

Appendix E
Historic Resources Evaluation



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC RESOURCE EVALUATION OF THE PROPERTY AT 681 E. TRIMBLE ROAD, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) of the property known locally as the Eiichi “Ed” Sakauye farm (Sakauye farm) located at 681 E. Trimble Road, San Jose, Santa Clara County, California, within the 11-acre Assessor Parcel Number (APN) 097-15-033 (Property). The Sakauye farm consists of 19 built environment resources, including the ca. 1880 “Seely house”, ca. 1920 cottage, ca. 1890 barn, ca. 1930 pump house, ca. 2005 steel “container” shed, ca. 1920 “Sakauye house”, ca. 1930 doghouse, ca. 1910 barn, 2004 storage building, ca. 1930 shed, ca. 1930 pump house, ca. 1930 barn/wagon house, ca. 1955 barn, ca. 1985 cold storage shed (ice house), ca. 1975 barn 2002 garage/storage building, ca. 1995 doghouse, 2010 greenhouse, ca. 1970 fruit stand, and associated landscape including fruit trees and planted rows of vegetables. The Property is not currently listed on the Office of Historic Preservation’s (OHP) Built Environment Resources Directory (BERD), is not listed on the City of San Jose Historical Resource Inventory, or as a “City Landmark” and is not within a historic district or conservation area. The Property also does not appear to have been previously evaluated for eligibility for listing on the California Register of Historical Resources (CRHR). The current proposed project consists of the demolition of the built environment resources and redevelopment of the Property and the adjacent vacant property with approximately 1,320 residential units over 20,000 square feet of ground floor retail space within four buildings, ranging between six to seven stories, plus 154 townhomes, and approximately 2.5 acres of public park space (Project). As such, in compliance with the California Environmental Quality Act (CEQA), the City of San Jose has requested the completion of an HRE to determine if any built environment resources within the Property qualify for listing on the CRHR. EDS also completed a City of San Jose landmark assessment for each resource at least 45 years in age to assist the City in determining if the Property is eligible for listing as a local landmark.

The HRE is based on specific guidelines and evaluation criteria of the CRHR (14 CCR §15064.5 and PRC§ 21084.1) and the City’s historic preservation ordinances and guidelines. The following HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior’s qualification standards in Architectural History and History, and Cultural Resource Specialist Bee Thao, M.A. in Cultural Resource Management. The results of the HRE are presented herein.

PROPERTY LOCATION

The 11-acre Property (APN 097-15-033) is located at 681 E. Trimble Road in the City of San Jose, Santa Clara County, California (Figure 1). The Property is approximately 6.2 miles north of downtown San Jose. The Property is bound on the northeast by Coyote Creek Trail, the southeast by Montague Expressway, the southwest by Seely Avenue, and the northwest by open farmland.

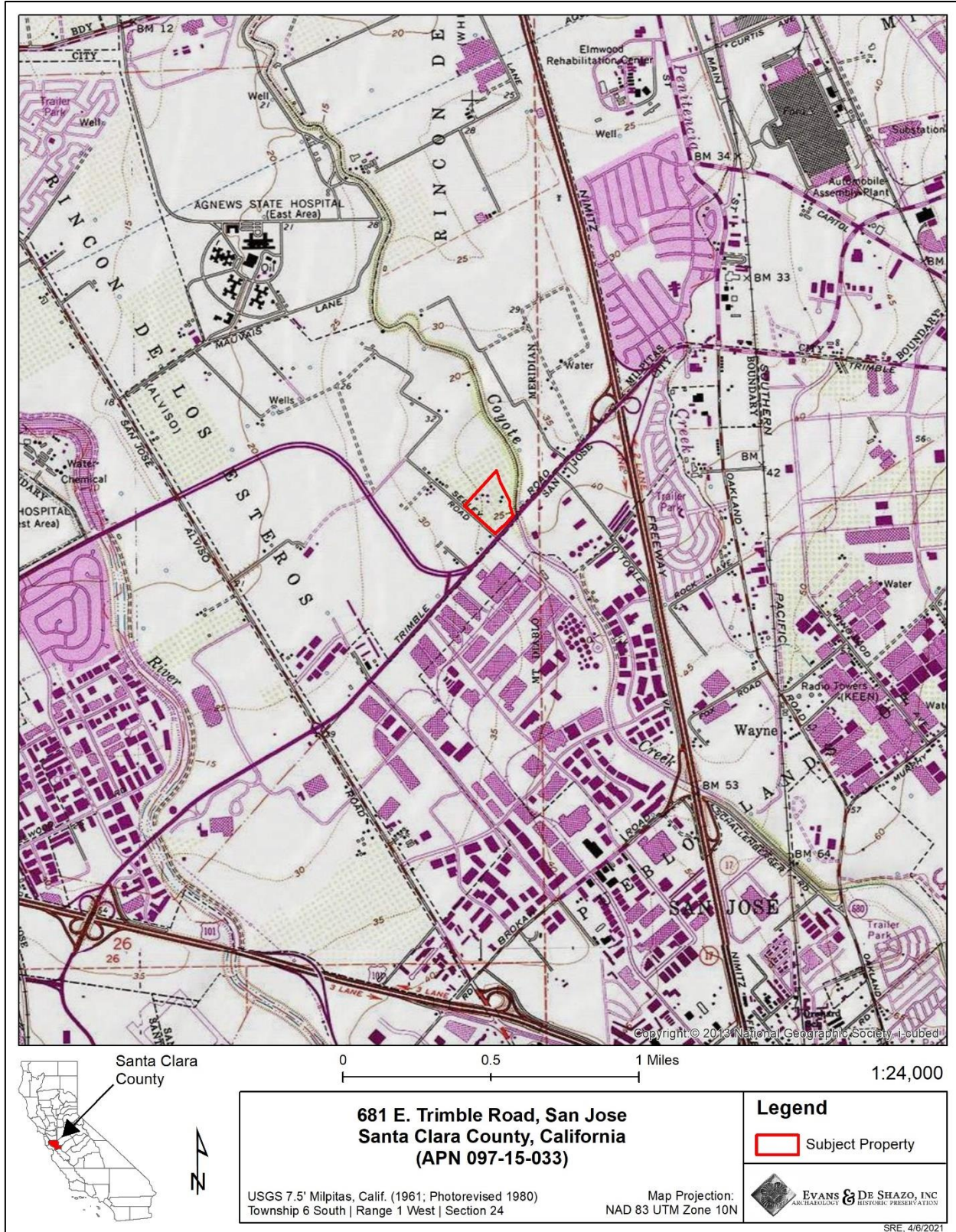


Figure 1. Property location map.



REGULATORY SETTING

The CEQA regulations pertaining to “cultural resources” and the City of San Jose regulations are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluating properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, the City of San Jose is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to the California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the



requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

- (3) 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 an 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 the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852), including the following:
- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

LOCAL REGULATIONS

City of San Jose Historic Preservation Ordinance: Municipal Code Chapter 13.48

The City of San Jose follows municipal code guidelines under Chapter 13.48 of the Municipal Code.

The HRE will conform with the following:

- Envision San Jose 2040 General Plan;
- Conformance with the Historic Preservation Ordinance; and,
- Conformance with the Secretary of Interior Standards for Historical Documentation.

METHODS

The methods used to complete the HRE included extensive research and a historic architectural survey of the Property. The research consisted of a review of information obtained in a record search from the Northwest Information Center (NWIC) of the California Historical Resource Information System (CHRIS) provided to EDS by Basin Research, which is completing an archaeological study of the Property. The information from the



NWIC was used to determine if the built environment resources within the Property have been previously identified, documented, or evaluated and included a review of the cultural resource inventories listed in the section below. EDS also conducted in-person research at the Santa Clara County Assessor/Recorder office, the Martin Luther King Jr. Library (California Room), and the Japanese American Museum (JAM) of San Jose, and other local historical organizations. EDS also utilized information within the digital files of EDS, including Sanborn Fire Insurance maps, historical maps and aerial photographs, and historical records, and conducted extensive online research. EDS Principal Architectural Historian Stacey De Shazo, M.A. completed the historic architectural survey of the Property to identify the style, form, character-defining features, materials, and changes to the built environment. The purpose of the research and survey was to develop a history of the Property (i.e., historical context) and identify the potential architectural significance of the built environment resources within the Property to determine its historical significance following the CRHR criteria and the criteria for a local listing. Department of Parks and Recreation (DPR) 523 forms were also completed and are attached to this report as Appendix A and a City of San Jose Landmark Assessment was also completed as Appendix B.

Cultural Resource Inventories

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California OHP BERD for Santa Clara County (2020)
- City of San Jose Historic Resource Inventory Report (2003)¹

Online Research

Online research utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- <http://www.library.ca.gov/> (California State Library)
- <https://cdnc.ucr.edu/> California Digital Newspaper Collection
- <https://oac.cdlib.org/> (Online Archive of California)

The local and online research results are in the Historical Setting section below.

¹ Although EDS is aware of a 2022 draft update to the San Jose Historic Context, it had not been finalized when the report was first completed in 2021, and updated in 2022. As such, it was not utilized for this HRE.



Historical Organizations/Persons Consulted

The tables below provide a list of organizations/individuals contacted for this HRE in 2021 and in 2023. The table lists the contact dates, organization/individuals, type of communication and results.

