

Appendix C

**California Department of Parks and Recreation 523 Form Set for 650
North King Road**

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 17 *Resource Name or #: (Assigned by recorder) 650 North King Road

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad San Jose East Date 1961 T 6S; R 1E; of Sec 33; Mt. Diablo B.M.

c. Address 650 North King Road City San Jose Zip 95133

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 600475.44 mE/ 4135872.71 mN

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

Santa Clara County Assessor's Parcel Number (APN): 254-54-023

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

The subject property is located on a rectangular-shaped corner lot (APN: 254-54-023) cited at 650 North King Road on the west side of North King Road and the north side of La Plumas Avenue. The 8.95-acre lot is developed with a complex of three buildings including a two-story office space with a large irregular footprint and two auxiliary buildings. *See Continuation Sheet

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building; HP6. 1-3 story commercial building; HP4. Ancillary Building(s)

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Building A, view looking northeast.



*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1965/55 years old (UCSB 2021).

*P7. Owner and Address:
United States Commercial Real Estate Services (CBRE Inc.)
500 Capitol Mall, 24th Floor, Sacramento, CA 95814.

*P8. Recorded by: (Name, affiliation, and address) Fallin Steffen, MPS
Dudek
725 Front Street, Suite 400
Santa Cruz, CA 95060

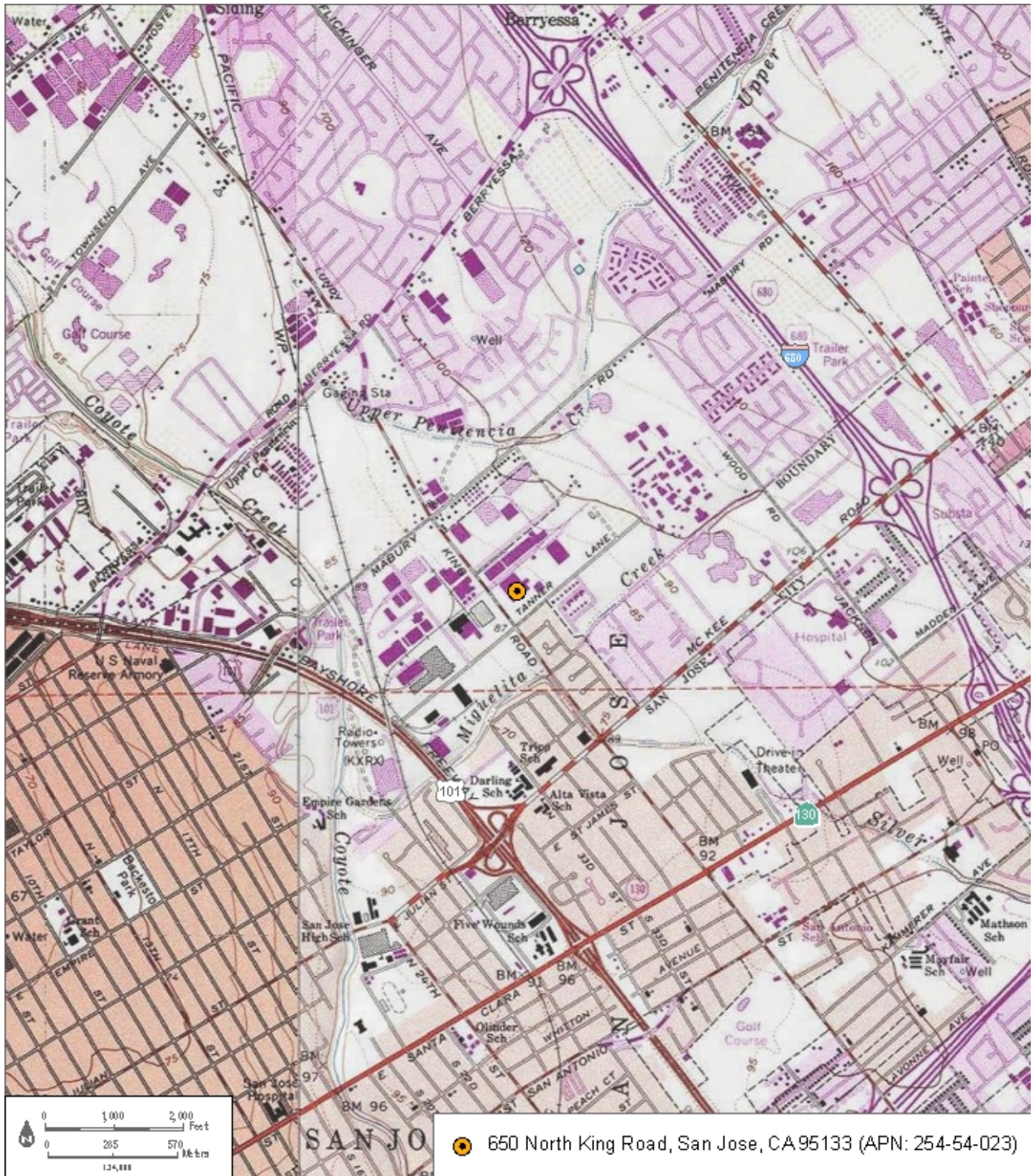
*P9. Date Recorded: May 13, 2021.

