE map # 224
3. Address: 102 Montgomery Film:
Roll #: _____
Frame(s) _____
4. Date of construction: ca. _____ records _____
5. Altered: Yes No Estimated date(s): _____
6. Appears moved: Yes No Estimated date(s): _____
7. Integrity: Intact Compromised Lost

DESCRIPTION

8. Materials:
A. Original _____
B. Alterations: _____

9. Design features:

A. Original:

B. Alterations:

Roof: Rip up false facade, bracketed cornice

Eaves: close

Siding: Ch. (cedar) V-ch. - lower story

Windows: 1/2 sash, plain metal frame display/dark

surround, mold. seal

Porch/entry: recessed metal awning

Tower: -

Basement: -

Foundation: -

Decorative: _____

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

Page 1 of 7

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the Hellwig Ironworks building at 150 S. Montgomery Street in San José, California.

*P3a. Description:

This two-story industrial building is rectangular in plan. It is constructed of variegated clinker brick and comprises two distinct building components: first, a north/south-oriented building with a side-gabled roof clad in fired clay shingles (facing S. Montgomery Street), and second, an east/west-oriented wing with a gable roof clad in roll-roofing (extending east into the parcel). The north/south-oriented building features steel casement windows with prominent soldier-course headers and relieving arches. Windows in the lower story of the building's primary (western) addition have a brick sill and are organized into a continuous ribbon broken by a plaster shield with the anvil and hammer motif of Hellwig Ironworks. The east/west-oriented wing features rows of regularly spaced, multi-light steel units on its northern and southern façades. The main entrance is located near the southern corner of the north/south-oriented building's primary façade, and it is served by a brick walkway and circular brick stoop. It comprises a half-glass, wood-paneled door that is slightly recessed within the façade. A roll-up metal freight door is located on the northern façade of the north/south-oriented building. The south and east façades display evidence of modern alterations and removal of the historic fabric. This includes a secondary entrance at the southeast corner of the building consisting of a concrete ramp, metal pipe railing, a simple flat-roofed porch, and glazed aluminum double doors. The east façade is partially clad in corrugated metal, as well as some remaining brick, and is largely covered by vine growth. Site features include a brick half-wall that extends west from the southwest corner of the building; a patch of grass and flowerbeds before the primary façade; a paved parking area or side yard to the north of the building, bounded by a chain link fence; and a large paved parking area to the south of the building.

P5a. Photo



P5b. Description of Photo: South and west façades, looking northeast (September 18, 2019)

*P6. Date Constructed/Age and Source: 1935 (city directories)

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

Page 2 of 7

Continuation Update

- *P7. **Owner and Address:** To be provided by the City of San José.
- *P8. **Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. **Date Recorded:** September 18, 2019
- *P11. **Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. **Significance:**

Property History

According to Sanborn Fire Insurance maps, the adjacent parcels that were later merged to become the subject property at 150 S. Montgomery Street were developed by the late nineteenth century with two single-story dwellings and several accompanying outbuildings. By 1915, the northern parcel had been redeveloped as part of the Gillespie Lumber Yard (incorporating the existing single-family residence), while the southern parcel remained unchanged. In 1934, Harold Hellwig acquired both parcels and was granted a building permit to construct a one-story, industrial building to be used as an iron shop at 150 S. Montgomery Street; no architect was listed on the permit (San José Building permit no. 2614).¹ The northern residence became a storage building (later demolished by 1958), and the southern residence was demolished for construction of the new brick building.

Prior to operating his business at 150 S. Montgomery Street, Hellwig's ironworking business was listed in city directories at 577 W. Santa Clara Street between 1926 and 1935. He appears to have worked for his father, Reinhard (sometimes Reinhardt) Hellwig, and his brother, Otto Hellwig, also ironworkers, at 67 Orchard Street, before starting his independent enterprise ca. 1926. A previous evaluation of the property cites Reinhard Hellwig's ironworking business as being the oldest ironworking business in San José, dating back to 1871.² This information is inconsistent with Harold Hellwig's obituary in the *Mercury News*, which states that his father founded an ironworks in 1894. Nonetheless, Reinhard Hellwig appears to be the more significant member of the family and was noted as a "pioneer iron works operator" in his obituary in the *Oakland Tribune*.³

During Hellwig's occupancy, several additions were made to the property dating to 1944, 1945, and 1951 (San José Building Permits No. 2450A, 1085, and 14208). The building at present consists of two distinct components in a cross-gable roof configuration: the first, a two-story, north-south oriented wing fronting S. Montgomery Street, the second, a one-story, east-west oriented wing extending east within the parcel. The earliest aerial photograph of the property from 1948 indicates that both building components were present at the time, in addition to a square addition made to the southeast corner of the building that is no longer extant. Based on the available building

¹ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," SJO530, June 23, 2006: 16.

² LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," SJO530, June 23, 2006.

³ "San Jose Pioneer Dies," *Oakland Tribune*, August 22, 1934.

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

Page 3 of 7

Continuation Update

permit record, the one-story east-west wing appears to be the original structure on the property, with the two-story north-south wing likely having been built ca. 1944 or 1945. Both components are constructed of red clinker brick with compatible fenestration, massing, and roof forms that indicate a considered approach to the architectural character of the building. Harold Hellwig Ironworks remained at the subject property until 1963 according to city directory research, one year after his passing in 1962.⁴

Following the departure of Hellwig's Ironworks from the subject property in 1963, city directories list the subject property as vacant until Navlet's Flowers and Flower Growers Market and Supply began occupying the building in 1970. Navlet's was granted a permit in 1969 to alter the subject property (San José Building Permit no. 62725F); this is likely when the east façade and entrance were altered. Navlet's Flowers, one of the oldest florists in San José, was a large business which operated throughout the Bay Area. The company was established by Charles C. Navlet, a lifelong florist who open his first floristry business in San Francisco ca. 1884 at the age of sixteen. Navlet passed away in 1931, and the company continued under new management. Prior to Navlet's tenure at 150 S. Montgomery Street, the company operated a number of properties in San José, most notably a downtown store at 20 E. San Fernando Street, which they occupied from 1916 to 1951.⁵⁶ The building is currently occupied by San Jose Taiko for use as a studio.

Evaluation

In 1992, the subject property was evaluated by Archives and Architecture in a Historic Resources Inventory Form, wherein the building was listed on the City of San José Historic Resources Inventory with a Structure of Merit designation.⁷ In 2002, JRP Historical Consulting Services updated this evaluation for the Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives report.⁸ This updated evaluation concluded that the property was not eligible for listing on the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) due to a lack of historical significance, nor was it found to be a historic resource for the purposes of the California Environmental Quality Act (CEQA). A third evaluation of the property was done in 2005 by LSA Associates for a Cultural and Paleontological Resource Study Report conducted for the San José Ball Park Project.⁹ This evaluation concurred with the previous evaluation done by JRP Historical Consulting Services. ARG agrees with the finding that the property is not eligible for listing on the National or California Registers; however, the building is recommended as eligible as a Candidate City Landmark, as delineated below.

⁴ "Harold Hellwig," *Mercury News* (San Jose), July 30, 1962.

⁵ "Navlet Flower Shop to Move After 35 Years," *Mercury News* (San Jose), January 5, 1951.

⁶ "Chas. C. Navlet, Founder of S.J. Floral Firm, Dies," *Mercury News* (San Jose), April 10, 1931; "Mieuli Controls Navlet Company," *Mercury News* (San Jose), June 23, 1943.

⁷ Archives and Architecture, Harold Hellwig Ironworks Historic Resources Inventory Form, on file at History San Jose, San Jose, CA.

⁸ JRP Historical Consulting Services, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003.

⁹ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," SJO530, June 23, 2006.

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

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Continuation Update

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was previously developed with residences prior to the construction of a light industrial building ca. 1936. While the immediate setting transitioned from residential to industrial during a second wave of development in the area, research did not reveal that the subject property played a significant role in this development. Furthermore, though the building was constructed during the Great Depression, Harold Hellwig had already established himself as an independent ironworker ten years prior to the development of the property; its construction did not play a significant role in this time of great economic strife. As such, the property is not associated with significant historical events or broad patterns of local, state, or national history, and it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. Although the Hellwig family has a long history working as ironworkers in San José, Harold Hellwig appears to be of lesser significance than his father Reinhard Hellwig, who was not associated with the property. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

While this 1930s industrial brick building features several architectural gestures, such as clinker brick cladding, a decorative plaster shield on the west façade, and clay roof shingles, the building overall does not appear to be a significant example of a particular style or type of construction, nor do these features embody any high artistic values. Furthermore, the building is not known to be associated with a master architect. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

Page 5 of 7

Continuation Update

4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criteria 5 and 8 for the following:

The Hellwig Ironworks Building is an example of an industrial property built during the second wave of development to occur in the area in the early twentieth century. Given the amount of demolition and subsequent redevelopment that has occurred in the immediate vicinity, the subject property is an extant example of the industrial buildings constructed during the early twentieth century in this section of San José. While it does not rise to the level of significance for listing on the National and California Registers, it provides existing and future generations an example of the early twentieth century industrial character of the area. As such, it is recommended as eligible as a Candidate City Landmark under Criterion 5.

The incorporation of red clinker brick and other exterior detailing in this 1930s industrial building is distinctive within this section of San José. Thus, the building embodies the distinctive use of building material that is not typical of industrial buildings in the area. As such, it is recommended as eligible under Criterion 8.

Integrity Assessment

The building has undergone minor alterations on the east and south façades that do not diminish its overall architectural character. Most importantly, the building retains its clinker brick construction, clay tile-clad roof, and prominent plaster panel. As such, the building retains integrity of design, materials, and workmanship. The subject property has not been moved and retains integrity of location. The built environment surrounding 150 S. Montgomery Street has experienced some demolition and development throughout the twentieth century to the present; as such, the property retains diminished integrity of setting. Although Harold Hellwig passed away in 1962, the property is still commonly identified by its association with Harold Hellwig's business and retains the plaster shield bearing his company's emblem. As such, it retains integrity of feeling and association.

Conclusion

The subject property satisfies two of the eight criteria considered in determining a resource's eligibility for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark and retains integrity. As such, it is considered a historical resource for the purposes of CEQA.

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

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Continuation Update

***B12. References:**

Archives and Architecture. Harold Hellwig Ironworks Historic Resources Inventory Form. On file at History San José, San José, CA.

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530, June 23, 2006.

Mercury News.

Oakland Tribune

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José City Directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: Hellwig Ironworks Building, 150 S. Montgomery Street, San Jose, CA, 95110 (APN 259-48-053)

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Continuation Update

Sketch Map:



Figure 1. Sketch map of 150 S. Montgomery Street (Google Earth, amended by author)



Resource #14949:

Address/APN#: 150 S. Montgomery St.,
San Jose / 25948053

Property Type: Commerce/Trade

Construction Date: circa 1935*

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*



Resource #14950:

Address/APN#: 140 S. Montgomery St.,
San Jose / 25948052

Property Type: Industrial

Construction Date: 1977

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14951:

Address/APN#: 102 S. Montgomery St.,
San Jose /25948012

Property Type: Commerce/Trade

Construction Date: 1890

Substantial Alterations: N/A

Eligibility: Previously determined ineligible.*

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

* LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*

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

Primary #
HRI #
Trinomial

Page 1 of 1

Resource Name: Harold Hellwig Ironworks

Recorded by: Judith Marvin and Randy Groza

Date: December 12, 2005

Continuation

The Harold Hellwig Ironworks building was recorded and evaluated on Historic Resources Inventory forms in 1992 (Laffey 1992). The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit at that time. Blosser (2002) updated the record and stated the building "does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant." The building also "does not appear to be a historical resource for the purposes of CEQA."

Under Criterion 1, Harold Hellwig Ironworks had a long association with an important San Jose company. Reinhard Hellwig established and operated the oldest ironworks in San Jose, dating to 1871. In 1924, that business moved to 67 Orchard Street; the corrugated iron building was designed by San Jose architect Charles McKenzie. Harold Hellwig (the son or nephew of Reinhard Hellwig) worked for Reinhard Hellwig's Ironworks until Harold opened his own business in the 1920s. Under Criterion 2, Harold Hellwig does not appear to be an important person in the past. Reinhard Hellwig is better known. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. A significant portion of the eastern side of the original building has been removed and it no longer retains its architectural integrity. LSA's research indicated Reinhard Hellwig's Ironworks, operated into the 1970s by his son Otto Hellwig, was more commonly known than the Hellwig Ironworks under study. There was no indication that this building could provide information under Criterion 4.

LSA concurs with Blosser (2002); Harold Hellwig Ironworks does not appear to be eligible for listing in the National or California registers. The building was also assigned a score of 39.95 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.

References:

Blosser, Amanda, 2002. Continuation Sheet for 150 South Montgomery Street (Harold Hellwig Ironworks). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

Laffey, Glory Anne, 1992. Harold Hellwig Ironworks Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

Foster, Stason I., and Ron L. Helm, 2005. *Phase I Environmental Site Assessment 150 South Montgomery Street, San Jose, California*. Lowney Associates, Inc., Mountain View, California.

HISTORIC EVALUATION SHEET

Historic Resource Name: 150 S. Montgomery St. (Hellwig Ironworks)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR _____ E VG G FP
- 2. STYLE Minimal Traditional E VG G FP
- 3. DESIGNER _____ E VG G FP
- 4. CONSTRUCTION Clinker Brick E VG G FP
- 5. SUPPORTIVE ELEMENTS Hellwig Ironworks Shield E VG G FP

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION Harold Hellwig E VG G FP
- 7. EVENT _____ E VG G FP
- 8. PATTERNS Industrial development of San Jose E VG G FP
- 9. AGE C. 1935 E VG G FP

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY _____ E VG G FP
- 11. SETTING _____ E VG G FP
- 12. FAMILIARITY _____ E VG G FP

D. INTEGRITY

- 13. CONDITION _____ E VG G FP
- 14. EXTERIOR ALTERATIONS _____ E VG G FP
- 15. STRUCTURAL REMOVALS _____ E VG G FP
- 16. SITE _____ E VG G FP

E. REVERSIBILITY

- 17. EXTERIOR _____ E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY _____ E VG G FP
- 19. HISTORY/ASSOCIATION OF INTERIOR _____ E VG G FP
- 20. INTERIOR ALTERATIONS _____ E VG G FP
- 21. REVERSIBILITY/INTERIOR _____ E VG G FP
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G FP

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	<u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	<u>12</u>
2.	STYLE	10	8	4	0	<u>8</u>
3.	DESIGNER	6	4	2	0	<u>6</u>
4.	CONSTRUCTION	10	8	4	0	<u>8</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>6</u>
					<u>SUBTOTAL:</u>	<u>34</u>
B.	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>7</u>
7.	EVENT	20	15	7	0	<u>8</u>
8.	PATTERNS	12	9	5	0	<u>9</u>
9.	AGE	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>19</u>
C.	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>2</u>
12.	FAMILIARITY	10	8	4	0	<u>4</u>
					<u>SUBTOTAL:</u>	<u>9</u>
					<u>"A" & "C" SUBTOTAL:</u>	<u>43</u>
					<u>"B" SUBTOTAL:</u>	<u>19</u>
					<u>PRELIMINARY TOTAL:</u>	<u>62</u>
					(Sum of A,B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
13. CONDITION	--	.03	.05	.10	<u>.05</u> x * <u>62</u> = <u>3.1</u> <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	<u>.10</u> x * <u>43</u> = <u>4.3</u> <small>*from A and C Subtotals</small>
	-	.03	.05	.10	<u>.05</u> x * <u>19</u> = <u>.95</u> <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	--	.20	.30	.40	<u>.30</u> x * <u>43</u> = <u>12.9</u> <small>*from A and C Subtotals</small>
	--	.10	.20	.40	<u>.20</u> x * <u>19</u> = <u>3.8</u> <small>*from B Subtotal</small>
16. SITE	--	.10	.20	.40	<u>.0</u> x * <u>19</u> = <u>0</u> <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 25.05

ADJUSTED SUBTOTAL: 62 - 25.05 = 36.95
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
17. EXTERIOR	3	3	2	2	<u>3</u>
					<u>TOTAL:</u> <u>39.95</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 39.95

Page 1 of 1

*Resource Name or # (Assigned by recorder) Map Reference #12-72

*Recorded by Amanda Blosser *Date September 18, 2002 Continuation Update

P1. Other Identifier: 150 South Montgomery Street (Harold Hellwig Ironworks)

***P3a. Description:**

Attached is the 1991 inventory and evaluation form for the building located at 150 South Montgomery Street, completed by Glory Anne Laffey for the San Jose Planning Department. The 1991 inventory and evaluation form presented a comprehensive description and history of the Hellwig Ironworks 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 concluded that 150 South Montgomery Street did not appear to be eligible for local listing but did appear to be eligible for special consideration in local planning (National Register Status Code 5S3). Although the survey presented a history of the building, it did not evaluate the building's historic significance under the criteria for listing in the National Register of Historic Places. This form, created to update the previous survey and apply National Register criteria to the building, concludes that although the Harold Hellwig Ironworks is a handsome brick building, it does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant. Furthermore, this building does not appear to be a historical resource for the purposes of CEQA.

The Harold Hellwig Ironworks building does not appear to be significant within the pattern of industrial development in the western portion of San Jose, nor does it appear to have important associations with significant events or trends in local, state, or national history (Criterion A). Research did not indicate that either Harold Hellwig or the building's subsequent tenant, Navlet's Florist, made significant contributions to their respective fields of endeavor, or 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 method of construction (Criterion C). Although it is a nice example of a 1930s industrial brick building, it lacks architectural distinction that might define it as an important example of industrial or commercial architecture. Constructed of relatively fireproof material, the design of the building is more a response to its function as an industrial ironworks rather than an important expression of an architectural type or 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. Because this building lacks architectural and historical significance, it does not appear to be eligible 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.

***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. 47

Identification and Location

Ser. No. _____
 National Register Status SS3
 Local designation SM

1. Historic name Harold Hellwig Ironworks
- *2. Common name or current name Navlet's Florist
- *3. Number & street 150 S. Montgomery Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone : _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 259-48-053 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 1935, this Minimal Traditional style two-story "clinker" brick building has side gables with close rakes. The roof is covered with fired clay shingles. The eaves are close except for one overhanging section with exposed rafters. Fenestration includes metal frame casement windows with prominent vertical brick headers and relieving arches. The lower story windows have a continuous brick sill and are separated by a plaster shield with the anvil and hammer motif of the Hellwig Ironworks. The entry is approached by a brick walkway and a circular brick stoop. The portal is recessed and the heavy wood door is glazed. The front of the building is used for offices and the rear is open to the rafters for industrial use. The 1950 brick cross-gabled wing is also open rafter industrial construction.



8. Planning agency Planning Dept.
9. Owner Address James Mieuli, et al.
150 S. Montgomery
San Jose 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M1H
13. Threats URM

Section 106 (36 CFR 800).

S
*
A

Historical Information

- * 14. Construction date(s) 1935A Original location same Date moved _____
15. Alterations & date Additions 1944, 1945, 1951; Renovation 1969
16. Architect Unknown Builder Unknown
17. Historic attributes (with number from list) 08--Ironworks and machine shop

Significance and Evaluation

18. Context for evaluation: Theme Mfg. and Industrial Area San Jose
Period 1918-1945 Property Type machine shop Context formally developed? yes

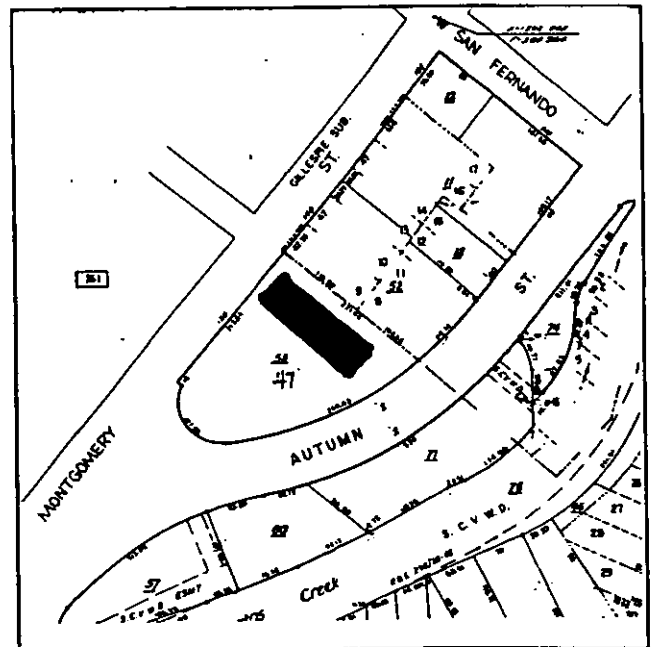
- * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This property was purchased by Harold Hellwig in 1934, and by 1940 it was the location of Harold Hellwig's Ironworks. Reinhard Hellwig had established an ironworks in San Jose about 1910. Harold, possibly a son or nephew, worked at Reinhard's shop until the late 1920s when he established his own shop on W. Santa Clara Street. After 1935 Harold moved his operation to 150 S. Montgomery Street. Originally functioning as an office and machine shop, the building is constructed almost entirely of fire-proof materials, probably from the Gladding Brick and Tile Company (qv. 101-145 Keyes St.). Hellwig's moved from the building in the early 1960s, and in 1969 the building was renovated by the Navlet's Florist for a wholesale flower market. Members of the Hellwig family are still engaged in the metal working business, now located in Santa Clara. Navlet's Florist is one of the oldest florist operations in the city, started by Charles Navlet in 1886. Considering the building's original function was for industrial manufacturing, it is unusually attractive and well-designed. The 1951 wing of the building is compatible with the original structure, and the 1969 renovation did not impact its architectural integrity.

20. Sources:

Visual Survey, 12/19/91; Sanborn Fire Insurance Maps, 1889-1929; Thomas Brothers, Assessor's Block Books, 1890-1926; City Directories, 1870-1975; Building permits; Sawyer, E., History of Santa Clara County, 1922.

21. Applicable National Register criteria
N/A
22. Other recognition _____
State Landmark No. (if applicable) _____
23. Evaluator Glory Anne Laffey
Date of evaluation 12/30/91
24. Survey type Project Related
25. Survey name URM Survey
26. Year Form Prepared 1991
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose 95123
Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Harold Hellwig's Ironworks

SURVEY REF. NO. 47

ADDRESS 150 S. Montgomery Street

A. VISUAL QUALITY/DESIGN

- | | | | | |
|---|---|------|-----|------|
| 1. EXTERIOR _____ | E | VG x | G | FP |
| 2. STYLE <u>Minimal Traditional</u> | E | VG x | G | FP |
| 3. DESIGNER _____ | E | VG | G | FP x |
| 4. CONSTRUCTION <u>"Clinker" brick and fired clay roof shingles</u> | E | VG | G x | FP |
| 5. SUPPORTIVE ELEMENTS <u>Hellwig's Ironworks shield</u> | E | VG x | G | FP |

B. HISTORY/ASSOCIATION

- | | | | | |
|--|---|----|-----|------|
| 6. PERSON/ORGANIZATION <u>Harold Hellwig</u> | E | VG | G x | FP |
| 7. EVENT _____ | E | VG | G | FP x |
| 8. PATTERNS <u>Industrial development</u> | E | VG | G x | FP |
| 9. AGE <u>c 1935</u> | E | VG | G x | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|------|-----|----|
| 10. CONTINUITY _____ | E | VG x | G | FP |
| 11. SETTING _____ | E | VG x | G | FP |
| 12. FAMILIARITY _____ | E | VG | G x | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|-----|----|---|----|
| 13. CONDITION _____ | E x | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E x | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E x | VG | G | FP |
| 16. SITE _____ | E x | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|-----|----|---|----|
| 17. EXTERIOR _____ | E x | VG | G | FP |
|--------------------|-----|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|----------------------------------|---|----|---|----|
| 18. INTERIOR/VISUAL _____ | E | VG | G | FP |
| 19. INTERIOR/HISTORY _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |

REVIEWED BY Glory Anne Laffey

DATE: 12/30/91

EVALUATION TALLY SHEET

SURVEY REF. NO. 47

Value

E VG G FP

12

8

0

4

6

7

0

5

3

6

4

4

A. VISUAL QUALITY/DESIGN

1. Exterior

2. Style

3. Designer

4. Construction

5. Supportive Elements

VISUAL QUALITY/DESIGN SUB-TOTAL 30

B. HISTORY/ASSOCIATION

6. Person/Organization

7. Event

8. Patterns

9. Age

HISTORY/ASSOCIATION SUB-TOTAL 15

C. ENVIRONMENTAL/CONTEXT

10. Continuity

11. Setting

12. Familiarity

ENVIRONMENTAL/CONTEXT SUB-TOTAL 14

A & C SUB-TOTAL 44

B SUB-TOTAL 15

PRELIMINARY TOTAL (SUM of A, B, & C) 59

Value

E VG G FP

0

0

0

0

0

0

0

3

D. INTEGRITY

13. Alterations

From A, B & C Sub-Totals 59 X 0 = 0

14. Exterior Alterations

From A & C Sub-Totals 44 X 0 = 0

From B Sub-Total 15 X 0 = 0

15. Structural Removals

From A & C Sub-Totals 44 X 0 = 0

From B Sub-Total 15 X 0 = 0

16. SITE

From B Sub-Total 15 X 0 = 0

INTEGRITY DEDUCTIONS (SUB-TOTAL) 0

ADJUSTED SUB-TOTAL 59 - 0 = 59

PRELIMINARY TOTAL INTEGRITY DEDUCTIONS

E. REVERSIBILITY

17. Exterior 3

----- TOTAL 62

Value

E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18. Interior Visual Quality _____

19. History/Association of Interior _____

20. Interior Alterations _____

21. Reversibility/Interior _____

BONUS POINTS SUB-TOTAL _____

ADJUSTED TOTAL (With Bonus Points) 62

CONTINUATION SHEET

Property Name: PG&E Substation, 598 Otterson Street, San José, CA, 95110 (APN 261-35-002)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the subject property at 598 Otterson Street in San José, California.

***P3a. Description:**

This resource is an above-ground distribution substation enclosed by high chain-link fencing topped with barbed wire. A double-leaf entrance gate is located on the eastern side of the enclosure, at the western termination of Otterson Street. The structural and mechanical components of the facility, including transformers, switches, and steel lattice towers, appear to have been upgraded since the substation's initial construction. A small gabled-roof shed is located at the northern end of the subject property; however, it is only partially visible from the public right-of-way.

P5a. Photo:



P5b. Description of Photo: View west from Otterson Street (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1889 (LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530, June 23, 2006.)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

CONTINUATION SHEET

Property Name: PG&E Substation, 598 Otterson Street, San José, CA, 95110 (APN 261-35-002)

Page 2 of 4

Continuation Update

***P11: Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

A previous evaluation of the property conducted by LSA Associates listed the property's original construction date as 1889 and cited the City of San José as its source. The subject property at 598 Otterson Street first appears on Sanborn maps in 1891. The original substation operated by Electric Improvement Company on the south side of Otterson Street at the street's western terminus consisted of four iron chimneys, a series of dynamos, a 15000-gallon water storage tank, open-air wood storage, and two one-story structures for storage and testing and a sleeping room for the operator. By 1915, Pacific Gas and Electric had assumed ownership of the substation and had expanded the facilities northward to encompass the entire western terminus. This expansion included the demolition of all previous buildings and the erection of a workshop, two transformer rooms, an auto garage, a storage building, and an office. By 1932, a covered oil tank was installed on the southern portion of the property and an additional auto garage and three sheds were constructed. By 1958, a small control house was erected at the north end of the subject property. It appears to be the only remaining building on the site today.

The Electric Improvement Company was one of the earliest utilities companies operating in San José. In 1902, United Gas and Electric Company purchased the Electric Improvement Company. Under United, the Otterson Street plant supplied electricity to households, business establishments, and urban and inter-urban car lines. United was later acquired by the California Gas and Electric Company which would eventually merge with the San Francisco Gas and Electric Company in 1905 to form Pacific Gas and electric (PG&E).¹ Pacific Gas and Electric would come to dominate the utilities market in California during the twentieth century and they continue to operate the subject property today.

Evaluation

LSA Associates evaluated the subject property as part of a cultural and paleontological resources study prepared in 2006 for the San José Ball Park Project. The study found that the property possessed historical significance under Criterion 1 for its association with early electrical distribution in San José; however, due to the numerous alterations and modifications the substation has undergone, the study found that the subject property no longer retained the necessary integrity to reflect its period of significance.² ARG agrees with this finding as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was first developed in 1889 by the Electric Improvement Company for use as a substation; while the subject property is still used for this purpose, nothing of this original substation remains on the subject property. What is extant today is the amalgamation of rolling upgrades made to the subject property throughout

¹ Clyde Arbuckle, *History of San José* (San José, CA: Smith & McKay Printing Co., 1985): 498, 500, 501; "150 Years of Growth and Change," *PG&E Corporation*, accessed January 20, 2020, http://www.pgecorp.com/150_non_flash/index.html.

² LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," SJO530, June 23, 2006.

CONTINUATION SHEET

Property Name: PG&E Substation, 598 Otterson Street, San José, CA, 95110 (APN 261-35-002)

Page 3 of 4

Continuation Update

the twentieth century, including a small control house constructed in 1958, the only remaining building on the site. Research did not indicate that the present substation on the subject property held associations with significant events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 598 Otterson Street embodies the typical characteristics of a contemporary substation. It does not appear to be a significance example of any style, nor is it the work of a master architect or embody high artistic values. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is also not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Arbuckle, Clyde. *History of San José*. San José, CA: Smith & McKay Printing Co., 1985.

City of San José Building Permit Record.

Google Earth.

LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530, June 23, 2006.

CONTINUATION SHEET

Property Name: PG&E Substation, 598 Otterson Street, San José, CA, 95110 (APN 261-35-002)

Page 4 of 4

Continuation Update

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

"150 Years of Growth and Change." *PG&E Corporation*. Accessed January 20, 2020.
http://www.pgecorp.com/150_non_flash/index.html.

*B14: Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

Sketch Map:



Figure 1. Sketch map of 598 Otterson Street (Google Earth, amended by author)

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

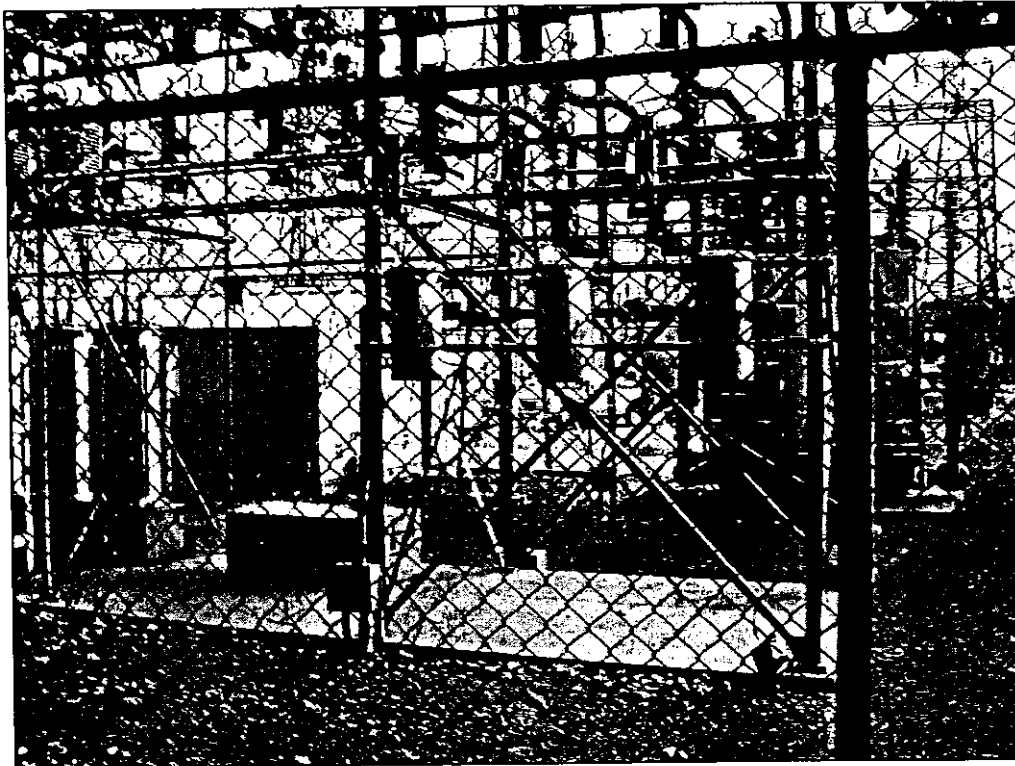
Resource Name: Pacific Gas and Electric Substation A

- P1. Other Identifier:** PG&E Distribution Substation
P2. Location: Unrestricted
a. **County:** Santa Clara
b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 T 7 South; R 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
c. **Address:** 630 West San Fernando Street **City** San Jose **Zip** 95110
d. **UTM: Zone** 10; 597285 mE / 4131194 mN
e. **Other Locational Data:** APN 261-35-002

P3a. Description: This PG&E Substation has been in operation since 1889 and is one of two such distribution substations in San Jose that transforms electrical voltage to a lower voltage for business and residential use. It originally also provided power for urban and interurban car lines, and continues to be in use today. Although PG&E has occupied the same property for almost 100 years, structural components of the facility have been continuously upgraded. No buildings are associated with the substation; the property contains multiple transformers that extend between West San Fernando and Otterson streets.