Table 1: Historical Organizations/Individual (s) Consulted

2021 Organization/Individual(s)	Date (s)	Type of Communication			Results
		Emails	Zoom calls	In-person	
Japanese American Museum (JAM) of San Jose; Jim Nagareda	February 25, 2021	X			Email: EDS sent an email on February 25, 2021, to the Japanese American Museum of San Jose about Eiichi Sakauye and the Sakauye farm. On February 25, 2021, Jim Nagareda replied that he could help and to “let him know what EDS is looking for.” EDS replied to the email on the same day, but EDS did not receive any further email communication from the JAM or Jim Nagareda. ²
Jim Kawaski (stepson of Eiichi Sakauye)	April 03, 2021	X			Email: EDS sent an email on April 03, 2021, to Jim Kawaski, a Sakauye family member, to assist in verifying the construction dates of several buildings within the Property, including EDS 6 (Sakauye house), EDS 10, and EDS 19. On the same day, Jim replied that EDS 6 was likely built around the 1930s, ³ and EDS 19 was the fruit stand that belonged to the Tsukuda family (operated by A.J. Tsukuda), who also farmed a few acres within the Property.

² The non-response from JAM was likely due to Covid-19 lockdowns in effect during this time.

³ Based on maps, photographs, and additional evidence it was determined by EDS that EDS 6, the Sayauke house was constructed in ca. 1920.



2023 Organization/Individual(s)	Date (s)	Type of Communication			Results
		Emails	Zoom calls	In-person	
Japanese American Museum (JAM) of San Jose	April 18, 2023, and April 20, 2023	X		X	<p>Email: On April 18, 2023, EDS emailed the JAM of San Jose regarding Eiichi Sakauye and the Sakauye farm.</p> <p>In Person: On April 20, 2023, EDS conducted in-person research at the JAM, and we obtained additional documents and photographs of Eiichi Sakauye and the Sakauye Farm, which are incorporated within the history section of this report.</p>
Martin Luther King Jr. Library California Room	April 18, 2023, and April 20, 2023	X		X	<p>Email: EDS sent an email on April 18, 2023, to the California Room regarding information about Charles Seely, the Seely farm, Eiichi Sakauye, and the Sakauye farm. On the same day, California Room clerk David Zamparral replied with information on the available resources at the library and library hours for EDS to conduct in-house research.</p> <p>In Person: On April 20, 2023, EDS conducted research at the Martin Luther King Jr. Library's California Room. EDS reviewed historical maps, primary resources, tax rolls, city directories, and books to gather information about Charles Seely, the Seely farm, Eiichi Sakauye, and the Sakauye farm.</p>



HISTORICAL SETTING

The following historic setting includes a brief history of the City of San Jose, the surrounding area, and the Property's specific history. The historical setting serves as the context within which the built environment, at least 45 years in age within the Property, were assessed for historical significance.

THE MEXICAN PERIOD (1821 - 1846)

In 1821, Mexico declared its independence from Spain and took possession of "Alta California,"⁴ marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period in Alta California. In 1833, the Mexican government secularized the missions in California, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities when foreign ships that Spanish-guarded military ports had previously held off could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugars, spices, and spirits, as well as various manufactured goods, soon made their way into the region; the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the 20 or so ranchos in Alta California during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era. Thirty-eight land grants, or "ranchos," were issued in Santa Clara Valley between 1833 and 1845, with all or parts of each located within the current San Jose city limits. Each rancho had a hacienda, which was, in many cases, a self-supporting village composed of the primary rancho residence, laborers' housing, corrals, grist mill, and a tannery, surrounded by vineyards and cultivated fields.⁵ By the late 1840s, San Jose had become a bustling town with a general merchandise store, a blacksmith shop, a flour mill, a bakery, a salt works, a soap and candle business, and a restaurant/saloon that catered to the many newly arriving settlers.⁶

During the Mexican period, the subject Property was located within the 6,353-acre rancho known as "Rincón de Los Esteros Rancho" (meaning "Estuaries Corner or Estuaries Bend" in Spanish) (Figure 2). In 1838, the rancho was granted to Juan "Ygnacio" Alviso by then-Governor Juan Bautista Alvarado. Ygnacio was the son of Corporal Domingo Alviso, who traveled with his family, including Ygnacio, to Alta California as part of the De Anza Party in 1775-1776 to help establish a settlement in Alta California. In the early 1800s, Ygnacio served as a soldier in the "San Francisco Company" from 1805 to 1819. During this time, he was married to Maria Margarita Bernal, who died in 1928, and in 1830 he married Maria Louisa Peralta, with whom he lived at the

⁴ Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

⁵ San Jose History, Mexican Period (1822-1846). Electronic document, <http://www.sanjosehistory.org/mexican-period/>. Accessed November 12, 2019.

⁶ Ibid.



rancho. In 1845, Ygnacio established the town of “Alviso” within the rancho lands, approximately 4 miles northwest of the Property. Alviso became a prosperous port town where items such as hides, tallows, grains, and quicksilver from the New Almaden mines were shipped to areas worldwide.⁷ Ygnacio died in 1848, leaving his considerable estate to his children and grandchildren.

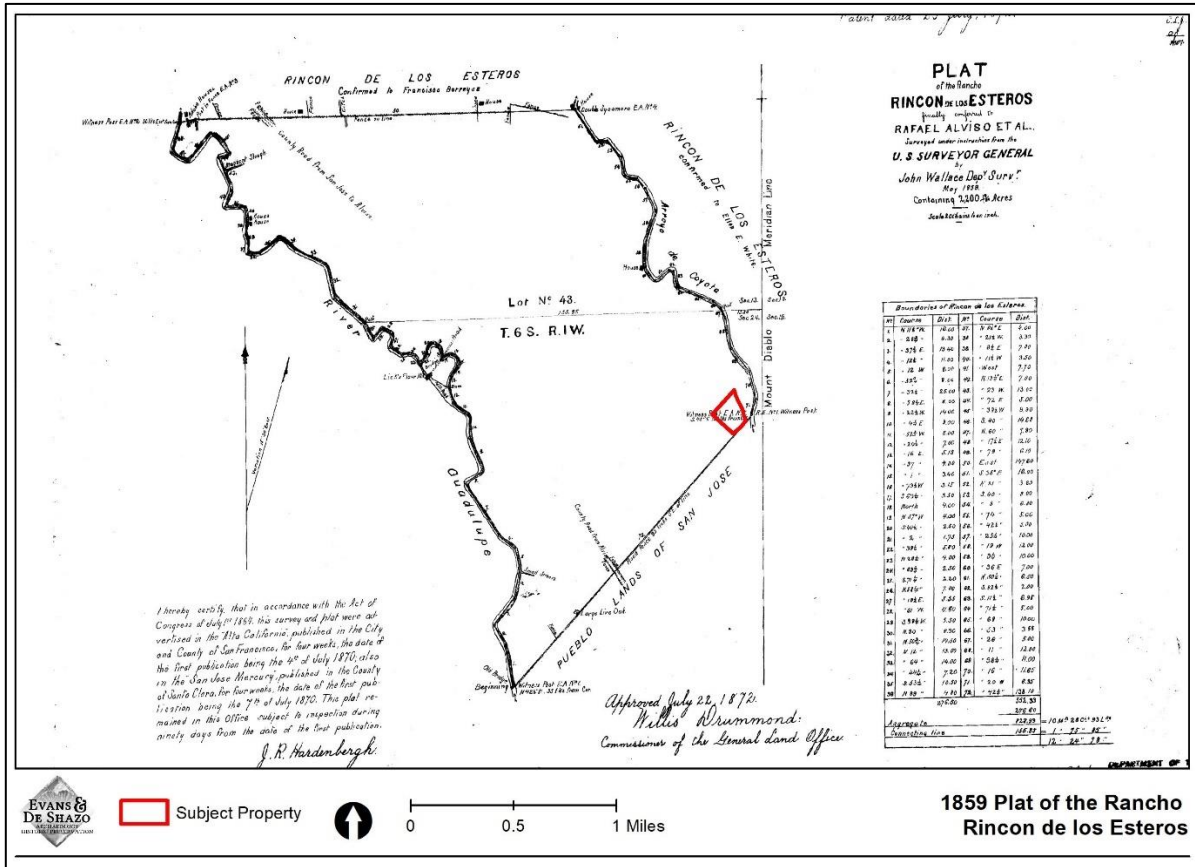


Figure 2. 1859 Plat map of Rincón de Los Esteros Rancho showing the subject Property.

HISTORY OF SAN JOSE (1848 – 1970s)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848) in 1848, when the U.S. took possession of Mexican territories, including California, New Mexico, Texas, and Arizona in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks prior to the signing of the treaty, on January 24, 1848, James Marshall discovered gold at Sutter’s Mill, which marked the start of California’s Gold Rush (1848 to 1855). Soon the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England,

⁷ History of San Jose, “History of Alviso”, accessed April 2, 2021, <https://www.historysanjose.org/wp/history-of-alviso/>.



Germany, and France.^{8 9} Many new settlers squatted on land during this time, including Mexican rancho and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.¹⁰ The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title. The cost of litigation forced many rancho owners to sell off some or all their land and stock to newly arriving settlers, many of whom had squatted on their land, as well as land speculators and the lawyers they hired to defend their land claims in court.¹¹ However, the City of San Jose was unique because some of the issues relating to land ownership were previously resolved based on surveys conducted in the late 1840s. In 1847, the first American survey was completed by William Campbell of the Pueblo lands adjacent to and south of the subject Property (see previous Figure 2).¹² Those claiming land in the surveyed area were granted the legal title, and the alcalde sold the unclaimed lands. William Campbell's original survey in 1847 established the familiar grid of streets in downtown San Jose. Soon after Campbell's initial work, Chester Lyman completed a more detailed survey in 1850. At the time of the surveys, the lands between Market Street and the Guadalupe River were primarily under Mexican ownership;¹³ however, soon after the completion of these two surveys, the city boundaries extended east of the central Plaza to 8th Street, north to Julian Street, and south to Reed Street. During the 1850s, the City's new boundaries extended to about three miles long, northwest by southwest, and two miles wide, and reached the southeast border of the Property. Before California was admitted to the Union, claims to the pueblo and rancho lands were filed; however, many large areas within unincorporated areas of Santa Clara County remained unclaimed.