*P10. Survey Type: (Describe)
Intensive Pedestrian

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

*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): _____

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 650 North King Road *NRHP Status Code 6Z
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B1. Historic Name: _____
B2. Common Name: 650 North King Road
B3. Original Use: Light-Industrial B4. Present Use: Light-Industrial / Commercial

*B5. Architectural Style: Mid-Century Modern with New Formalist Features (Buildings A and B) / Post-Modern (Building C)

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

The primary building (Building A) was constructed in 1965 for Frito-Lay Inc. Alterations since the time of construction include: a large L-shaped building was connected to the east side of Building A in 1980; A small rectangular building (Building B) was constructed off the southeast corner of Building A in 1982; A small auxiliary building (Building C) was constructed off the northeast corner of Building A between 1998 and 2002.

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

*B8. Related Features:

B9a. Architect: Unknown. b. Builder: Unknown.

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria N/A

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

The buildings located on 650 North King Road (APN: 254-54-023) do not appear to be eligible for listing in the NRHP, CRHR or as San José Landmarks due to their lack of historical and architectural significance. As such, the current evaluation has assigned a California Historical Resource Status Code of 6Z to the property (6Z: Found ineligible for NRHP, CRHR, or Local designation through survey evaluation). Additionally, the property was 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 Resources Code, and it does not appear to be a historical resource for the purposes of CEQA. * See Continuation Sheet

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

*B12. References:

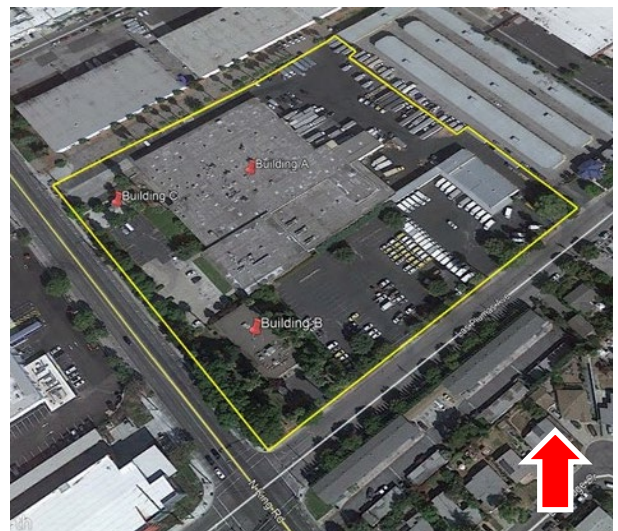
* See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Erin Jones, Dudek
*Date of Evaluation: 6/07/2021

(This space is reserved for official comments.)

*See enlarged sketch map on page 17



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*P3a. Description (Continued):

Two of the buildings are Mid-Century Modern in-style with New Formalist features (Buildings A and B) and another is Post-Modern in design (Building C). The buildings are surrounded by mature trees and other landscaping elements. Paved, lined parking lots occupy space to the east, south, and west of the buildings. To the north, east, and west of the subject property are other industrial properties. To the south of the subject property is the neighborhood development of Lochridge-Luby.