- P3b. Resource Attributes:** HP9, Public utility building
P4. Resources Present: Transformers
P5a. Photograph:

P5b. Description of Photo:
View to the southeast.



P6. Date Constructed/Age and Source: 1889, City of San Jose.

P7. Owner and Address:
Pacific Gas and Electric Company
77 Beale Street
P.O. Box 77000
San Francisco, California 94177

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments: Location Map Building, Structure, and Object Record

DPR 523A (1/95)

12/09/05 (P:\SJO530\Cultural\DPRs\PRIMARY 630 W. SanFern.doc)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

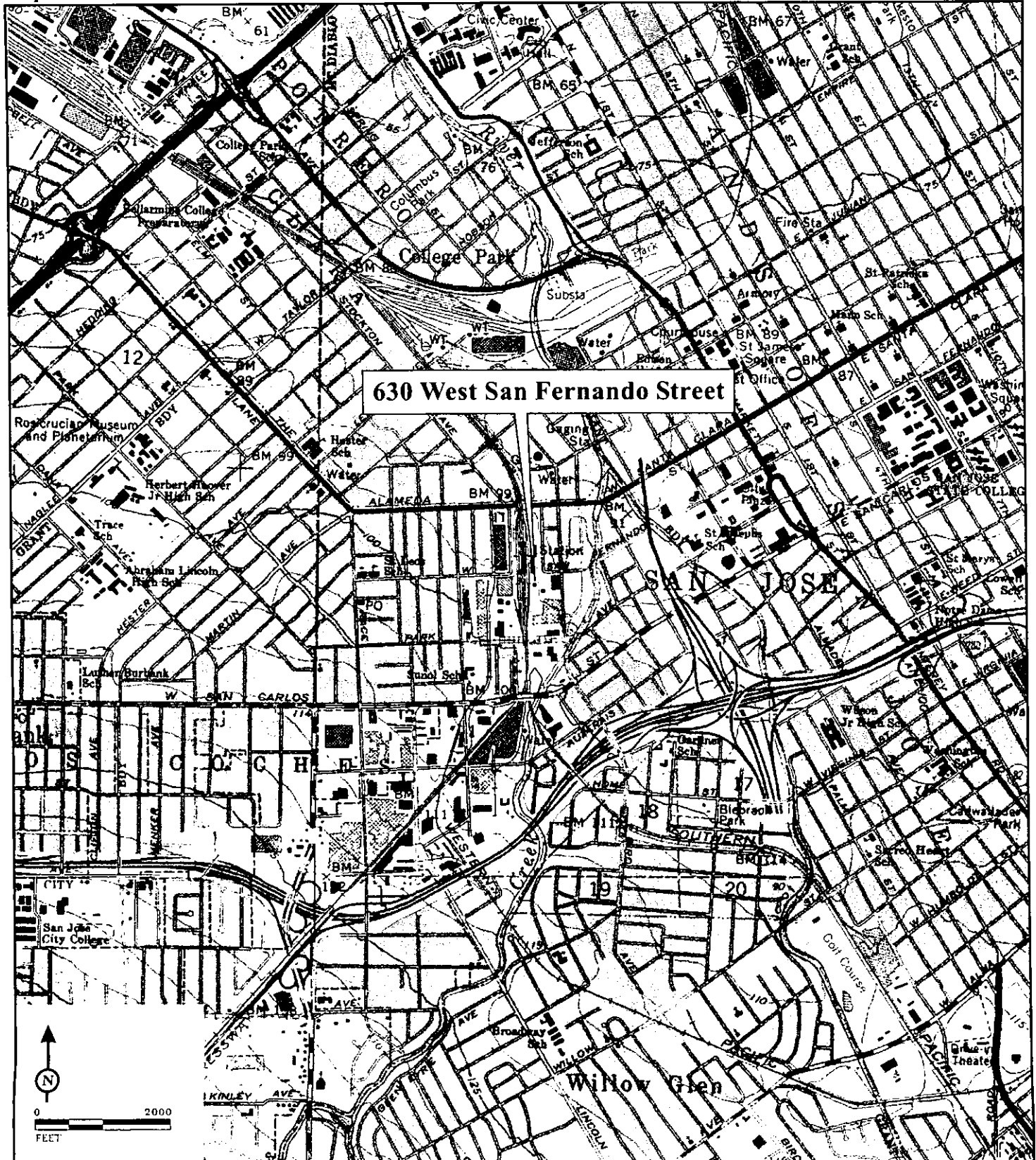
Page: 2 of 3

Resource Name: Pacific Gas and Electric Substation

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



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

Primary #
HRI#

Page 3 of 3

NRHP Status Code: 6Z

Resource Name: Pacific Gas and Electric Substation A

- B1. **Historic Name:** PG&E Substation
- B2. **Common Name:** PG&E Substation
- B3. **Original Use:** Electric substation
- B4. **Present Use:** Electric substation
- B5. **Architectural Style:** Electric Substation
- B6. **Construction History:** This property was within the subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, and the Gardiner District. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

The system has been continuously upgraded and modified over the ensuing years since its original construction in the 1890s. The Electric Improvement Company occupied the same location as the current PG&E Substation in 1889. Two contending power companies operated in San Jose from the 1880s until they were merged in 1902 by the United Gas and Electric Company (Arbuckle 1986:497). In 1914, United Gas and Electric Company merged with PG&E. This distribution substation has been continuously upgraded and was extensively modified within the last 10 years. City records indicate the metal towers have been increased from 50 to 60 feet, and various antennas have been added to the towers in the past five years.

- B7. **Moved?** No
- B8. **Related Features:** None
- B9. **a. Architect:** Unknown
b. Builder: Unknown
- B10. **Significance:** Theme: Electrical generation Area: San Jose
Period of Significance: 1890s-present **Property Type:** Electrical Substation **Applicable Criteria:** N/A
The substation possesses historical significance under Criterion 1, as the substation has long been associated with the distribution of electricity in San Jose, and is only one of two such substations in San Jose. Under Criterion 2, the substation is not associated with any persons important in history. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. The substation has undergone numerous alterations, upgrades, and modifications over the ensuing years and no longer retains the integrity necessary to reflect its period of significance. Therefore, the structure does not appear to be eligible for listing in the California Register. The structure was also assigned a score of 23.6 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.
- B11. **Additional Resource Attributes:**
- B12. **References:** Arbuckle, Clyde, 1986. *Clyde Arbuckle's History of San Jose*. Memorabilia of San Jose, San Jose, California
- B13. **Remarks:** None
- B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



Historic Resource Name: 630 W. San Fernando St. (PG+E Substation)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR _____ E VG G (FP)
- 2. STYLE _____ E VG G (FP)
- 3. DESIGNER _____ E VG G (FP)
- 4. CONSTRUCTION _____ E VG G (FP)
- 5. SUPPORTIVE ELEMENTS _____ E VG (G) FP

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION _____ E (VG) G FP
- 7. EVENT _____ E (VG) G FP
- 8. PATTERNS _____ E (VG) G FP
- 9. AGE 1889 _____ E (VG) G FP

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY _____ E VG (G) FP
- 11. SETTING _____ E VG (G) FP
- 12. FAMILIARITY _____ E VG (G) FP

D. INTEGRITY

- 13. CONDITION _____ E VG G (FP)
- 14. EXTERIOR ALTERATIONS _____ E VG G (FP)
- 15. STRUCTURAL REMOVALS _____ E VG G (FP)
- 16. SITE _____ (E) VG G FP

E. REVERSIBILITY

- 17. EXTERIOR _____ E VG G (FP)

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY _____ E VG G (FP)
- 19. HISTORY/ASSOCIATION OF INTERIOR _____ E VG G (FP)
- 20. INTERIOR ALTERATIONS _____ E VG G (FP)
- 21. REVERSIBILITY/INTERIOR _____ E VG G (FP)
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G (FP)

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

A.	<u>VISUAL QUALITY/DESIGN</u>	<u>VALUE</u>				
		<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	<u>0</u>
2.	STYLE	10	8	4	0	<u>6</u>
3.	DESIGNER	6	4	2	0	<u>0</u>
4.	CONSTRUCTION	10	8	4	0	<u>6</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>3</u>
B.	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>15</u>
7.	EVENT	20	15	7	0	<u>15</u>
8.	PATTERNS	12	9	5	0	<u>9</u>
9.	AGE	8	6	3	0	<u>6</u>
					<u>SUBTOTAL:</u>	<u>45</u>
C.	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>2</u>
12.	FAMILIARITY	10	8	4	0	<u>4</u>
					<u>SUBTOTAL:</u>	<u>9</u>
					<u>"A" & "C" SUBTOTAL:</u>	<u>12</u>
					<u>"B" SUBTOTAL:</u>	<u>45</u>
					<u>PRELIMINARY TOTAL:</u>	<u>57</u>
					(Sum of A,B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	--	.03	.05	.10	<u>.10</u> x * <u>57</u> = <u>5.7</u> *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	<u>.20</u> x * <u>12</u> = <u>2.4</u> *from A and C Subtotals
	-	.03	.05	.10	<u>.10</u> x * <u>45</u> = <u>4.5</u> *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	<u>.40</u> x * <u>12</u> = <u>4.8</u> *from A and C Subtotals
	--	.10	.20	.40	<u>.40</u> x * <u>45</u> = <u>18</u> *from B Subtotal
16. SITE	--	.10	.20	.40	<u>0</u> x * <u> </u> = <u>0</u> *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 35.4ADJUSTED SUBTOTAL: 57 - 35.4 = 21.6
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	<u>2</u>
<u>TOTAL: 23.6</u>					

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 0ADJUSTED TOTAL (Plus Bonus Points): 23.6

CONTINUATION SHEET

Property Name: Stephen's Meat Products Neon Sign (associated with the non extant property addressed as 105 S. Montgomery Street, APNs 261-35-003, -006, -010)

Page 1 of 3

Continuation Update

The following continuation form provides a summary of the current historic status of the Stephen's Meat Product neon sign located on S. Montgomery Street. It is associated with a non extant Stephen's Meat Products building addressed as 105 S. Montgomery Street (APNs 261-35-003, -006, -010).

P5a. Photo



P5b. Description of Photo: View north from S. Montgomery Street (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1948 (Carroll, Sylvia. "Stephen's Meat Products Story." *Continuity (Preservation Action Council of San José Newsletter)* 20, no. 2 (Summer 2019).)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

CONTINUATION SHEET

Property Name: Stephen's Meat Products Neon Sign (associated with the non extant property addressed as 105 S. Montgomery Street, APNs 261-35-003, -006, -010)

Page 2 of 3

Continuation Update

*B10. Significance:

Stephen's Meat Products was founded by Stephen Pizzo, a first generation Italian-American, in 1940.¹ Prior to opening his 105 S. Montgomery Street location, Pizzo operated Stephen's Meat Products out of a nearby location at 404 Bird Avenue. In 1948, Pizzo relocated his business to 105 S. Montgomery Street and built a new 10,000-square-foot reinforced concrete plant with meat processing facilities, cold rooms, sheltered loading docks, offices, and a retail store.² A previous evaluation of the property completed in 2002 described the building as large and sprawling, containing additions to the original structure that dated to 1956 and 1963. A neon sign bearing the company's name (non-extant) was affixed to the primary S. Montgomery Street façade.³ A second, stand-alone neon sign (extant), fabricated by Electrical Products Corp. of California, was installed on the property along S. Montgomery Street. It features the company's trademark name, slogan, and cartoon pig.⁴ The extant neon sign has been presumed to date to the building's original construction in 1948 or with a subsequent addition in the 1950s.

The 2002 evaluation concluded that the Stephen's Meat Market complex was not eligible for listing on the National or California Registers due to a lack of historical significance.⁵ A second evaluation of the building done in 2005 by LSA Associates agreed with this finding.⁶ In 2007, the Stephen's Meat Products building at 105 S. Montgomery Street was demolished by the City of San José, and surface parking was installed.⁷ The stand-alone dancing pig neon sign remained; however, it began to deteriorate. In 2017, the local preservation advocacy group, Preservation Action Council of San José, initiated a fundraising campaign to save and restore the Stephen's Meat Products sign.⁸ The group raised \$35,000 in funds, and the sign was successfully restored in 2019 by the Young Electric Sign Co.⁹

The City of San José Planning Department has indicated that initial discussion to complete a citywide survey for a Commercial Signage Discontiguous District is underway; the Stephen's Meat Products sign has been flagged as a potential Contributing Structure to this district. Given the restoration of the neon sign by the local community and the forthcoming citywide Commercial Signage Discontiguous District, the Stephen's Meat Products sign should be regarded as a CEQA-eligible historic resource as part of the environmental review for the Downtown West Mixed-Use Plan.

¹ Sylvia Carroll, "Stephen's Meat Products Story," *Continuity (Preservation Action Council of San José Newsletter)* 20, no. 2 (Summer 2019): 5.

² "Meat Co. Builds \$100,000 Plant," *Mercury News* (San José), July 16, 1948.

³ JRP Historical Consulting Services, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003.

⁴ Julia Baum, "Neon dancing pig sign might boogie again," *Mercury News* (San José), November 22, 2017, accessed January 20, 2020, <https://www.mercurynews.com/2017/11/22/neon-dancing-pig-sign-might-boogie-again/>.

⁵ *Ibid.*

⁶ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006.

⁷ Stephen Baxter, "Stephen's Meat building demolished for parking," *Mercury News*, December 10, 2007, accessed January 20, 2020, <https://www.mercurynews.com/2007/12/10/stephens-meat-building-demolished-for-parking/>.

⁸ Julia Baum, "Neon dancing pig sign might boogie again," *Mercury News* (San José), November 22, 2017, accessed January 20, 2020, <https://www.mercurynews.com/2017/11/22/neon-dancing-pig-sign-might-boogie-again/>.

⁹ Sal Pizzaro, "San José's iconic Dancing Pig sign restored to neon glory," *Mercury News* (San José), June 22, 2019, accessed January 20, 2020, <https://www.mercurynews.com/2019/06/22/san-Josés-iconic-dancing-pig-sign-restored-to-neon-glory/>.

CONTINUATION SHEET

Property Name: Stephen's Meat Products Neon Sign (associated with the non extant property addressed as 105 S. Montgomery Street, APNs 261-35-003, -006, -010)

Page 3 of 3

Continuation Update

***B12. References:**

Carroll, Sylvia. "Stephen's Meat Products Story." *Continuity (Preservation Action Council of San José Newsletter)* 20, no. 2 (Summer 2019).

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530. June 23, 2006.

Mercury News.

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

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

Primary #
HRI #
Trinomial

Page 1 of 1

Resource Name: Stephen's Meat Products

Recorded by: Judith Marvin and Randy Groza

Date: December 12, 2005

Update

105 South Montgomery Street (APN 261-35-003, -006, and -010). The Stephen's Meat Products complex was recorded and evaluated in 2002 by architectural historian Amanda Blosser (2002). The building complex did not appear eligible for listing in either the National or California registers due to a lack of "historic and architectural significance, as well as integrity."

LSA concurs with Blosser (2002) that the buildings do not appear eligible for listing in either the National or California registers since they do not meet any of the criteria. Under Criterion 1, although associated with the pre-World War II commercial development of San Jose, the complex is not an important contributor to that event. Research also indicates that under Criterion 2 Stephen's Meat Products is not associated with any persons important in history, although founder Stephen Pizzo was locally known for his sausages. Under Criterion 3, the buildings are typical examples of a common resource type, not the work of a master, nor do they possess high artistic values. A. John Novelli, an Oakland engineer, designed the plans for the 1960s expansion and facility conversion to a meat processing plant. Due to extensive remodeling, the complex lacks the integrity necessary to reflect its period of significance. In addition, there was no indication that this resource could provide information under Criterion 4.

The current LSA study has concluded that the Stephen's Meat Products buildings do not appear to be eligible for listing on the National or California registers under any of the applicable criteria. The building's tally using the City's Historic Evaluation Criteria is 33.85. The building is not classified as a Candidate for City Landmark, nor is it a historical resource for the purposes of CEQA.

Reference Cited:

Blosser, Amanda

2002 Primary record for 105 South Montgomery Street (Stephen's Meat Company). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

HISTORIC EVALUATION SHEET

Page 8

Historic Resource Name: 105 S. Montgomery (Stephen's meat Products)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- | | | | | |
|---|---|----|---|----|
| 1. EXTERIOR _____ | E | VG | G | FP |
| 2. STYLE <u>Commercial building</u> | E | VG | G | FP |
| 3. DESIGNER _____ | E | VG | G | FP |
| 4. CONSTRUCTION _____ | E | VG | G | FP |
| 5. SUPPORTIVE ELEMENTS <u>Neon Signage Intact</u> | G | VG | G | FP |

B. HISTORY/ASSOCIATION

- | | | | | |
|---|---|----|---|----|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | FP |
| 7. EVENT _____ | E | VG | G | FP |
| 8. PATTERNS <u>Commercial development of San Jose</u> | E | VG | G | FP |
| 9. AGE <u>1940s</u> | E | VG | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|---|----|
| 10. CONTINUITY _____ | E | VG | G | FP |
| 11. SETTING _____ | E | VG | G | FP |
| 12. FAMILIARITY _____ | G | VG | G | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|---|----|---|----|
| 13. CONDITION _____ | E | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E | VG | G | FP |
| 16. SITE _____ | G | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|---|----|---|----|
| 17. EXTERIOR _____ | E | VG | G | FP |
|--------------------|---|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|---|---|----|---|----|
| 18. INTERIOR/VISUAL QUALITY _____ | E | VG | G | FP |
| 19. HISTORY/ASSOCIATION OF INTERIOR _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |
| 22. NATIONAL OR CALIFORNIA REGISTER _____ | E | VG | G | FP |

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
<u>A. VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
1. EXTERIOR	16	12	6	0	<u>6</u>	
2. STYLE	10	8	4	0	<u>4</u>	
3. DESIGNER	6	4	2	0	<u>0</u>	
4. CONSTRUCTION	10	8	4	0	<u>4</u>	
5. SUPPORTIVE ELEMENTS	8	6	3	0	<u>8</u>	
					<u>22</u>	
					<u>SUBTOTAL:</u>	
<u>B. HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
6. PERSON/ORGANIZATION	20	15	7	0	<u>0</u>	
7. EVENT	20	15	7	0	<u>0</u>	
8. PATTERNS	12	9	5	0	<u>9</u>	
9. AGE	8	6	3	0	<u>3</u>	
					<u>12</u>	
					<u>SUBTOTAL:</u>	
<u>C. ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
10. CONTINUITY	8	6	3	0	<u>3</u>	
11. SETTING	6	4	2	0	<u>4</u>	
12. FAMILIARITY	10	8	4	0	<u>10</u>	
					<u>17</u>	
					<u>SUBTOTAL:</u>	
					<u>"A" & "C" SUBTOTAL: 39</u>	
					<u>"B" SUBTOTAL: 12</u>	
					<u>PRELIMINARY TOTAL: 51</u>	
					(Sum of A, B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	--	.03	.05	.10	$.05 \times 51 = 2.55$ <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	$.10 \times 39 = 3.9$ <small>*from A and C Subtotals</small>
	-	.03	.05	.10	$.05 \times 12 = 0.6$ <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	--	.20	.30	.40	$.30 \times 39 = 11.7$ <small>*from A and C Subtotals</small>
	--	.10	.20	.40	$.20 \times 12 = 2.4$ <small>*from B Subtotal</small>
16. SITE	--	.10	.20	.40	$.0 \times 12 = 0$ <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 21.15

ADJUSTED SUBTOTAL: 51 - 21.15 = 29.85
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	<u>2</u>
TOTAL:					<u>31.85</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>2</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 33.85

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 5

*Resource Name or # (Assigned by recorder) Map Reference #12-69

P1. Other Identifier: 105 South Montgomery 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 105 South Montgomery Street City San Jose Zip 95110

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

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

Assessor Parcel Number: 261-35-003; 261-35-010; 261-35-006

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

This form addresses three adjacent parcels containing a large, sprawling building that houses various parts of Stephens Meat Products. The main building, located at 105 South Montgomery Street, is composed of the original Stephen's Meat Products retail building and processing plant, as well as several additions including a modern shed located on the south side. Constructed in 1948, the original retail building stands on the corner of South Montgomery and West San Fernando Streets and is one story tall, with a large flat overhanging awning as shown in **Photograph 1**. A neon sign is located at the top of the parapet wall and the front façade is glazed with light, each of which is divided by a wood mullion. The original 1950s sign is located on the south side of the retail building (**Photograph 2**). (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, façade, camera facing northwest, September 18, 2002

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1948, 1956, 1963, County Assessor's records

*P7. **Owner and Address:**
Stephens Meat Products
105 South Montgomery St.
San Jose, CA 95110

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) Map Reference #12-69

B1. Historic Name: Stephen's Meat Products

B2. Common Name: Stephen's Meat Products

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

*B5. Architectural Style: Modern

B6. Construction History: (Construction date, alteration, and date of alterations) Built 1948, 1953, 1963

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

B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

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

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

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

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. Much of the land on the western side of Los Gatos Creek was subdivided in the late nineteenth century, although portions of it were not developed until the twentieth century. This area west of the creek to Bush Street and south to West San Carlos Street was known as Crandallville in the late nineteenth and early twentieth centuries. Named after O.L. Crandall, the owner of a small grocery store located in the area, the heart of Crandallville was located north of the parcel treated by this form. Early development in Crandallville was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad (SPRR) and the construction in the mid 1930s of Cahill Station. After this time, the area began to exhibit an increasingly commercial character. The SPRR bypass also generally provided an impetus for industrial businesses to relocate or build in the area during this period. (See continuation sheet).

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

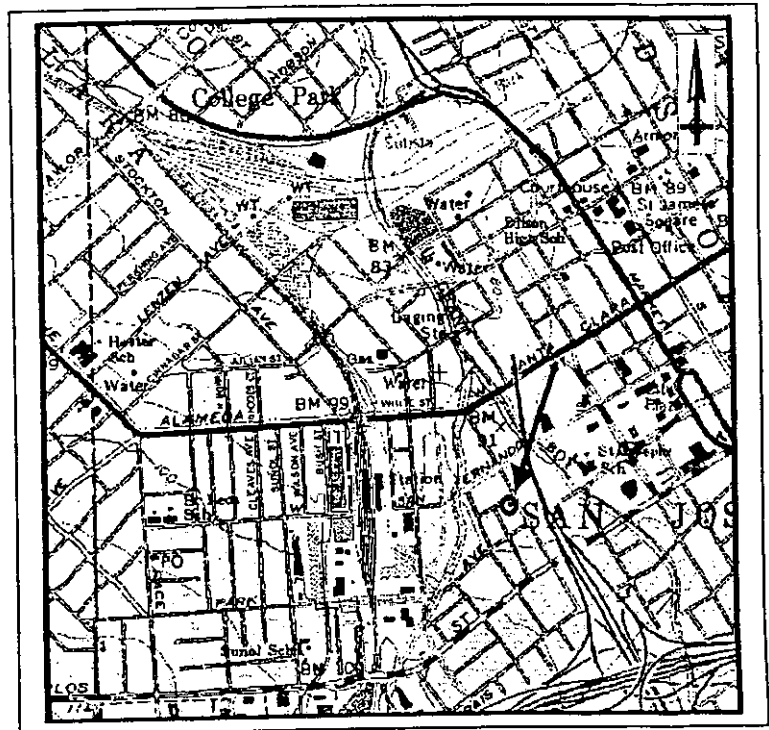
*B12. References: Sanborn Map Company, San Jose (1884-1950) Santa Clara (1884); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

*B14. Evaluator: Amanda Blosser

*Date of Evaluation: September 25, 2002

(This space reserved for official comments.)



*Required Information

P3a. Description (continued):

A large warehouse, the original processing plant, is attached to the western side of the retail building. It has a flat roof and is also clad with stucco. A small parking lot separates the retail building from another small, one-story building, as shown in **Photographs 3 and 4**. This smaller building is one story tall, with a flat roof, overhanging eaves, and exposed rafters. The façade is six bays wide, each divided with pilasters. Most of the bays feature industrial metal frame awning windows, but one bay contains a single leaf commercial door. This building has been joined to the processing plant on its west side, and has a modern shed, shown in **Photograph 5**, on the south side.

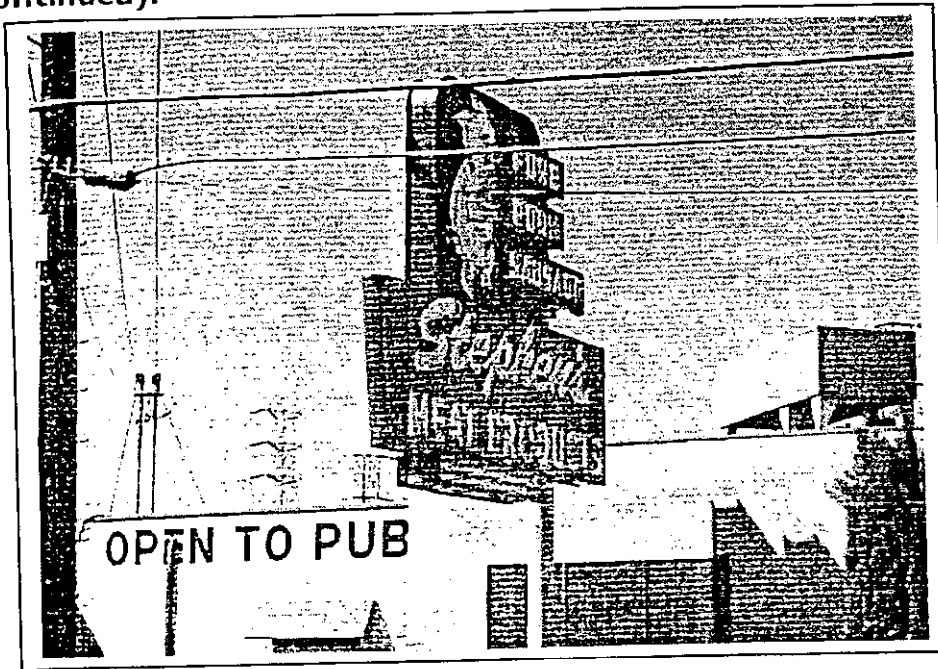
B10. Significance (continued):

The buildings previously constructed throughout Crandallville were small modest homes, so that after the station was built, the area became a mixture of residential development interspersed with businesses such as the Watkins and Scott Foundry, Pacific Electric and Gas Company and the SPRR.¹ The parcels treated by this form were originally developed as residential lots. In the mid-twentieth century, many dwellings in the area were replaced by commercial or industrial buildings; in the case of these parcels, Stephen's Meat Products replaced the original residences in 1948. The business expanded over time and a small building was constructed adjacent to Stephen's Meat Market in 1953 to serve as an office building. This building was incorporated into Stephen's Meat Market when several additions were constructed in 1953 and 1963.

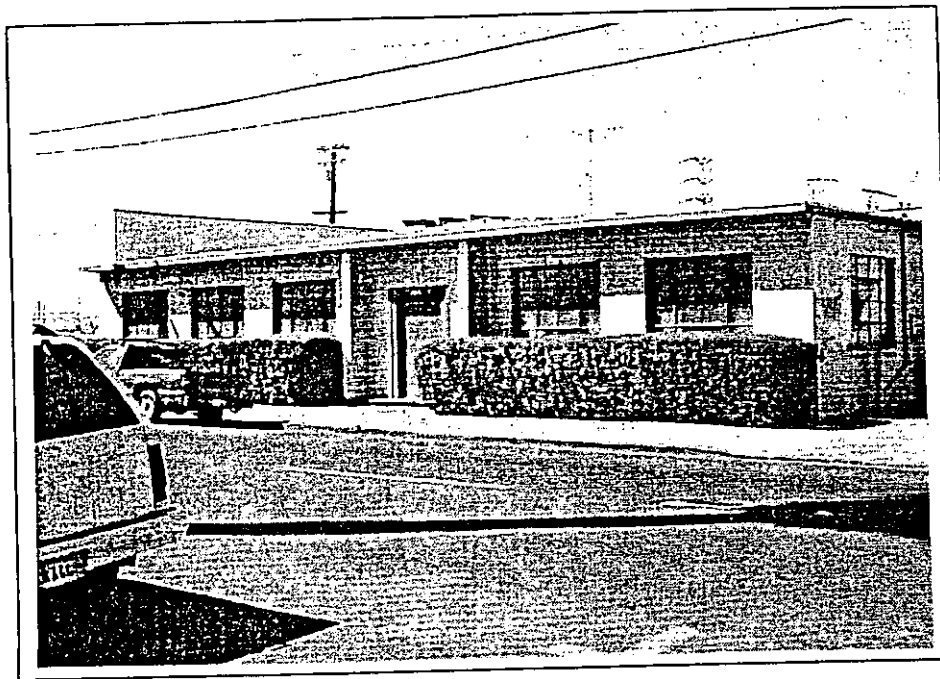
The Stephen's Meat Products property does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA, as it lacks historic and architectural significance, as well as integrity. It does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A). It does not appear that Stephen's Meat Market made significant contributions to meat merchandising, or to local, state, or national history (Criterion B), nor did research indicate that any historically significant persons were associated with this building. This large, rambling industrial building does not embody distinctive architectural characteristics of a type, period, or method of construction (Criterion C). The original Stephen's Meat Market building was designed with a modern flair using materials that were typical of post war and early 1950s design. The large additions extending to the end of block, however, have altered the building's the setting and design has been altered. 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.

¹ City of San Jose Department of City Planning, "The Alameda," April 1984; and Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 20.
DPR 523L (1/95)

Photographs (continued):

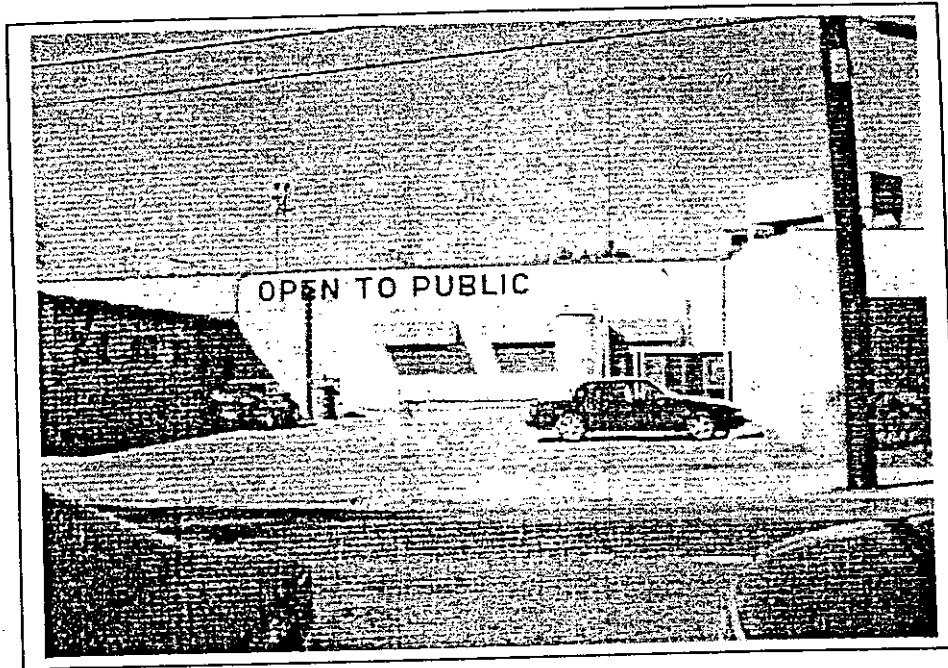


Photograph 2. Stephen's Meat Products sign,
camera facing southwest, September 18, 2002.