In 1850, California was admitted to the Union, and the City of San Jose became the first state capitol. To settle debts owed to set up the Legislature and officers of the state, the State of California auctioned off unclaimed pueblo lands. In the City of San Jose, this resulted in the organized purchase of the pueblo lands by the San Jose Land Company, which was owned by a group of American pioneer settlers in the Santa Clara Valley who sought to accumulate as much pueblo and rancho land as possible for speculation.¹⁴ Locally, the land company

⁸ Karen Clay, *Property Rights and Institutions: Congress and the California Land Act 1851*, The Journal of Economic History, Cambridge University Press, 59(01):122-142, March 1999.

⁹ Commodore Stockton was also responsible for driving the Mexican forces out of California during the Mexican American War.

¹⁰ The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

¹¹ Nancy Olmsted. *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

¹² Pueblo land was the original European settlement in San Jose in 1777 under Spain (1777-1821) and later Mexico (1822 – 1848), who also established thirty-eight land rancho land grants between 1833 and 1845 in the Santa Clara Valley.

¹³ Franklin Maggi and Leslie A. G. Dill. *Discussion of Potential Conservation Area, Proposed Market-Alamaden Conservation Area, Downtown San Jose*. Prepared for the City of San Jose by Archives and Architecture and Dill Design Group. 2003.

¹⁴ Archives & Architecture, LLC. *Greater Gardner Historic Context Survey*, May 2011 (updated October 2017).



became known as “The Forty Thieves”,¹⁵ as some of the land claimed by the San Jose Land Company also included disputed land and land previously part of the original city plat laid out in 1847. The City's land was contested by the City of San Jose's Board of Commissioners and later resolved in the City's favor. During this time, Steamboats regularly traveled between San Francisco and Alviso, within the former Rincón de Los Esteros Ranchero, the central transportation hub for San Jose and the surrounding valley.

By 1860, the population in San Jose had grown to approximately 3,420, and the city began to undertake improvements to infrastructure within the city limits by installing natural gas and sewer services. In 1866, the San Jose Water Company (SJWC) was incorporated and began providing water to city residents who were otherwise dependent on well water.¹⁶ These improvements and the increasing population soon supported a small commercial district centered at the intersection of Santa Clara and Market Streets, approximately 6.7 miles south of the subject Property (Figure 3). During this time, many of the buildings around the intersection of Santa Clara and Market streets were still adobe buildings and reflected the Mexican era history of the area; however, soon, new buildings were constructed, such as the Santa Clara County Courthouse (1869) (Figure 4) that reflected the Euro-American population of the city. In 1864, the construction of the San Francisco and San Jose Railroad (later part of the Southern Pacific Railroad) was completed, followed by the completion of the Central Pacific line from San Jose to Niles in 1869.¹⁷ Like many new towns in California, the first industries in San Jose centered around agriculture and canning, with the earliest canning operation started by San Jose resident Dr. James Dawson in 1871. The canning industry was second only to fruit orchard farming, which dominated the local economy.

By the early 1870s, the population of the City of San Jose had grown to 9,089, and the business district had overflowed onto Second Street (Figure 5). During this time, there was a vibrant Chinatown within “Market Plaza,” at the corner of Market and San Fernando streets, home to at least 500 people of Chinese descent who had established a small community with businesses and residences. At this time, the City of San Jose was experiencing a wave of anti-Chinese activities that swept through California. In 1875, California's senators pressured their fellow lawmakers in Washington D.C. to pass the Page Act, which was an act that “prohibited convicted felons, prostitutes, and Asian contract laborers” from entering the U.S.¹⁸ This resulted in a series of anti-immigrant laws and practices, of which the most sweeping “Anti-Chinese” law was the “Chinese Exclusion Act” of 1882 that banned all Chinese laborers from entering the U.S., except for students, merchants, teachers, travelers, and diplomats.^{19 20}

¹⁵ Eugene T. Sawyer. *History of Santa Clara County*, Historic Record Co.; San Jose Historic Museum Association, 1922.

¹⁶ Stacey De Shazo. “Historic Resource Evaluation of the San Jose Water Company Cambrian Station Located at 3033 S. Bascom Avenue, San Jose, Santa Clara County, California”, Evans & De Shazo, LLC., 2016.

¹⁷ G. A. Laffey. *Historical Overview and Context for the City of San Jose*, by Archives & Architecture, 1992.

¹⁸ Adam M. McKeown, *Melancholy Order: Asian Migration and the Globalization of Borders*, (New York: Columbia University Press, 2008) 133-134.

¹⁹ Ibid.

²⁰ Anti-immigrant laws Congress passed in the late 19th and early twentieth century also included a range of laws barring Chinese from securing business licenses (1872), owning real estate (1872, 1913, 1920), wearing queues (1873), and walking on sidewalks while carrying loads with pole and baskets (1870), prohibition of interracial marriages in California, even women who married Chinese men lost their own U.S. citizenships (1922).



In 1886, the city began planning to modernize its downtown area, which had grown to surround the Chinese community within Market Plaza. Throughout the 1880s, citizens and leaders of the City of San Jose gave speeches that called for the removal of Chinatown, along with calls for local businesses only to hire white labor or face a boycott. On May 4, 1887, “a mysterious fire, deliberately set, destroyed San Jose’s Chinatown.”²¹ The Market Plaza Chinatown was the largest Chinatown South of San Francisco. It was home to families, including Chinese and Chinese-American pioneers who were instrumental in developing the economy of Santa Clara County. Within months the community moved a few blocks away and established a small community known as “Heinlerville,”²² which was also known as “Sixth Street Chinatown” or “San-Doy-Say Tong Yun Fow” by its Chinese residents. For the Chinese community of San Jose, Heinlerville provided a new start at a time when anti-Chinese laws and regulations were limiting opportunities for many Chinese immigrants throughout the U.S. By 1890, a small Japanese settlement, known as “Japantown”, was established adjacent to Heinlerville. Japantown included businesses (Figure 7) and residences and was also the location of service centers for hiring Japanese immigrant farm laborers. According to an Anthropological Studies Center report completed in 2008,²³ “relations between the two communities were cordial, even if there was little active socializing.” One of the first Chinese stores within Chinatown to extend credit to the Japanese in the 1890s was the Tuck Wo general merchandise store in Heinlerville, where they frequented local Chinese restaurants.

During the 1880s, the City of San Jose continued to grow, and in 1881 city services were expanded to include gas and electric services provided by several small independent gas and electric companies, one of which constructed an electrical light tower at the intersection of Market and Santa Clara streets, around Market Plaza (Figure 8). In 1887, Samuel Bishop built the first electric streetcar line between San Jose and Santa Clara. In 1889, a new city hall was erected in the middle of Market Plaza, where the first Chinatown once stood, and in 1893, a new post office was constructed. In 1891, the electric street cars were converted to overhead electrical trolley lines, and in 1905 an Interurban Railroad was installed, which provided access to neighboring towns of Saratoga, Campbell, and Los Gatos. The availability of passenger transportation during the 1880s and 1890s allowed for residential growth in outlying areas outside of the city center, and as the town’s population grew, residential neighborhoods were located further away from the city center, and the vitality of the downtown area declined.

In the early 1900s, the San Jose city boundaries expanded further as its residents acquired automobiles. By the 1920s, downtown San Jose became the center of the automobile trade in Santa Clara County, bringing business back downtown. The 1920s in San Jose saw continued growth in population, and the city limits continued to expand into the surrounding agricultural area, including areas near the subject Property, as orchard farms were replaced with new residential developments. By 1928 all the city streets in San Jose had been paved, and the old wooden bridges were replaced with concrete bridges (Figure 9). The late 1920s also

²¹ Text taken in part from the “The Burning of San Jose Chinatown” marker, dedicated in 1987.

²² Heinlerville was named for its owner and benefactor, John Heinlen, who support the Chinese, and offered up his own property for the new location where Chinese and Chinese Americans relocated after the first Chinatown in Market Plaza burned down in 1887.

²³ Anthropological Studies Center, “Historical Context and Archaeological Survey Report: Heinlerville/San José Corporation Yard Archaeological Project”, City of San Jose, April 2008.



saw highway improvements with the construction of the Bayshore Highway (U.S. Route 101) in Santa Clara County in 1927, the widening of the San Francisco and Oakland highways from 1929 to 1932, and the realigning and widening of what was then known as Santa Cruz Highway (present-day Highway 17). The new roads increased the use of automobiles for travel, and by the 1930s, the streetcar lines were abandoned and replaced by private bus lines. By 1930, the population in San Jose had grown from 28,900 in 1910 to 57,700, due mainly to the continued annexation of surrounding agricultural land in the early twentieth century.

The 1940s brought significant change to the U.S. and residents of San Jose when on December 7, 1941, Japan bombed Pearl Harbor, Hawaii, and the U.S. declared war with Japan, marking the entrance of the U.S. into World War II (WWII). Suspecting potential spies within the Japanese American population, the U.S. government quickly enacted a series of measures to restrict the travel of Japanese Americans to the U.S. and Hawaii. On February 19, 1942, President Roosevelt signed Executive Order 10666, which authorized the internment of 120,000 people of Japanese descent, including Nisei, who were Japanese Americans born to Japanese parents, and Issei, who were the first generation of Japanese to immigrate to the U.S., in 11 camps located across seven states. In March 1942, the Japanese American communities throughout San Jose were told they would have to “relocate” to military areas, many of which were sent to the assembly center at Tanforan for assignment to internment camps (Figure 10). Those interned in 1942 were Eiichi Sakauye and the Sakauye family, who are associated with the subject Property.