Building A (1965; Multiple Additions): Building A's primary elevation faces southwest onto North King Road (Photograph 2). The building is an A-symmetrical, multi-storied building constructed of reinforced concrete resting on a raised concrete foundation. The building has a stepped roof with wide, overhanging eaves on the southeast corner of the front-facing elevation and on the southern elevation. The wide, overhanging eaves are supported by steel poles. The remainder of the eaves are extremely narrow. Replaced steel-framed windows dominate the southeast portion of the primary (west) elevation and the second story of the south elevation. The southwest corner of the main elevation contains double, steel framed doors with full lites (Photograph 2). The remainder of the primary elevation is clad in smooth stucco and contains two metal man-doors as well as two metal roll-up doors.



Photograph 2. Building A's west (main) and partial south elevations, view looking east (IMG 8971)

The northwest elevation contains a single, centered man-door. This elevation is clad in smooth stucco.

The rear elevation faces northeast and is the main loading zone for the building. A rectangular addition divides the eastern elevation into two halves. The north side of the elevation has a

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corrugated metal roll-up door on its northern corner to the right of a metal man-door. In the center of this half of the elevation is a main entry-door housed under a pent roof. (Photograph 3) This entry is enclosed on two of its sides. A loading ramp with twin metal roll-up doors is directly east of this entryway. Next to this ramp is a small projection with a metal roll-up door. Dividing the elevation is a large rectangular projection with a metal roll-up door on the main elevation. On the south side of the projection, but still on the eastern elevation, is a covered walkway supported by metal poles. The covered walkway shelters metal roll-up doors, metal man-doors with a window, metal vents, and two steel framed multi-lite windows. The east elevation and its projections are clad in smooth stucco. Enclosing the south portion of the elevation is a long, L-shaped addition that is connected to Building A's east corner.



Photograph 3. Building A's east elevation, view looking south (IMG 9042)

The L-shaped addition affixed to the east corner of the main building was constructed in 1980. The L-shaped addition is a multi-storied building with a low-pitched, stepped, gable roof. A portion of this addition, which faces the east elevation, has narrowly overhanging eaves and exposed rafters. This section of the building is clad in smooth stucco. The remaining portion of the building has wide overhanging eaves supported by metal poles. A metal roll-up door and metal man-door are sheltered by the wide overhang (Picture 4). The remainder of the building is clad in vertical wood siding.

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Photograph 4. Building A's : West (main) elevation, view looking east (IMG_9079)

The south elevation is comprised of two distinct stories. The first story is comprised of several tall, rectangular windows arranged around a steel-framed door. This portion of the elevation is clad in smooth stucco. The second story includes fixed steel-framed windows like those present on the western facing elevation (Photograph 5). The west end of the elevation has fixed steel-framed windows on both the first and second story.

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Photograph 5. Building A's south elevation, view looking northwest (IMG 9082)

Building B (1982): Building B was constructed in 1982 and is a rectangular auxiliary building located to the southwest of Building A on the southwest corner of the parcel. The exterior of the building is clad in textured stucco, and the building features a flat roof with a wide overhang on its north (main) elevation. The wide overhang is supported by rectangular concrete columns. The primary, northeast elevation has an asymmetrical appearance with steel framed glass doors placed off center (Photograph 6). On the right side of the double doors are three pairs of fixed steel-framed windows; on the left side, there is a single pair of fixed steel-framed windows. Each elevation features fixed vertical rectangular windows (Photograph 7).

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Photograph 6. Building B: South (main) elevation and view looking west (IMG_9000) looking south (IMG_9014)

Building C (1998-2002): Building C was constructed directly northwest of building A between 1998 and 2002. The building sits on the northwestern corner of the parcel, is a post-modern auxiliary building with an irregular footprint. It has a complex roof form displaying multiple hipped sections with a central raised tower with a pyramidal hipped roof (Photograph 8). The main point of entry is through a pair of recessed steel-framed glass doors between steel framed fixed windows facing out onto North King Road. The building features steel-framed fixed windows with two lites on the western and eastern elevations. The western elevation contains two metal man-doors.

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*B10. Significance (Continued):



Photograph 8. Building C: West (main) elevation, view looking east (IMG 8985)

Historic Context

The following historic context addresses relevant themes concerning the history of the subject property. It begins with an overview of the development of the lower Santa Clara Valley portion of Santa Clara County and the City of San José and concludes with a discussion of the historical development of the subject property.