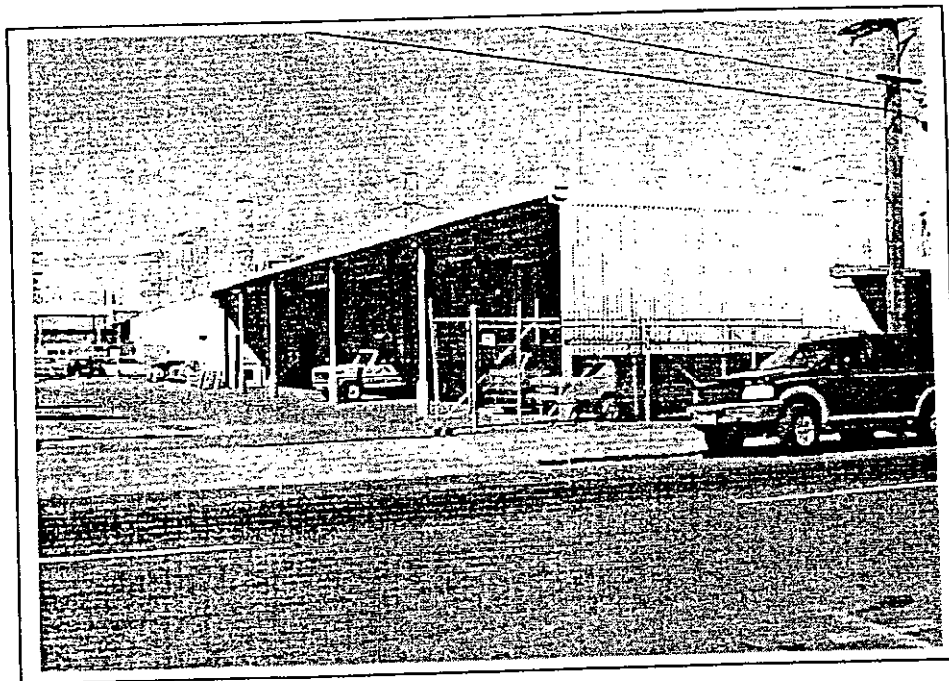


Photograph 3. Building adjacent to main building at Stephen's Meat Products,
camera facing southwest, September 18, 2002.

Photographs (continued):



Photograph 4. Addition to main building,
camera facing west, September 18, 2002.



Photograph 5. Shed warehouse, on adjacent parcel,
camera facing northwest, September 18, 2002.

CONTINUATION SHEET

Property Name: 327 Otterson Street, San José, CA, 95110 (APN 261-35-007)

Page 1 of 5

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the Sunlite Baking Company Bread Depot at 327 Otterson Street in San José, California.

***P3a. Description:**

This one-story industrial building is rectangular in plan and its exterior walls and side-gabled roof are clad with corrugated sheet metal. No windows are visible from the public right-of-way, but the primary (southern) façade is punctuated by one off-center, roll-up metal freight door and one metal single-leaf door. These features are sheltered by a projecting metal hood supported by metal end brackets. A short, shed-roofed addition has also been affixed to the primary façade. Site features include a paved loading area enclosed by a tall chain-link fence, deciduous trees along the eastern façade of the building, and a high covered carport off the primary façade.

P5a. Photo:



P5b. Description of Photo: South (primary) façade, view north (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1955 (Sanborn maps)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, Suite 107, The Embarcadero, San Francisco, CA, 94111

***P9. Date Recorded:** September 18, 2019

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

CONTINUATION SHEET

Property Name: 327 Otterson Street, San José, CA, 95110 (APN 261-35-007)

Page 2 of 5

Continuation Update

*B10. Significance:

Property History

Sanborn maps indicate that by 1915, the subject property and the neighboring parcels on Otterson Street were predominantly developed with one-story dwellings. By 1932, most of these dwellings had been demolished and the subject property remained vacant until ca. 1955, at which point the present one-story industrial building was erected. There are no building permits on file for this property; however, Sanborn maps indicate that it was originally constructed as a bread depot and ancillary building for the Sunlite Baking Company located at 145 S. Montgomery Street, across the street from the subject property at the southwest corner of S. Montgomery and Otterson Streets.

The Sunlite Baking Company was established by Allen T. Gilliland, Sr. and his wife, Jenny Gilliland. In 1933, with \$3,000, the couple purchased the assets of a local bakery that had gone bankrupt during the Great Depression. According to Clyde Arbuckle, a local historian of San José, the Sunlite Baking Company dominated the local bread market by the mid-1950s (although in evaluating the property LSA Associates could not substantiate this claim). They built the subject property at 327 Otterson Street ca. 1955, two decades after Sunlite had been established. In a move to expand and diversify their business, the Gillilands bought out the Standard Radio and Television Company in 1955. Their station was known as KNTV Channel 11 and was reportedly the first television station in the city.¹ In 1955, Allen Gilliland, Sr. passed away and his son, Allen Gilliland, Jr., took over operation of the family business. Gilliland sold the Sunlite Baking Company in 1966 and continued to expand the company's communications holdings.² In the mid-1970s, Pacific Telephone and Telegraph Company purchased the subject property as well as the main Sunlite building at 145 S. Montgomery Street. A previous evaluation done in 2005 states that the building was extensively remodeled or rebuilt at this time; however, this claim is not substantiated with a source.³ The subject property is currently occupied by Pacific Bell Fleet Management.

Evaluation

LSA Associates evaluated the subject property as part of a study done for the San José Ball Park Project in 2006 (SJO530).⁴ The report found that the property was not eligible for the California Register due to a lack of historical significance and that it was not a historical resource for the purposes of CEQA. Subsequently, in 2008, JRP Historical Consulting evaluated the property for the Silicon Valley Rapid Transit Corridor EIS.⁵ The report updated the previous evaluation and assessed its eligibility for the National Register. JRP concurred with LSA's finding and added that the subject property was also not eligible for the National Register. PBS&J conducted a streamlined evaluation of the property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San

¹ Clyde Arbuckle, *History of San José* (San José: Smith McKay Printing Co., 1985): 388.

² *Ibid.*, 388-389.

³ San José City Directories, 1973, 1973; LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006.

⁴ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006.

⁵ JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley rapid Transit Corridor EIS," June 2008.

CONTINUATION SHEET

Property Name: 327 Otterson Street, San José, CA, 95110 (APN 261-35-007)

Page 3 of 5

Continuation Update

José Section of the California High-Speed Train Project (S-48738a).⁶ The study found the property ineligible due to age, citing an incorrect construction date of post-1968. ARG agrees with the findings of LSA Associates and JRP Historical Consulting as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was developed ca. 1955 as an ancillary building for the Sunlite Baking Company facility at 145 S. Montgomery Street. The Sunlite Baking Company was owned and operated by the Gilliland family, who, at the time of the subject property's construction, were expanding their business holdings into television and communications. While the bakery appears to have locally successful for nearly two decades, the Sunlite Baking Company is not known to have played a significant role in national, state, or local history. As such, this later ancillary building does not appear to be eligible for National and California Registers under this criterion.

National Register Criterion B/California Register Criterion 2

While the subject property is associated with the Gilliland family and their successful business ventures, the subject property is a building of lesser distinction with regard to this association. It was built ca. 1955, at which point the Sunlite Baking Company was well established and the family was transitioning their business holdings towards television and communications. The main Sunlite Baking Company building at 145 S. Montgomery is a more representative example of a building associated with this family and their businesses. As such, the building at 327 Otterson Street does not appear eligible for the National and California Registers under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 327 Otterson Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

⁶ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 327 Otterson Street, San José, CA, 95110 (APN 261-35-007)

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Continuation Update

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References:**

Arbuckle, Clyde. *History of San José*. San José: Smith McKay Printing Co., 1985.

City of San José building permit record.

Google Earth.

JRP Historical Consulting LLC. "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley rapid Transit Corridor EIS." June 2008.

LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530. June 23, 2006.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1894, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José City Directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

***B14: Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

CONTINUATION SHEET

Property Name: 327 Otterson Street, San José, CA, 95110 (APN 261-35-007)

Page 5 of 5

Continuation Update

Sketch Map:

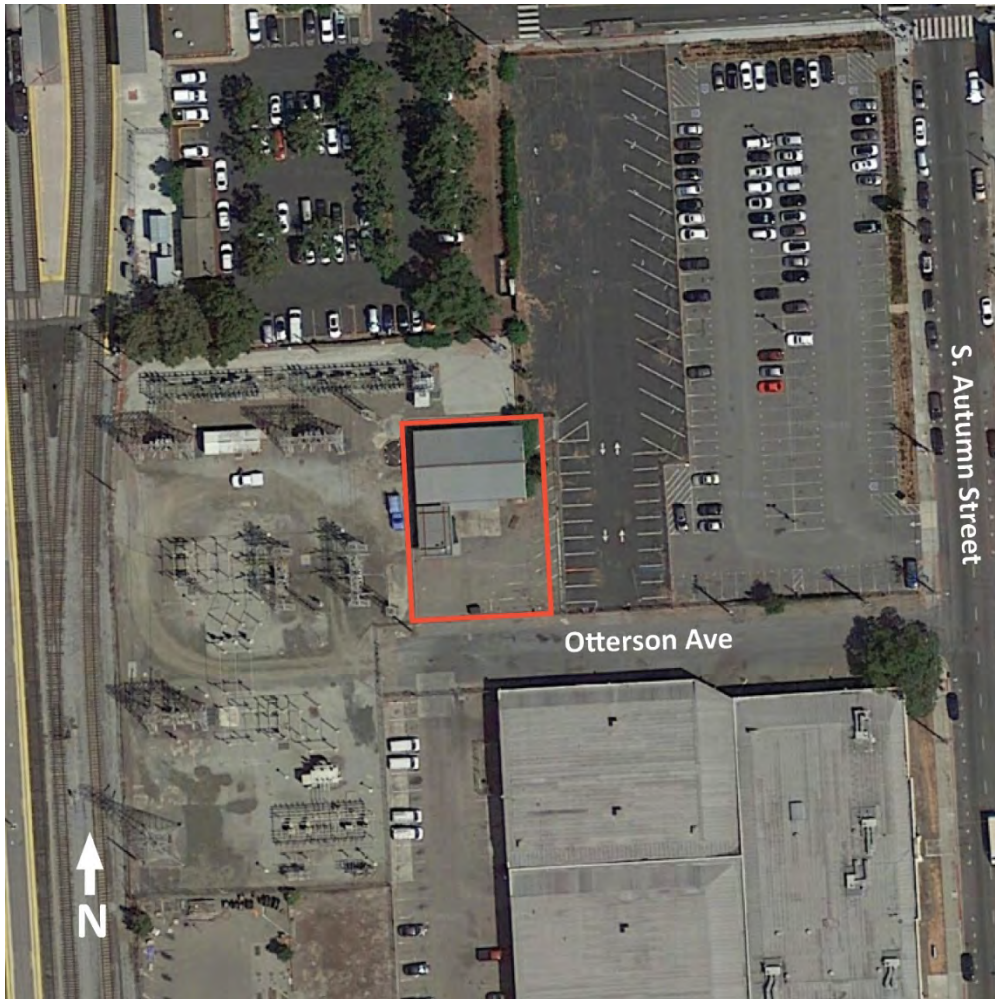


Figure 1. Sketch map of 327 Otterson Street (Google Earth, amended by author)



Resource #1: Pacific Bell Fleet Management
Address/APN#: 630 W. San Fernando St. (327 Otterson St.), San Jose / 26135002
Property Type: Industrial
Construction Date: Post-1968
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010



Resource #2: South Bay Driveline, Inc.
Address/APN#: 573 W. Julian St., San Jose/ 25927010, 25927011
Property Type: Industrial
Construction Date: circa 1940
Substantial Alterations: None visible.
Eligibility: Ineligible due to common construction type.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010



Resource #3: Del Monte Plant 51
Address/APN#: 88 Bush St., San Jose/ 26163001, 26162001 through 26162015
Property Type: Industrial converted to Residential
Construction Date: circa 1912/2008
Substantial Alterations: Significant additions and alterations of form and materials.
Eligibility: Ineligible due to lack of integrity.
Date Surveyed: July 13, 2009
Reviewer: Franklin Maggi, June 9, 2010

*Recorded by Kathleen Kennedy *Date October 11, 2006 Continuation Update

P1. Other Identifier: 327 Otterson Street (former Sunlite Baking Bread Depot)

Assessor Parcel Number: 261-35-007

***P3a. Description:**

The building at 327 Otterson Street was historically associated with the Sunlite Baking Company, which is located at 145 South Montgomery Street across Otterson Street on Assessor Parcel (APN) 261-35-027. The Sunlite Baking Company has been evaluated several times since the 1990s (see attached). The main building at 145 South Montgomery Street was inventoried and evaluated in 1992 by Glory Anne Laffey for the San Jose Planning Department. An update to that form was included in the JRP Historical Consulting, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003 and assigned Map Reference # 12-71. The Sunlite Baking Company was then inventoried and evaluated in 2005 by LSA Associates, Inc. for the report entitled: "A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California," February 2006. That inventory and evaluation identified the building on the nearby parcel APN 261-35-007, the former Sunlite Bakery Bread Depot, as an associated building to the Sunlite Baking Company and provided a comprehensive history of the company and the construction of the bread depot as an associated building.

The inventory and evaluation prepared by LSA Associates, Inc. for the Ball Park Project was revisited in response to comments and a copy of the "Recirculation of the Draft Environmental Impact Report (EIR) for the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section," August, 2006, SCH#2005112126 City of San Jose File No.PP05-214 is also attached. The re-circulated document identifies the bakery building (APN 261-35-007) as an eligible historical resource. The earlier LSA inventory and evaluation concluded that the bread depot building located at 327 Otterson Street did not appear eligible for listing in the California Register of Historical Resources (CRHR), but did not evaluate the building under National Register of Historic Resources (NRHR) criteria. This update has been prepared to evaluate the building under NRHR criteria. The previous study included a photograph, physical description, and history for the commercial building located at 327 Otterson Street. The building is a one-story, wood-frame building covered by a gabled roof sheathed in corrugated metal and clad in corrugated metal siding.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting LLC, "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS," June 2008.

***B10: Significance:**

The building evaluated on this form was constructed between 1950 and 1962 by the Sunlite Baking Company for use as a bread depot. The building was extensively remodeled in the 1970s after Pacific Telephone and Telegraph Company purchased the property. Pacific Bell Fleet Management currently occupies the building. A comprehensive history of the Sunlite Baking Company and the Sunlite Baking Bread Depot is included in the attached previous documentation. The previous survey evaluated the property at 327 Otterson Street and concluded that the building did not appear to meet to criteria for listing in the CRHR. This conclusion is still valid. Furthermore, the building at 327 Otterson Street does not appear to meet the criteria for listing in the

*Recorded by Kathleen Kennedy *Date October 11, 2006 Continuation Update

NRHP because the building does not have direct important association with patterns, trends or events in the industrial development in San Jose (Criterion A). The bread depot was constructed about twenty years after the Sunlite Bakery Company building and is not associated with the earlier years of operation of the company. The building does not have important associations with persons who have made significant contributions to history (Criterion B). The property does not embody distinctive characteristics of a type, period, region, or method of construction, and it does not represent the work of master designer or architect that would make it eligible under Criterion C. It is an example of an unremarkable utilitarian building common to this era of construction and is not stylistically linked to the main baking company building. The building is not likely to yield important information under 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 is not a historical resource for the purposes of CEQA.

*B14. Evaluator: Cynthia Toffelmier, JRP Historical Consulting, LLC

*Date of Evaluation: October 2006.

Photograph:



327 Otterson Street, camera facing west, October 11, 2006.

Previous Historic Resources Inventory

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 3

Resource Name: Sunlite Baking Company Bread Depot

- P1. Other Identifier: Pacific Bell Fleet Management Building
- P2. Location: Unrestricted
 - a. County: Santa Clara
 - b. USGS 7.5' Quad: *San Jose West* Date: 1961, photorevised 1980 T 7 South; R 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
 - c. Address: 327 Otterson Street City San Jose Zip 95110
 - d. UTM: Zone 10; 597267 mE / 4131872N mN
 - e. Other Locational Data: APN 261-35-007

P3a. Description:
 The Sunlite Bakery Bread Depot is a one-story end-gabled, wood-frame structure clad in corrugated metal siding and roofing.

P3b. Resource Attributes: HPS, Industrial building
 P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:
 South elevation, view to north.

P6. Date Constructed/Age and Source: 1950s, City of San Jose; Historic

P7. Owner and Address:
 Pacific Bell
 100 Park Center Plaza, #325
 San Jose, California 95113

P8. Recorded by:
 Judith Marvin, Architectural Historian, and Randy Groza
 LSA Associates, Inc.
 157 Park Avenue
 Point Richmond, California 94801

P9. Date recorded:
 December 12, 2005

P10. Survey Type:
 Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments: Location Map Continuation Sheet Building, Structure, and Object Record

DPR 523A (1/95)

12/09/05 (P:\SJO530\Cultural\DPRS\PRIMARY\327 Otterson.doc)

Previous Historic Resources Inventory (Continued):

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 3 of 3

NRHP Status Code: 6Z
 Resource Name: Sunlite Baking Company Bread Depot

- B1. Historic Name: Sunlite Baking Company
- B2. Common Name: SBC
- B3. Original Use: Bakery
- B4. Present Use: Service plant
- B5. Architectural Style: Industrial

B6. Construction History: This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

The Sunlite Baking Company bread depot was constructed between 1950 and 1962 (Sanborn Map Company 1950, 1962). The building was extensively remodeled or rebuilt in the 1970s for the Pacific Telephone and Telegraph Company. Pacific Bell Fleet Management currently occupies the building.

- B7. Moved? No
- B8. Related Features: Building at 145 South Montgomery Street
- B9. a. Architect: Unknown
b. Builder: Unknown

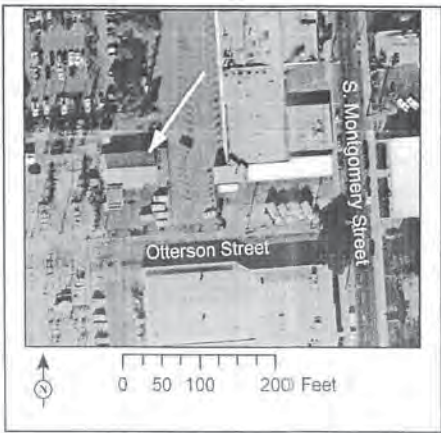
B10. Significance: Theme: Manufacturing and Industry Area: San Jose
 Period of Significance: 1950-1962 Property Type: Industrial Applicable Criteria: N/A

Under Criterion 1, LSA's research indicated that the Sunlite Bakery Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. Under Criterion 2, the bakery owners, the Gilliland family, the bakery owners, are well known for their development of the first TV station in San Jose, and are secondarily referenced as the owners of the Sunlite Baking Company. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 28.18 using the City of San Jose's Historic Evaluation form. This building is not a historical resource for the purposes of CEQA.

- B11. Additional Resource Attributes: None
- B12. References: City of San Jose Department of Planning website: www.sanjoseca.gov/planning, accessed 12/12/05.
- B13. Remarks: None

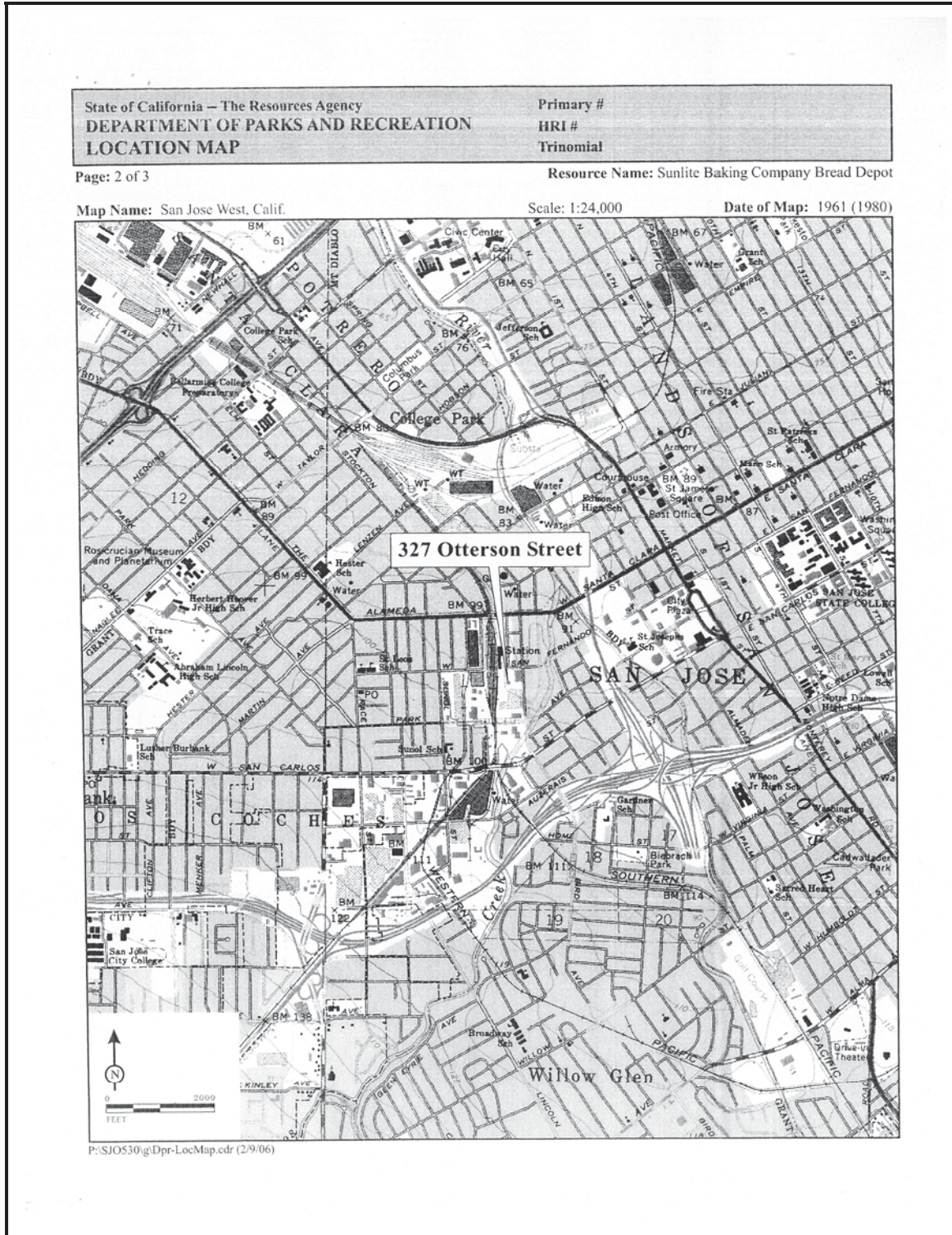
B14. Evaluator: Judith Marvin, LSA Architectural Historian
 Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



DPR 523B (1/95)

Previous Historic Resources Inventory (Continued):



Previous Historic Resources Inventory: "Recirculation of DEIR for the Baseball Stadium in the Diridon / Arena Area, Revised Cultural Resources Section," City of San Jose File No. PP05-214 (August 2006)

PURPOSE OF RECIRCULATION

CEQA requires recirculation when "significant new information" is added to an EIR after publication of the Draft EIR, but before certification.¹ New information is considered significant under CEQA when: "The EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement."²

"Significant new information" requiring recirculation includes a disclosure showing:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
3. A feasible project alternative or mitigation measure, which is considerably different from others previously analyzed, would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it; or
4. The Draft EIR is so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment are precluded.

"Recirculation is not required where the new information added to an EIR merely clarifies or amplifies or makes insignificant modification in an adequate EIR."³

Based on additional research initiated during the response to comments process, new significant information regarding the architect and associated integrity of the structure at 145 South Montgomery Street was uncovered resulting in a new significant impact. This recirculation document focuses solely on this new cultural resource information and associated impact. Other requests to clarify any errors, omissions, or misinterpretation of materials in the Draft EIR received during the public review period will be addressed in the Response to Comments document.

BACKGROUND

Background research, including a records search and a literature review, was conducted for the Cultural and Paleontological Resources Study and Evaluations Report and the associated Section V.J, Cultural and Paleontological Resources, of the Draft EIR.

Primary research of the properties within the proposed stadium project area was initially undertaken by reviewing the City of San Jose's Historic Resources Inventory and the online San Jose Library

¹ CEQA Guidelines §15088.5; *Laurel Heights Improvement Ass'n v. Regents of the Univ. of Cal.*, 6 Cal. 1112 (1993).

² *Ibid.*

³ *Ibid.*

Previous Historic Resources Inventory (Continued):

Sanborn Insurance maps of the area. LSA's library contains many maps, documents, and books about San Jose. A records search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System. The NWIC is the primary archive for cultural resource studies and reports as designated by the California State Office of Historic Preservation. In addition, maps, city directories, building permits, and local historical surveys and reports were researched at History San Jose. All available building permits, maps of the area, and data maintained by the San Jose Library's California Room and the Sourisseau Academy were also reviewed for information during multiple visits. The City of San Jose's online Planning, Building and Code Enforcement website contains copies of building permits from approximately 1950 that were reviewed for each of the properties within the proposed stadium project area. The Santa Clara County Recorder's online services were also used for research. The Recorder's Office was also personally queried regarding property ownership, building permits, and architects for the properties within the proposed stadium project area, but the researcher was informed that pre-1900 and early 1900 records were essentially inaccessible.

Historic Resources Inventory, and California Department of Parks and Recreation (DPR) 523 forms and California Register evaluation forms were available for several properties within the proposed stadium project area. The research was undertaken 1) to obtain primary information regarding possible historical resources in and adjacent to the proposed project area, and 2) to assess the findings of previous historical studies of buildings in the proposed project area. Subsequently, research was conducted at the Environmental Design Library at the University of California, Berkeley.

The research related to 145 South Montgomery Street summarized in the Draft EIR, revealed that Allen T. Gilliland, Sr., and his wife purchased the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit to be occupied as a bakery. (No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted.) The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building consisting of the bakery and an office, situated between Otterson Street to the north and Pearl Street to the south. The 1962 Sanborn Insurance Map depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south, and a large warehouse behind the bakery between the loading dock and new bread plant. A 'bread depot' is depicted across the street at 327 Otterson Street. Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, and sold the bakery in 1966. Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. Based on these initial findings, potential impacts to the structure at 145 South Montgomery Street were found to be less than significant.

Comments received on the Draft EIR from the City of San Jose, San Jose Historic Landmarks Commission and the Preservation Action Council of San Jose request the report preparers conduct additional research to identify Ralph Wyckoff as the architect of 145 South Montgomery Street and identify the structure as an early example of the streamline modern architectural designed by Ralph Wyckoff.

After preparation of the Draft EIR, two plans by Ralph Wyckoff for 145 South Montgomery Street were uncovered and presented: one a Detail of Trusses (September 2, 1936), and the other a Detail of Back and Seat (December 9, 1936). These architectural plans did not provide sufficient evidence to conclude that Ralph Wyckoff designed the building at 145 South Montgomery Street.

Previous Historic Resources Inventory (Continued):

Additional Sunlite Bakery building plans by Ralph Wyckoff were located through more research in the History San Jose archives. Plans included details of trusses, the marquise, window designs and plans for the interior. With these additional pieces, it appears that the building as a whole was designed by Ralph Wyckoff, and as such is eligible for listing in the National and California registers and is a historical resource for the purpose of CEQA. The building also appears to qualify as a City of San Jose Candidate City Landmark. The structure embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by an architect, Ralph Wyckoff, who is locally recognized as a distinguished architect. Potential impacts to the structure at 145 South Montgomery Street would be significant.

Draft EIR Figures III-2, Project Site Location, III-3, Conceptual Site Plan, and V.J- , Project Area Buildings are attached to this recirculation document for reference.

TEXT REVISIONS

In order to reflect this new information and conclusion about the building at 145 South Montgomery Street, setting information in the Draft EIR and the Cultural and Paleontological Resources Study and Evaluations must be revised and a new impact inserted. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with underlined text. Text deleted from the Draft EIR is shown in ~~strikeout~~.

Draft EIR

Page 232 of the Draft EIR is revised as follows:

145 S. Montgomery Street. (Figure V.J-1, #5) In 1933, Allen T. Gilliland, Sr., and his wife paid \$3,000 for the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. ~~No architect was listed on the building permit although the building contractor, N.J. Nielsen, was noted. History San Jose archives contain some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.~~

The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building situated between Otterson Street to the north and Pearl Street to the south. The original building consisted of the bakery and an office. The truck shed is most likely the 'loading dock' behind the bakery.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the

Previous Historic Resources Inventory (Continued):

entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

By the mid-1950s, the company dominated was one of the largest Santa Clara County bakeries.⁴ bread market. The 1962 Sanborn Insurance Map depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south (Pearl Street is no longer to the south), and a large warehouse behind the bakery between the loading dock and new bread plant. A "bread depot" is depicted. The company expanded the bakery and constructed a bread depot across the street at 327 Otterson Street (see below) as depicted on the 1962 Sanborn Insurance Map.

Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966 and maintained ownership of the television station.⁵ Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. Although no records have been found, an extension on the north side of the original building does not have the same exterior characteristics. The interior has been extensively and repeatedly remodeled to accommodate telephone companies. SBC Communications currently occupies the building.

A new Impact CULT-2, is added to page 244 as follows:

Impact CULT-2: The Sunlite Baking Company building, 145 South Montgomery, appears eligible for listing in the National and California registers and as a Candidate City Landmark and would sustain direct impacts due to the proposed project. (S)

Preservation in place is always the preferred mitigation measure for such a historic resource; however, the building must be removed for construction of the proposed stadium. Incorporation in the project is not feasible because the building would be located in the middle of the ballpark playing field. Architectural documentation, relocation, and salvage are mitigation options for this resource. Architectural documentation can be used to lessen the severity of impacts to architectural historical resources by recording architecturally significant features that justify the resource's California Register eligibility. Relocation can be undertaken to maintain a resource's California Register eligibility, and thereby reduce the severity of impacts, provided that the following conditions are met: (1) the resource is relocated to prevent its destruction; and (2) the resource, in its new location, retains its historic features and compatibility in orientation, setting, and general environment.⁶ Salvage can reduce potential impacts by removing distinctive architectural elements for reuse in other projects.

Three mitigation measures are included below: Mitigation Measure CULT-2a (Documentation), CULT-2b (Relocation) and CULT-2c (Salvage). Mitigation Measure

⁴ Arbuckle, Clyde, 1986, op. cit.

⁵ Ibid.

⁶ California Office of Historic Preservation, 1999, p. 3. *California Register and National Register: A Comparison*. Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

Previous Historic Resources Inventory (Continued):

CULT-2a shall be undertaken in conjunction with Mitigation Measure CULT-2b or 2c. Implementation of Mitigation Measures CULT-2a and CULT-2b would reduce this significant impact to a less-than-significant level. Implementation of CULT-2c would *not* reduce this significant impact to a less-than-significant level.

Mitigation Measure CULT-2a: **Documentation.** The building shall be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data.*⁷ Photographic documentation shall follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details shall be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, shall be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs shall be produced for distribution to local and regional repositories. One copy shall be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure shall also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

If only documentation were undertaken for mitigation, impacts to this resource would be significant unavoidable. (SU)

and

Mitigation Measure CULT-2b: **Relocation.** If feasible, the building shall be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, shall follow the Secretary of the Interior's Standards⁸ to ensure that the building retains its integrity and historical significance. (LTS)

or

Mitigation Measure CULT-2c: **Salvage.** If relocation is not possible, the building shall be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements. (SU)

In addition to the insertion of the new Impact and Mitigation Measures CULT-2, text relating to the demolition of 145 South Montgomery would be removed from the list of less-than-significant impacts beginning on page 241 of the Draft EIR. Existing Impact CULT-2 related to 65 Cahill Street, as well as subsequent Impacts would be re-numbered.

⁷ Pacific Coast Basin Regional Office, U.S. National Park Service 1993.
⁸ U.S. Department of the Interior, Office of the Secretary 1990

Previous Historic Resources Inventory (Continued):

Cultural and Paleontological Resources Study and Evaluations

Section V.J, Cultural and Paleontological Resources, of the Draft EIR is based on the background report Cultural and Paleontological Resources Study and Evaluations, that is presented as Appendix G to the EIR.