After WWII ended in 1945, the Japanese residents of San Jose returned after being interned in camps in the U.S. from 1942 to 1945. The War Relocation Authority (WRA) gave each person \$25 in cash and a train or bus ticket back to their hometowns. Some residents returning to San Jose found their belongings stored by churches or trusted neighbors. In contrast, others discovered their homes and businesses in disarray, and their things were often stolen or broken.²⁴ Of the many Japanese residents returning from the internment camps, many were unable to stay with relatives and friends or find decent available housing and often ended up in hostels, sleeping at local churches, or on farms. Though the Japanese American population on the West Coast had nearly returned to pre-WWII population levels by 1950, it was a different community than before WWII. The end of WWII also saw the return of U.S. soldiers, and the City of San Jose grew from 68,500 people in 1940 to 95,000 in 1950. The 1950s also saw job growth related to new industries, including the electronic and defense industries, which by the 1960s, had become the economic base of Santa Clara County and resulted in San Jose’s population doubling to approximately 200,000 residents.²⁵ Between 1960 and 1975, with the continued annexation of surrounding agricultural land, the population of San Jose increased from 200,000 to over 500,000, and the city saw the once vibrant agricultural areas developed for commercial and industrial use, as well as new residential housing in support of the developing high-tech industry that became known as “Silicon Valley.”

²⁴ James C Williams, and Kent Seavey. “Gilroy Yamato Hot Springs National Register of Historic Places Nomination”, (NR#95000996), Washington, DC: National Park Service, 1995.

²⁵ Archives & Architecture. County of Santa Clara Historic Context Statement. Prepared for the County of Santa Clara. December 2004, Revised 2012.



Figure 3. 1868 photograph of downtown San Jose facing north/northeast from the dome of the original Santa Clara County courthouse on First Street (left side of the photograph) in San Jose (courtesy of the Martin Luther King Jr. Library, California Room).



Figure 4. 1869 photograph of the first Santa Clara County Courthouse (courtesy of the Martin Luther King Jr. Library, California Room).



Figure 5: 1875 Bird's eye view of San Jose, facing north.



Figure 6. In 1886, the Property was located outside the City of San Jose northern city limits (red arrow).



Figure 7. ca. 1900 photograph showing the Okita Brothers store in San Jose's Japantown (courtesy of the California History Center Archives).



Figure 8. 1910 photograph of the San Jose Electric Light Tower (courtesy of the Martin Luther King Jr. Library, California Room).



Figure 9. ca. 1928 photograph of downtown San Jose looking east, with Santa Clara Avenue to the left and Market Street on the right (courtesy of the Martin Luther King Jr. Library, California Room).

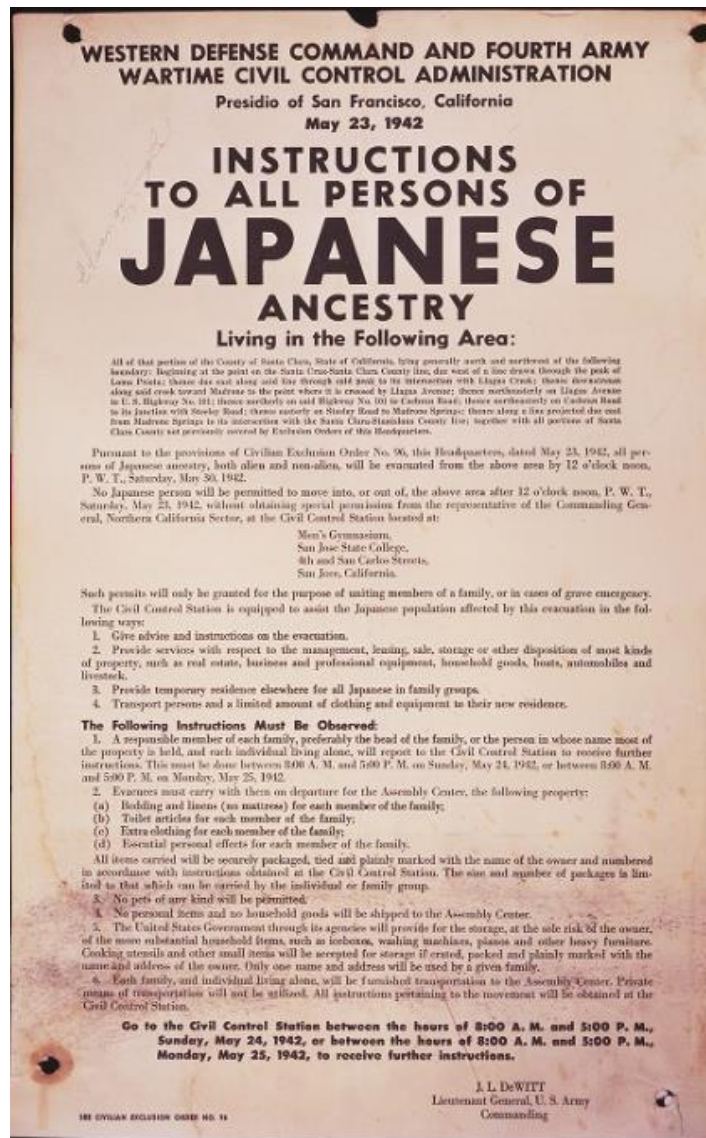


Figure 10. State of California notice of evacuation to all persons of Japanese ancestry living in Santa Clara County, May 23, 1942 (Calisphere.org).



SANTA CLARA VALLEY AGRICULTURE HISTORY (1850S–1970S)

As early as the 1850s, new Santa Clara Valley settlers realized they were located within one of California’s foremost agricultural regions. By the late 1860s, the Santa Clara Valley was mainly planted with grain crops, with wheat production accounting for 30% of California’s total wheat crop in 1854.²⁶ Throughout the 1870s, the fertile valley remained a wheat and grain capital, where the growing wine industry thrived, as many settlers planted vineyards within the lush soil. Although vineyards and wineries continue to be a part of the Santa Clara Valley’s agricultural base today, wheat and grain crops soon proved incapable of withstanding the occasional drought years in the Santa Clara Valley. By the early 1880s, fruit orchards began replacing grain crops, marking the beginning of a significant period of orchard farming in the region. By the late 1880s, wheat and barley were almost totally abandoned, and orchard crops, such as apricots, plums, prunes, and cherries, became the dominant agricultural crop. The rise in orchard farming was a need for fruit processing plants, and several canneries and fruit processing facilities were soon established in the Santa Clara Valley. The fruit orchard and packing industry expanded with the construction of the Southern Pacific Railroad line and the South Pacific Coast Railroad, which facilitated the transportation of products to cities and states throughout the U.S., as well as ports that shipped canned fruit overseas and rail spurs were constructed at canneries and fruit processing plants to allow for easy loading. Many Chinese, Japanese, and Italian immigrants arriving in the U.S. in the late nineteenth and early twentieth centuries traveled to California in search of opportunities in the soil-rich agricultural areas and booming cities.

Throughout the early twentieth century, fruit and nut orchards dominated the landscape within the Santa Clara Valley, including the subject Property, with peak fruit production occurring from the 1900s to the 1940s, with the highest production occurring in the 1920s. Increasing land prices and various agriculture costs then put pressure on large landowners to sell their agricultural land for development. During this time, orchard land throughout Santa Clara County was subdivided to allow for smaller farmers to cultivate land that was as little as three acres to serve as “highly specialized ‘fruit ranches’” that only produced one type of fruit.²⁷ During this time, a large amount of fruit production, canneries, and fruit packing companies occupied the area around the Santa Clara Valley, including 18 canneries, 13 dried-fruit packing houses, and 12 fresh-fruit and vegetable shipping firms around the region operating during the 1920s and 1930s. During this time, Santa Clara Valley became known as the “Valley of Heart’s Delight,” and the number of fruit orchards rapidly increased. Large farms that evolved in the nineteenth century had given way to small farms specializing in specific crops. During this time, a typical fruit farm ranged from just three to fifty acres, allowing farming opportunities for more residents.

By the 1940s, Santa Clara Valley fruit production began to change as the agricultural land in the Santa Clara Valley and the City of San Jose gave way to suburban housing. New residential developments were constructed in and around San Jose throughout the 1950s and 1960s. During this time, the orchardist and farmers on land surrounding the City of San Jose saw the annexation of their land by the city, which then brought encroaching suburban development, including commercial buildings and residential housing. By the late 1950s and throughout the 1960s, residential development continued to increase as the need for

²⁶ Archives & Architecture, LLC, *Heritage Resources Inventory*, Prepared for the City of Saratoga, 2009, 22.

²⁷ *Ibid.*



housing for Lockheed employees and other new industries grew, replacing most of the orchard-covered land throughout Santa Clara Valley with industrial and commercial buildings, and residential subdivisions.²⁸

JAPANESE IN SANTA CLARA VALLEY

The subject Property is associated with Japanese immigrant Yuwakichi Sakauye (Issei), who was a Japanese farmer who arrived in Santa Clara Valley in 1900, and second-generation Japanese American farmer Eiichi “Ed” Sakauye (Nisei). The following section provides a context related to Japanese immigration in the late nineteenth and early twentieth century and Japanese farming in the Santa Clara Valley.