Spanish Period (1769–1821)

Spanish settlement of the Santa Clara Valley began in 1769 with the initial exploration by Sargent José Ortega of the Portolá Expedition. The valley was noted as having favorable conditions for settlement including fertile land, available timber, and a constant source of fresh water. In 1777, Franciscan brothers José Joaquín Moraga and Fray Tomás de la Peña Saravia of Spain established the Mission Santa Clara de Asís. The mission was located on the southern end of the San Francisco Bay, on a site originally chosen by Jan Bautista de Anza, the Spanish Pathfinder. Santa Clara was the eighth California Mission established out of a total of twenty-one. The development of missions to convert the local Native Americans was a common strategy of Spanish colonization in the Americas and acted as a dominating force during the period. Mission Santa Clara was intended to serve as

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the sister mission to Mission Dolores in San Francisco, and acted as the anchor to the South Bay by receiving good and services for the area (Laffey 1992; A and A 2011; SCU 2018).

In the same year the mission was established, 1777, San José became the first pueblo or town settlement in Spanish California, located on the eastern bank of the Guadalupe River. The pueblo was given its official name in 1778 of El Pueblo de San José de Guadalupe. The Guadalupe River acted as the natural boundary between the lands controlled by the mission and the pueblo (Laffey 1992; A and A 2011). The pueblo's primary function was to supplement the crops grown in the missions to support other granaries in Monterey and San Francisco. Although the settlement, which was originally located near the Guadalupe River, was subject to severe winter flooding and the site of the pueblo was moved approximately one mile south to higher ground in 1791. The center of the final pueblo site was the current site of Market Street Plaza (Laffey 1992; A and A 2011). The area remained agriculturally based with early colonists planting corn, beans, wheat, hemp and flax and in addition to setting out small vineyards and orchards during this period (Laffey 1992; Butler 2002).

Mexican Period (1821-1848)

The Mexican War of Independence was won against the Spanish Crown in 1821, eleven years after its outbreak, which made San José a part of the First Mexican Empire. Despite Mexico's victory in 1821, it was not until May 10, 1825 that San José acknowledged that it was no longer a Spanish settlement. In 1824, Mexico passed a law in order to encourage settlement of vacant lands and boost the colonization of California. The Mexican government began dividing up land that was once owned by the Catholic Church to the highest bidder. Any citizen, either foreign or native, had the ability to select a tract of unoccupied land as long as it was a specific distance away from the missions, pueblos, and local Native Americans. The Mexican Secularization Act of 1833 ensured that the Mexican government would repossess most of the lands owned by the Franciscan missionaries under the Spanish Crown, about 1,000,000 acres per mission (Lamar 1998; Laffey 1992; Butler 2002).

In 1777, El Pueblo de San Jose de Guadalupe was established by Governor Filipe de Neve. Outside of the Pueblo, thirty-eight land grants were issued in the Santa Clara Valley between 1833 and 1845. The subject property is located within the area historically considered part of the Pueblo de San Jose de Guadalupe. San Jose remains the oldest civil settlement in California. By 1835, San José's population of approximately 700 included 40 foreigners comprised of both Americans and Englishmen. American immigration to the pueblo had continued to increase and the town's population rose to 900 in 1845 primarily due to American immigration. The influx of foreigners changed the character of the pueblo from a Mexican village into a bustling American town. By 1846, the native Californios began to express their concern for the overrunning of California by the increasing wealthy Anglo-American community. While the Spanish period of rule was characterized as an agrarian village, Mexican rule with the contribution of foreigners began to settle San José as a small-scale commercial hub. The open policy of immigration to the Santa Clara Valley to encourage colonization worked against the area's locals and soon their way of life began to disappear, leading way to the Americanization of California (Laffey 1992; Butler 2002).

American Period (1846-1945)

On May 13, 1846, the United States declared war on Mexico. Only three months later, Captain Thomas Fallon along with 19 men entered San José on July 14, 1846 and raised the American flag over its town hall during the Bear Flag Revolt. The Mexican-American war had ended by 1848 through the Treaty of Guadalupe Hidalgo. As a result of the treaty California along with most of the other western states was added to the United States first as a territory, then as a state on September 9, 1850. Santa Clara County was one of the original 27 counties of California, being formed the same year of statehood in 1850. San José was both the capital of the unorganized territory of California as well as the state's first official capital. On March 27, 1850, San José became one of the first incorporated cities along with San Diego and Benicia (Laffey 1992; Lamar 1998).