To incorporate the new setting information, page 17 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street. (Figure 3, #5) In 1933, Allen T. Gilliland, Sr., and his wife paid \$3,000 for the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contain some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building situated between Otterson Street to the north and Pearl Street to the south. The original building consisted of the bakery and an office. The truck shed is most likely the 'loading dock' behind the bakery.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

By the mid-1950s, the Sunlite Baking Company was one of the largest Santa Clara County bakeries (Arbuckle 1986:388). Arbuckle (1986:388) states that by the mid-1950s, the company dominated the Santa Clara County bread market. The company expanded the bakery and constructed a bread depot across the street at 327 Otterson Street (see below) as depicted on the 1962 Sanborn Insurance Map. depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south (Pearl Street is no longer to the south), and a large warehouse behind the bakery between the loading dock and new bread plant. A 'bread depot' is depicted across the street at 327 Otterson Street (see below).

Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966 and maintained ownership of the television station (Arbuckle 1986:388).

Previous Historic Resources Inventory (Continued):

Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. The interior has been extensively remodeled to accommodate telephone companies. SBC Communications currently occupies the building.

To revise the conclusions regarding architectural resources, page 25 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street (APN 261-35-007, and -027). The Sunlite Baking Company building was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992c) and ~~but~~ was not evaluated. The current ~~LSA study~~ historic evaluation has concluded that the Sunlite Baking Company building ~~does not appear~~ appears to be eligible for listing in the National ~~er~~ and California registers ~~and as a Candidate City Landmark under any of the~~ and is a historical resource ~~for the applicable criteria~~ purposes of CEQA.

Allen T. Gilliland and his wife constructed this Moderne industrial building in the late 1930s. The Sunlite Baking Company also owned KNTV, San Jose's first TV station, adjacent to the current property. Laffey (1992c) stated that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit (SM) at that time.

Amanda Blosser (2002b) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor...to have important associations with significant events or trends in local, state, or nation history." Blosser (2002b) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that ~~The~~ large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

~~LSA's research also indicated that the Sunlite Baking Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. The~~ Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and are secondarily referenced as owners of the Sunlite Baking Company.

~~Although no architect was listed on the original building permit, a 1943 permit lists Ralph Wyekoff, architect, for the bakery truck shed. Wyekoff, a San Jose architect, specialized in schools and public buildings. The Historic Consultant's research also indicates that the~~ building appears eligible for listing in the California Register under Criterion 3, the National Register under Criterion C, and as a Candidate City Landmark. The building is considered to be a historical resource for the purposes of CEQA since the building embodies the distinctive

Previous Historic Resources Inventory (Continued):

characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s, when the building was designed, he focused on Moderne and Spanish styles. His buildings Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets (Douglas 2005:155).

Although Wyckoff may have designed the original Sunlite Baking Company building, additions and alterations obscure the original structure, the current building is more than twice its original size, and there are better examples of Wyckoff's work throughout San Jose. LSA concurs with Blosser (2002b); due to a lack of integrity, the building no longer conveys its period of significance. Therefore, the Sunlite Baking Company building does not appear to be eligible for listing in the National or California registers. Extensive interior alterations have been made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance. The building also appears eligible for classification as a Candidate City Landmark rather than a Structure of Merit. The Historic Consultant's evaluation is based on the City's Historic Preservation Ordinance City Landmark Criteria.

The building's tally using the City's Historic Evaluation Criteria is 39.75. The building is not classified as a CCL, and is not a historical resource for the purposes of CEQA.

The demolition of 145 South Montgomery would be added to the list of direct effects, architectural resources on page 33 of the Cultural and Paleontological Resources Study and Evaluations. The project will have a significant impact on two of the seventeen architectural historical resources, the KNTV building, 645 Park Avenue, and the Sunlite Baking Company, 145 South Montgomery Street.

To revise the recommendations regarding significant project impacts to architectural resources, page 35 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street, the Sunlite Baking Company Building. The project will potentially impact the Sunlite Baking Company building. The building appears eligible for listing in the National and California registers and appears to qualify for the City of San Jose classification as a Candidate City Landmark. Preservation in place is always preferred; however, the building must be removed for construction of the proposed stadium. Incorporation in the project is not feasible because the building would be located in the middle of the ballpark playing field. Architectural documentation, relocation, and salvage are mitigation options for this resource. Architectural documentation can be used to lessen the severity of impacts to architectural historical resources by recording architecturally significant features that justify the resource's California Register eligibility. Relocation can be undertaken to maintain a resource's California Register eligibility, and thereby reduce the severity of impacts, provided that the following conditions are met: (1) the resource is relocated to prevent its destruction; and (2) the resource, in its new location, retains its historic features and compatibility in

Previous Historic Resources Inventory (Continued):

orientation, setting, and general environment.⁹ Salvage can reduce potential impacts by removing distinctive architectural elements for reuse in other projects. Three recommendations are included below to mitigate the effects of the proposed project.

Documentation The building should be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data* (U.S. National Park Service 1993). Photographic documentation should follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, should be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs should be produced for distribution to local and regional repositories. One copy should be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure should also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

Relocation If feasible, the building should be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, should follow the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.

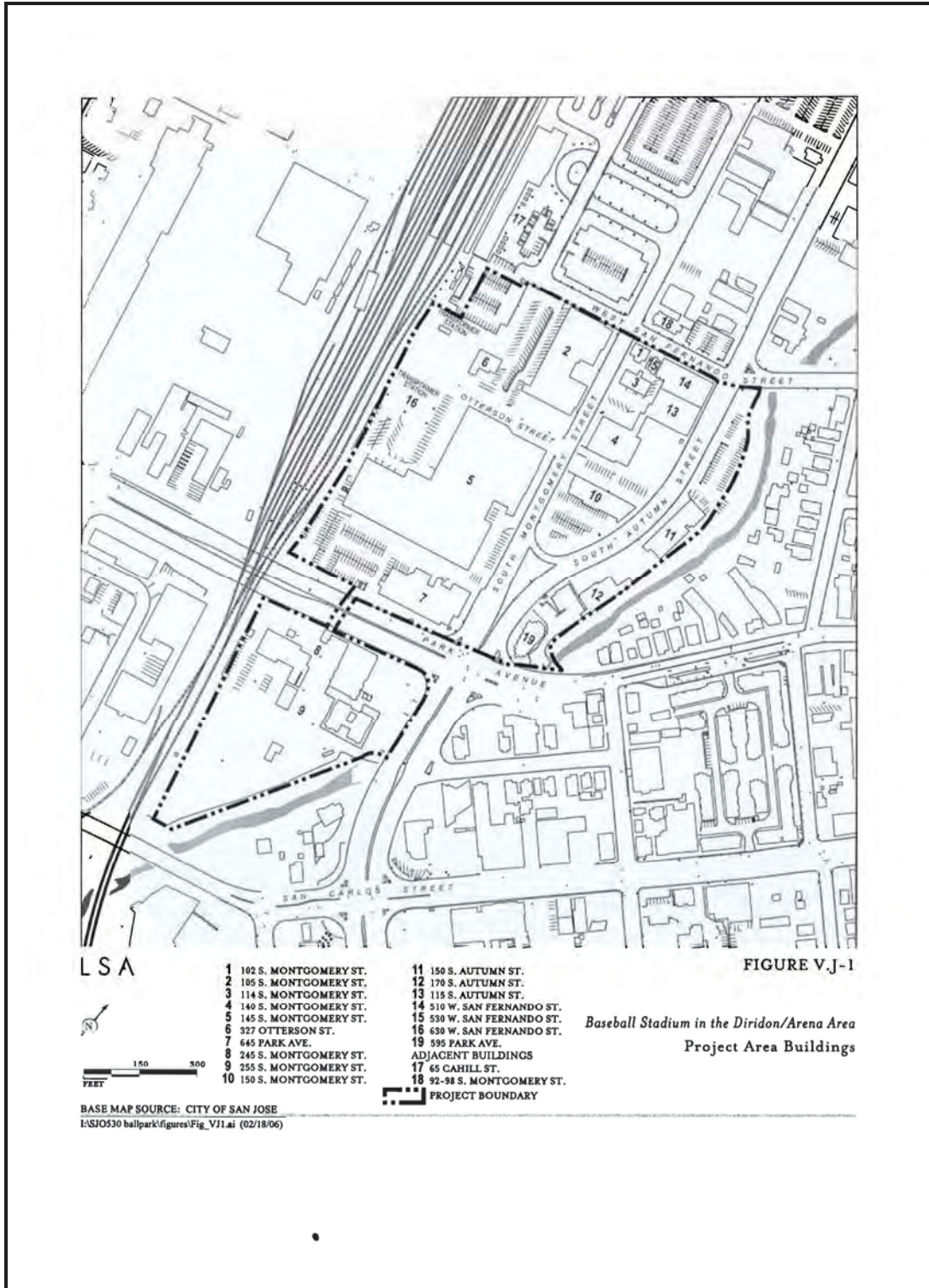
Salvage If relocation is not possible, the building should be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.

The demolition of 145 South Montgomery would be removed from the list of less-than-significant impacts beginning on page 39 of the Cultural and Paleontological Resources Study and Evaluations.

Revised Department of Recreation Form 523 (DPR523) and City of San Jose Historic Evaluation Sheets for 145 South Montgomery Street are attached.

⁹ California Office of Historic Preservation, 1999, p. 3. *California Register and National Register: A Comparison*. Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

Previous Historic Resources Inventory (Continued):



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name: Sunlite Baking Company Bread Depot

- P1. Other Identifier: Pacific Bell Fleet Management Building
P2. Location: Unrestricted
a. County: Santa Clara
b. USGS 7.5' Quad: *San Jose West* Date: 1961, photorevised 1980 T 7 South; R 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
c. Address: 327 Otterson Street City San Jose Zip 95110
d. UTM: Zone 10; 597267 mE / 4131872N mN
e. Other Locational Data: APN 261-35-007

P3a. Description:

The Sunlite Bakery Bread Depot is a one-story end-gabled, wood-frame structure clad in corrugated metal siding and roofing.

P3b. Resource Attributes: HP8, Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:

South elevation, view to north.

P6. Date Constructed/Age and Source: 1950s, City of San Jose; Historic

P7. Owner and Address:
Pacific Bell
100 Park Center Plaza, #325
San Jose, California 95113

P8. Recorded by:
Judith Marvin, Architectural
Historian, and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments: Location Map Continuation Sheet Building, Structure, and Object Record

DPR 523A (1/95)

12/09/05 (P:\SJO530\Cultura\DPRs\PRIMARY 327 Otterson.doc)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

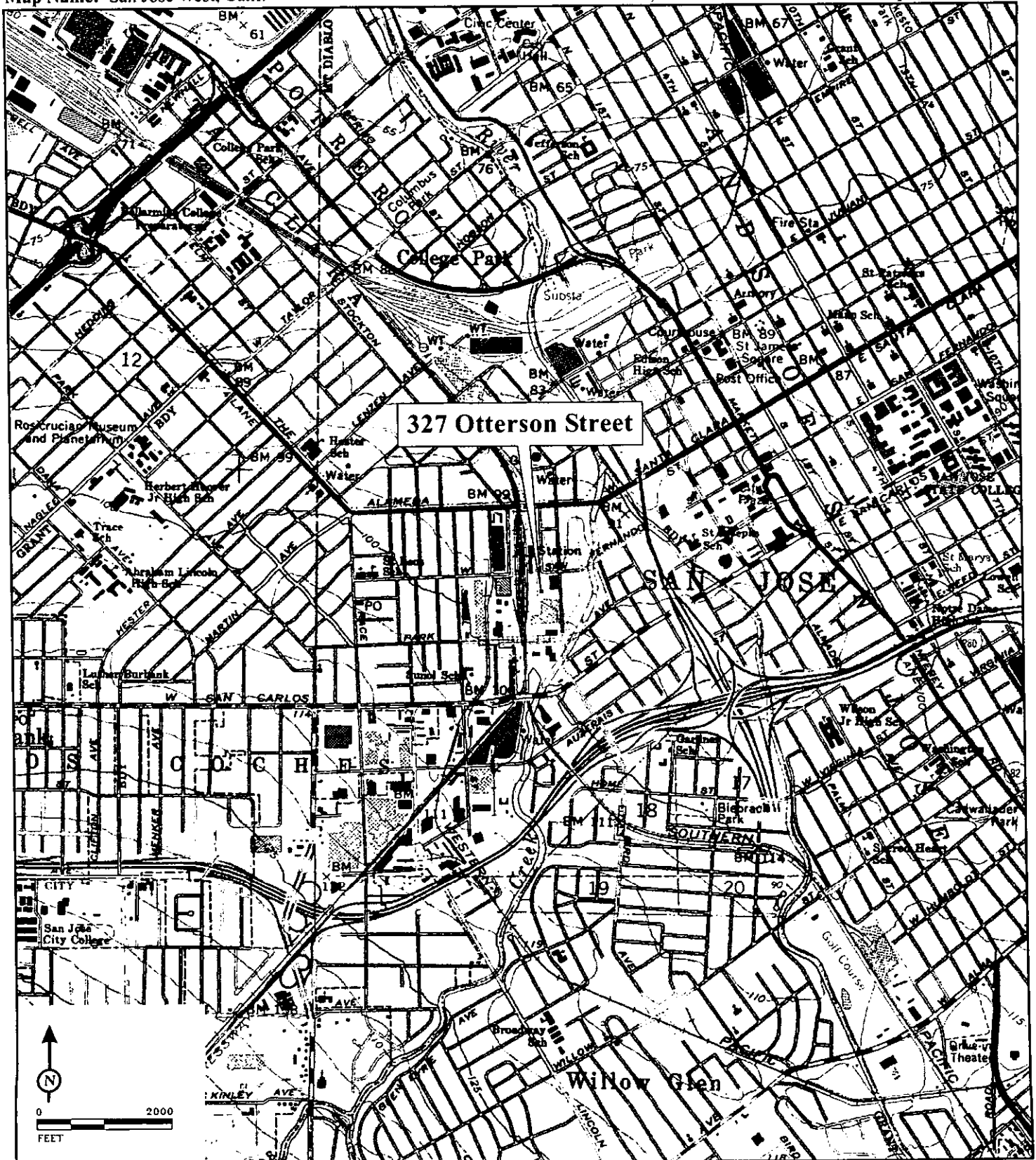
Page: 2 of 3

Resource Name: Sunlite Baking Company Bread Depot

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



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

Primary #
HRI#

Page 3 of 3

NRHP Status Code: 6Z

Resource Name: Sunlite Baking Company Bread Depot

- B1. **Historic Name:** Sunlite Baking Company
- B2. **Common Name:** SBC
- B3. **Original Use:** Bakery
- B4. **Present Use:** Service plant
- B5. **Architectural Style:** Industrial

B6. **Construction History:** This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

The Sunlite Baking Company bread depot was constructed between 1950 and 1962 (Sanborn Map Company 1950, 1962). The building was extensively remodeled or rebuilt in the 1970s for the Pacific Telephone and Telegraph Company. Pacific Bell Fleet Management currently occupies the building.

- B7. **Moved?** No
- B8. **Related Features:** Building at 145 South Montgomery Street
- B9. **a. Architect:** Unknown
b. Builder: Unknown

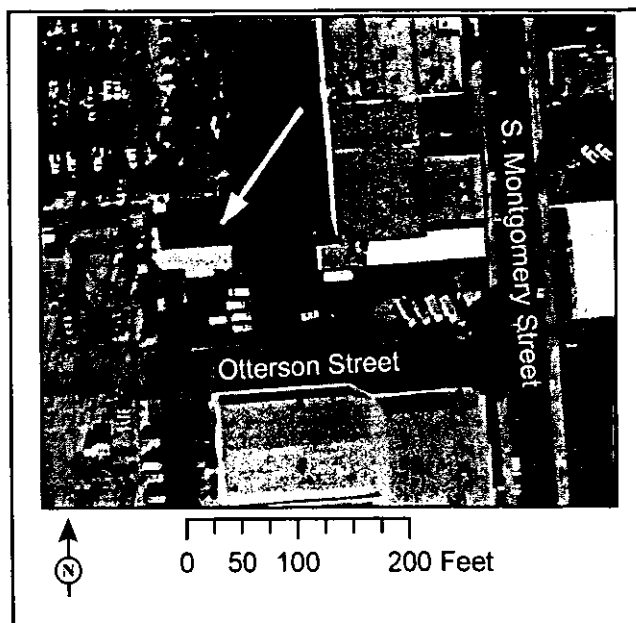
B10. **Significance:** Theme: Manufacturing and Industry Area: San Jose
Period of Significance: 1950-1962 **Property Type:** Industrial **Applicable Criteria:** N/A

Under Criterion 1, LSA's research indicated that the Sunlite Bakery Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. Under Criterion 2, the bakery owners, the Gilliland family, the bakery owners, are well known for their development of the first TV station in San Jose, and are secondarily referenced as the owners of the Sunlite Baking Company. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 28.18 using the City of San Jose's Historic Evaluation form. This building is not a historical resource for the purposes of CEQA.

- B11. **Additional Resource Attributes:** None
- B12. **References:** City of San Jose Department of Planning website: www.sanjoseca.gov/planning, accessed 12/12/05.
- B13. **Remarks:** None

B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



DPR 523B (1/95)

HISTORIC EVALUATION SHEET

Historic Resource Name: 327 Otterson St. (Sunlite Baking Company Bread Depot)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR _____ E VG G (FP)
- 2. STYLE Industrial _____ E VG G (FP)
- 3. DESIGNER _____ E VG G (FP)
- 4. CONSTRUCTION _____ E VG G (FP)
- 5. SUPPORTIVE ELEMENTS _____ E VG (G) FP

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION Gilliland Family _____ E VG (G) FP
- 7. EVENT _____ E VG G (FP)
- 8. PATTERNS Manufacturing Industry in S. V. _____ E (VG) G FP
- 9. AGE 1950s _____ E VG G (FP)

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY _____ E VG (G) FP
- 11. SETTING _____ E (VG) G FP
- 12. FAMILIARITY _____ E (VG) G FP

D. INTEGRITY

- 13. CONDITION _____ E (VG) G FP
- 14. EXTERIOR ALTERATIONS _____ E VG (G) FP
- 15. STRUCTURAL REMOVALS _____ E (VG) G FP
- 16. SITE _____ (E) VG G FP

E. REVERSIBILITY

- 17. EXTERIOR _____ E (VG) G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY _____ E VG G (FP)
- 19. HISTORY/ASSOCIATION OF INTERIOR _____ E VG G (FP)
- 20. INTERIOR ALTERATIONS _____ E VG G (FP)
- 21. REVERSIBILITY/INTERIOR _____ E VG G (FP)
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G (FP)

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
A.	<u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	<u>0</u>
2.	STYLE	10	8	4	0	<u>0</u>
3.	DESIGNER	6	4	2	0	<u>0</u>
4.	CONSTRUCTION	10	8	4	0	<u>6</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>3</u>
B.	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>7</u>
7.	EVENT	20	15	7	0	<u>0</u>
8.	PATTERNS	12	9	5	0	<u>9</u>
9.	AGE	8	6	3	0	<u>0</u>
					<u>SUBTOTAL:</u>	<u>16</u>
C.	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>4</u>
12.	FAMILIARITY	10	8	4	0	<u>8</u>
					<u>SUBTOTAL:</u>	<u>15</u>
					<u>"A" & "C" SUBTOTAL:</u>	<u>18</u>
					<u>"B" SUBTOTAL:</u>	<u>16</u>
					<u>PRELIMINARY TOTAL:</u>	<u>34</u>
					(Sum of A,B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
13. CONDITION	--	.03	.05	.10	.03 x * 34 = 1.02 <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x * 18 = 1.8 <small>*from A and C Subtotals</small>
	-	.03	.05	.10	.05 x * 16 = 0.8 <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x * 18 = 3.6 <small>*from A and C Subtotals</small>
	--	.10	.20	.40	.10 x * 16 = 1.6 <small>*from B Subtotal</small>
16. SITE	--	.10	.20	.40	.0 x * 16 = 0 <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 8.82

ADJUSTED SUBTOTAL: 34 - 8.82 = 25.18
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
17. EXTERIOR	3	3	2	2	<u>3</u>
<u>TOTAL:</u>					<u>28.18</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 28.18

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 1 of 8

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the Sunlite Baking Company Building at 145 S. Montgomery Street in San José, California.

***P3a. Description:**

This one-story industrial building features an irregular, roughly L-shaped plan due to multiple additions constructed in the mid-twentieth century. The original portion of the building is located at the northeastern corner of the property and features elements of the Art Deco and Art Moderne styles (this combination is sometimes referred to as Modernistic¹). The board-formed concrete building features a flat roof with a parapet and scalloped cornice on the primary (east) façade. The main entrance is a wide single-leaf metal door centered in the primary façade and elaborated by a projecting stepped-front surround and a fluted, semi-circular canopy. Triple banks of steel double-hung windows capped by enriched blind arches flank either side of the primary entrance; beyond these, the primary façade is punctuated by pairs of steel double-hung windows separated by engaged, fluted pilasters. One pair of windows to the south of the entrance has been replaced with a large expanse of glass block and a single-leaf metal door. The building's other façades feature industrial, multi-slight steel windows. In addition to the glass block and secondary entrance on the primary façade, alterations to the building include additions to the west and south façades and the installation of a roll-up metal freight door on the north façade of the original building component. Site features include strips of lawn and a few scattered trees along the east façade, multiple loading areas, and paved parking lots to the west and south.

P5a. Photo:



P5b. Description of Photo: East façade, view west (September 18, 2019)

¹ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2014), 581.

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 2 of 8

Continuation Update

- *P6. Date Constructed/Age and Source:** 1936 (LSA Associates, Inc. "Recirculation of the Draft Environmental Impact Report (EIR) for the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section," August 2006, SCH#2005112126, City of San José File No. PP05-214.)
- *P7. Owner and Address:** To be provided by the City of San José.
- *P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
- *P9. Date Recorded:** September 18, 2019
- *P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.
- *B10. Significance:**

Property History

Sanborn Fire Insurance maps indicate that by 1891, the parcels that would comprise the subject property were developed with several one- and two-story residences and associated outbuildings. These were demolished by 1936 when the Sunlite Baking Company was granted a permit to erect a one-story bakery building on the site. No architect was listed on the permit; however, archival research conducted by LSA Associates in 2005 verified that Ralph Wyckoff was the architect of the original building based on original drawings of the building on file at History San José. Wyckoff was also responsible for a 1943 addition made to the bakery.²

Wyckoff, born in 1914 in Watsonville, California, trained under architect William H. Weeks before opening his own practice in 1914 in Berkeley. In 1919, he entered into partnership with Hugh White in Salinas, California, and two years later, the pair relocated their practice to San José. Their partnership endured until 1925, at which point Wyckoff returned to independent practice. Wyckoff was known to have worked in a variety of styles; however, in the 1930s he was frequently designing in Moderne and Spanish Revival styles.³ During his career, Wyckoff designed a number of significant buildings in San José and throughout the San Francisco peninsula, including the San José Post Office (1933; National Register listed), the Stauffer House (Cupertino, 1936; California Register listed), and the Anglo-California National Bank (San José, 1941; San José City Landmark).⁴

The Sunlite Baking Company was established by Allen T. Gilliland, Sr. and his wife, Jenny Gilliland. In 1933, with \$3,000, the couple purchased the assets of a local bakery that had gone bankrupt during the Great Depression and built the original building in 1936. According to Clyde Arbuckle, a San José historian, the Sunlite Baking Company dominated the local bread market by the mid-1950s (although LSA Associates could not substantiate this claim). In a move to expand and diversify their business, the Gillilands bought out the Standard Radio and Television Company

² LSA Associates, Inc. "Recirculation of the Draft Environmental Impact Report (EIR) for the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section," August 2006, SCH#2005112126, City of San José File No. PP05-214.

³ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006.

⁴ "Ralph Wyckoff," *Laffey Archives*, accessed January 20, 2020, <http://www.laffeyarchives.org/historic-architects/ralph-wyckoff>.

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 3 of 8

Continuation Update

in 1955, at a time when television was still a nascent and pioneering form of media. Their station was known as KNTV Channel 11 and was reportedly the first television station in the city.⁵ That year the Gillilands erected a concrete block building to house KNTV at 645 Park Avenue, at the southern portion of the subject property's parcel; the building was destroyed by fire in 2014.⁶ In 1955, Allen Gilliland, Sr. passed away and his son, Allen Gilliland, Jr., took over operation of the family business.

As mentioned above, an addition to the rear of the 1936 building was completed in 1943. Between 1950 and 1958, the building underwent a major expansion with the addition of a large T-shaped structure attached to the west and south façades of the 1936 and 1943 buildings; a much smaller, rectangular addition was also made by this time at the southwest corner of the 1936 building. By 1962, a rectangular addition was made to the south façade of the original building and the east and north façades of the ca. 1958 addition.



Figure 1. Development map of 145 S. Montgomery Street (Google Earth, amended by author)

⁵ Clyde Arbuckle, *History of San José* (San José: Smith McKay Printing Co., 1985): 388.

⁶ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006: 19; "5-Alarm Fire Rips Through Former KNTV Studio in San José," *NBC Bay Area*, April 13, 2014, accessed January 20, 2020, <https://www.nbcbayarea.com/news/local/4-alarm-fire-burning-in-san-josé/89152/>.

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 4 of 8

Continuation Update

In 1966, Gilliland sold the Sunlite Baking Company in a move to prioritize the expansion of the company's communications holdings.⁷ In the mid-1970s, Pacific Telephone and Telegraph Company purchased the subject property and remodeled the building's interior.⁸ An aerial photograph from 1993 indicates that a final rectangular addition was made to the west and north façades of the ca. 1958 building by this time. The building appears to be vacant at present.

Evaluation

The subject property was evaluated in 1992 by Archives and Architecture in a Historic Resources Inventory Form, wherein the building was listed on the City of San José Historic Resources Inventory with a Structure of Merit designation.⁹ In 2002, JRP Historical Consulting Services updated this evaluation for the Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives report.¹⁰ This updated evaluation determined that the property was not eligible for listing on the National or California Registers due to a lack of historical significance. A third evaluation of the property was done in 2005 by LSA Associates for a Cultural and Paleontological Resource Study Report conducted for the San José Ball Park Project.¹¹ This evaluation disagreed with the previous evaluations, arguing that the property was eligible for listing on the National and California Registers under Criterion B/2 for its association with the Gilliland family and under Criterion C/3 as a distinctive example of the Art Moderne style and as the work by a locally prominent architect Ralph Wyckoff. As such, the property was found to be a historic resource under CEQA. In 2011, PBS&J concurred with the 2005 findings in a streamlined evaluation of the subject property for the Historic Architectural Survey Report (HASR) prepared for the San Francisco to San José Section of the California High-Speed Train Project.¹² Based on the site visit and background research completed for this report, ARG agrees with these most recent evaluations and recommends that the property is eligible for listing on the National and California Registers and as a Candidate City Landmark, as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

The subject property was developed in 1936 by the Gilliland family for use as a bakery. Their business, the Sunlite Baking Company, was founded during the Great Depression after the family purchased the assets of a bankrupt bakery. Though the business operated successfully for four decades, the bakery is not known to have played a particularly significant role in national, state, or local history. As such, it does not appear to be eligible for the National and California Registers under this criterion.

⁷ Arbuckle, *History of San José*, 388-389.

⁸ San José city directories, 1973, 1973; LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006

⁹ Archives and Architecture, Sunlite Baking Company Historic Resources Inventory Form, on file at History San José, San José, CA.

¹⁰ JRP Historical Consulting Services, "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives," January 2003.

¹¹ LSA Associates, Inc., "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California," SJO530, June 23, 2006.

¹² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report," March 2011.

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

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Continuation Update

National Register Criterion B/California Register Criterion 2

The subject property was the home of the both of the Gillilands' businesses for nearly forty years. In 1936, the Sunlite Baking Company building was erected at the north end of the parcel at 145 S. Montgomery Street and later, in 1955, the KNTV Channel 11 building was erected at the south end of the parcel at 645 Park Avenue. Research indicates that the Gilliland family was locally prominent for their business ventures in communications primarily and baking secondarily. Because their television station at 645 Park Avenue was destroyed in a fire in 2014, the Sunlite Baking Company at 145 S. Montgomery Street remains as the best example of a building associated with the family's business achievements. As such, it is recommended as eligible for the National and California Registers under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property was designed by architect Ralph Wyckoff, an architect of local significance who designed a number of prominent buildings in the City of San José, including the San José Post Office and the Anglo-California National Bank, both of which have been granted historic designations. In the 1930s, Wyckoff was frequently designing in the Art Moderne style and the subject property, featuring the hallmarks of this architectural style (as well as the Art Deco style), is an excellent and intact example of the work of a master architect in this Modernistic style. As such, it is recommended as eligible for the National and California Register under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

San José Historic Resources Inventory – Candidate City Landmark Criteria

To be eligible for listing as a local City Landmark, the City uses the following criteria:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 6 of 8

Continuation Update

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship, which represents a significant architectural innovation or which is unique.

The subject property is eligible for listing as a local City Landmark under Criteria 3, 6, and 7 for the following:

The subject property is the best remaining example of a building associated with the business ventures of the Gillilands, a family of local prominence in the business community. As such, it is recommended as eligible as a Candidate City Landmark under Criterion 3.

The subject property exhibits distinctive characteristics of the Modernistic style of architecture; as such, it is recommended as eligible as a Candidate City Landmark under Criterion 6.

The subject property was designed by Ralph Wyckoff, an architect of local significance and a master architect. As such, the building is recommended as eligible as a Candidate City Landmark under Criterion 7.

Integrity Assessment

The building's exterior has been minimally altered and retains integrity of design, materials, and workmanship. The subject property has not been moved and retains integrity of location. The built environment surrounding 145 S. Montgomery has experienced some demolition and development throughout the twentieth and twentieth-first centuries; as such, the property retains diminished integrity of setting. The building is no longer associated with the Gilliland family and has lost integrity of association. However it retains integrity of feeling through its expression of the Modernistic style of architecture.

Period of Significance

The property's period of significance begins in 1936 with the erection of the original Ralph Wyckoff building and concludes in 1955 when the Gilliland family bought out the Standard Radio and Television Company in a move to diversify the family business. This (1955) is also the year that Allen T. Gilliland, one of the two founding owners of the Sunlite Baking Company, passed away. Research also suggests that the bakery's business may have peaked at this time. Character-defining features associated with the period of significance include:

- 1936 original building and 1943 extension
- Modernistic architectural features, including:
 - Curved canopy over main entrance
 - Flat roof with coping at the roofline
 - Smooth wall surface
 - Horizontal orientation/emphasis
 - stylized scalloped motif at cornice and stylized arches above tripartite windows on primary elevation
 - fluted and vertically-projecting surround at primary entrance

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 7 of 8

Continuation Update

- o fluted pilasters on front façade
- o steel sash windows on primary façade

While the additions made to the building after the period of significance (1958, 1962) may have supported the continued operations of the bakery business, they do not directly contribute to the building's significance nor do they exhibit distinctive character-defining features.

*B12. References:

Arbuckle, Clyde. *History of San José*. San José: Smith McKay Printing Co., 1985.

Archives and Architecture. Sunlite Baking Company Historic Resources Inventory Form. On file at History San José, San José, CA.

City of San José building permit record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

LSA Associates, Inc. "A Cultural and Paleontological Resources Study and Evaluation for the San José Ball Park Project, San José, Santa Clara County, California." SJO530. June 23, 2006.

____ "Recirculation of the Draft Environmental Impact Report (EIR) for the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section," August 2006, SCH#2005112126 City of San José File No. PP05-214.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

"Ralph Wyckoff." *Laffey Archives*. Accessed January 20, 2020, <http://www.laffeyarchives.org/historic-architects/ralph-wyckoff>.