Japanese Immigration

On July 8, 1853, at the direction of U.S. President Millard Fillmore, American Commodore Matthew Perry led four ships into the harbor at Tokyo Bay to return shipwrecked Japanese sailors and request that Americans stranded in Japan be returned to the U.S.; however, Perry was also tasked to establish contact with the Japanese government for the first time in over 200 years to establish trade between Japan and the western world.²⁹ During this time, Japanese citizens were, for the most part, not allowed to migrate from Japan to the U.S. or anywhere else in the western world; however, once the trade was established between the U.S. and Japan, the first Japanese immigrants began slowly arriving in Hawaii during in the 1860s. By the 1880s, the Japanese government began allowing more citizens, mainly unemployed people or poor peasants, to emigrate to the U.S. mainland. Many ended up in California because the need for cheap labor was great due to recent Federal legislation that excluded further Chinese immigration to the U.S. This created demands for new immigrant labor to support the booming agricultural economy in Santa Clara County. In addition, the railroad industry recruited large numbers of Issei –or first-generation immigrants- from Hawaii and Japan to help build rail lines needed to support the growing agricultural commerce.

By the 1890s, the number of Japanese immigrating to the mainland and California increased rapidly, and this continued until 1907, when the U.S. government prohibited further immigration to the mainland from Hawaii. Then, the number of Japanese immigrating to the mainland decreased dramatically. By 1900, although there were fewer than 25,000 Japanese living in the U.S., they formed small communities scattered up and down the Pacific coast, including within the City of San Jose and Santa Clara Valley. In the 1890s and early 1900s, the Issei, or first-generation Japanese immigrants, in California, often followed “the work” along with other immigrant laborers—the Chinese, Filipinos, or southern Europeans. They worked either throughout the Sacramento Delta area and the Central Valley or within the coastal valleys to the south near Salinas and San Luis Obispo. They were aiding the Japanese in finding work in the service centers within the Japanese communities, such as Japantown in downtown San Jose, where immigrants were contracted to work on farms. At this time, Japanese labor was welcomed in the U.S. as an alternative to Chinese labor.

Japanese Farmers in Santa Clara Valley

During the early 1900s, the large availability of land allowed some Japanese Americans to buy property at a fair cost and begin tending it for agriculture. Japanese-owned farms often focused on fruit production, such

²⁸ Archives & Architecture, LLC, *Heritage Resources Inventory*, City of Saratoga, 2009, 47.

²⁹ Department of State, Office of the Historian, accessed March 15, 2021, <https://history.state.gov/milestones/1830-1860/opening-to-japan>.



as apricot, cherry, pear, prunes, and vegetable or commercial flower production.³⁰ During this time, Santa Clara Valley continued to develop its fertile agricultural land with a focus on fruit and walnut orchards, and the Southern Pacific Railroad and South Pacific Coast Railroad lines throughout the area continued to facilitate the transport of fruit among various levels of production, from the orchardists to the canneries to the consumers. By the 1910s, California emerged as the world's principal producer of grapes, citrus, and a wide variety of other fruits, which allowed for the growth of other industries, such as canning, packing, food machinery, and transportation services. California's fruit industry success relied heavily on Japanese laborers and Japanese farmers. However, the Japanese, like the Chinese before them, were subjected to anti-immigrant sentiments, including acts of harassment and violence. As a result of pressure from states, in 1907, the U.S. government made a non-binding agreement with Japan to stop the immigration of male laborers to the U.S. Although Japanese immigration was reduced and despite discriminatory legislation such as California's Alien Land Laws in 1913 and 1920 that intended to prevent Japanese ownership of land, some Japanese immigrants, such as Yuwakichi Sakauye, who was Eiichi Sakauye's father, had acquired land in Santa Clara County prior to the restrictions placed on Japanese immigrants.

Throughout the 1920s and 1930s, the role of the Nikkei³¹ farmers in the Santa Clara Valley agricultural industry grew significantly, and soon Japanese farmers were producing most of the tomato and spinach crops in San Jose. Other important crops produced by the Japanese farmers were strawberries, celery, and fruit such as pears, apples, and prunes. During this time, Japanese farms were clustered in various regions throughout Santa Clara Valley, including areas along Trimble Road, North First Street, Alviso, Agnew, and Berryessa; the subject Property on Trimble Road is in the area known as Alviso. By 1940, Japanese farmers were well-established members of the farming community of San Jose, with some 25 percent of Japanese farmers owning the land they farmed.

PROPERTY HISTORY

As part of the record search and literature search, EDS reviewed Property owner and occupancy information available at the Santa Clara County Assessor/Recorder office, the Martin Luther King Jr. Library, California Room, and consulted with local repositories, including the Japanese American Museum of San Jose and individuals to assist in providing records associated with the Property. EDS also conducted online research and reviewed documents on file with EDS, including historical maps, photographs, and other documents, to determine the ownership and occupancy history of the Property. The results are provided in the section below.

According to Thompson and West's 1876 map of Santa Clara County, the Property was part of a 120-acre parcel owned by Joseph W. Briggs (Figure 12). Joseph was born in 1832 in New York but resided in Ohio for much of his childhood. He married his wife, Mary J. Oldes, in 1854 before moving to Santa Clara County in 1873. Joseph had already established himself as an orchardist and fruit farmer. Within the 120-acre property, in the area that was commonly known as Midway within the Alviso Township,³² Joseph planted

³⁰ Department of State, Office of the Historian, accessed March 15, 2021, <https://history.state.gov/milestones/1830-1860/opening-to-japan>.

³¹ The term Nikkei refers to all generations of Japanese immigrants and their descendants.

³² Midway was one of the schools and residential districts within the Alviso township.



fifty acres of plums and prunes, twenty acres of pears, ten acres of apples, twelve acres of cherries, with six acres of raspberries, and five of strawberries, with the rest of the acreage used for pasture. Joseph died in 1887.^{33 34}

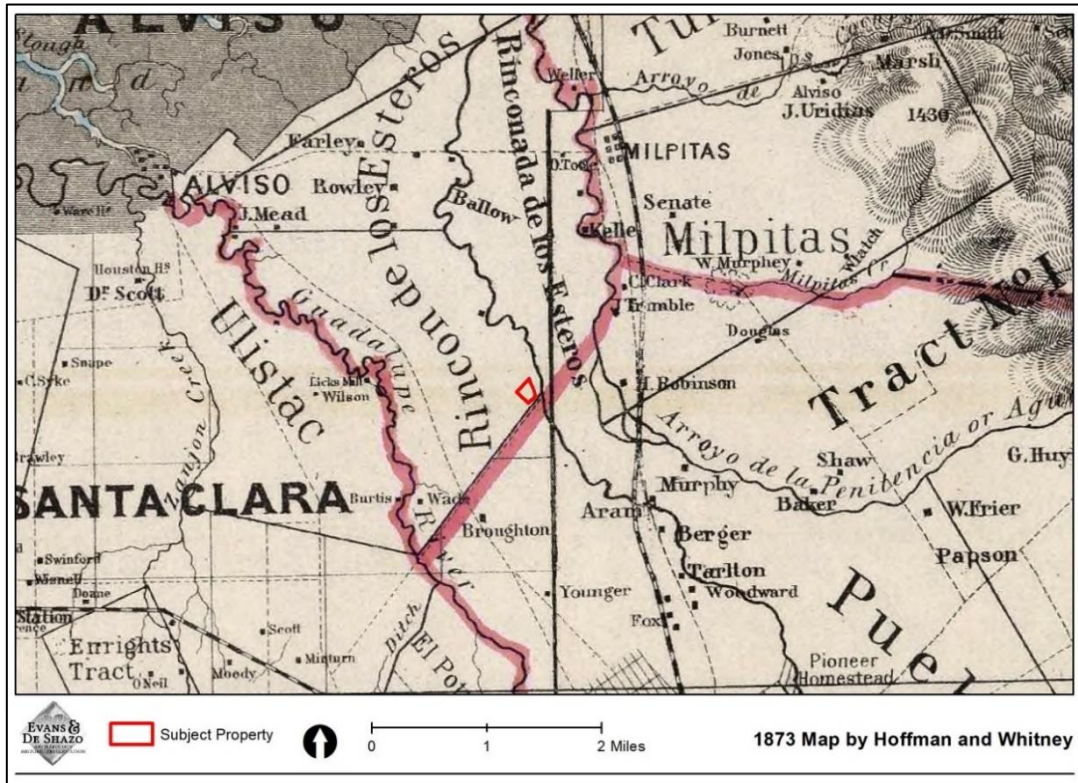


Figure 11. ca. 1873 Hoffman and Whitney map showing the Property within Rancho Rincon del los Esteros.

³³ California Digital Newspaper Collection, "Death of J. W. Briggs", San Jose Weekly Mercury, April 23, 1887.

³⁴ Ancestry.com. Santa Clara County, California [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2005.