Closely following the annexation of the State of California, gold was discovered in the Sierra foothills which resulted in a sudden influx of population to the state. San José became a supply city for the many immigrants and Americans arriving to California looking to strike rich in the Gold Rush. Locals to the area became wary of the large number of Americans arriving to the valley prior to statehood and fled to Mission Santa Clara. The remaining town of San José responded to

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the stimulus of gold mining by constructing hotels, houses of entertainment, restaurants, saloons, and stores that provided merchandise to miners. The combination of miners and legislators and businessmen who moved to San José after the city was named the capitol caused the population to jump from 4,000 in 1850 to 21,500 in 1900. Between 1850 and 1900, San José began developing its infrastructure to support the new population with a gas service, piped in clean water, a citywide sewer system, a streetcar system, and in 1864 a railroad line between San Francisco and San José. Urban development in San José took off during the 1860s, despite the capital being moved from the city in 1852, it continued to grow through the following two decades (C of SJ 2016; Laffey 1992; Lamar 1998).

With the decline of the California Gold Rush, many immigrants and Americans looked to cities and their surrounding fertile lands as their next economic endeavor. Orchards and vineyards were large contributors to the growth with various types of fruit trees being set out in East San José, Milpitas and the North Valley. In the 1870s, new communities such as Willows, Los Gatos, Saratoga and Berryessa began replacing orchards with sections of residential development. Orchards remained a dominant part of the landscape well into the 1960s (Laffey 1992; Burrill and Rodgers 2006). The Southern Pacific Railroad was established in 1884 and was a branch line leading from the Central Pacific Railroad into Southern California running through the city of San Jose. The Southern and Central Pacific Railroads meant that San Jose had access to outside suppliers and markets and industrial areas were concentrated near the railroads by the beginning of the twentieth century (Laffey, 1992: 13).

San José continued its prosperity with three projects, which were initiated in 1929: the connection of the Bayshore Freeway between San José and San Francisco, the development of the water conservation program, and the establishment of Moffett Field as a Navy base. The city continued to expand out horizontally, replacing orchards with residential developments, although the fruit industry continued to dominate the valley. The American Can Company and the Continental Can Company had their canning plants in San José and were responsible for seventy-five percent of the tin cans produced for the entire country. The combination of the agriculture industry with the associated manufacturing and infrastructure were the leading sources of employment in the area all the way until 1952 when agriculture fell out of favor in replacement of large-scale urban expansion, industrialization, and the start of the tech industry (Laffey 1992; PAST 2009).

Post-WWII Development (1945-1975)

San José's second largest period of change since the Gold Rush came at the end of World War II with the arrival of new technology-based industries to the valley. The new companies were partially enticed by Stanford University, which since 1930 had emerged as the leader in the field of electronics. Companies including Hewlett-Packard, Philco-Ford, General Electric, IBM, and Lockheed's research laboratory formed the emerging Silicon Valley. These companies, paired with the local business community being open to non-agriculturally based industries, generated a fertile landscape for industrial expansion and immense population growth (Laffey 1992; PAST 2009).

Although the emerging Silicon Valley created an attraction to the area, the fruit processing industry remained the dominant employer in 1950. Seeing the variety and availability of jobs, after WWII thousands of service members and defense workers relocated to the Santa Clara Valley for their G.I. Bill-assisted homes, creating a surge in residential construction. The newly appointed city manager, Anthony Peter Hamann, who immediately after entering office in 1950 began an aggressive annexation program which greatly helped to facilitate this construction boom. Between 1945 and 1970, the city approved over 1,400 annexations, including small "shoestring" annexations designed to capture desirable subdivisions, commercial centers, and street intersections. The subject property forms a section of the McKee No.26 annexation, which captured the Lockridge-Luby neighborhood including the subject property in December 1961. The city growth between 1950 and 1960 resulted in an influx of developments dating from this period of expansion for every function including civic, industrial, commercial, religious and residential (Laffey 1992; PAST 2009; CSJ 2011).