Sanborn maps (1894, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: **Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

CONTINUATION SHEET

Property Name: Sunlite Baking Company Building, 145 S. Montgomery Street, San José, CA, 95110 (APN 261-35-027)

Page 8 of 8

Continuation Update

Sketch Map:

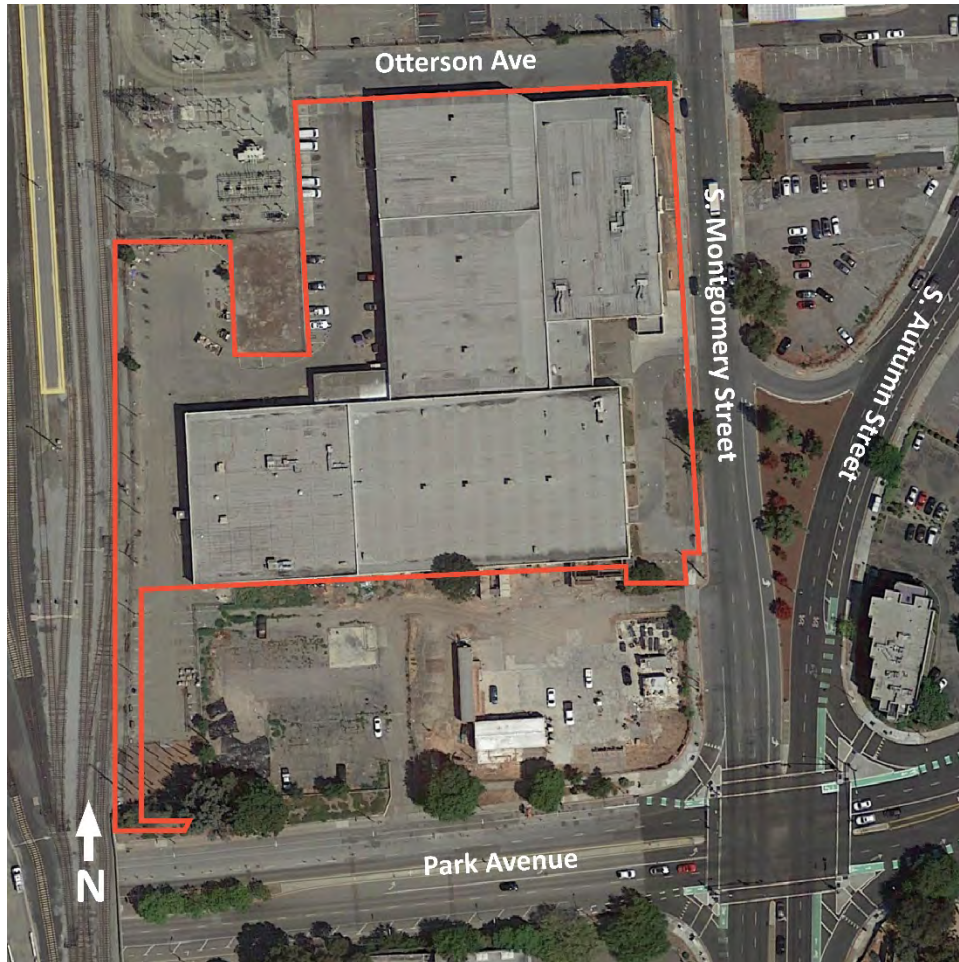


Figure 2. Sketch map of 145 S. Montgomery Street (Google Earth, amended by author)



Resource #14952:
Address/APN#: 145 S. Montgomery St., San Jose / 26135027
Property Type: Utility
Construction Date: circa 1935
Substantial Alterations: N/A
Eligibility: Previously determined ineligible.*
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010
 * LSA Associates. 2006. *Baseball Stadium in the Diridon/Arena Area EIR.*



Resource #14953:
Address/APN#: 645 Park Ave., San Jose/ 26135014
Property Type: Government/Public/ Institutional
Construction Date: circa 2000
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010



Resource #14954:
Address/APN#: 721 Park Ave., San Jose / 26136070
Property Type: Industrial
Construction Date: 1984
Substantial Alterations: N/A
Eligibility: Ineligible due to age.
Date Surveyed: April 7, 2010
Reviewer: Richard Brandi, June 7, 2010

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

Primary #
HRI #
Trinomial

Page 1 of 3

Resource Name: 145 South Montgomery Street

Recorded by: Judith Marvin and Randy Groza

Date: December 12, 2005

Update

On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contains some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

Extensive interior alterations were made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance.

The Sunlite Baking Company building was originally recorded on Historic Resources Inventory forms in 1992 (Laffey 1992) but was not evaluated. Laffey (1992) did, however, state that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit at that time. The current LSA study has concluded that the Sunlite Baking Company building appears to be eligible for listing in the California and National registers and appears to be a Contributing Structure.

Architectural historian Amanda Blosser (2002) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor...to have important associations with significant events or trends in local, state, or nation history." Blosser (2002) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that the large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and secondarily as owners of the Sunlite Baking.

LSA's research also indicates that the building appears eligible for listing in the California and National registers and to be a historical resource for the purposes of CEQA under Criteria 3 since the building embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s when the building was designed, he focused on Moderne and Spanish styles (Douglas 2005:155). The building also appears eligible for classification as a Contributing Structure rather than a Structure of Merit. LSA's evaluation is based on the City's Historic Evaluation Criteria Form with a final tally of 63.12.

References

- Blosser, Amanda, 2002. Department of Parks and Recreation 523L form (Continuation Sheet) for 145 S. Montgomery Street.
Douglas, Jack, 2005. *Historical Highlights of Santa Clara Valley*. History San Jose, San Jose, California.
Laffey, Glory Anne, 1992. Historic Resources Inventory Form for Sunlite Baking Company.

DPR 523L (1/95)

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

Primary #
HRI #
Trinomial

Page 2 of 3

Recorded by: Judith Marvin and Randy Groza

Resource Name: 145 South Montgomery Street
Date: December 12, 2005 Update



Figure 1. East elevation towards southwest.

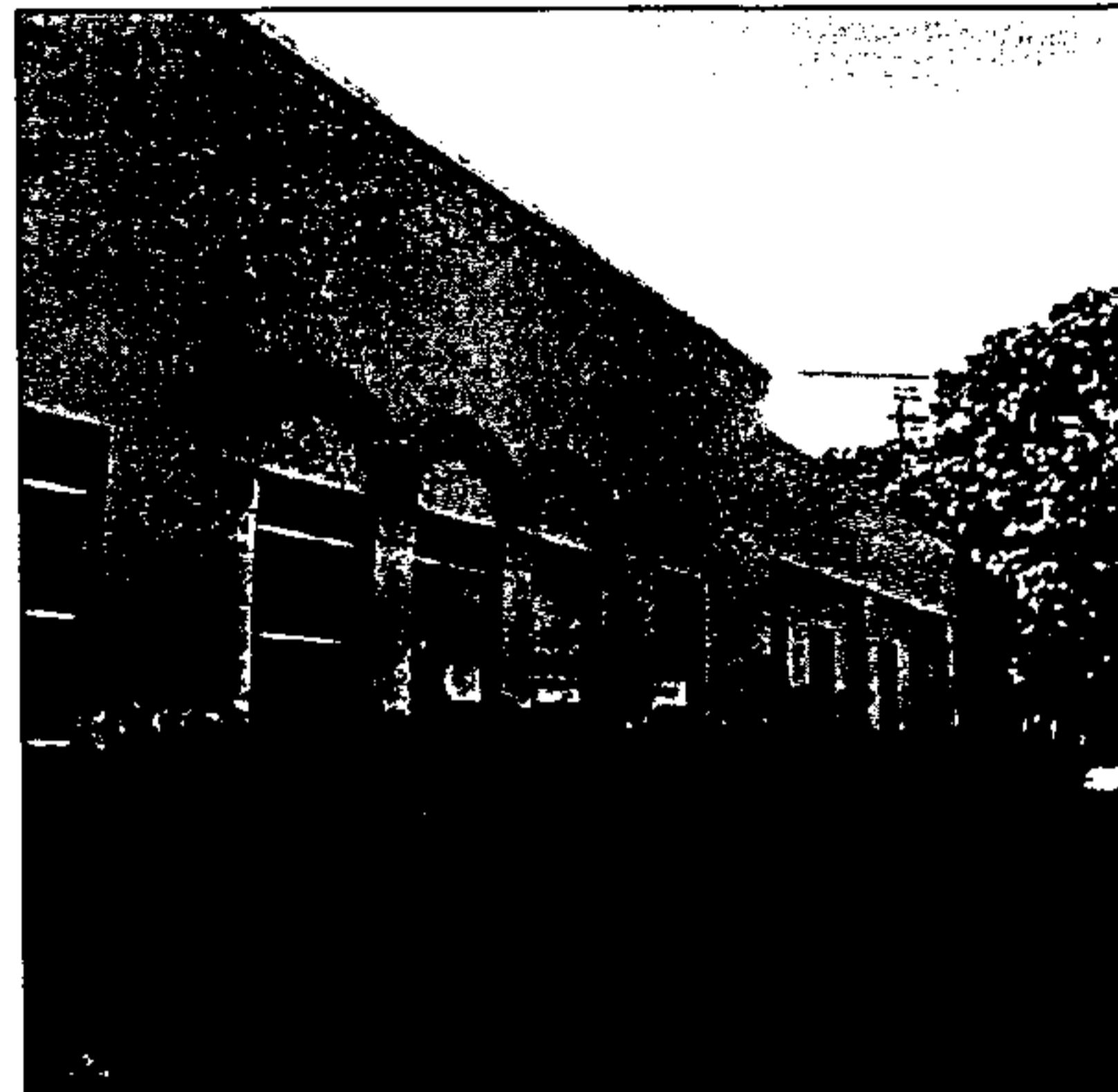


Figure 2. Window details, east elevation towards northwest.

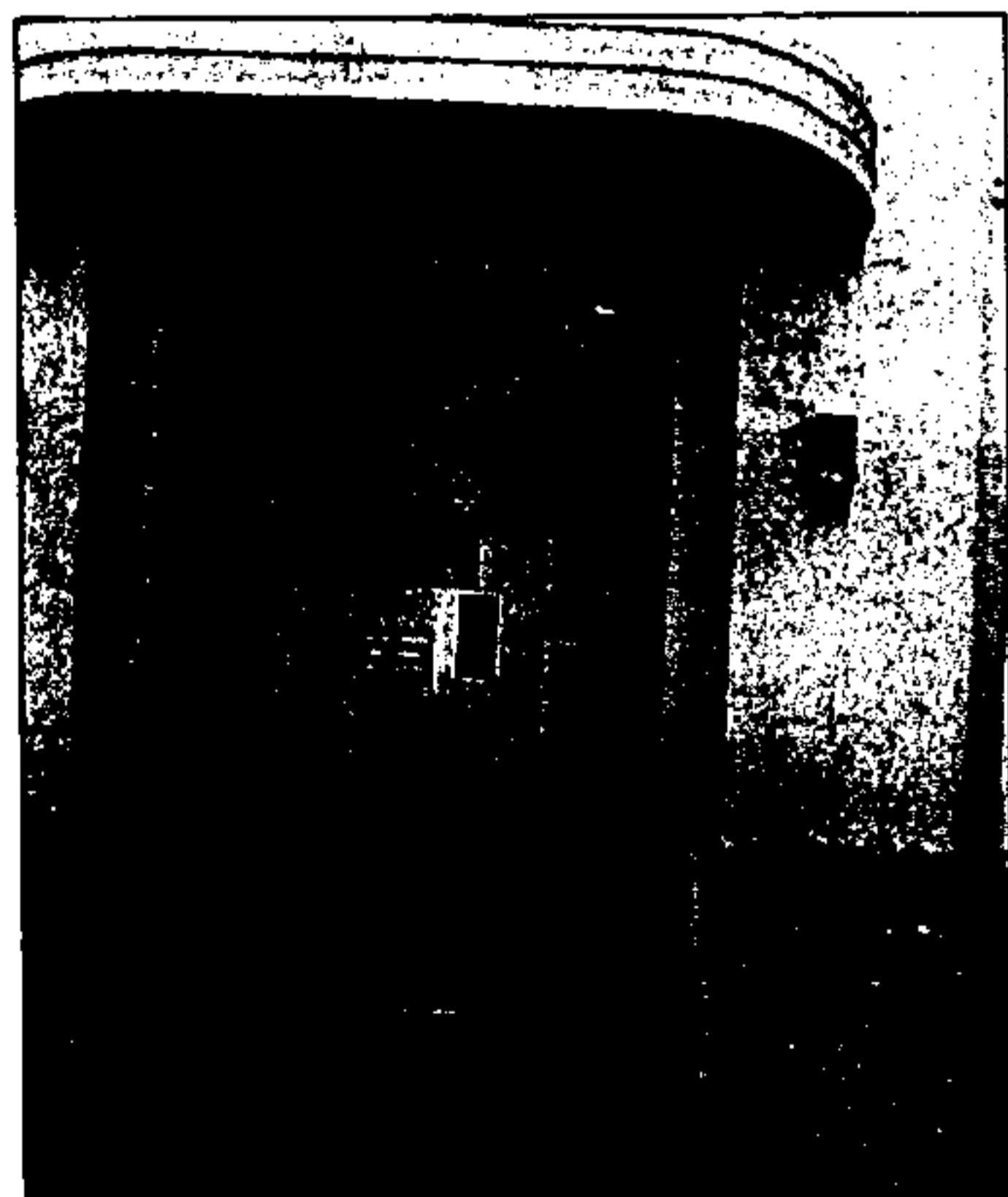


Figure 3. Front door, east elevation



Figure 4. North elevation toward west-southwest



Figure 1. South elevation with addition, towards northwest.



Figure 2. East elevation of southern addition, towards southwest.



Figure 3. North elevation with addition, towards southwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: 145 S MONTGOMERY (Sunrise Park)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- 1. EXTERIOR _____ E (VG) G FP
- 2. STYLE _____ E (VG) G FP
- 3. DESIGNER _____ E (VG) G FP
- 4. CONSTRUCTION _____ E VG (G) FP
- 5. SUPPORTIVE ELEMENTS _____ E VG G (FP)

B. HISTORY/ASSOCIATION

- 6. PERSON/ORGANIZATION _____ E VG (G) FP
- 7. EVENT _____ E VG (G) FP
- 8. PATTERNS _____ E VG (G) FP
- 9. AGE _____ E VG (G) FP

C. ENVIRONMENTAL/CONTEXT

- 10. CONTINUITY _____ E VG (G) FP
- 11. SETTING _____ E VG (G) FP
- 12. FAMILIARITY _____ E VG (G) FP

D. INTEGRITY

- 13. CONDITION _____ E (VG) G FP
- 14. EXTERIOR ALTERATIONS _____ E (VG) G FP
- 15. STRUCTURAL REMOVALS _____ E (VG) G FP
- 16. SITE _____ (E) VG G FP

E. REVERSIBILITY

- 17. EXTERIOR _____ (E) VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR/VISUAL QUALITY _____ E VG G (FP)
- 19. HISTORY/ASSOCIATION OF INTERIOR _____ E VG G (FP)
- 20. INTERIOR ALTERATIONS _____ E VG G (FP)
- 21. REVERSIBILITY/INTERIOR _____ E VG G (FP)
- 22. NATIONAL OR CALIFORNIA REGISTER _____ E VG G (FP)

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
		<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
A. <u>VISUAL QUALITY/DESIGN</u>						
1.	EXTERIOR	16	12	6	0	<u>12</u>
2.	STYLE	10	8	4	0	<u>8</u>
3.	DESIGNER	6	4	2	0	<u>4</u>
4.	CONSTRUCTION	10	8	4	0	<u>4</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>0</u>
					<u>SUBTOTAL:</u>	<u>28</u>
B. <u>HISTORY/ASSOCIATION</u>						
6.	PERSON/ORGANIZATION	20	15	7	0	<u>7</u>
7.	EVENT	20	15	7	0	<u>7</u>
8.	PATTERNS	12	9	5	0	<u>5</u>
9.	AGE	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>22</u>
C. <u>ENVIRONMENTAL/CONTEXT</u>						
10.	CONTINUITY	8	6	3	0	<u>3</u>
11.	SETTING	6	4	2	0	<u>2</u>
12.	FAMILIARITY	10	8	4	0	<u>4</u>
					<u>SUBTOTAL:</u>	<u>9</u>
					<u>"A" & "C" SUBTOTAL:</u>	<u>37</u>
					<u>"B" SUBTOTAL:</u>	<u>22</u>
					<u>PRELIMINARY TOTAL:</u>	<u>59</u>
					(Sum of A, B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	-	(.03)	.05	.10	.03 x 59 = 1.77 <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	-	(.05)	.10	.20	.05 x 37 = 1.85 <small>*from A and C Subtotals</small>
	-	(.03)	.05	.10	.03 x 22 = 0.66 <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	-	(.20)	.30	.40	.20 x 37 = 7.4 <small>*from A and C Subtotals</small>
	-	(.10)	.20	.40	.10 x 22 = 2.2 <small>*from B Subtotal</small>
16. SITE	(-)	.10	.20	.40	0 x 22 = 0 <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 13.88

ADJUSTED SUBTOTAL: 59 - 13.83 = 45.12
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	(3)	3	2	2	3
					<u>TOTAL: 48.12</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	(0)	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	(0)	0
20. INTERIOR ALTERATIONS	4	4	2	(0)	0
21. REVERSIBILITY/INTERIOR	4	4	2	(0)	0
22. NATIONAL OR CALIFORNIA REGISTER	20	(15)	10	0	15

BONUS POINTS SUBTOTAL: 15

ADJUSTED TOTAL (Plus Bonus Points): 63.12

Previous Historic Resources Inventory: “Recirculation of DEIR for the Baseball Stadium in the Diridon / Arena Area, Revised Cultural Resources Section,” City of San Jose File No. PP05-214 (August 2006)

PURPOSE OF RECIRCULATION

CEQA requires recirculation when “significant new information” is added to an EIR after publication of the Draft EIR, but before certification.¹ New information is considered significant under CEQA when: “The EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.”²

“Significant new information” requiring recirculation includes a disclosure showing:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
3. A feasible project alternative or mitigation measure, which is considerably different from others previously analyzed, would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it; or
4. The Draft EIR is so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment are precluded.

“Recirculation is not required where the new information added to an EIR merely clarifies or amplifies or makes insignificant modification in an adequate EIR.”³

Based on additional research initiated during the response to comments process, new significant information regarding the architect and associated integrity of the structure at 145 South Montgomery Street was uncovered resulting in a new significant impact. This recirculation document focuses solely on this new cultural resource information and associated impact. Other requests to clarify any errors, omissions, or misinterpretation of materials in the Draft EIR received during the public review period will be addressed in the Response to Comments document.

BACKGROUND

Background research, including a records search and a literature review, was conducted for the Cultural and Paleontological Resources Study and Evaluations Report and the associated Section V.J, Cultural and Paleontological Resources, of the Draft EIR.

Primary research of the properties within the proposed stadium project area was initially undertaken by reviewing the City of San Jose’s Historic Resources Inventory and the online San Jose Library

¹ CEQA Guidelines §15088.5; *Laurel Heights Improvement Ass’n v. Regents of the Univ. of Cal.*, 6 Cal. 1112 (1993).

² *Ibid.*

³ *Ibid.*

Previous Historic Resources Inventory (Continued):

Sanborn Insurance maps of the area. LSA's library contains many maps, documents, and books about San Jose. A records search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System. The NWIC is the primary archive for cultural resource studies and reports as designated by the California State Office of Historic Preservation. In addition, maps, city directories, building permits, and local historical surveys and reports were researched at History San Jose. All available building permits, maps of the area, and data maintained by the San Jose Library's California Room and the Sourisseau Academy were also reviewed for information during multiple visits. The City of San Jose's online Planning, Building and Code Enforcement website contains copies of building permits from approximately 1950 that were reviewed for each of the properties within the proposed stadium project area. The Santa Clara County Recorder's online services were also used for research. The Recorder's Office was also personally queried regarding property ownership, building permits, and architects for the properties within the proposed stadium project area, but the researcher was informed that pre-1900 and early 1900 records were essentially inaccessible.

Historic Resources Inventory, and California Department of Parks and Recreation (DPR) 523 forms and California Register evaluation forms were available for several properties within the proposed stadium project area. The research was undertaken 1) to obtain primary information regarding possible historical resources in and adjacent to the proposed project area, and 2) to assess the findings of previous historical studies of buildings in the proposed project area. Subsequently, research was conducted at the Environmental Design Library at the University of California, Berkeley.

The research related to 145 South Montgomery Street summarized in the Draft EIR, revealed that Allen T. Gilliland, Sr., and his wife purchased the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit to be occupied as a bakery. (No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted.) The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building consisting of the bakery and an office, situated between Otterson Street to the north and Pearl Street to the south. The 1962 Sanborn Insurance Map depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south, and a large warehouse behind the bakery between the loading dock and new bread plant. A 'bread depot' is depicted across the street at 327 Otterson Street. Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, and sold the bakery in 1966. Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. Based on these initial findings, potential impacts to the structure at 145 South Montgomery Street were found to be less than significant.

Comments received on the Draft EIR from the City of San Jose, San Jose Historic Landmarks Commission and the Preservation Action Council of San Jose request the report preparers conduct additional research to identify Ralph Wyckoff as the architect of 145 South Montgomery Street and identify the structure as an early example of the streamline modern architectural designed by Ralph Wyckoff.

After preparation of the Draft EIR, two plans by Ralph Wyckoff for 145 South Montgomery Street were uncovered and presented: one a Detail of Trusses (September 2, 1936), and the other a Detail of Back and Seat (December 9, 1936). These architectural plans did not provide sufficient evidence to conclude that Ralph Wyckoff designed the building at 145 South Montgomery Street.

Previous Historic Resources Inventory (Continued):

Additional Sunlite Bakery building plans by Ralph Wyckoff were located through more research in the History San Jose archives. Plans included details of trusses, the marquise, window designs and plans for the interior. With these additional pieces, it appears that the building as a whole was designed by Ralph Wyckoff, and as such is eligible for listing in the National and California registers and is a historical resource for the purpose of CEQA. The building also appears to qualify as a City of San Jose Candidate City Landmark. The structure embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by an architect, Ralph Wyckoff, who is locally recognized as a distinguished architect. Potential impacts to the structure at 145 South Montgomery Street would be significant.

Draft EIR Figures III-2, Project Site Location, III-3, Conceptual Site Plan, and V.J- , Project Area Buildings are attached to this recirculation document for reference.

TEXT REVISIONS

In order to reflect this new information and conclusion about the building at 145 South Montgomery Street, setting information in the Draft EIR and the Cultural and Paleontological Resources Study and Evaluations must be revised and a new impact inserted. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with underlined text. Text deleted from the Draft EIR is shown in ~~strikeout~~.

Draft EIR

Page 232 of the Draft EIR is revised as follows:

145 S. Montgomery Street. (Figure V.J-1, #5) In 1933, Allen T. Gilliland, Sr., and his wife paid \$3,000 for the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. ~~No architect was listed on the building permit although the building contractor, N.J. Nielsen, was noted. History San Jose archives contain some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.~~

The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building situated between Otterson Street to the north and Pearl Street to the south. The original building consisted of the bakery and an office. The truck shed is most likely the 'loading dock' behind the bakery.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the

Previous Historic Resources Inventory (Continued):

entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

By the mid-1950s, the company dominated was one of the largest Santa Clara County bakeries.⁴ bread market. The 1962 Sanborn Insurance Map depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south (Pearl Street is no longer to the south), and a large warehouse behind the bakery between the loading dock and new bread plant. A "bread depot" is depicted. The company expanded the bakery and constructed a bread depot across the street at 327 Otterson Street (see below) as depicted on the 1962 Sanborn Insurance Map.

Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966 and maintained ownership of the television station.⁵ Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. Although no records have been found, an extension on the north side of the original building does not have the same exterior characteristics. The interior has been extensively and repeatedly remodeled to accommodate telephone companies. SBC Communications currently occupies the building.

A new Impact CULT-2, is added to page 244 as follows:

Impact CULT-2: The Sunlite Baking Company building, 145 South Montgomery, appears eligible for listing in the National and California registers and as a Candidate City Landmark and would sustain direct impacts due to the proposed project. (S)

Preservation in place is always the preferred mitigation measure for such a historic resource; however, the building must be removed for construction of the proposed stadium. Incorporation in the project is not feasible because the building would be located in the middle of the ballpark playing field. Architectural documentation, relocation, and salvage are mitigation options for this resource. Architectural documentation can be used to lessen the severity of impacts to architectural historical resources by recording architecturally significant features that justify the resource's California Register eligibility. Relocation can be undertaken to maintain a resource's California Register eligibility, and thereby reduce the severity of impacts, provided that the following conditions are met: (1) the resource is relocated to prevent its destruction; and (2) the resource, in its new location, retains its historic features and compatibility in orientation, setting, and general environment.⁶ Salvage can reduce potential impacts by removing distinctive architectural elements for reuse in other projects.

Three mitigation measures are included below: Mitigation Measure CULT-2a (Documentation), CULT-2b (Relocation) and CULT-2c (Salvage). Mitigation Measure

⁴ Arbuckle, Clyde, 1986, op. cit.

⁵ Ibid.

⁶ California Office of Historic Preservation, 1999, p. 3. *California Register and National Register: A Comparison*. Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

Previous Historic Resources Inventory (Continued):

CULT-2a shall be undertaken in conjunction with Mitigation Measure CULT-2b or 2c. Implementation of Mitigation Measures CULT-2a and CULT-2b would reduce this significant impact to a less-than-significant level. Implementation of CULT-2c would *not* reduce this significant impact to a less-than-significant level.

Mitigation Measure CULT-2a: **Documentation.** The building shall be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data.*⁷ Photographic documentation shall follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details shall be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, shall be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs shall be produced for distribution to local and regional repositories. One copy shall be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure shall also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

If only documentation were undertaken for mitigation, impacts to this resource would be significant unavoidable. (SU)

and

Mitigation Measure CULT-2b: **Relocation.** If feasible, the building shall be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, shall follow the Secretary of the Interior's Standards⁸ to ensure that the building retains its integrity and historical significance. (LTS)

or

Mitigation Measure CULT-2c: **Salvage.** If relocation is not possible, the building shall be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements. (SU)

In addition to the insertion of the new Impact and Mitigation Measures CULT-2, text relating to the demolition of 145 South Montgomery would be removed from the list of less-than-significant impacts beginning on page 241 of the Draft EIR. Existing Impact CULT-2 related to 65 Cahill Street, as well as subsequent Impacts would be re-numbered.

⁷ Pacific Coast Basin Regional Office, U.S. National Park Service 1993.
⁸ U.S. Department of the Interior, Office of the Secretary 1990

Previous Historic Resources Inventory (Continued):

Cultural and Paleontological Resources Study and Evaluations

Section V.J, Cultural and Paleontological Resources, of the Draft EIR is based on the background report Cultural and Paleontological Resources Study and Evaluations, that is presented as Appendix G to the EIR.

To incorporate the new setting information, page 17 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street. (Figure 3, #5) In 1933, Allen T. Gilliland, Sr., and his wife paid \$3,000 for the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contain some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The 1943 architectural plans on file with the City of San Jose state Ralph Wyckoff, architect, prepared the plans for a truck shed for the bakery. The 1950 Sanborn depicts the original building situated between Otterson Street to the north and Pearl Street to the south. The original building consisted of the bakery and an office. The truck shed is most likely the 'loading dock' behind the bakery.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

By the mid-1950s, the Sunlite Baking Company was one of the largest Santa Clara County bakeries (Arbuckle 1986:388). Arbuckle (1986:388) states that by the mid-1950s, the company dominated the Santa Clara County bread market. The company expanded the bakery and constructed a bread depot across the street at 327 Otterson Street (see below) as depicted on the 1962 Sanborn Insurance Map. depicts multiple additions to the original building, including two warehouses and a bread plant set back from Montgomery Street and to the south (Pearl Street is no longer to the south), and a large warehouse behind the bakery between the loading dock and new bread plant. A 'bread depot' is depicted across the street at 327 Otterson Street (see below).

Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966 and maintained ownership of the television station (Arbuckle 1986:388).

Previous Historic Resources Inventory (Continued):

Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. The interior has been extensively remodeled to accommodate telephone companies. SBC Communications currently occupies the building.

To revise the conclusions regarding architectural resources, page 25 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street (APN 261-35-007, and -027). The Sunlite Baking Company building was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992c) and ~~but~~ was not evaluated. The current ~~LSA study~~ historic evaluation has concluded that the Sunlite Baking Company building ~~does not appear~~ appears to be eligible for listing in the National ~~er~~ and California registers ~~and as a Candidate City Landmark under any of the~~ and is a historical resource ~~for the applicable criteria~~ purposes of CEQA.

Allen T. Gilliland and his wife constructed this Moderne industrial building in the late 1930s. The Sunlite Baking Company also owned KNTV, San Jose's first TV station, adjacent to the current property. Laffey (1992c) stated that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit (SM) at that time.

Amanda Blosser (2002b) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor...to have important associations with significant events or trends in local, state, or nation history." Blosser (2002b) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that ~~The~~ large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

~~LSA's research also indicated that the Sunlite Baking Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. The~~ Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and are secondarily referenced as owners of the Sunlite Baking Company.

~~Although no architect was listed on the original building permit, a 1943 permit lists Ralph Wyekoff, architect, for the bakery truck shed. Wyekoff, a San Jose architect, specialized in schools and public buildings. The Historic Consultant's research also indicates that the building appears eligible for listing in the California Register under Criterion 3, the National Register under Criterion C, and as a Candidate City Landmark. The building is considered to be a historical resource for the purposes of CEQA since the building embodies the distinctive~~

Previous Historic Resources Inventory (Continued):

characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s, when the building was designed, he focused on Moderne and Spanish styles. His buildings Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets (Douglas 2005:155).

Although Wyckoff may have designed the original Sunlite Baking Company building, additions and alterations obscure the original structure, the current building is more than twice its original size, and there are better examples of Wyckoff's work throughout San Jose. LSA concurs with Blosser (2002b); due to a lack of integrity, the building no longer conveys its period of significance. Therefore, the Sunlite Baking Company building does not appear to be eligible for listing in the National or California registers. Extensive interior alterations have been made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance. The building also appears eligible for classification as a Candidate City Landmark rather than a Structure of Merit. The Historic Consultant's evaluation is based on the City's Historic Preservation Ordinance City Landmark Criteria.

The building's tally using the City's Historic Evaluation Criteria is 39.75. The building is not classified as a CCL, and is not a historical resource for the purposes of CEQA.

The demolition of 145 South Montgomery would be added to the list of direct effects, architectural resources on page 33 of the Cultural and Paleontological Resources Study and Evaluations. The project will have a significant impact on two of the seventeen architectural historical resources, the KNTV building, 645 Park Avenue, and the Sunlite Baking Company, 145 South Montgomery Street.

To revise the recommendations regarding significant project impacts to architectural resources, page 35 of the Cultural and Paleontological Resources Study and Evaluations is revised as follows:

145 South Montgomery Street, the Sunlite Baking Company Building. The project will potentially impact the Sunlite Baking Company building. The building appears eligible for listing in the National and California registers and appears to qualify for the City of San Jose classification as a Candidate City Landmark. Preservation in place is always preferred; however, the building must be removed for construction of the proposed stadium. Incorporation in the project is not feasible because the building would be located in the middle of the ballpark playing field. Architectural documentation, relocation, and salvage are mitigation options for this resource. Architectural documentation can be used to lessen the severity of impacts to architectural historical resources by recording architecturally significant features that justify the resource's California Register eligibility. Relocation can be undertaken to maintain a resource's California Register eligibility, and thereby reduce the severity of impacts, provided that the following conditions are met: (1) the resource is relocated to prevent its destruction; and (2) the resource, in its new location, retains its historic features and compatibility in

Previous Historic Resources Inventory (Continued):

orientation, setting, and general environment.⁹ Salvage can reduce potential impacts by removing distinctive architectural elements for reuse in other projects. Three recommendations are included below to mitigate the effects of the proposed project.

Documentation The building should be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data* (U.S. National Park Service 1993). Photographic documentation should follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, should be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs should be produced for distribution to local and regional repositories. One copy should be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure should also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

Relocation If feasible, the building should be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, should follow the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.