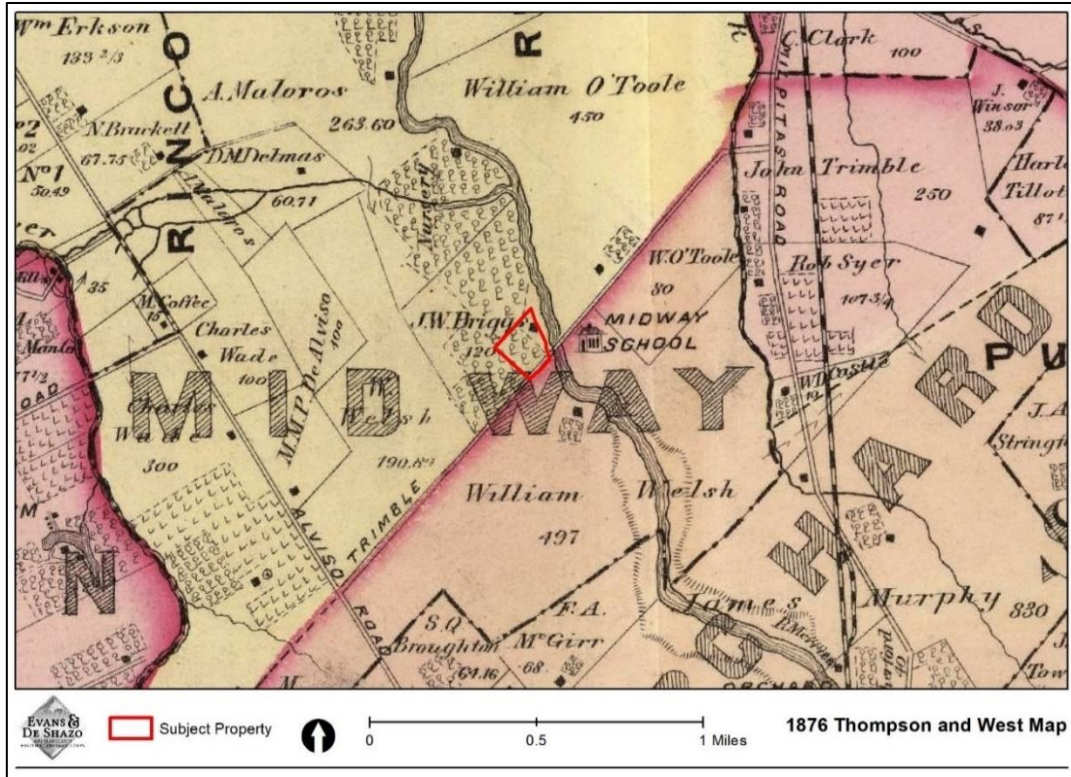


Figure 12. Thompson 1876 map showing the Property within J.W. Brigg’s 120-acre land (Calisphere.org).

The following table provides the Seely family history, including the ca. 1880 Seely house, ca. 1890 barn, ca. 1920 cottage, and ca. 1930 pump house within the Property from ca. 1880 to ca. 1945.

Table 2. Seely family ownership history.

Year	Owners/Occupants	Additional Details
ca. 1880-1892	Owners: Charles Raymond (C.R.) and Selina Southern Seely	<ul style="list-style-type: none"> In the early 1880s, Charles and Selina owned the 120-acre parcel, including the 11-acre Property (Figure 13). Although it cannot be confirmed through primary or secondary source records, it appears that Charles and Selina had the ca. 1880 Seely house and ca. 1890 barn constructed within the property after they purchased the land from the Briggs family. During Charles and Selina’s ownership of the land, they grew various fruits, such as prunes, peaches, oranges, and vegetables, including carrots and beets. Although Charles built the ca. 1880 house and ca. 1890 barn, Charles and Selina did not reside on the Property, instead Charles and Selina lived on Bascom Avenue within a 48-acre property where they had a fruit and nut orchard farm, including apricots, prunes, peaches, plums, cherries, walnuts, almonds, and figs



		<p>(Figure 14).³⁵ During the time, the occupants of the ca. 1880 Seely house within the Property is unknown.</p> <ul style="list-style-type: none"> • Charles was born in Cattaraugus County, New York, in 1830. At 19 years old, Charles established his own farming business in New York. He married Selina Southern in Iowa in 1849.³⁶ They had eight children: Martin, Mary Belle, Hattie, George B., Gertrude, Charles R. Jr., Alice, and Lillie. • In 1853, Charles first traveled to California by sea way via the Isthmus route to San Francisco. He resided briefly in San Francisco but later moved to Dorado County, where he purchased a hay farm. However, after only one year, he abandoned his hay business and started a business hauling freight supplies to miners. In 1855 Charles moved back to Iowa and remained there until 1857. Between 1857 and 1869, Charles moved his family between California and Iowa twice before permanently settling in Solano, then Stanislaus County in 1869. By the mid-1880s, Charles and Selina had moved permanently to San Jose. • In 1892, Charles and Selina separated but remained married. During this time, the 11-acre Property was mortgaged to pay Selina a \$19,000 settlement.³⁷ Although Charles and Selina still owned the property, neither Charles nor Selina lived within the property, and it is unclear who lived in the ca. 1880 Seely house during this time. Instead, Charles lived at 383 North 5th Street, San Jose (Figure 15) and Selina lived on Bascom Avenue.³⁸ • In 1892, Charles along with his sons, George and Charles Jr., brother W.V. Seely, and W.E. Crossman and Walter H. Field established the Seely Orchard Company, which specialized in farming, canning, drying, and preserving fruits.³⁹ • No additional information about the Seely Orchard Company was found. Selina died in 1894 and sole ownership of the property appears to have passed to Charles Seely.⁴⁰
1894-1907	Owner: Charles Raymond (C.R.) Seely	<ul style="list-style-type: none"> • In 1894 Charles became the sole owner of the 120-acre property, including the 11-acre Property where the ca. 1880 Seely house and ca. 1890 barn are located. • In 1895, Charles married Mildred Elizabeth “Eliza” Sarsfield.

³⁵ Carolyn Feroben, “The Valley of Heart’s Delight, Alviso Township”, Mariposa Research.net, <https://www.mariposaresearch.net/santaclararesearch/SCBIOS/crseeley.html> (accessed 04/19/2023).

³⁶ Newspaper.com, “Happenings on the Slope, Articles of Separation Secured by A Consideration of \$20,000”, The San Francisco Examiner, July 29, 1892.

³⁷ California Digital Newspaper Collection, “The Seely Separation”, San Jose Mercury News, July 29, 1892.

³⁸ Ancestry.com. U.S., City Directories, 1822-1995.

³⁹ California Digital Newspaper Collection, “Articles of Incorporation”, San Jose Mercury News, August 2, 1892.

⁴⁰ Ancestry.com. *Geneanet Community Trees Index*.



		<p>At the time of their marriage, Eliza had one son, Edgar Smith, from a previous marriage. Charles and Eliza had two children together, Carrie and Edward.⁴¹ In ca. 1895 Charles moved to property with Eliza, and their two children. This was the first time Charles lived within the property.</p> <ul style="list-style-type: none"> • In 1906, Charles subdivided the 120-acre parcel into 10 parcels known as the Seely Tract. During this time the Property was part of lots 6 and 7 (Figure 16), and Seely Avenue was created. During this time, Seely Avenue was a dead-end road that stretched from Trimble Road to the end of the Seely Tract.⁴² • In 1907, a portion of the current 11-acre Property (known as lot 7) was sold to Yuwakichi Sakauye, a Japanese immigrant farmer. Charles continues to maintain a portion of the 11-acre Property (as lot 6), which included the ca. 1880 “Seely” house and ca. 1890 barn, where he operated a prune orchard. • Charles died in 1907,⁴³ and Eliza and her children, Edgar, Edward, and Carrie continued living in the ca. 1880 Seely house. However, they did not inherit the land, instead they purchased it from the Charles Seely estate. • During Charles life, he only lived within the ca. 1880 Seely House for about 12 years, from ca. 1895 to 1907.
<p>1907-1922</p>	<p>Owner: Mildred Elizabeth “Eliza” Sarsfield Seely</p>	<ul style="list-style-type: none"> • After Charles died, in 1907, Eliza purchased a portion of the Property, known as lot 6, which included the ca. 1880 Seely house and ca. 1890 barn, from the estate of Charles Seely for \$3,000. During Eliza’s ownership, she lived in the ca. 1880 house with her sons, Edgar, and Edward Seely, and operated her portion of the Property as a farm.⁴⁴ During this time, Edgar worked as brakeman for the railroad industry.⁴⁵ • In 1917, the address of a portion of the Property (known as lot 6), which included the ca. 1880 Seely house and ca. 1890 barn was Route A, Box 402 Trimble Road and “45 Trimble Road” (Figure 17). • Eliza was born in 1862 in Iowa. In the 1880s, Eliza married Henry John Smith, but they divorce in the 1890s. Together, Eliza and Henry had one child, Edgar H. Smith. In 1895 Eliza

⁴¹ Ancestry.com. *California, U.S., County Birth, Marriage, and Death Records, 1849-1980* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2017.

⁴² New roads or country/county roads within agricultural areas were often named for adjacent farms or for land that was previously owned by an individual who then donated their land or a portion for the development of a road.

⁴³ Find a Grave.com, Charles Raymond Seely, <https://www.findagrave.com/memorial/209865601/charles-raymond-seely>.

⁴⁴ Ancestry.com. 1910 United States Federal Census.

⁴⁵ Ibid.



		<p>married Charles when he was 64 years old, and she was 32 years old.⁴⁶</p> <ul style="list-style-type: none">• Eliza died in 1927.
1922-1945	Owners: Edward Mack Seely and Edgar Hubert Smith	<ul style="list-style-type: none">• In 1922 Eliza deeded a portion of the Property known as lot 6 to her sons, Edward Seely and Edgar Smith. At the time, the address of the ca. 1880 Seely house was “45 Trimble Road” within the City of San Jose. Edgar and Edward initially lived on the farm and worked their portion of the Property in the 1920s; however, by the 1930s, Edgar had moved to a property on Alum Rock, route 3, box 940 in San Jose.⁴⁷ However, Edward remained living within lot 6 of the 11-acre Property, which at this time, included the ca. 1880 “Seely” house, ca. 1890 barn, ca. 1920 cottage, and ca. 1930 pump house. According to research conducted at the California Room of the Martin Luther King Jr. Library, Edward established a pear orchard on their portion of the Property.• Edgar was born in 1888 in California to Mildred Elizabeth “Eliza” Sarsfield and Henry John Smith. In 1923, Edgar married Irene Pilger in Boulder Creek.⁴⁸ Edgar and Irene had four children, Florence, Thelma, June, and Patty. Edgar died 1945.⁴⁹ At this time, it appears that Edward became the sole owner of the lot 6.• Edward was born in 1896 within the Midway District of the Alviso Township of San Jose. When World War I (WWI) broke out in 1914, Edward enlisted in the military. During this time, he entrusted the care of his ailing mother, to his half-brother Edgar and neighbors Yuwakichi and Tamee Sakauye.⁵⁰ After the war ended in 1918, Edward married Mildred French, who was born in San Jose. In 1927, Edward and Mildred moved onto the Seely property, living in the ca. 1880 Seely house (Figure 18). By 1950, Edward and Mildred had two children, Betty Ann, and Edward E.• After WWII ended, ca. 1945, Edward appears to have rented out and also sold a portion of the 11-acre Property known as lot 6, to Sakauye family - including the ca. 1880 Seely house, ca. 1890 barn, ca. 1920 cottage, and ca. 1930 pump house to Walter and Irma and Edward moved to 790 Locus Street in the City of Santa Clara and continued working as a farmer.⁵¹ Thought it is not clear if he continued to farm lot 6 within the

⁴⁶ Ancestry.com. California, U.S., County Birth, Marriage, and Death Records, 1849-1980.