The population of San José in 1950 was 95,280 and the land area of the city totaled 17 square miles. By 1969, the population had grown to 495,000 and expanded to include 136 square miles of recently incorporated land. In order to help facilitate the rising population, San José International Airport, the regions primary airport, would have to expand as well. In 1958, fifty-

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three acres were added to the airport with the purchase of land north of Brokaw Road between Kifer and the Guadalupe River, approximately one and a half miles from the subject property. In addition to the airport expansion, city manager A. P. Hamann took advantage of available federal funding of \$25 million through the 1952 Federal-Aid Highway Act. By 1958, construction had begun on Interstate 280, which connected the center of San José to the larger Bay Area highway system. Interstate 880, which runs west of the subject property, was originally proposed in 1933 as an expansion to the short Route 69. Throughout the 1950s, I-880 underwent several extensions to connect San José to Oakland along the eastern shore of the San Francisco Bay (Laffey 1992; PAST 2009; SJC 2018).

A.P. Hamann retired as City Manager in late 1969, leaving behind a city that would be virtually unrecognizable two decades prior. The immense number of annexations led to a large amount of suburban sprawl from the city's downtown, which was facilitated by the newly constructed and expanded highway system. With the need for open land the original landscape of orchards was replaced with commercial, industrial and residential developments. The farm town became a cannery and regional business center, and with the emergence of Silicon Valley, a center for technological industry. The subject property displays the shift from early orchards and farming to industrial building surrounded by dense residential developments (Christensen 1997).

History of 650 North King Road

Prior to 1956, the region of San Jose where our subject property eventually developed was devoted to agricultural use. The parcel that now comprises the subject property was specifically in use as an orchard by the 1950s. La Playa Avenue, which runs south of the subject property, and King Road, which runs west of the subject property, were also in place by this period. The neighborhood of Lockridge-Luby was established directly south of the subject property and was annexed to the city in 1961.

The subject property was originally constructed in 1965 for Frito-Lay Inc., as a production facility. According to historic aerials, the only building constructed at this time on the subject parcel was Building A. Frito-Lay began in the early 1930s as two separate companies, the Frito Company and the H.W. Lay & Company, which then merged in 1961 to form Frito-Lay, Inc. Frito-Lay originally began in Texas, and it currently has over 30 plants located throughout the United States including in Modesto, California; Aberdeen, Maryland; and Denver, Colorado. According to historic aerials, an L-Shaped structure was added to the southeast corner of the main building by 1980. This addition expanded Building A's overall footprint significantly. In 1982, a small rectangular building (Building B) was constructed directly southeast of Building A (NETR 2021; UCSB 2021; Google Pro 2021; CBRE Inc. 2021).

Frito-Lay did not continue to own the subject property for its entire history. According to permit research, a Computer Business College purchased the subject property in 1995 after which time another auxiliary building (Building C) was added to the northwest corner of the property between 1998 and 2002. The appearance of the subject property has remained consistent since 2002. American Business College purchased the property in 2009, followed by the Storage Solutions in 2013. In 2015, the subject property was sold to its current owner, United States Commercial Estate Services. CBRE Inc., leases to tenants including Guaranteed Express, Progressive Solutions, and Universal T-Shirts (Orton Development 2014; Frito-Lay 2021; NETR 2021; UCSB 2021).

NRHP/CRHR Statement of Significance

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

According to historic aerial observation, 650 North King Road was developed between in 1965 within San Jose's Lockridge-Luby neighborhood. The subject property contains one industrial complex with three buildings constructed during different time periods. The primary building (Building A) was originally constructed for Frito-Lay Inc., as a production facility in 1965 in conjunction with when other industrial development in the neighborhood that was already underway at the time.

The property was initially established by Frito Lay Inc. which has been in existence since the

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1930s, and has over 30 manufacturing facilities throughout the United States. Its Modesto plant, constructed in 1990, replaced the San Jose plant at 650 North King Road. The subject property is merely a representative of the expansion of the company during the 1960s as Frito Lay Inc. had numerous plants nationwide prior to the 1960s, many of which still survive today.