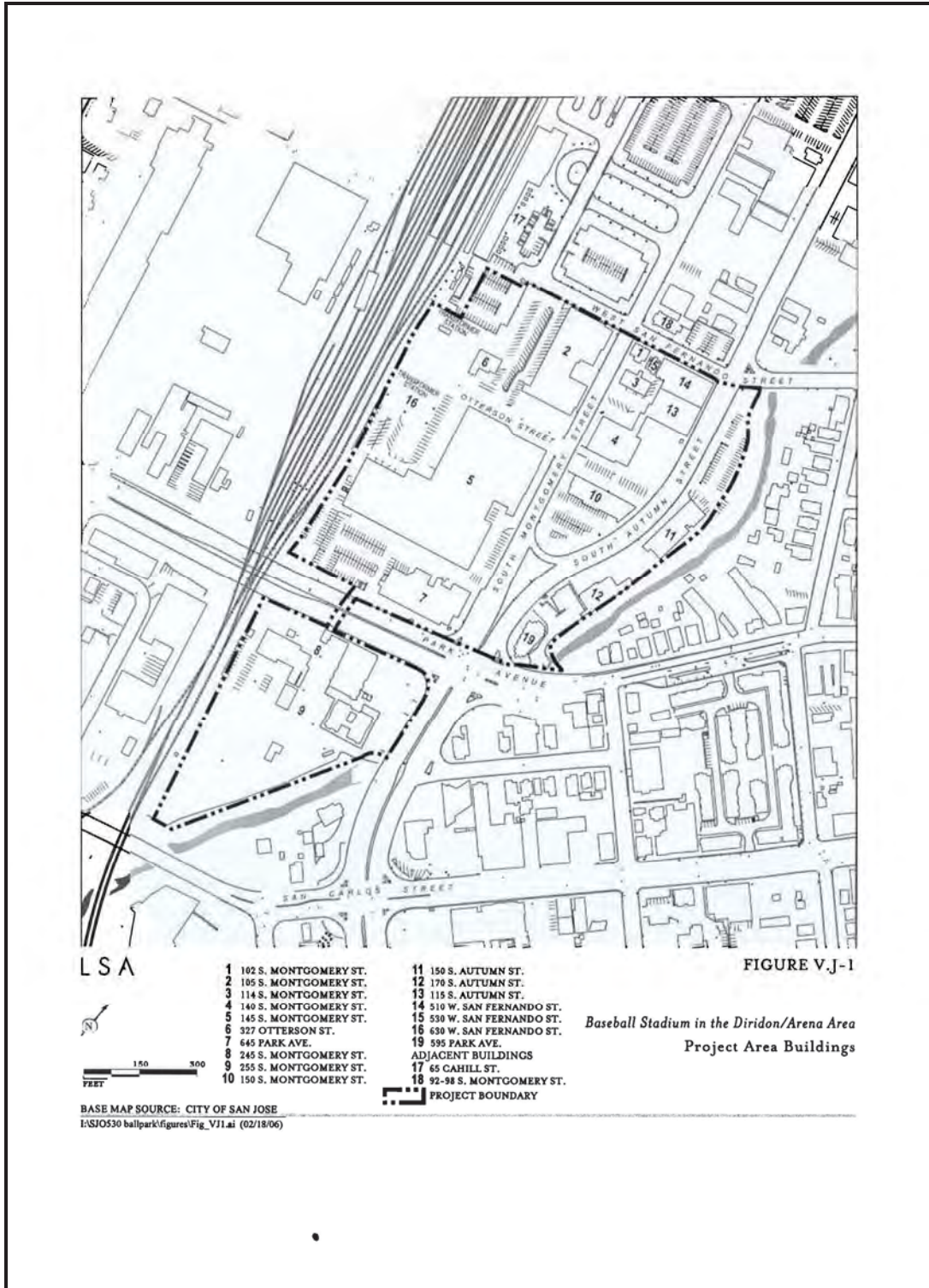
Salvage If relocation is not possible, the building should be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.

The demolition of 145 South Montgomery would be removed from the list of less-than-significant impacts beginning on page 39 of the Cultural and Paleontological Resources Study and Evaluations.

Revised Department of Recreation Form 523 (DPR523) and City of San Jose Historic Evaluation Sheets for 145 South Montgomery Street are attached.

⁹ California Office of Historic Preservation, 1999, p. 3. *California Register and National Register: A Comparison*. Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

Previous Historic Resources Inventory (Continued):



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

Primary #
HRI #
Trinomial

Page 1 of 3

Resource Name: 145 South Montgomery Street

Recorded by: Judith Marvin and Randy Groza

Date: December 12, 2005

Update

On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was \$22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contains some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

Extensive interior alterations were made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance.

The Sunlite Baking Company building was originally recorded on Historic Resources Inventory forms in 1992 (Laffey 1992) but was not evaluated. Laffey (1992) did, however, state that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit at that time. The current LSA study has concluded that the Sunlite Baking Company building appears to be eligible for listing in the California and National registers and appears to be a Contributing Structure.

Architectural historian Amanda Blosser (2002) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor...to have important associations with significant events or trends in local, state, or nation history." Blosser (2002) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that the large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and secondarily as owners of the Sunlite Baking.

LSA's research also indicates that the building appears eligible for listing in the California and National registers and to be a historical resource for the purposes of CEQA under Criteria 3 since the building embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s when the building was designed, he focused on Moderne and Spanish styles (Douglas 2005:155). The building also appears eligible for classification as a Contributing Structure rather than a Structure of Merit. LSA's evaluation is based on the City's Historic Evaluation Criteria Form with a final tally of 63.12.

References

- Blosser, Amanda, 2002. Department of Parks and Recreation 523L form (Continuation Sheet) for 145 S. Montgomery Street.
Douglas, Jack, 2005. *Historical Highlights of Santa Clara Valley*. History San Jose, San Jose, California.
Laffey, Glory Anne, 1992. Historic Resources Inventory Form for Sunlite Baking Company.

DPR 523L (1/95)

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

Primary #
HRI #
Trinomial

Page 2 of 3

Recorded by: Judith Marvin and Randy Groza

Resource Name: 145 South Montgomery Street
Date: December 12, 2005 Update



Figure 1. East elevation towards southwest.



Figure 2. Window details, east elevation towards northwest.

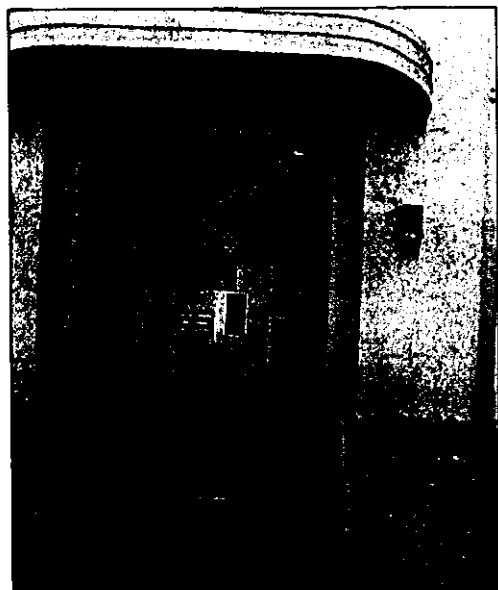


Figure 3. Front door, east elevation



Figure 4. North elevation toward west-southwest

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

Primary #
HRI #
Trinomial

Page 3 of 3

Recorded by: Judith Marvin and Randy Groza

Resource Name: 145 South Montgomery Street
Date: December 12, 2005 Update

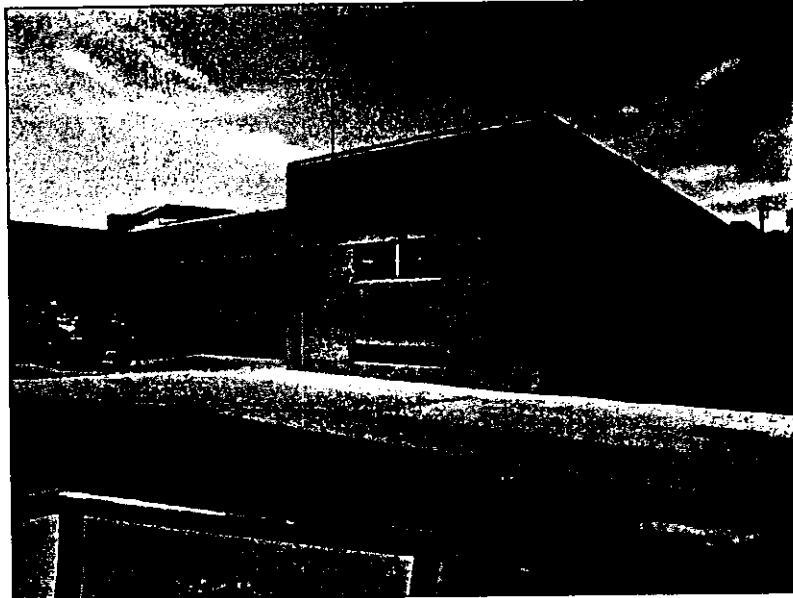


Figure 1. South elevation with addition, towards northwest.



Figure 2. East elevation of southern addition, towards southwest.



Figure 3. North elevation with addition, towards southwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: 145 S MONTGOMERY (Summer Park)

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

1. EXTERIOR _____	E	(VG)	G	FP
2. STYLE _____	E	(VG)	G	FP
3. DESIGNER _____	E	(VG)	G	FP
4. CONSTRUCTION _____	E	VG	(G)	FP
5. SUPPORTIVE ELEMENTS _____	E	VG	G	(FP)

B. HISTORY/ASSOCIATION

6. PERSON/ORGANIZATION _____	E	VG	(G)	FP
7. EVENT _____	E	VG	(G)	FP
8. PATTERNS _____	E	VG	(G)	FP
9. AGE _____	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10. CONTINUITY _____	E	VG	(G)	FP
11. SETTING _____	E	VG	(G)	FP
12. FAMILIARITY _____	E	VG	(G)	FP

D. INTEGRITY

13. CONDITION _____	E	(VG)	G	FP
14. EXTERIOR ALTERATIONS _____	E	(VG)	G	FP
15. STRUCTURAL REMOVALS _____	E	(VG)	G	FP
16. SITE _____	(E)	VG	G	FP

E. REVERSIBILITY

17. EXTERIOR _____	(E)	VG	G	FP
--------------------	-----	----	---	----

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18. INTERIOR/VISUAL QUALITY _____	E	VG	G	(FP)
19. HISTORY/ASSOCIATION OF INTERIOR _____	E	VG	G	(FP)
20. INTERIOR ALTERATIONS _____	E	VG	G	(FP)
21. REVERSIBILITY/INTERIOR _____	E	VG	G	(FP)
22. NATIONAL OR CALIFORNIA REGISTER _____	E	VG	G	(FP)

REVIEWED BY: _____

DATE: _____

EVALUATION TALLY SHEET (Part I)

		VALUE				
		E	VG	G	FP	
A. VISUAL QUALITY/DESIGN						
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	4
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	0
					SUBTOTAL:	<u>28</u>
B. HISTORY/ASSOCIATION						
6.	PERSON/ORGANIZATION	20	15	7	0	7
7.	EVENT	20	15	7	0	7
8.	PATTERNS	12	9	5	0	5
9.	AGE	8	6	3	0	3
					SUBTOTAL:	<u>22</u>
C. ENVIRONMENTAL/CONTEXT						
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
					SUBTOTAL:	<u>9</u>
					"A" & "C" SUBTOTAL:	<u>37</u>
					"B" SUBTOTAL:	<u>22</u>
					PRELIMINARY TOTAL:	<u>59</u>
					(Sum of A, B & C)	

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	-	(.03)	.05	.10	.03 x 59 = 1.77
14. EXTERIOR ALTERATIONS	-	(.05)	.10	.20	*from A, B, C Subtotals .05 x 37 = 1.85
	-	(.03)	.05	.10	*from A and C Subtotals .03 x 22 = 0.66
15. STRUCTURAL REMOVALS	-	(.20)	.30	.40	*from B Subtotal .20 x 37 = 7.4
	-	(.10)	.20	.40	*from A and C Subtotals .10 x 22 = 2.2
16. SITE	(-)	.10	.20	.40	*from B Subtotal .0 x 22 = 0

INTEGRITY DEDUCTIONS SUBTOTAL: 13.88

ADJUSTED SUBTOTAL: 59 - 13.88 = 45.12
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	(3)	3	2	2	3
					<u>TOTAL: 48.12</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	(0)	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	(0)	0
20. INTERIOR ALTERATIONS	4	4	2	(0)	0
21. REVERSIBILITY/INTERIOR	4	4	2	(0)	0
22. NATIONAL OR CALIFORNIA REGISTER	20	(15)	10	0	15

BONUS POINTS SUBTOTAL: 15

ADJUSTED TOTAL (Plus Bonus Points): 63.12

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 2

*Resource Name or # (Assigned by recorder) Map Reference #12-71

*Recorded by Amanda Blosser *Date September 18, 2002 Continuation Update

P1. Other Identifier: 145 South Montgomery Street (Sunlite Baking Company)

***P3a. Description:**

Attached is the 1992 inventory and evaluation form for the building located at 145 South Montgomery Street, completed by Glory Anne Laffey for the San Jose Planning Department. The 1992 form presented a comprehensive description and history of the Sunlite Baking Company building. Since that survey, a small addition has been constructed on the south side of the building that connects the original building to a large modern warehouse located on an adjacent parcel. The main building, the warehouse, and the connection addition are all used by the Pacific Bell Telephone Company.

***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 1992 survey concluded that the building at 145 South Montgomery Street appeared to be eligible for local listing (National Register Status Code 5S1), for its association with a well-known San Jose business, the Sunlite Baking Company, and a prominent San Jose family, the Gillilands. As mentioned above, the previous survey presented a history of the building, yet it did not evaluate the building for historical significance under the criteria for listing in the National Register of Historic Places. This form, prepared to update the previous survey and evaluate the building under National Register criteria, concludes that the Sunlite Baking Company building does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant. Furthermore, this building does not appear to be a historical resource for the purposes of CEQA.

It does not appear that the Sunlite Baking Company building is important within the pattern of industrial development in San Jose, nor does the building appear to have important associations with significant events or trends in local, state, or national history (Criterion A). Despite being established businessmen within the San Jose community, research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor (the bakery business), or 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). The small addition on the side of the building detracts from its integrity because it connects the original bakery to the large warehouse located on an adjacent parcel. Furthermore, the addition of this large warehouse compromises the setting of the original building. 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. Because this building lacks integrity, as well as historical and architectural significance, it does not appear to be eligible 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.

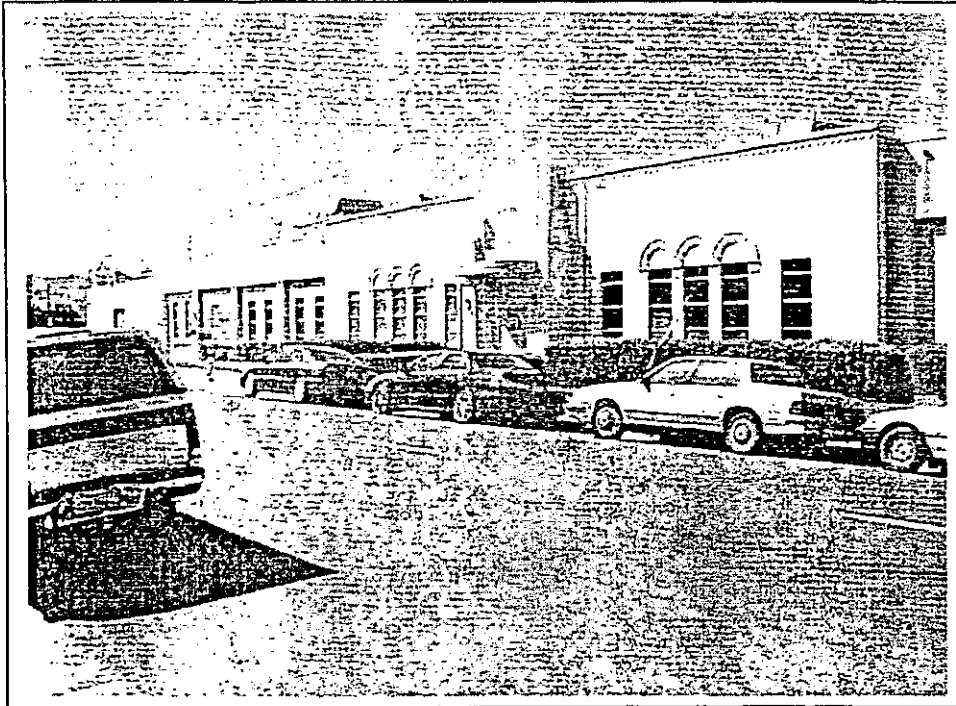
***B14. Evaluator:** Amanda Blosser
JRP Historical Consulting Services
1490 Drew Avenue, Suite 110
Davis, California 95616

Page 2 of 2

*Resource Name or # (Assigned by recorder) Map Reference #12-71

*Recorded by Amanda Blosser *Date September 18, 2002 Continuation Update

Photograph:



Photograph 1. Sunlite Baking Company building, camera facing southwest, September 18, 2002.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 249

Ser. No. _____
National Register Status SS1
Local designation SM

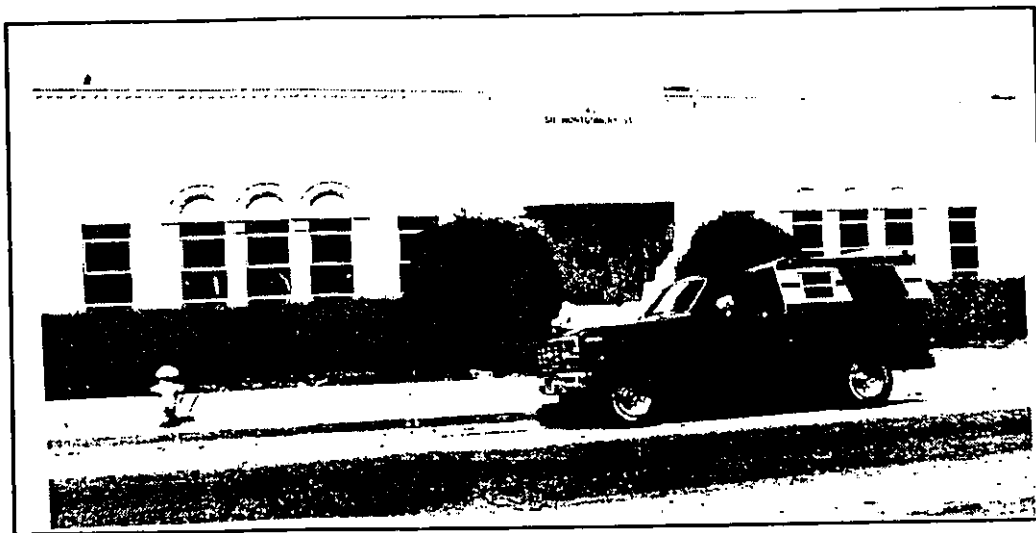
Identification and Location

1. Historic name Sunlite Baking Company
- *2. Common name or current name Pacific Telephone Service Plant
- *3. Number & street 145 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 261-35-027 Other _____

Description

6. Property Category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one-story Moderne industrial building was constructed in the late 1930s. The structure has a flat roof with a parapet, and it has a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped front piece that features vertical fluting. The double-hung sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. The building is well-maintained and retains its architectural integrity.



8. Planning agency Planning Dept.
9. Owner Address Pacific Bell
145 S. Montgomery
San Jose, CA 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M-1
13. Threats Development pressures

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.

Historical Information

- * 14. Construction date(s) 1938A Original location same Date moved _____
 15. Alterations & date _____
 16. Architect Unknown Builder Unknown
 17. Historic attributes (with number from list) 08--bakery

Significance and Evaluation

18. Context for evaluation: Theme Manufacturing & Industry Area San Jose
 Period Inter-War 1918-1945 Property Type bakery Context developed? yes
 * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

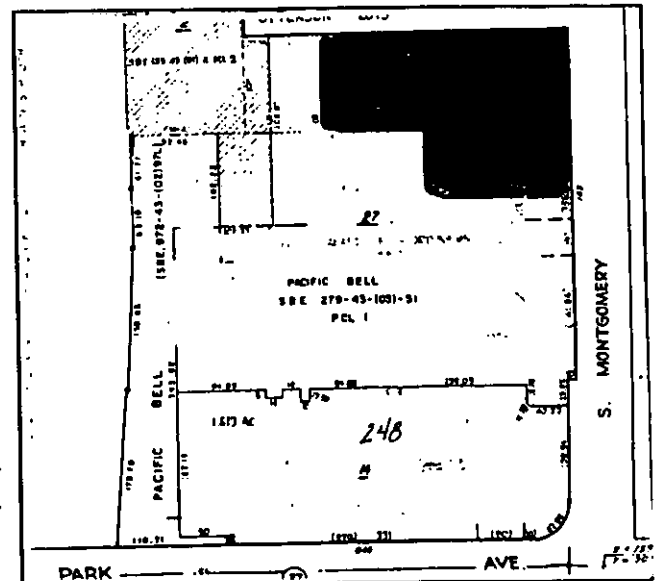
Allen T. Gilliland, Sr., and his wife paid \$3000 for the assets of a bankrupt San Jose bakery in 1933. Within a few years, the company had constructed a new plant on S. Montgomery St. under the name of Sunlite Baking Company. This company dominated the Santa Clara County bread market by the mid-1950s. Upon the death of his father, Allen Gilliland, Jr., took over operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966. In the 1970s Pacific Telephone and Telegraph acquired the building for a service plant. This attractive industrial building is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style.

20. Sources:

Visual Survey, 6/10/92; City Directories 1923-1975; Building Permits; Arbuckle, History of San Jose, 1985; Payne, Harvest of Change, 1986.

21. Applicable National Register criteria

22. Other recognition _____
 State Landmark No. (if applicable) _____
 23. Evaluator Glory Anne Laffey
 Date of evaluation 7/2/92
 24. Survey type Project Related
 25. Survey name Inventory Update Phase II
 26. Year form prepared 1992
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose, CA 95123
 Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Sunlite Baking Co.

SURVEY REF. NO. 249

ADDRESS 145 S. Montgomery

A. VISUAL QUALITY/DESIGN

- | | | | | |
|------------------------------|---|------|---|------|
| 1. EXTERIOR _____ | E | VG x | G | FP |
| 2. STYLE <u>Moderne</u> | E | VG x | G | FP |
| 3. DESIGNER _____ | E | VG | G | FP x |
| 4. CONSTRUCTION _____ | E | VG | G | FP x |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | FP x |

B. HISTORY/ASSOCIATION

- | | | | | |
|--|---|------|-----|------|
| 6. PERSON/ORGANIZATION <u>Sunlite Baking Co., Gilliland family</u> | E | VG x | G | FP |
| 7. EVENT _____ | E | VG | G | FP x |
| 8. PATTERNS <u>Commercial development</u> | E | VG | G x | FP |
| 9. AGE <u>c1938</u> | E | VG | G x | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|-----|----|
| 10. CONTINUITY _____ | E | VG | G x | FP |
| 11. SETTING _____ | E | VG | G x | FP |
| 12. FAMILIARITY _____ | E | VG | G x | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|-----|----|---|----|
| 13. CONDITION _____ | E x | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E x | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E x | VG | G | FP |
| 16. SITE _____ | E x | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|-----|----|---|----|
| 17. EXTERIOR _____ | E x | VG | G | FP |
|--------------------|-----|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|----------------------------------|---|----|---|----|
| 18. INTERIOR/VISUAL _____ | E | VG | G | FP |
| 19. INTERIOR/HISTORY _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |

REVIEWED BY Glory Anne Laffey

DATE: 7/3/92

EVALUATION TALLY SHEET

SURVEY REF. NO. 249

E Value
 VG G FP
 12
 8

A. VISUAL QUALITY/DESIGN

- 1. Exterior
- 2. Style
- 3. Designer
- 4. Construction
- 5. Supportive Elements

VISUAL QUALITY/DESIGN SUB-TOTAL 20

15

B. HISTORY/ASSOCIATION

- 6. Person/Organization
- 7. Event
- 8. Patterns
- 9. Age

HISTORY/ASSOCIATION SUB-TOTAL 23

5
3

C. ENVIRONMENTAL/CONTEXT

- 10. Continuity
- 11. Setting
- 12. Familiarity

ENVIRONMENTAL/CONTEXT SUB-TOTAL 9

3
2
4

A & C SUB-TOTAL 29

B SUB-TOTAL 23

PRELIMINARY TOTAL (SUM of A, B, & C) 52

Value

E VG G FP

D. INTEGRITY

13. Alterations

From A, B & C Sub-Totals 52 X 0 = 0

14. Exterior Alterations

From A & C Sub-Totals 29 X 0 = 0

From B Sub-Total 23 X 0 = 0

15. Structural Removals

From A & C Sub-Totals 29 X 0 = 0

From B Sub-Total 23 X 0 = 0

16. SITE

From B Sub-Total 23 X 0 = 0

INTEGRITY DEDUCTIONS (SUB-TOTAL) 0

ADJUSTED SUB-TOTAL 52 - 0 = 52

PRELIMINARY TOTAL INTEGRITY DEDUCTIONS

E. REVERSIBILITY

17. Exterior 3

3

----- TOTAL 55

Value

E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18. Interior Visual Quality _____

19. History/Association of Interior _____

20. Interior Alterations _____

21. Reversibility/Interior _____

BONUS POINTS SUB-TOTAL _____

ADJUSTED TOTAL (With Bonus Points) 55

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or # (Assigned by recorder): 691 W. San Carlos Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 691 W. San Carlos Street City San José Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone _ __ mE/ __ __ mN

e. Other Locational Data: APN 261-37-020

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

This one-story, single-family dwelling is rectangular in plan and sits on a raised basement. It is of wood-frame construction with wood channel siding arranged in alternating narrow and broad courses. The front-facing gable roof is clad in asphalt-shingles, and the gable face features a modest bargeboard, decorative brackets, and wood fish scale shingles. Windows have been boarded but appear to be divided-light, wood sash units organized in pairs. The primary (south) façade also features a bay window, and the gable face contains a paired set of divided-light, perimeter grid, wood casement windows. [See continuation sheet.]

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo: South (primary) and west façades, view north (September 18, 2019)

*P6. Date Constructed/Age and Source: 1915 (Santa Clara County Assessor's Office)

*P7. Owner and Address: To be provided by the City of San José.

*P8. Recorded by Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*P9. Date Recorded: September 18, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 691 W. San Carlos Street

*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single family residence B4. Present Use: Vacant

*B5. Architectural Style: Folk Victorian *B6. Construction History: Built in 1915; one-car garage built on the property ca. 1950 (per City of San José Building Permit no. 11940; garage does not appear in any Sanborn map); extensive remodel is done to the subject property in 2010 following a fire which included replacement of roof, windows, and doors (City of San José Building Permit no. 2010-022012-RS)

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Vincent Zolezzi

*B10. Significance: Theme N/A Area Downtown West San José

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.)

Property History

Vincent Zolezzi was the original owner and builder of the subject property at 691 W. San Carlos Street. Prior to 1915, the subject property was in an unincorporated area of San José and was not included in Sanborn maps. At the time of construction, the neighborhood remained almost entirely undeveloped, with nearly every parcel on the north side of this block of W. San Carlos Street vacant. Between 1915 and 1932, some residential, light industrial, and commercial development occurred in the neighborhood; however, the block to which the subject property belongs remained sparsely occupied through 1962. [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 691 W. San Carlos Street

Page 3 of 4

***P3a. Description (Cont.):** Small, boarded-up wood windows line the basement level on the building's secondary facades. The primary entrance is a single-leaf door (also boarded) located within a recessed porch on the eastern corner of the dwelling. The porch features boxed post supports and a wood balustrade, and it is served by a series of wood stairs affixed to the primary façade. Other notable features include a dentil course at the cornice line, below the boxed eaves, a wood water table, and cornerboards. Site features include deciduous trees along the north and south facades, a wrought-iron gate at the south façade, and a combination of wood and chain-link fencing that encircles the rear portion of the property.

***B10. Significance (Cont.):** Vincent Zolezzi was born in 1889 in Genoa, Italy and immigrated to San Francisco in 1904 with his family. In 1915, he moved from San Francisco to San José with his wife, Jennie Zolezzi, and built the subject property as a residence for his family. Zolezzi was employed at the California Packing Corporation according to city directories. He began working in the cannery and eventually became the foreman of the cook room before his retirement ca. 1965. The Zolezzi's had five children together. Jennie Zolezzi passed away in 1968 and Vincent Zolezzi continued to live at 691 W. San Carlos Street until 1975, according to city directories.¹ Following Zolezzi, the Bejarano family--Armando, Sr., Armando Jr., and Esparanza--were listed at the subject property into the 1980s. Armando Bejarano was identified as a retired cannery worker in city directories.

The property's building permit record is limited and does not contain substantial information about any alterations made to the building during the twentieth century; however, in 2010, the subject property experienced substantial damage due to fire and was significantly remodeled (City of San José Building Permit no. 2010-022012-RS). Consequently, much of the historic fabric was replaced, including the roof, windows, doors, and the front stair. At present, the property is boarded up and appears to be vacant.

Evaluation

PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).² They found the subject property eligible for the National and/or California Registers but did not specify a criterion. In its evaluation of the property, the study refers to a second report which contains the evaluations of buildings within their study area found eligible for listing on the National and/or California Registers; however, the report has not been made available. ARG disagrees with this evaluation as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was developed with a residence in 1915 during a later era of residential and commercial development occurring in the area at the time. Its construction was not a part of a significant pattern of development in the San José, nor did it spur further development. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Vincent Zolezzi was the owner and builder of the subject property; he and his family lived there for sixty years. While the property has a long-time association with Zolezzi, research did not yield any substantial information that would indicate he or his family

¹ Bill Strobel, "The day San Francisco shook," *Mercury News* (San José, April 17, 1985).

² PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 691 W. San Carlos Street

Page 4 of 4

made a significant impact in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The residential building is a late example of the Folk Victorian style of architecture. While there are some thoughtful architectural gestures, the building overall is not a distinctive application of this style nor does it display a high degree of artistic merit. Builder Vincent Zolezzi is not known to have constructed any other buildings and is not considered a master builder. Furthermore, the building displays diminished integrity following a 2010 remodel. As such, the property does not meet the significance threshold for this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance needed to be eligible for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

City of San José Building Permit Record.

Google Earth.

Mercury News.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #14958:

Address/APN#: 691 W. San Carlos Ave.,
San Jose / 26137020

Property Type: Residential

Construction Date: 1915

Substantial Alterations: TBD

Eligibility: Evaluation included in the HPSR.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14959:

Address/APN#: 282 S. Montgomery St.,
San Jose / 25947080

Property Type: Commerce/Trade

Construction Date: circa 1980

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14960:

Address/APN#: 565 Lorraine Ave., San
Jose / 25947068

Property Type: Residential

Construction Date: 1918

Substantial Alterations: TBD

Eligibility: Recommended NRHP/CRHR-
ineligible. Evaluation included in the HASR.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): 655 W. San Carlos Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ; R ; _ of _ of Sec ; _ B.M.

c. Address 655 W. San Carlos Street City San José Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone _ , _ mE/ _ mN

e. Other Locational Data: APN 261-37-020

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

This one-story commercial building is generally rectangular in plan. It is constructed of tilt-up concrete panels and features two separate shed roofs that extend from a tall, central wall that stretches above each roof and beyond either end of the building. The roof on the eastern portion of the building, which contains the primary façade, is clad in ribbed sheet metal; the roof on the western portion of the building, which contains a car washing facility, is not visible from the public right-of-way. Windows in the eastern portion of the building are large, metal-framed shopfront units that occupy much of the southeastern corner of the building. [See continuation sheet].

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



P5b. Description of Photo: (view, date, accession #) View north from the corner of W. San Carlos Street and S. Montgomery Street (September 18, 2019)

P6. Date Constructed/Age and Source: 1971 (City of San José Building Permit No. 69242)

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 655 W. San Carlos Street

*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Carwash B4. Present Use: Carwash

*B5. Architectural Style: Industrial *B6. Construction History: (Construction date, alterations, and date of alterations) Carwash constructed in 1971;¹ 2,610-square-foot addition to carwash made in 1999;² two accessory buildings for storage built in 2008³

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____ *B8. Related Features: covered parking/vacuuming stalls to the south of the building

B9a. Architect: Holm, Tait and Associates b. Builder: Diversified Builders

*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.)

Property History

Prior to the development of 655 W. San Carlos in 1971, Sanborn maps indicate that the parcel featured a one-story building occupied by an auto sales business as early as 1932. At the time, the neighborhood was partially developed with a mix of residential, commercial, and light industrial properties. By 1958, the property remained in use as an auto sales business. The structures on the lot had expanded, including an addition to the original building and a second, larger building located at the rear, north end of the parcel. All pre-existing structures on the lot were subsequently demolished. [See continuation sheet.]