⁴⁷ Ancestry.com. U.S., City Directories, 1822-1995.

⁴⁸ Newspaper.com, “Boulder Creek Girl Marries”, Santa Cruz Evening News, May 02, 1923.

⁴⁹ Ancestry.com. California, U.S., Death Index, 1940-1997.

⁵⁰ Ancestry.com. U.S., World War II Draft Registration Cards, 1942 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

⁵¹ Various research at the Martin Luther King Jr., Library, California Room.



		<p>11-acre Property.</p> <ul style="list-style-type: none"> • By 1955 Edward and Mildred moved to Lake County after purchasing the Lewis R. Don pear orchard and established the Seely Orchard and Seely farm stand on Highway 20. While in Lake County, Edward was active in the community and was a member and director in several organizations including the California Canners and Growers, and The West Lake Soil Conservation District. • Edward died in 1989 and Mildred died in 1980.⁵² Seely Orchard and Seely Farm Stand in Lake County continued to be operated by the Seely family after Edward's death. The orchard and farm are currently operated by his great-granddaughter Jessica Rentsch. The name of the orchard and farm was changed to Oak Valley Farm in 2012.⁵³
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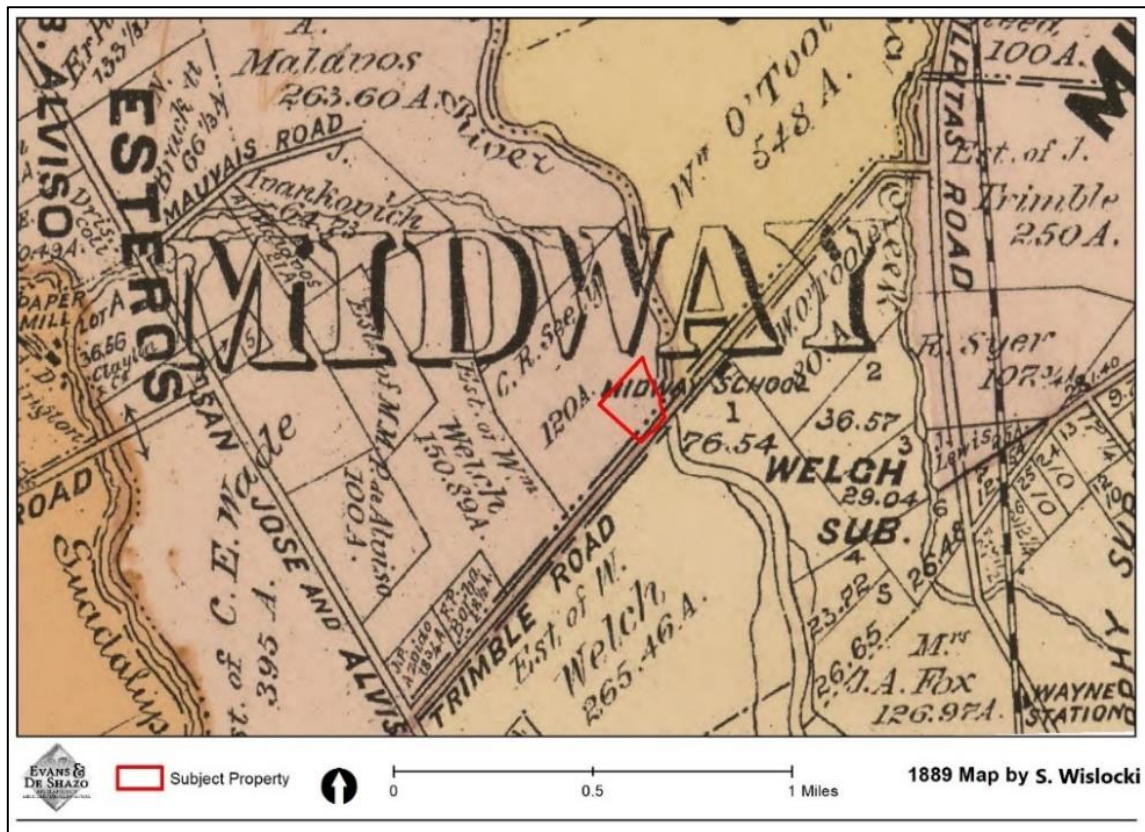


Figure 13. ca. 1889 Wislocki Map showing the subject Property within the 120-acre parcel owned by Charles (C.R.) Seely (Calisphere.org).

⁵² Ancestry.com. *California, U.S., Death Index, 1940-1997*.

⁵³ No Author, "Oak Valley Farm", <https://mendolake.localfoodmarketplace.com/Producer/089546ef-96ec-4103-9983-f0ee170ac2f3>, accessed 03/20/2023.



Figure 14. The house on Bascom Avenue that Charles and resident in 1886 (courtesy of Martin Luther King Jr. Library, California Room).

**A Chinese Chicken Thief Captured and
Jailed.**

C. R. Seely, who resides at 383 North Fifth street, heard an unusual noise in his chicken house last evening at 7:30 o'clock, and on investigation found a Chinaman in his chicken coop with eight chickens in a sack and three under his coat.

Mr. Seely took the chickens away from the Mongolian and brought the heathen to the police office. The Chinaman said he was hungry and had no money with which to buy food. He gave his name as Wah Toi, and his place of residence as Heinlen-ville. He was locked up and a charge of petit larceny will be placed against his name to-day.

Mr. Seely states that a week ago a neighbor's hen house was entered and six chickens stolen.

Figure 15. 1893 newspaper article of a robbery occurring in Charles' home on north 5th Street (courtesy of California Digital Newspaper Collection, San Jose Mercury, March 6, 1893).



Figure 16. 1906 Advertisement by Charles for prune pickers for the Seely farm (courtesy of California Digital Newspaper Collection).

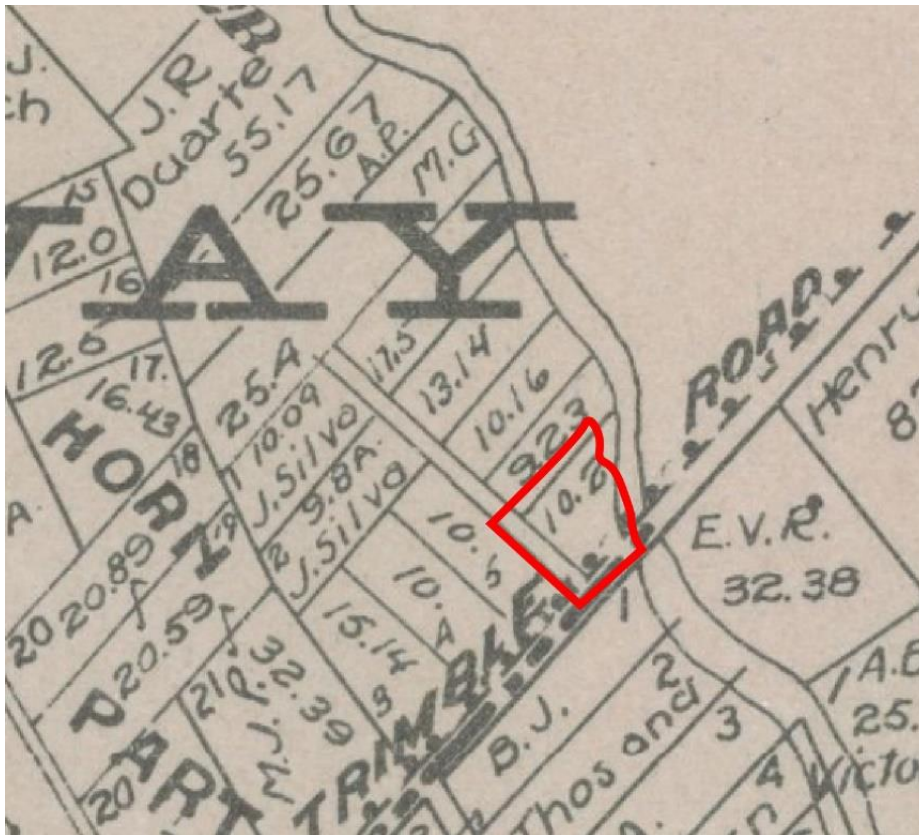


Figure 17. 1914 State Map showing the Property within a portion of lots 6 and 7 (in red) (courtesy of Stanford University Library).