The subject property is one of several industrial developments in the region along the east side of North King Road that began as early as 1963 before the subject property was developed. Like many cities throughout California, San Jose experienced a period of expansion and growth following World War II. Industrialization of this area was part of an aggressive annexation campaign between 1945 and 1970. In this time, the city approved over 1,400 annexations, including small "shoestring" annexations designed to capture desirable subdivisions, commercial centers, and street intersections. City growth between 1950 and 1960 resulted in an influx of buildings dating from this period of expansion for every function including civic, industrial, commercial, religious, and residential (Laffey 1992; PAST 2009; CSJ 2011).

The subject property is one of many industrial properties in the region developed during the mid-20th Century and it does not retain an important connection to Frito Lay Inc. Research did not uncover any other associations with events that have made a significant contribution to the broad patterns of local or regional history. As such the subject property is not known to be directly associated with events that have made a significant contribution to the history of San Jose, Santa Clara County, the State of California, or the nation. Therefore, due to a lack of identified significant associations with events important to history, the subject property is not eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research did not suggest that the subject property is associated any individual's significant work, studies, or research efforts of national, state, or local importance. As a later expansion of the Frito Lay Inc. a large corporation, and as an industrial property in general, the property does not reflect the work of any one individual but rather is representative of the work of many, of which no historic associations are known. As such, this property lacks historical associations with people important to the nation's or state's past and the subject property is not eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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.

The subject property was initially developed as a large industrial plant that has undergone multiple large-scale additions to become an expansive building used for light-industry and as an office space. The additions include a substantial add-on to the main building in 1980 as well as the addition of two auxiliary buildings, Building B in 1982 and Building C between 1998-2002. Building A, the main building on the property, is of a Mid-Century Modern design with new formalist details and maintains its industrial characteristics, including unornamented elevations, loading docks, and pedestrian entrances. However, many of the original windows and doors have been replaced and/or modified and a loading dock was added to the building in 2013. As such, the scale of the original building is no longer discernable. As a result, the subject property has lost most of its integrity in the areas of design, materials, and workmanship. Other examples of the industrial building type are much more architecturally significant and are listed as city landmarks including the San José Water Works building, Wade Warehouse, John Stock & Sons Warehouse, Bayside Canning Company, and American Can Company Factory. These buildings exhibit a high level of design and retain more historic integrity than the subject property. No information pertaining to the architect or engineer of the subject property was discovered during the research for this project. Lacking association with a master architect, engineer, or builder, and architectural distinction, as well as compromised integrity, the subject property is not eligible under NRHP/CRHR Criterion C/3.

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Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

San José Statement of Significance

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture*

The subject property does not have any 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*

The subject property is not the 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*

The subject property is not identified with a person 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*

The subject property is an example of a building associated with food manufacturing in San José, however it cannot be considered an exemplary example of a combination industrial commercial plant, as it was a relatively late example of the building type in the city and it does not have any architectural merit. Therefore, it does not exemplify the cultural, economic, social, or historic heritage of the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style*

The subject property does not portray 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*

The subject property contains modest examples of Mid-Century Modern with New Formalist details, and Post-Modern architectural types, however the examples cannot be considered exemplary, or high-style example of these styles. Therefore, the property does not embody the 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*

The subject property is not known to be associated with any known architect or master builder.

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 embody any elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

Summary of Evaluation Findings

The buildings located on 650 North King Road do not appear to be eligible for listing in the NRHP, CRHR or as San José Landmarks due to their lack of historical and architectural significance. As such, the current evaluation has assigned a California Historical Resource Status Code of 6Z to the property (6Z: Found ineligible for NR, CR, or Local designation through survey evaluation). Additionally, the property was evaluated in accordance with Section

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15064.5(a) (2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Resources Code, and it does not appear to be a historical resource for the purposes of CEQA.

*B12. References (Continued):

- Anastasio, R. L. 1986. Cultural Resources Survey of North Coyote Valley Assessment District Infrastructure Project Areas, San José, Santa Clara County, California (S-11912). On file, Northwest Information Center.
- Anastasio, R. L. 1990. Cultural Resources Survey, North Coyote Valley Improvement District, Proposed Roadway, Freeway Interchange and Water Supply Facilities, San José, Santa Clara County, California (S-11912c). On file, Northwest Information Center.
- Bancroft, Hubert Howe. 1885. *History of California, Volume III: 1825-1840*. A.L. Bancroft & Co., San Francisco.
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