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

*B12. References: [See continuation sheet].

B13. Remarks:

*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

¹ City of San José Building Permit No.69242.

² City of San José Building Permit No. H98-02-0260.

³ City of San José Building Permit no. 2008-062192-Cl.

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 691 W. San Carlos Street

Page 3 of 4

***P3a. Description (Cont.):** Entries to this part of the building include full-glass, single-leaf metal doors at the southeastern corner of the building and pairs of metal double doors on the eastern and northern façades. Entries to the northern portion of the building include large automotive entries on the northern and southern facades; the latter is covered by a metal, gable-roofed porch that shelters various mechanical equipment related to the car wash facility. Site features include a large paved parking area and a row of covered parking/vacuuming stalls to the south of the building. The southeastern corner of the property features a narrow strip of vegetative landscaping along the sidewalk.

***B10. Significance (Cont.):** In 1971 a building permit was issued to Cloudburst Carwash to construct a Type IV building by Diversified Builders at 655 W. San Carlos Street.⁴ By this time, the neighborhood had been developed for several decades and new construction in the area was largely infill. City directories from the time indicate that Mehdi Siadat was the manager of the carwash; however, it is not clear if he was also the owner. Siadat was born in Iran and immigrated to the United States in 1965;⁵ further archival research did not yield substantial information on Siadat or Cloudburst Car Wash. A permit in 1999 was granted to construct a 2,160 square foot addition to the carwash that appears to have been made to the east façade of the building. The property currently remains in use as a carwash and operates as Extreme Express Car Wash.

Evaluation

PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).⁶ The subject property was only forty years-old at the time and was found ineligible due to age. As the subject property has now reached forty-five years of age, ARG has updated this evaluation as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously developed as an auto sales business prior to the construction of the current building. By 1971, the neighborhood character of mixed residential, light industrial, and commercial development had been well established. The subject property did not spur new development in the area, nor is it associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

National Register Criterion B/California Register Criterion 2

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The subject property at 655 W. San Carlos Street is of a common industrial style made of simple materials. It does not appear to be a significant example of this style, nor does it appear to be the work of a master architect. Furthermore, it does not possess any high artistic values that would render it architecturally distinct. As such, the property does not meet the significance threshold for this criterion.

⁴ Building Permit no. 69242 and Electrical Permit no. 10543

⁵ "School News: Skyline High," *Oakland Tribune*, November 16, 1966.

⁶ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 691 W. San Carlos Street

Page 4 of 4

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

City of San José Building Permit Record.

Google Earth.

Oakland Tribune.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #14955:

Address/APN#: 214 Dupont St., San Jose / 26138064

Property Type: Commerce/Trade

Construction Date: 1947

Substantial Alterations: Non-historic remodel of façade.

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010



Resource #14956:

Address/APN#: Corner of S. Montgomery St. and Park, San Jose / 26137025

Property Type: Government/Public/ Institutional

Construction Date: circa 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14957:

Address/APN#: 655 W. San Carlos St., San Jose / 26137029

Property Type: Commerce/Trade

Construction Date: 1971

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

***Resource Name or #** (Assigned by recorder): 255 S. Montgomery Street

P1. Other Identifier:

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

***a. County** Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ; **R** ; of of **Sec** ; _____ **B.M.**

c. Address 255 S. Montgomery Street **City** San José **Zip** 95110

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

e. Other Locational Data: APN 261-37-031

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

The subject property at 255 S. Montgomery Street occupies a large, irregularly shaped parcel on the west side of S. Montgomery Street. The parcel is bound to the north by Park Avenue, to the south and southeast by S. Montgomery Street and Los Gatos Creek, and to the west by the Southern Pacific Railway right-of-way. The site is entirely paved and composed of numerous buildings and structures. [See continuation sheet.]

***P3b. Resource Attributes:** HP8. Industrial building

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



P5b. Description of Photo: East façade, view west (September 18, 2019)

***P6. Date Constructed/Age and Source:** ca. 1948 (aerial photograph), 1970s

***P7. Owner and Address:**
To be provided by the City of San José.

***P8. Recorded by**
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***P9. Date Recorded:** September 18, 2019

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 255 S. Montgomery Street

*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Truck servicing B4. Present Use: Fire department training center

*B5. Architectural Style: Industrial *B6. Construction History: ca. 1932: one-story building constructed along Park Avenue; ca. 1948: one-story concrete warehouse built as an addition to the exiting building; ca. 1968: ca. 1932 building is demolished and a large addition is made to the south façade of the ca. 1948 building; ca. 1974: training tower is present on the site; 1977: a T-shaped building added to the north-west corner of the site

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area Downtown West San José

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.)

Property History

Sanborn maps from 1915 indicate that the subject property at 255 S. Montgomery was previously composed of multiple parcels occupied by one-story dwellings with several associated sheds, outbuildings, and water storage tanks. By 1932, several parcels were amalgamated and a one-story warehouse building occupied was constructed along Park Avenue, spanning the width of the parcel. This is generally in-keeping with the pattern of development occurring in the neighborhood at the time, which was transitioning from residential to light industrial. At the time, S. Montgomery Street terminated at Park Avenue (it would later be extended southward to W. San Carlos Street) and the subject property was listed at 600 Park Avenue. The parcel was bound by Park Avenue to the north, Los Gatos Creek to the east, Kearney Street to the west, and the adjacent plot to the south (Kearney Street no longer exists). The property was occupied at this time by Pacific Truck Services, a trucking company which was owned by Albert T. Smith. [See continuation sheet.]

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

*B12. References: [See continuation sheet.]

B13. Remarks:

*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

*Date of Evaluation: January 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 255 W. San Carlos Street

Page 3 of 4

***P3a. Description (Cont.):** The main building on the site occupies the northeast portion of the parcel and is composed of two attached structures—a one-story, concrete warehouse building to the north (ca. 1948) and a one-story office building clad in stacked red brick to the south. The buildings have an L-shape configuration and feature flat roofs. The northern warehouse building features five metal roll-up garage doors on its west façade that are capped with concrete awnings. The brick office building features a ribbon of aluminum frame, fixed-pane windows with mirrored glazing that is capped with a boxed metal awning. The main entry to the office on the south façade features a single glazed aluminum door with a canvas awning. Other structures on the site include a six-story concrete block fire training tower (ca. 1974), a T-shaped building with a gabled roof clad in corrugated metal (1977), as well as numerous contemporary sheds and shipping containers which are not visible from the public right of way. Site features include a chain link fence that encloses the eastern perimeter of the property, a concrete retaining wall that is a component of the Park Avenue grade change, and a series of bushes and shrubs along the eastern perimeter of the office building.

***B10. Significance (Cont.):** Aerial photographs indicate that by 1948 a large, one-story addition was made to the existing building, creating a T-shaped footprint. Sanborn maps from 1950 indicate that the remaining parcels on the block were incorporated into the property and all domestic buildings and their related structures were cleared for open-air truck storage. The property was occupied by Pacific Truck Services until ca. 1968, at which time the City of San José Fire Department had purchased the property.

In 1968, a permit was granted to demolish the ca. 1932 building fronting Park Avenue (City of San José Building Permit no. 59509). By 1974, the fire training tower at the south end of the parcel appears in aerial photographs and a second building was appended to the south façade of the ca. 1948 building, creating an L-shaped configuration. By this time, S. Montgomery Street was extended southward and connected with W. San Carlos Street, and Kearney Street had been eliminated. Consequently, the parcel expanded into what was formerly Kearney Street and was now bound to the west by the Southern Pacific Railway right-of-way. A permit in 1977 was granted to the City of San José to build a one-story fire department storage building. This is likely the T-shaped gabled roof building at the northwest corner of the property that appears in aerial photographs from 1980. Since this time, numerous additions have been made to the site that are not visible from the public right-of-way, but can be seen in aerial imagery on Google Earth. The property continues to be used by the City of San José Fire Department as a training facility.

Evaluation

PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).¹ The study found that the property was ineligible for consideration as a historic resource due to age, citing a construction date of ca. 1970. ARG has updated this evaluation as delineated below.

National Register/California Register Criteria

National Register Criterion A/California Register Criterion 1

This parcel was previously composed of multiple parcels occupied by an assortment of dwellings, sheds, and outbuildings. By 1932, the parcel was developed with a long, narrow building along Park Avenue that was later expanded upon with a large addition ca. 1948. This original building was demolished in 1968, and the property underwent numerous expansions and additions throughout the twentieth century. Its construction was not a part of a significant pattern of development in the San José, nor did it spur further development. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

¹ PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

CONTINUATION SHEET

Property Name: 255 W. San Carlos Street

Page 4 of 4

National Register Criterion B/California Register Criterion 2

Research did not reveal any individuals associated with the subject property to have made a significant impact in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion C/California Register Criterion 3

The complex of buildings at 255 S. Montgomery street are composed of a mix of materials and forms constructed in a generic industrial style. They do not possess high artistic merit, nor are they the work of a master. As such, the property does not meet the significance threshold under this criterion.

National Register Criterion D/California Register Criterion 4

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

Candidate City Landmark/Structure of Merit Assessment

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

***B12. References (Cont.):**

City of San José Building Permit Record.

Google Earth.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



Resource #14955:

Address/APN#: 214 Dupont St., San Jose / 26138064

Property Type: Commerce/Trade

Construction Date: 1947

Substantial Alterations: Non-historic remodel of façade.

Eligibility: Ineligible due to lack of integrity.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi/Amber Grady, June 7, 2010



Resource #14956:

Address/APN#: Corner of S. Montgomery St. and Park, San Jose / 26137025

Property Type: Government/Public/ Institutional

Construction Date: circa 1970

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010



Resource #14957:

Address/APN#: 655 W. San Carlos St., San Jose / 26137029

Property Type: Commerce/Trade

Construction Date: 1971

Substantial Alterations: N/A

Eligibility: Ineligible due to age.

Date Surveyed: April 7, 2010

Reviewer: Richard Brandi, June 7, 2010

CONTINUATION SHEET

Property Name: Orchard Supply Hardware, 720 W. San Carlos Street, San José, CA, 95126 (APN 264-15-015, 264-15-016, 264-15-017, 264-15-018, 264-15-019, 264-15-063, 264-15-0165)

Page 1 of 4

Continuation Update

The following continuation form provides an update to the physical description, property history, and evaluation for the Orchard Supply Hardware building at 720 W. San Carlos Street in San José, California.

***P3a. Description:**

This property includes two one-story commercial buildings; the building to the south is rectangular in plan, while the building to the north features an irregular, roughly trapezoidal plan. The northern building, which features elements of the Moderne style, is constructed of tilt-up concrete panels and features a built-up flat roof. The primary (eastern façade) is generally unornamented, with the exception of a stepped-down, recessed shopfront with a flat roof and broad eaves. This portion of the building is almost entirely glazed, featuring stacked rows of metal-frame windows that extend continuously across the building face and turn a gentle, curvilinear corner near the northern end of the building. A pair of full-glass, metal doors are located near the center of this glazing and flanked by angled columns.

The building at the southern part of the property is a non-historic-age commercial building that is rectangular in plan. It is of concrete or steel-frame construction with brick veneer cladding across most of the primary (eastern) façade. It features a flat roof with a projecting gabled entry; a shed-roofed porch, metal-frame shopfront windows, and full-glass metal doors on the primary façade; and a large lath house covering most of the southern façade. Site features include large paved parking areas to the east of both buildings, chain link fencing around the northern building, and strips of vegetative landscaping that encircle most of the property. The bulk of this landscaping is located near the building at the southern end of the property.

P5a. Photo:



P5b. Description of Photo: East (primary) façade, looking southwest (September 18, 2019)

***P6. Date Constructed/Age and Source:** 1946 (San José Building Permit No. 1512)

***P7. Owner and Address:** To be provided by the City of San José.

***P8. Recorded by:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

CONTINUATION SHEET

Property Name: Orchard Supply Hardware, 720 W. San Carlos Street, San José, CA, 95126 (APN 264-15-015, 264-15-016, 264-15-017, 264-15-018, 264-15-019, 264-15-063, 264-15-0165)

Page 2 of 4

Continuation Update

***P9: Date Recorded:** September 18, 2019

P11: Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

***B10. Significance:**

Property History

The subject property was constructed in 1946 for the Orchard Supply farmer's co-op and designed by the local architecture firm Higgins & Root. The Orchard Supply co-op was established in 1931, at the height of the Great Depression, to serve the local agricultural industry of fruit cultivation. By 1946, Orchard Supply was a leading hardware store in San José and Stanley Smith, the co-op's original manager, was a steward of this success. At the time of Smith's retirement in the 1950s, Orchard Supply had grown to almost 2,000 members. It was subsequently converted from a co-operative into a stock corporation, operating under the name Orchard Supply Hardware. In the 1960s, the business expanded considerably with the opening of multiple Orchard Supply Hardware locations throughout the county. It was during this period of growth that the subject property at 720 W. San Carlos Street underwent considerable alterations and expansions, including the demolition of the original primary façade which made way for a large, incompatible addition.¹ Orchard Supply Hardware continued to expand its locations throughout California, as well as into Oregon and Florida. The company was later purchased by Lowe's, which ceased operations of all Orchard Supply Hardware stores in 2018.²

A detailed account of the subject property's history and context can be found in an evaluation conducted in 2012 by Archives and Architecture which has been appended to this form.

Evaluation

Archives and Architecture conducted an evaluation of 720 W. San Carlos Street in 2012 which concluded that the subject property was ineligible for listing on the National or California Registers due to a lack of integrity. This evaluation also determined the property ineligible for listing on the City of San José Historic Resources Inventory as a City Landmark; however, it was found eligible for listing as a Structure of Merit (it is not currently listed as such on the current Historic Resources Inventory, updated to 2016). A second evaluation of the property was done in 2013 by JRP Historical Consulting as part of a Historic Resources and Inventory Evaluation Report prepared for the Los Gatos Creek Railroad Bridge Replacement Project.³ The study found that the property was ineligible for the National or California Registers due to a lack of historic significance. ARG agrees that due to compromised integrity the property is not eligible for listing on the National Register, California Register, or on the local Historic Resources Inventory as a City Landmark. In addition, ARG contends that the subject property is not eligible for listing on the local inventory as a Structure of Merit.

¹ Archives and Architecture, Department of Parks and Recreation (DPR) 523 Form for 720 West San Carlos Street, San José, California, November 2012. On file at History San José, Archives & Architecture vertical file, F-272.

² Mike Snider, "Lowe's to close all Orchard Supply Hardware stores nationwide," *USA Today*, accessed January 20, 2020, <https://www.usatoday.com/story/money/business/2018/08/22/lowes-orchard-supply-hardware-stores-close/1060236002/>.

³ JRP Historical Consulting, LLC, "Historic Resources Inventory and Evaluation Report: Los Gatos Creek Railroad Bridge Replacement Project San José, Santa Clara County, California," 2013.

CONTINUATION SHEET

Property Name: Orchard Supply Hardware, 720 W. San Carlos Street, San José, CA, 95126 (APN 264-15-015, 264-15-016, 264-15-017, 264-15-018, 264-15-019, 264-15-063, 264-15-0165)

Page 3 of 4

Continuation Update

National Register/California Register Criteria

The significance evaluation of 720 W. San Carlos Street done by Archives and Architecture in 2012 implies that the subject property was eligible under Criterion A/1 for its association with the Valley's agricultural history and as the oldest surviving building of the Orchard Supply co-op, and under Criterion B/2 for its association with founding General Manager Stanley Smith, but not eligible under Criterion C/3 or Criterion D/4. Archives and Architecture conclude, however, that the extensive alterations and additions made to the building have severely diminished its integrity, and they consequently found the property ineligible for listing on either register. The second, independent evaluation of the property conducted by JRP Historical Consulting in 2013 concluded that the property was not historically significant under any criteria and cites issues of integrity as a contributing factor to the property's ineligibility.

Archives and Architecture's report provides a more thorough accounting of the property's history and context as the basis for its evaluation. As such, ARG agrees with the finding of Archives and Architecture that the property is historically significant, but ineligible for listing due to a lack of integrity, as delineated below.

Integrity

The area surrounding the subject property at 720 W. San Carlos Street has experienced some demolition and development throughout the twentieth century into the present; however, the neighborhood generally maintains its mixed-use commercial and residential character. Therefore, the property retains integrity of setting. The building remains at its original site and was occupied by Orchard Supply for the entirety of its history; therefore, it also retains integrity of location and association. The building's midcentury commercial feel is generally legible through its form, massing, and materials; however, the subject property has undergone several significant alterations, most notably the demolition of the primary (north) façade, which was replaced and expanded upon in 1963 with a large, incompatible addition. As such, the building displays a severely diminished integrity of feeling, design and workmanship. As a result, ARG concludes that the subject property lacks sufficient integrity to convey its historical significance.

Candidate City Landmark/Structure of Merit Assessment

Due to a lack of integrity, the subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. As such, it is not eligible for listing on the City of San José Historic Resources Inventory and is not recommended as a Candidate City Landmark or Structure of Merit.

Conclusion

Due to a lack of integrity, the subject property is not eligible for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark or Structure of Merit. For these reasons, 720 W. San Carlos Street is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

CONTINUATION SHEET

Property Name: Orchard Supply Hardware, 720 W. San Carlos Street, San José, CA, 95126 (APN 264-15-015, 264-15-016, 264-15-017, 264-15-018, 264-15-019, 264-15-063, 264-15-0165)

Page 4 of 4

Continuation Update

*B12. References:

Archives and Architecture, Department of Parks and Recreation (DPR) 523 Form for 720 West San Carlos Street, San José, California, November 2012. On file at History San José, Archives & Architecture vertical file, F-272.

Google Earth.

JRP Historical Consulting, LLC, "Historic Resources Inventory and Evaluation Report: Los Gatos Creek Railroad Bridge Replacement Project San José, Santa Clara County, California," 2013.

USA Today.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)

*B14: **Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

***Date of Evaluation:** January 2020

Sketch Map:



Figure 1. Sketch map of 720 W. San Carlos Street (Google Earth, amended by author)

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

Primary # P-43-002880
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer Resource Name or _____

Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) APN: 264-15-028

P1. Other Identifier: 720 West San Carlos 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, Calif. Date 1961 (Photorevised 1968)

c. Address 720 West San Carlos 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)

APN: 264-15-028

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

The property at 720 San Carlos Street includes a large retail store and a separate warehouse complex situated on a 4.06-acre parcel southwest of downtown San Jose. The retail store in the northwest corner of the parcel is constructed of concrete tilt-up panels (Photograph 1). The one story building is trapezoidal in plan with a built up flat roof. The façade facing the parking lot to the east is divided into three portions. The southern third is unornamented except for a step down in the roof height to the south. The middle portion is recessed with a flat roof with deep eaves that curves inward where it joins the third section. In the central section this roof protects a glass wall made of fixed horizontal walls five lights high. Angled concrete brackets run from ground level to the roof as its support. Glass doors with metal frames provide entry. The northern third maintains the recessed concrete wall, but lacks the glassed in atrium from the center. Instead a shallow cantilevered flat roof continues from the curve of the central section. This cantilevered roof protects a large grouping of horizontal fixed windows stacked five high from the ground level. (See Continuation Sheet.)

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

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

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



P5b. Description of Photo: (View, date, accession #) Store building, camera facing southwest, February 26, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1946 OSH history

*P7. Owner and Address:
National Retail Properties LP
450 South Orange Avenue #900
Orlando, FL 32801-3339

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

*P9. Date Recorded: February 26, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, *Historic Resources Inventory and Evaluation Report: Los Gatos Creek Railroad Bridge Replacement Project San Jose, Santa Clara County, California, 2013.*

*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: Orchard Supply Hardware
B2. Common Name: Orchard Supply Hardware
B3. Original Use: Store B4. Present Use: Store
*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Central store building and four warehouses built 1946; addition of two warehouse buildings to lot 1947; hardware storage addition 1961; addition to retail space and garden lath house 1963; add more storage space 1967; add two butler buildings 1994; add storage 1995.

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

*B8. Related Features:

B9. Architect: Unknown b. Builder: E.A. Hathaway

*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 720 West San Carlos Street does not meet the criteria for listing in the National Register of Historic Places (NRHP), or California Register of Historical Resources (CRHR). 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, does not appear to meet the significance criteria as outlined in these guidelines, and therefore, is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

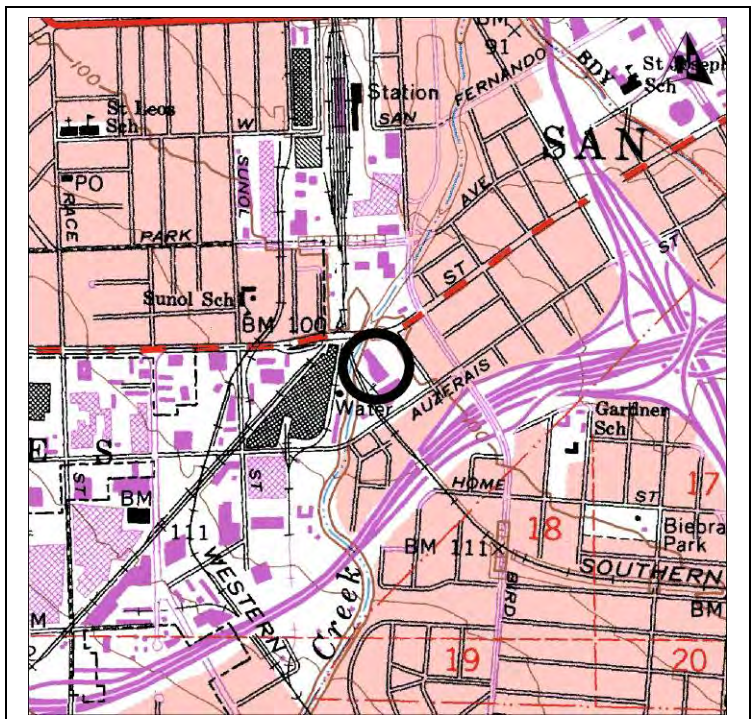
*B12. References: Parsons and McCorkle, "A Statistical Picture of California's Agriculture," *California Agricultural Experiment Station Extension Service Circular 459* (University of California, 1963); Glenna Matthews, "The Los Angeles of the North," *Journal of Urban History* 25, no. 4 (May 1999); Cooperative Development Institute, "History of Cooperatives," accessed April 11, 2013: <http://www.cdi.coop/historyofcoops.html>; National Grange, "Hand in History: 145 Years of Grange in America," accessed April 11, 2013: <http://www.nationalgrange.org/OnePageGrangeHistory.pdf>; City of San Jose, Building Permits, On Line Permits accessed April 11, 2013: <https://www.sjpermits.org/permits/general/>.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: April 2013

(This space reserved for official comments.)



P3a. Description (continued):

A lath house of shading mesh projects from this section of the store at an angle. The Mesh is supported on metal poles and frames to shelter a garden nursery area. The nursery has no walls, but is surrounded by a chain link fence. The west side of the store is solid concrete panels with fire exits. The southern end of the store contains a row of loading docks sheltered by a cantilevered roof (Photograph 2).

A complex of one story, corrugated metal warehouses sits on the southwestern corner of the parcel. The complex is composed of eight end gable pre-fabricated metal buildings placed adjacent to each other. Three buildings of the same size are placed next to each other in the northeast corner with their ends facing northwest. A single prefabricated building spans their combined width to the south. The other sheds are placed at a 90 degree angle to the first group and face the railroad tracks to the south west (Photograph 3). Shed roofed shelters meld the disparate pieces into a single building. The buildings appear to be different vintages with the northern sheds appearing to be earlier than the anodized southern portions. Western sheds are built on tall concrete foundations and have large sliding door facing the former siding. A loading dock runs along the southern edge of the western shed. Overhead doors a grade provide access to the southern end of the wide eastern shed.

B10. Significance (continued):

Historic Context

The growth of the Bay Area spiked dramatically during the war and the decades following, as it did for many metropolitan areas across the country. This population explosion, however, had a slightly different character in the South Bay. Before the war, the landscape of this area was largely open and clearly divided between the small city of San Jose, the little town of Santa Clara, and a few small communities that were little more than crossroads. At the end of the war, much of the land outside these cities still consisted of open fields, pastures, and orchards, while today modern residential, commercial, and industrial complexes transected by modern freeway corridors dominate the area. Despite this growth, Santa Clara County remained a top producer of certain crops through the 1950s, including apricots, prunes, cherries, pears, cucumbers, and cauliflower.¹

The abundance of orchard production in the county fostered an array of associated businesses, including packing plants which were spread through San Jose. In addition to such sprawling processing facilities, a number of ancillary equipment and supply businesses developed to support the industry, including Orchard Supply Hardware (OSH). The company began as a small farmer's cooperative in 1931, with thirty farmers; mostly prune growers, each pledging thirty dollars in a cooperative buying pool.² The idea for cooperative stores was long standing. Beginning in the mid-nineteenth century farmers, workers and other groups pooled resources to make whole sale purchases for use of their members. In the United States the Grange began supporting farmers in forming both marketing cooperatives and retail cooperatives. Retail cooperatives allowed farmers to purchase good in wholesale quantities reducing shipping and other costs. Cooperative formation had highs and lows. During the Great Depression of the 1930s, economic hardships encouraged cooperative formation. Cooperative formation became a major component of the "End Poverty in California" movement during this period.³ It was within this context that San Jose farmers formed OSH.

¹ Philip Parsons and C. McCorkle, "A Statistical Picture of California's Agriculture," *California Agricultural Experiment Station Extension Service Circular 459* (University of California, 1963), 59-61; and Glenna Matthews, "The Los Angeles of the North," *Journal of Urban History* 25, no. 4 (May 1999), 459-461.

² First American Real Estate Records (FARES): 720 West San Carlos Street; Orchard Supply Hardware, "About Us," accessed March 6, 2013: <http://www.osh.com/eng/aboutus/aboutus.cfm>

³ Cooperative Development Institute, "History of Cooperatives," accessed April 11, 2013: <http://www.cdi.coop/historyofcoops.html>; National Grange, "Hand in History: 145 Years of Grange in America," accessed April 11, 2013: <http://www.nationalgrange.org/OnePageGrangeHistory.pdf>.

By the 1940s, the small cooperative had evolved into a thriving hardware business, with orchard supplies, general tools, and housewares. The company opened their third store in 1946, at 720 West San Carlos Street (Illustration 1). As initially constructed, the location had a rail-served warehouse and 26,000 square feet of retail space. Additional warehouses were added the following year. By that time the cooperative was well recognized in San Jose with nearly 2,000 members, however, the post World War II building boom was replacing orchards with urban development. As urban development replaced the orchards membership declined, but continued popularity caused OSH to shift its operations from cooperative to pure retail in the 1950s.⁴



Illustration 1. San Carlos Street OSH before the 1963 addition, camera facing south.

Continued growth in retail hardware, home nursery stock, and housewares led to the development of branch stores throughout Alameda County beginning in 1962 and by the early 1970s the company started to expand to other counties. To supply the multiple locations, the company secured a nineteen acre facility at another site in San Jose for their distribution center. The continued growth of the company is echoed in the growth of the San Carlos Street location. OSH enlarged the retail store in 1963 with an addition along its northern end that increased its footprint by about approximately 30%. A lath house, now a nursery area covered with a mesh roof, placed the nursery stock prominently near the entrance. The warehouse area south of the retail store also expanded with additional storage facilities added in 1961 and 1967. The warehouse complex reached its current configuration following additions in 1994 and 1995. The rail spur serving the warehouses appears to be little used, but numerous loading docks line the southern edge of the retail store and appear throughout the warehouse complex.⁵ At present, the company operates stores across the state, serving a large hardware, gardening, and home goods market.

⁴ First American Real Estate Records (FARES): 720 West San Carlos Street; Orchard Supply Hardware, “About Us,” accessed March 6, 2013: <http://www.osh.com/eng/aboutus/aboutus.cfm>; City of San Jose, Building Permit 1512, March 14, 1946, Building Permit 4513 May 25, 1947 and Building Permit 3980 August 26, 1947, On Line Permits accessed April 11, 2013: <https://www.sjpermits.org/permits/>.

⁵ Orchard Supply Hardware, “About Us,” accessed March 6, 2013: <http://www.osh.com/eng/aboutus/aboutus.cfm>; City of San Jose, Building Permit 33749, January 17, 1961, Building Permit 42485, September 11, 1963, Building Permit 43147, December 17, 1963, Building Permit 54527 August 15, 1967, Building Permit 9440544 September 8, 1994 and Building Permit 9417912, January 27, 19957, On Line Permits accessed April 11, 2013: <https://www.sjpermits.org/permits/>.

Evaluation

The Orchard Supply Hardware (OSH) commercial property at 720 West San Carlos Street was established in 1946. The location was the third developed by the company, which was established as a farmer's cooperative called "Orchard Supply" in a rented warehouse on Bassett Street in Central San Jose in 1931. By 1946, business had grown considerably in the hardware and housewares component of the store to meet the demands of post-war development. By the 1950s, the cooperative transitioned to a hardware store, and this was recognized by a new name in the 1960s, "Orchard Supply Hardware," and the franchise opened locations across Northern California during the next several decades.

As initially conceived, the property featured ample parking, storehouses, a main commercial building, and an associated railroad spur for product delivery. While much of this assemblage remains intact, the railroad spur is no longer operational, new warehouses have been added to the property, and the main commercial building has undergone substantial modifications to the original design, including modifications to the steel-frame and glass modern storefront and a large 1960s addition to the north side of the building.

The OSH property was part of a spate of commercial construction in the post-war period in San Jose and the South Bay, as a surge in population reshaped the formerly agricultural area. While the property is generally associated with this social, demographic, and economic transition, it is a modest and altered commercial facility that does not possess any direct associations that merit recognition under NRHP Criterion A/ CRHR Criterion 1 within this context. Although the building is associated with the development of OSH, which has become a successful and widespread franchise, this general relationship does not convey direct and important associations under NRHP Criterion B/ CRHR Criterion 2 with any specific important individuals. The property does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master. Rather, the modest retail property is of a common design and structural type, and is representative of a basic and evolving utilitarian function with modern design elements in the original curving porch, angled support brackets and tall sign wall. Further, the building has been substantially altered since construction, most notably with a major 1963 addition that altered the functional and aesthetic design of the storefront facing San Carlos Street. This alteration obscured the curving porch roof and tall sign wall without adding any distinctive stylistic elements. As such, the building lacks both architectural significance and integrity under NRHP Criterion C or CRHR Criterion 3. Finally, in rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D, CRHR Criterion 4), but this commercial building is not a principal source of important information in this regard.

The large addition in 1963 and numerous additions to the warehouse complex have diminished the design integrity of the original 1946 buildings. The buildings generally retain integrity to the post 1963 period, but lack significance. As such, the OSH retail complex 720 West San Carlos Street does not meet NRHP or CRHR significance criteria and the facility is not a historical resource for the purposes of CEQA.

Photographs (continued):



Photograph 2. Main store building, camera facing northwest



Photograph 3. Warehouse complex and store west side in background, camera facing north

Sketch Map



F-272 ARCHIVES & ARCHITECTURE (SAN JOSE, CA)

2013-9-17

HISTORIC REPORT

Prepared according to the City of San José Revised Guidelines for Historic Reports (2/26/10)

For the properties located at

720 West San Carlos St. and 655 Auzerais Ave., San José, Santa Clara County, California

APNs 264-15-15, -016, -017, -018, -019, -028, -031

Prepared for

AMS Associates, Inc.
Attn: Al Shaghghi
801 Ygnacio Valley Road, Suite 220
Walnut Creek CA 94596

Prepared by

ARCHIVE& & ARCHITECTURE, LLC

PO Box 1332

San José, CA 95109

(408) 297-2684

Franklin Maggi, Architectural Historian

franklin.maggi@archistory.com

Sarah Winder, Historian

November 21, 2012

DOCUMENT TYPE: Cover Letter

To: Al Shaghghi
AMS Associates, Inc., 801 Ygnacio Valley Road, Suite 220, Walnut Creek CA 94596

Re: 720 West San Carlos St. and 655 Auzerais Ave., San José, Santa Clara County, California
National Retail Properties, LP, Project Applicant
450 South Orange Avenue Suite 900, Orlando, FL 32801

From: Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
PO Box 1332, San José, CA 95109

Date: November 21, 2012

Dear Mr. Shaghghi:

Please find attached documents comprising a historic report, prepared for the properties at 720 West San Carlos St. and 655 Auzerais Ave. in San José. This report was prepared for use in a submittal for development entitlements associated with the subject properties. According to project plans submitted to the City of San Jose Building Department, dated September 24, 2012, the proposed project is the construction of a new 35,000 sq. ft. Orchard Supply Hardware store with a 12,000 sq. ft. Garden Center on the south side of site. The property is located at the south side of West San Carlos Street, at the corner of Royal Avenue and West San Carlos Street. This will also include constructing of a portion of a new parking lot which will be in front of the new building. The existing store is scheduled to remain open to the public during construction of the new store. Once the new store has been completed, the existing store is to be demolished and the parking lot reconfigured.

The site is located within a combined industrial/commercial area, as designated by San Jose General Plan 2040, and currently contains three buildings, one of which is a vacant single family residential house addressed as 655 Auzerais Ave. The property has been the subject of permit and land use applications and proceedings with the City of San José in the past.

A historic report is a survey and evaluation that is used to determine the significance of a historic building, site, or object. The survey contains a description of a historic resource as well as information about its historical background and surrounding area. The evaluation within this report is based on specific historic evaluation criteria that have been developed for the City of San José, the California Register, and the National Register of Historic Places.

A historic report may be deemed necessary by the City of San José to determine the significance of a historic resource, and how a proposed project will affect its significance. The Department of Planning, Building and Code Enforcement (PBCE) sometimes requires an applicant to hire a

qualified historical consultant to prepare a historic report when a project has the potential to affect a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register, or (2) designated or eligible for designation as a City Landmark.

The Department of PBCE of the City of San José uses a historic report as a reference to determine whether the project will result in a significant impact to historic resources. A project will have a significant effect on historic resources if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources or (2) designated or eligible as a City Landmark. It is the responsibility of the Department of Planning, Building, and Code Enforcement to make a determination as to whether a project will have a significant impact on a potential resource under the California Environmental Quality Act (CEQA). If a project will not have a significant effect on the environment, the Department of PBCE will issue a Negative Declaration. Conversely, the Department of PBCE will require the preparation of an Environmental Impact Report (EIR) if it determines that the project will have significant effect on the environment.

The Department of PBCE also uses a historic report to determine whether a property is eligible for listing on the City of San José Historic Resources Inventory, and also is the property is potentially eligible for designation as a City Landmark. Attached to the DPR523 forms are completed Historic Evaluation Rating Sheets prepared according to the Historic Report Guidelines that are used to determine if the property is eligible for listing on the Historic Resources Inventory. Also included is a completed checklist developed by the City of San José of the literature cited and persons consulted. The bibliography is embedded in the DPR523 series forms, as well as a relevant annotated photo that graphically describes the character-defining features of the property.

Below is a summary of our investigation and findings:

The two (2) attached DPR523 forms dated November 21, 2012, which we prepared, document the historical and architectural aspects of the properties at 720 West San Carlos St. and 655 Auzerai Ave., San José. The seven parcels have extant buildings, and the parcels are located just outside the original limits of the City of San Jose in Santa Clara County, in an area that was once the subdivided lands of what was the Los Coches rancho. The area was annexed by the City of San Jose as part of the Gardner Annexation on March 16, 1911. The commercial store located at 720 West San Carlos St. that houses Orchard Supply Hardware was initially under construction by 1946, based on City of San Jose Building Permits and *Building and Engineering News* (a weekly builders and contractors publication), and was opened in 1947. Accessory and ancillary buildings on site serving as warehouse facilities were constructed between 1946 and 1967. All of the buildings related to the current Orchard Supply Hardware operation feature improvements that date to recent times. The now-vacant residence located at 655 Auzerai Ave. was constructed ca. 1895-1896, based on Sanborn Fire Insurance maps and Polk Company City of San Jose City Directories. It was been vacant since about 2001.

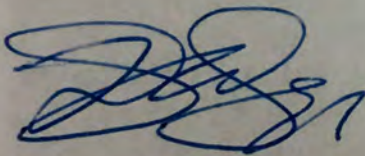
The attached DPR523 series forms includes an update of a previous recording prepared for 655 Auzerais Avenue by Dill Design Group for OSH Acquisition Corporation in 2000, as well as a new recording for 720 West San Carlos St. All other parcels within the project area have not been previously surveyed for, or recorded on, any local, state, or national registers. **We indicated in the DPR523 series forms that the properties do not appear to qualify for listing on the California or National Registers; and that the evaluation performed according to the City of San José historic evaluation-rating system resulted in point scores of 55.96 for 720 W. San Carlos St. and 31.62 for 655 W. San Carlos St. Neither the store or house appear eligible as San Jose Historic Landmarks.** The interiors of the properties were not viewed or evaluated as a part of this investigation. Interiors have not been a part of the City's evaluation rating system since the revised Guidelines were published in early 2010.

Altogether, there are seven (7) parcels located within the project area. National Retail Properties, LP currently holds the title to all seven of the properties, APNs 264-15-015, -016, -017, -018, -019, -028, and -031.

Attached to this Cover Letter are (2) DPR523 series forms that contain a historical background of the properties, historical context of the study area, and facts regarding ownership, subdivision, construction dates, occupants, and uses of the properties. The forms also include a description of the property, including style, defining features, condition, exterior photographs, and historic documents and photos. An evaluation for significance is also included in the forms. There is no potential that any of the properties might contribute to a district comprised of similar resources in the area.

An impacts analysis was not conducted, as the properties are not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San Jose City Landmark. The scores according to the City's Evaluation Rating System indicate that the property at 720 W. San Carlos (Orchard Supply Hardware) would qualify for listing on the City of San José Historic Resources Inventory as a Structure of Merit, while the residential structure at 655 Auzerais Ave., although previously evaluated as eligible, would no longer qualify for listing on the City of San José Historic Resources Inventory.

Sincerely,



Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 23

*Resource Name or #: (Assigned by recorder) Orchard Supply Hardware

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara

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

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T7S; R1E; Mount Diablo B.M.

c. Address 720 West San Carlos St. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597304mE/ 4131307mN

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

Assessor's Parcel Numbers: 264-15-015, -016, -017, -018, -019, -031, -028;
southwesterly corner of West San Carlos and Royal Street.

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

The subject property is located on the west side of Royal Avenue, between West San Carlos Street and Auzerais (formerly San Salvador) Avenue in the City of San Jose. The site is currently addressed as 720 West San Carlos St. and is occupied by the Orchard Supply Hardware (OSH) store site adjacent the Union Pacific (Southern Pacific) right-of-way; it also encompasses a residence addressed as 655 Auzerais Ave., located on the northwesterly corner of Auzerais and Royal Avenues. The one-story (with office mezzanine) retail store was initially constructed in 1946 in a Modern style. It was designed by the locally-prominent architectural firm of Higgins & Root, comprised of William L. Higgins and Chester Root.

(Continued on page 2, DPR523L)

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

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



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

View facing south, November 2012.

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

1946 and later, 66 years old, building permit.

*P7. Owner and Address:

National Retail
Properties, LP
450 S. Orange Ave. Ste 900
Orlando, FL 32801

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

F. Maggi & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 11/21/2012

*P10. Survey Type: (Describe)
Intensive

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

None.

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

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

Primary #
HRI #
Trinomial

Page 2 of 23

*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

In the United States, most modern architecture in the early part of the century was regional in character. By 1932 however, following an exhibit of modern architecture at the Museum of Modern Art in New York by H. R. Hitchcock and Philip Johnson, the modern movement in America became greatly influenced by the evolving International Style. The 1946 design of Orchard Supply Hardware, strongly International Style in character, is characterized by a geometric play of volumes, a large expanse of glass installed as a curved curtain wall, and surface textures simplified to minimize distraction to the composition. The palate of shapes and materials are evidence that Chester Root had by 1946 developed masterful skills in the Modern aesthetic. Root's education at Harvard and employment in New York around the time of the Hitchcock and Johnson exhibit certainly influenced his interest in Modern architecture, and likely allowed him to provide a convincing argument to the Orchard Supply clients to build a radically new building for their store. His later work during the 1950s and 1960s continued his exploration of modern design and the Bay Area Tradition adaptation of this evolving style.

The design of Orchard Supply Hardware is also regional in character, utilizing flared external columns, a design feature that would soon be found in numerous street-side commercial buildings in the area during the late-1940s and 1950s. The large expanse of glass along the two main elevations opened the retail space to the automobile as it approached the building or passed by on the overpass to the north. The rising two-sided mass at the west end of the front façade was added purely to hold signage for the automobile, but is integrated to the massing of the building as an integral architectural element. At the rear of this upper mass can be seen wall bracing rather than the back end of a volume.

The physical characteristics of the original retail building include a concrete slab floor, poured-in-place concrete walls, curtain walls of steel framed fixed and operable windows that originally curved around the corner, and flared columns with riveted metal sheathing. Flat eaves at the tops of the curtain walls shade the windows as they rest on the top of the columns. The rear portion of the building is the inverse of the front retail section; solid concrete with a few inset windows, portraying the image of a warehouse. The rear of the building along the railroad tracks is purely functional, with no wall articulation or windows. The two expansions of the retail building, to the north for the current garden section, and the south for the miscellaneous hardware, are also functional in nature, but lack the Modernism design aesthetic that is evident with the original building.

The buildings throughout the remainder of the Orchard Supply Hardware site are vernacular metal buildings constructed as needs required for storage and transfer of materials, and are neither consistent among themselves in material types or massing. Originally added as warehouses, they also contain loading docks and a drive-thru for customer pick-ups. A spur from the adjacent railroad aligns with the west side of the building where an old railroad box car remains, the vehicle painted with the OSH logo.

Integrity

The property has a reduce level of integrity to its original design, as per the National Register's seven aspects of integrity. It maintains its original location along West San Carlos Street near downtown San Jose. It is surrounded by a setting that includes a variety of vernacular industrial and commercial building, but with little continuity of design or type of building. The retail building has two major additions that have compromised its integrity, including a front addition that resulted in the demolition of the original façade. The altered property generally retains its mid-twentieth-century commercial scale and feeling but no longer adequately illustrates its associations with the significant body of work of the architectural firm of Higgins & Root. The bulk of the original form and massing remains; however, the front addition has permanently altered one of the original design features. The historic design has been considerably diminished.

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
 HRI #
 Trinomial

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*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Map Name: USGS San Jose West

*Scale: n.t.s.

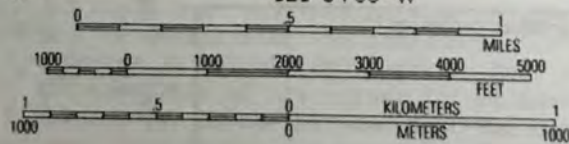
*Date of Map: 1980 photorevised



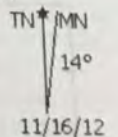
121°55'00" W

121°54'00" W

WGS84 121°53'00" W



SITE



DPR523J

* Required Information

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

Primary #
 HRI #

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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

B1. Historic Name: Orchard Supply
 B2. Common Name: Orchard Supply Hardware (OSH)
 B3. Original use: Retail commercial B4. Present Use: Retail commercial

*B5. Architectural Style: Modern

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

Original construction in 1946 (SJ BP #1512, 3/14/1946). Updates and additions between 1947 and the present.

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

*B8. Related Features:

Various warehouse structures constructed primarily between 1947 and 1967 with some modern updates. Related extant neon "Orchard Supply Hardware" sign, unknown construction date.

B9a Architect: Higgins & Root (1946) b. Builder: E. A. Hathaway (1946)

*B10. Significance: Theme Commerce Area Burbank/Del Monte SNI Planning Area

Period of Significance 1946-1963 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 subject property located at 720 West San Carlos St. in the Burbank/Del Monte SNI Planning Area of the City of San Jose is the location of the third and earliest surviving Orchard Supply Hardware store. The site is also adjacent the Southern Pacific right-of-way and it also encompasses an extant house addressed as 655 Auzeais Ave., located on the northwesterly corner of Auzeais and Royal Avenues.

Orchard Supply was founded in 1931 as a local farmer cooperative. It served an important role within the local horticultural industry during the Interwar Period and the first decade following World War II, but by the late 1950s had evolved into a retail operation that served the local community-at-large. Orchard Supply Hardware (later branded as OSH), was founded by 30 farmers, and when converted to a stock corporation had about 2,000 farmers as members who retained stock in the reconstituted business. The locally owned group began a concerted expansion program in the 1960s, and in the 1970s when the business was acquired, an expansion program resulted in OSH retail centers built throughout California. During the years as a farmer's cooperative, the co-op was run by General Manager Stanley Smith, a person important to San Jose's history for his role in developing this iconic local business.

(Continued on next page, DPR523L)

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

*B12. References:

(See DPR523L, page 11)

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 11/21/2012

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

The 7.06-acre site, primarily addressed as 720 West San Carlos St., was first occupied by the co-op Orchard Supply in 1946. An application was filed to build a retail store valued at \$100,000 at the subject property March 14, 1946 (SJ BP #1512), and was designed by the local architecture firm Higgins & Root. A year later, the co-op applied for a permit to construct a warehouse on the site, valued at \$1,835 (SJ BP #3980, 8/26/1947) and an additional warehouse for industrial purposes worth \$11,000 later that same year (SJ BP #4513, 11/25/1947). At this time, the site could be entered from three places: Auzerais Avenue between the warehouses and the adjacent property at 667 Auzerais Ave., a driveway leading from Royal Avenue along the easterly side of the site that led directly into the parking lot, located between the residences at 349 and 365 Royal Avenue, and from West San Carlos Street from an exit just before the bridge leading over the railway tracks.

Sanborn Fire Insurance Company maps dating to 1950, 1958, and 1962 show the three main structures on the subject property. These buildings appear to have been unaltered between 1950 and 1962 based on a study of the three maps, and a search for building permits dating to the 1950s indicate that they remained unaltered during this time as well. According to the Sanborn maps, the one-story retail store (addressed as 720 W. San Carlos St.) labeled "Orchard Supplies & Paint" was made of reinforced concrete, with a steel truss roof inlaid with two wire-glass skylights. It also featured a glass inlaid steel sash overhang along the easterly façade of the building. The westerly one-story warehouse (addressed as 720 ½ W. San Carlos St.) labeled "fertilizer mixing & warehouse" had a corrugated metal-on-steel frame and a concrete floor. A second one-story warehouse (addressed as 720 ¼ W. San Carlos St.) and labeled "Orchard Supply warehouse" was constructed of iron and had a concrete floor.

By the 1960s after the retirement of founding General Manager Stanley Smith and conversion of the co-op to a stock corporation, business was booming, and the subject property underwent a number of expansions during the following decades. In 1960, the main exterior entry was altered at a cost of \$11,000 (SJ BP #32478, 1/19/1960) shifting main retail access to the west facade. In 1963, they undertook several changes, building additional storage space for hardware (SJ BP #35149, 1/17/1963), and constructing two additions to the retail store, one of which was a major addition to the building valued at \$50,000 (SJ BP #42485, 9/11/1963) and the other was for garden sales (SJ BP #43417, 12/17/1963). These expansions included demolition of what had been the main façade of the building that had faced north. A year later, an additional permit to alter the hardware retail store building was issued (SJ BP #45296, 9/24/1964) valued at \$30,000. In 1967, the company constructed an additional storage warehouse at a cost of \$35,000 (SJ BP #54527, 8/15/1967).

The site itself was expanded during this period as well. The building previously addressed as 732 W. San Carlos St. (located to the northeast of the retail store) was already gone by the time the co-op purchased the adjacent property in the 1940s. The property at 337 Royal Ave. had already been cleared of its structures sometime between 1950 and 1958, based on the Sanborn maps. The building addressed as 706/704 West San Carlos St. (located at the southwest corner of San Carlos Street and Royal Avenue) remained until sometime between 1958 and 1960, when it was demolished for expansion of the parking lot, which also included the property previously addressed as 337 Royal Ave. Building permits were not located for this address, but the date was determined through the use of aerial photos and the Sanborn maps. In 1963, the company demolished the residential structures on the middle part of the site along Royal Avenue between the expanded parking lot and the driveway entrance from Royal Avenue. The single family residences at 339 Royal Ave. (SJ BP #42363, 8/22/1963), 341 Royal Ave. (SJ BP #42214, 8/2/1963), and 349 Royal Ave. (SJ BP #42363, 8/22/1963) were all demolished to complete company ownership of the northerly part of the site along Royal Avenue, and addition parking was built to serve the growing customer base.

The property addressed as 365 Royal Ave. was vacated sometime between 1968 and 197. In 1973, the site was further expanded by demolishing the residence at 379 Royal Ave. (SJ BP #77586, 6/6/1973) and then both residences at 661 and 667 Auzerais Ave. in 1975 (SJ BP #85602, 3/13/1975). By then, with the exception of the corner lot at Auzerais and Royal Avenues, the entire site on the west side of Royal Avenue between West San Carlos Street and Auzerais Avenue adjacent to the railway right-of-way and Los Gatos Creek was occupied by the store.

(Continued on next page)

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

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History of Orchard Supply Hardware

In 1931, following two years of drought, crop failures and the Great Depression hit the agricultural area surrounding San Jose hard. Thirty farmers, mostly prune growers, formed a cooperative to buy farming supplies. Each farmer contributed \$30, and Orchard Supply was founded, helping the farmer members to buy and share much needed farm supplies. The group rented a warehouse on Bassett Street, stockpiling picking pails, sprays and other farming supplies geared toward vegetable or orchard crops. Stanley B. Smith was the first manager and an investor of the cooperation beginning in 1931, and the Smith family would continue to play a major role in the development of the hardware supply store throughout the twentieth century while it was owned by local farmers.

Needing a larger site the co-op relocated in the downtown to Vine and Post Streets in 1933. In addition to farm supplies, the new store location at 44 Vine St. brought in hardware, gardening supplies, and housewares. Non-farmers were welcome, and in addition to consumer purchases, they were able to get helpful advice. Again, business flourished and in 1946, a new store was built at the subject property 720 West San Carlos St. The newest location next to the Southern Pacific Railroad featured a rail-served warehouse, as well as 26,000 square feet of retail space. By this time the purchasing cooperative had almost 2,000 members and Orchard Supply was recognized as a leading hardware store in San José.

In the 1950s, the post-World War II economy in the Santa Clara Valley boomed, and the area saw thousands of new homeowners. Orchards ceased operation as farmers retired and sold their land for suburban development. Orchard Supply was still a popular shopping place, but no longer qualified as a cooperative. At about the time of Stanley Smith's retirement, a decision was made by the co-op owners to remain in the retail business as "Orchard Supply Hardware" under the direction of new general manager Kenneth J. Lewis, who assumed leadership of the company in the late 1950s.

A second retail location near downtown San Jose at 449 East Santa Clara St. was also added in 1957 to help fill the growing customer demand.

In 1962, Albert B. Smith, son of Stanley Smith, became President of Orchard Supply Hardware. Under his direction Orchard Supply Hardware grew with branch stores being established throughout the county. In 1965, the first store on the east side of San Jose at 3000 Alum Rock Ave. was followed quickly by the Branham Lane store in 1968 and one in Sunnyvale in 1972. With the Sunnyvale store as the new retail model, in 1973, the Capitola store became the first out-of-County location. Expansion continued with the opening of the Gilroy store in 1975, and Livermore in 1976. In 1977, Albert Smith was elected Mayor of Los Gatos, and he left his position with company control turned over to his brother Loren Smith. Locations in Modesto and Fremont followed in 1979, and then San Lorenzo, Dublin, and Vallejo in 1980.

In 1979, the company was acquired by W. R. Grace and Company, a chemical and material company based on the east coast, ending local control and the involvement of the Smith family who had been involved with management and operations for half a century. Members were given Grace and Company stock in exchange for their holdings. Shortly after, W. R. Grace and Company sold out to Wickes Companies, Inc. in 1986 as part of multi-retail store deal during Wickes bankruptcy. Wickes Companies, Inc., most recently known as Wickes Lumber Company, is a staple in the building supplies retail and wholesale market, and operates around the world. Orchard Supply Hardware was acquired from Wickes by Sears Holding Company in 1996. In 2012, OSH, which had branded itself under Sears as OSH in 2002, was spun off and became a publically traded company on the NASDAQ under the symbol, "OSH".

Today, with over 45,000 items for sale in 89 stores throughout California and acclaimed customer service, OSH still serves California with the same simple retail philosophy developed long ago, "Take good care of our customers and they will take good care of you."

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Agricultural Co-op Context

An agricultural cooperative, also known as a farmers' co-op, is a cooperative where farmers pool their resources in certain areas of activity. Typically, agricultural cooperatives operate for three purposes: marketing, supply, and service. Many cooperatives combine all three types of functions in their operations. Marketing cooperatives help to sell their members' farm products and maximize the return that they receive for these goods. Supply cooperatives (sometimes referred to as purchasing cooperatives) sell farm supplies to their members. Products include production supplies such as seed, fertilizer, petroleum, chemicals, and farm equipment.

Although cooperation among individuals has existed among mankind throughout history, the cooperative as a modern business structure first originated in Great Britain during the nineteenth century. In response to the depressed economic conditions brought forth by the Industrial Revolution, some people began to form cooperative businesses to meet their needs. Among them was a group of 28 workers who were dissatisfied with the merchants in their community, and they formed a consumer cooperative known as the Rochdale Society of Equitable Pioneers in 1844. They began by opening a cooperative store that sold items such as flour and sugar to members, and the Society quickly grew to include other enterprises. The founders also established a unique combination of written policies that governed the affairs of the cooperative.

Based on its success, the Rochdale set of policies soon became a model for other cooperative endeavors, and became known as the general principles that make a cooperative unique from other business structures. They are:

1. Open membership to all regardless of sex, race, politics, or religious creed;
2. One vote per member;
3. Any capital required should be provided by members and should earn a limited rate of return;
4. Any net margins should be returned to members in proportion to patronage;
5. Cooperatives should allocate some funds for education in the principles and techniques of cooperation;
6. Market prices should always be charged, i.e., no price cutting to pass on cooperative savings directly;
7. Cash trading: no credit given or asked;
8. Products should be accurately formulated and labeled;
9. Full weight and measure should be given;
10. Management should be under the control of elected officers and committees; and
11. Accounting reports of financial health should be presented frequently to members.

Over time many of these have come to be recognized as business practices that any firm may or may not follow for better or worse. The first five principles, with minor modifications, plus the requirement that cooperatives cooperate among themselves are the six principles that the International Cooperative Alliance (ICA) recognizes today as the Rochdale principles of cooperation.

Today, American farmers purchase about 28 percent of their supply needs through cooperatives. Service cooperatives provide various services to their members, such as pesticide applications, seed cleaning, and artificial insemination. According to the United States Department of Agriculture (USDA), the largest number of agricultural cooperatives occurred during 1929-30, meaning that farming co-ops were at their peak when the Orchard Supply co-op was first formed in 1931. At that time, the USDA recorded 12,000 farmer cooperatives. Other famous American farming cooperatives still operating today include Land O'Lakes, Florida's Natural Growers, Ocean Spray, Sunkist, Sunsweet Growers Incorporated, and Tillamook.

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Higgins & Root

The firm of Higgins & Root is the architectural firm of record for the design of the original 1946 structure at 720 West San Carlos St. The firm comprised of Higgins and Root (William L. Higgins and Chester Root) was initially formed in 1936, in downtown San José and is attributed to a significant body of work throughout the County in the post-World War II period through the 1970s.

William Ernest Higgins, father of William Lewis Higgins, had been an architect with the firm of Wolfe and McKenzie as early as 1911, the same year his son and namesake was born. The senior Higgins later became a partner with Frank Delos Wolfe after World War I, the firm name changing to Wolfe and Higgins. William Ernest Higgins continued the firm with Carl Wolfe as Wolfe and Higgins after Frank Wolfe's death in 1926.

In the 1930s, William L. Higgins went to work at his father's firm as a draftsman while studying to be an engineer. Following the death of his father in early 1936, Higgins brought in Chester Root, who joined the firm as the architect of record. Working out of an office in the Security Building on South First Street in downtown San José, the firm took the name Higgins & Root, Architects, their first client being the Bank of Italy in Irvington.

Chester Root was educated in architecture at the University of California, Berkeley and earned a Master's degree at Harvard University in 1930. He worked for a time in New York for Grosvenor Atterbury and returned west in 1935, where he became a licensed architect in California. During his career, he was a long-time civic leader, serving as a trustee of the YMCA, on the Montalvo Association board, and was the first architect appointed to the Santa Clara County Planning Commission, on which he served for a decade, from 1947 to 1957. He became a Fellow of the American Institute of Architects (AIA), serving on many advisory committees for the architectural profession. Root helped form the local AIA chapter in Santa Clara Valley and was their first president after serving as the president of the Central Coast Counties Branch Chapter of the AIA.

The work of Higgins & Root during the thirty years following the war was rooted in the evolving modern movement in architecture of the mid-nineteenth century. Institutional buildings designed by the firm have a strong sense of functionalism and are related to the Bay Regional Style developed by San Francisco Bay Area firms such as Wurster, Bernardi and Emmons. The firm Higgins & Root continued work until World War II, when the office was closed as Root enlisted in the Army Corps of Engineers and Higgins went to work for the Donald R. Warren Company doing work for the Navy and Permanente Metals Corporation. After the war, the two partners returned to their offices in the Security Building and began to develop a substantial body of work including many local school buildings, churches, banks, hospitals, public and industrial buildings and structures. The Orchard Supply Hardware building on West San Carlos Street was a significant Modern design at the beginning of the post-War expansion period as Santa Clara Valley began a rapid expansion period. In 1963, the firm of Higgins & Root moved to offices in Los Gatos, locating in their signature two-story office building along Highway 17. Six years after the death of Chester Root in 1977, William L. Higgins merged the firm with the firms of Elmore and Titus to create the firm Higgins & Root, Elmore, Titus, Architects. William L. Higgins then retired from the firm shortly thereafter. He passed away in 2006 at the age of 95. The firm merged with Sugimura & Associates in the late-1990s.

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Land Use and Neighborhood Context

The subject parcel was created as a series of several lots of Wright's Subdivision (SCC Maps Book G: 49), which was recorded on February 25, 1893. Wright's Subdivision is within a larger area that had been the *Rancho de los Coches* (known as Los Coches), originally granted by the Mexican government to Roberto Balermimo, a Native American formerly of the Mission Santa Clara de Asis. Roberto sold the rancho to Antonio Suñol in 1847, shortly after the American occupation of California.

The Suñol Addition to the City of San Jose had sixteen parcels of about six acres each. The area of the future Wrights Subdivision was within Lot 13 of the Suñol Addition. The 5.8-acre Lot 13 was sold to William H. Wright and his wife, Myra, who then subdivided the property on February 25, 1893. This small lot subdivision was on the fringes of downtown San José, but near cannery and lumber operations that were evolving in the vicinity of San Carlos and then San Salvador Streets along Los Gatos Creek. Wright's Subdivision contained 39 parcels that each measured about 40 x 130 feet and was framed by San Carlos Street on the north and San Salvador on the south. Royal Street connected the two, running through the middle of the new tract. On the east, the boundary of the subdivision was known at one time as Narcisco Street (now Lincoln Avenue).

The area has also been identified as the Western Addition, as the Hester District, as part of The Willows, and when it was annexed to the City of San José in 1911, it was referred to as the Gardner District. Land use in the area has been predominately mixed industrial, a mixture of canneries and fruit processing companies surrounded by small lot subdivisions containing cottages that housed many of the cannery workers who were employed locally.

The neighborhoods filled up quickly and the names of the early residents along Royal Street show that the area was home to a large Italian community. The San Carlos Street bridge/viaduct located adjacent to the subject property was built in the early 1930. Across the creek from the subject property stood the Del Monte Cannery complex, of which the iconic water tower still stands. For over 100 years, the Del Monte Corporation and its predecessors - The California Packing Corporation (Calpak) & the San Jose Fruit Packing Company - processed fruits and vegetables at this site. In 1893, the San Jose Fruit Packing Company constructed a state-of-the-art cannery featuring three major buildings and a number of auxiliary structures.

Calpak assumed operation of the cannery in 1916, renaming it Plant 3. Located near a large pool of labor, the railroad, and thousands of acres of fruit orchards and vegetable farms, Plant 3 operated around the clock during the summer to process fresh fruit. One of the last canneries to operate in San José, the renamed Del Monte's Plant 3 closed in December 1999 after operating for 106 years.

In addition to the canneries, the most significant land use in the immediate area of the subject parcel was the construction of Sodality Park in 1908, a recreation area that was located on the subject parcel on the east bank of the creek founded by Myles P. O'Connor (also the founder of O'Connor Hospital). The park was owned by the men's Sodality of St. Joseph's Church (a fraternal organization) and was used as a baseball field for amateur players and children, but by 1920, had been converted to a semi-pro baseball park by Bert O'Connor, son of Myles, and Bob Larusco. At this time, the San Jose semi-pro team played in the Mission League. Many important local athletes in the early part of the twentieth century played there, as well as visiting Major League Baseball stars such as Ty Cobb, Babe Ruth and Lou Gehrig who came for off-season exhibition games.

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Ty Cobb, famous for still holding the stolen bases record, played in an exhibition game at Sodality Park in 1920. Babe Ruth and Lou Gehrig played in San Jose as part of a 21 game-showcase barnstorming tour from Providence to San Diego, which included three games in the Bay Area. Headlined by Ruth and Gehrig and organized by Ruth's business manager, Christy Walsh, the tour started two days after the World Series of 1927. On October 26, 1927, Ruth and Gehrig each captained a team at Sodality Park, the "Bustin' Babes" and the Larrupin' Lous". In that game, Ruth crushed a pitch in the ninth inning with two men on base. According to the *San Jose Mercury Herald*, the blast cleared the centerfield wall by 50 yards and came to rest against a house a few feet west of the city limits sign. Hundreds of kids swarmed onto the field, congratulating Babe as he crossed the plate in leading his team to a 13-3 win. After the contest, Stanford football coach "Pop" Warner posed for photographs with Ruth and Gehrig, then entertained them later that evening at his home for dinner. From San Jose, they journeyed to Southern California for the final four games of the tour.

EVALUATION

The property was originally developed for residential housing in the 1890s. In 1908, Sodality Park was constructed on the site and remained until the mid-1930s. Sodality Park has an important place in the history of San Jose, and is remembered as a crossroads where local fans were able to see nationally famous baseball personages during the off-season. The relocation of the Southern Pacific rail line took a significant portion of land and the baseball field was abandoned in the mid-1930s, shortly before the Orchard Supply was built in 1946. Today, OSH's Garden Supply Center stands where the baseball park's grandstand, bleachers, and store once sat. The site today has no physical features related to this important use.

Additionally, a large portion of the former neighborhood in which the subject parcel is located has been cleared away during the last half of the twentieth century, and the neighborhood no longer retains any historic significance.

The Orchard Supply Hardware site represents an important aspect of the Valley's agricultural history, as the oldest extant retail building related to the Orchard Supply farmer's co-op. As the third location of the co-op, the large retail store built in 1946 is directly associated with founding General Manager Stanley Smith, who ran the co-op for over a quarter a century, and is recognized for his work in creating the foundation for the hardware store chain now known as OSH. The site has been compromised however, with the removal of the original main façade in the 1960s. The site, however, continues to represent the origins of Orchard Supply in a secondary way.

While the property at 720 West San Carlos St. was originally constructed by a prominent local architectural firm in San José (Higgins & Root), as discussed in the previous paragraph, the building as it exists today no longer represents the innovative and modern design as conceived in the early post-War period.

Because the historic character of the property has been compromised by changes in the mid-1960s, it does not appear that the site would be eligible for the National Register of Historic Places, nor the California Register of Historical Resources under any of the applicable criteria. A review of the criteria for designation as a San Jose Historic Landmark finds that the reduced integrity of the historic building also limits the ability of the site to adequately represent its historic origins and architectural distinction, and consequently it does not appear that the site would be eligible as a local historic landmark.

Under the City of San José evaluation rating system, the property meets the threshold for listing on the San José Historic Resources Inventory as a Structure of Merit, scoring 55.96.

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Right side of main entry façade, viewed facing west.



Left side of main entry façade viewed facing southwest.

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Expansion addition at south end of retail store, viewed facing west.



Warehouse and pick-up buildings to the south of retail store, viewed facing south.

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South façade of warehouse and pick-up drive-thru, viewed facing northwest.



Dock and loading area off Auzerais Avenue, viewed facing northwest.

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