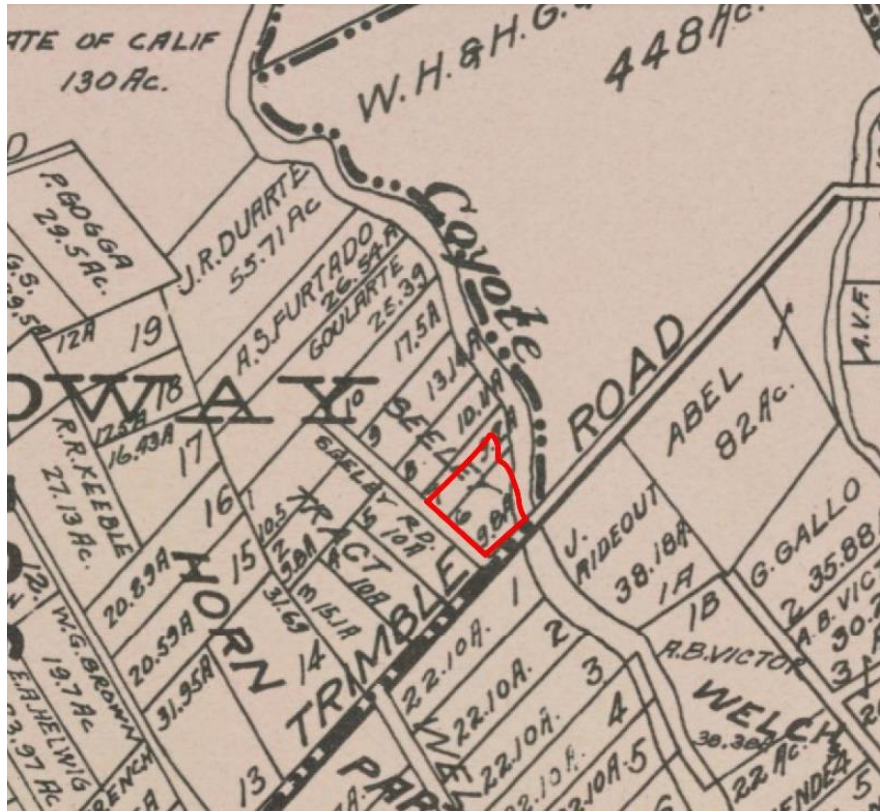


Figure 18. 1929 Santa Clara County Map (by McMillian and McMillian) with the Property (in red), with lot 7 at 9.2-acres and lot 6 at 9.8-acres (courtesy of Sandford University Library).

The following table provides the Sakauye family's history associated with current built environment resources within the Property during their ownership of subject Property from 1907 to 2011.

Year	Owners/Occupants	Additional Details
1907 to 1935	Owners: Yuwakichi and Tamee Sakauye	<ul style="list-style-type: none"> In 1907, Charles Seely sold a portion of the Property (lot 7), to Yuwakichi Sakauye, six years prior to the Alien Land Law of 1913.^{54 55 56} Yuwakichi was born in 1874 in the Wakayama-Ken prefecture in Southern Japan. In 1900, he left Japan, heading first to Vancouver, British Columbia, where he worked in the railroad industry for a short period before immigrating to San Jose, California where he joined up with family members already living in the city.⁵⁷

⁵⁴ The Alien Land Law was passed in 1913 prohibiting “aliens” (meaning Japanese and Chinese) people from buying and owning land. Many Chinese and Japanese families would buy properties and land under the name of their American-born children.

⁵⁵ Beth Wyman, “Ed Sakauye, Highlights of the Life of Eiichi “ED” Sakauye”, California Pioneers.com, accessed March 3, 2021.

⁵⁶ Calisphere.org, Dr. Joe Yasutake, Interview Eiichi Sakauye, July 25, 1997, to October 4, 1997, accessed March 22, 2021.

⁵⁷ Ibid.



Year	Owners/Occupants	Additional Details
		<ul style="list-style-type: none">• Upon his arrival in San Jose, Yuwakichi participated in sharecropping farming on North First Street, growing and selling strawberries. In 1902, Yuwakichi and two other men named Kino and Nakamura formed the NKS Company (Figure 19 and Figure 20).⁵⁸ The NKS Company and others, such as the Kino Company, were partnership firms created by men from the same prefecture (<i>ken</i>) in Japan. These companies would lease or buy large areas of land for farming and then would lease a few acres to individual families to farm. The NKS Company along with a similar company called Kino Company, established a large sharecrop farm area on Trimble Road and created the Trimble Road cluster of Japanese/Japanese American farmers. These farms grew pears, strawberries, and other fruits before switching to vegetables sometime in the late twentieth century.^{59 60}• From the success of the Trimble Road cluster farming business, Yuwakichi was able to purchase part of the 11-acre Property where he grew fruits such as pears, and hire Japanese bachelor men for \$1 a day to help tend the farm.⁶¹• In the 1910 U.S. Federal Census, Yuwakichi is listed as a farmer (Figure 21).• In 1911, Yuwakichi traveled to his homeland in Wakayama-Ken, Japan, to marry 26-year-old Tamee. Tamee was born in 1888 in the Wakayama-ken prefecture in Southern Japan.⁶² When they arrived in the U.S. in 1911 after their marriage, Yuwakichi and Tamee lived in a house (no longer extant) within the 11-acre Property where the current ca. 1920 “Sayuake house” is located.• In 1912, Yuwakichi and Tamee had their first child, Eiichi, born within the 11-acre Property.⁶³ Tamee and Yuwakichi had five children, including Eiichi, Kenji, Kimiko, Ayako, and Isao.• The Sakauye farm was located west of the Seely property and in the early 1900s, contained a ca. 1907 house (no longer extant), the ca. 1910 barn (extant), and ca. 1900 ancillary buildings (no longer extant) (Figure 22 and Figure 23).

⁵⁸ Timothy J. Lukes, and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley*, 1985. pg. 30.

⁵⁹ Ibid.

⁶⁰ Densho Digital Archive, <https://ddr.densho.org/media/ddr-jamsj-2/ddr-jamsj-2-7-10-transcript-49982b1f90.htm>, accessed April 12, 2023.

⁶¹ Timothy J. Lukes, and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley*, 1985. pg. 30.

⁶² Ancestry.com. *California, U.S., Federal Naturalization Records, 1843-1999* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

⁶³ Dr. Joe Yasutake, Interview Eiichi Sakauye, July 25, 1997, to October 4, 1997, accessed via Calisphere.org.



Year	Owners/Occupants	Additional Details
		<p>Yuwakichi and his family lived in the ca. 1907 house before building the ca. 1920 “Sakauye house” within the exact location of the ca. 1907 house. Several ancillary buildings shown in Figure 17 were demolished or moved before ca. 1920.</p> <ul style="list-style-type: none">• In ca. 1920, Yukakichi and Tamee constructed several new buildings within the subject Property, including the ca. 1920 “Sakauye house” (adding a basement in 1941),⁶⁴ the ca. 1930 doghouse, ca. 1910 barn (with additions added in the ca. 1930s and 1940s), ca. 1930 shed, and ca. 1930 pump house.
1935-1942	Owners: Eiichi Sakauye, Kenji Sakauye, Kimiko Sakauye, Aiako Sakauye, Isao Sakauye	<ul style="list-style-type: none">• In 1934, Yuwakichi and Tamee deed over their portion of the 11-acre Property known as lot 7 to siblings, Eiichi, Kenji, Aiako, Isao, and Kimiko.⁶⁵ During this time, Eiichi and his father worked and operated the Sakauye farm while the younger siblings went to school and occasionally help on the farm^{66 67}• Eiichi attended San Jose High School and graduated from San Jose Teachers College (now San Jose State) with a marketing degree. In 1942, President Roosevelt signed Executive Order 9066, ordering the immediate internment of all personnel of Japanese ancestry to government internment camps. According to personal conversations with Jim Kawasaki on March 5 and April 3, 2021, the Sakauye family allowed many of their Japanese and Japanese American neighbors and friends to store their belongings within the basement of the ca. 1920 “Sakauye house” before reporting to the assignment center for interment in 1942.• Also, before the Sakauye family left their home for internment, they took measures to ensure the protection of their property by signing ownership of their 20-acre farm, including the ca. 1920 “Sakauye house” to Edward Seely. The latter agreed to take care of the farm for the Sakauye family.• In the spring of 1942, Eiichi, Kenji, Kimiko, Ayako, and Isao and their parents Yuwakichi, and Tamee, were interned at the Heart Mount, Wyoming, where they lived until their release in 1945. Eiichi brought his camera equipment to the center and documented life within the camp after being given special permission in 1943 (Figure 24, Figure 25, Figure 26, and Figure 27).

⁶⁴ Ibid.

⁶⁵ 1934 Deed

⁶⁶ Ancestry.com. 1940 United States Federal Census.

⁶⁷ Calisphere.org, “Dr. Joe Yasutake, Interview Eiichi Sakauye”, July 25, 1997 to October 4, 1997.



Year	Owners/Occupants	Additional Details
1942-1945	Owner: Edward Mac Seely (temporary ownership during WWII)	<ul style="list-style-type: none">• According to a book by “Eiichi Edward Sakauye” published in 2000,⁶⁸ “Edward Seely, a neighbor, looked after and protected their ranch, living in their house while they were gone.” According to Eiichi, Edward Seely was grateful to the Sakauye family for looking after Edward’s mother and his property while he was overseas during WWI and unlike many others who offered the same to their Japanese neighbors, “Seely turned their property back over to them when they returned from Wyoming.”⁶⁹• Between 1941 to 1945, while the Sakauye family lived at the internment camp at Heart Mount, Wyoming, Edward Seely and his wife Mildred lived in the ca. 1920 “Sakauye house” and helped harvest the Sakauye land.⁷⁰• After the Sakauye family moved back to San Jose, Edward signed over the portion of the 11-acre Property (lot 7), which included the ca. 1920 “Sakauye house” back to the Sakauye family.
1945-2011	Owners: Eiichi Sakauye, Kenji Sakauye, Kimiko Sakauye, Ayako Sakauye, Isao Sakauye	<ul style="list-style-type: none">• In 1945, Eiichi and his siblings were deed back a portion of the 11-acre Property including the ca. 1920 “Sakauye” house. During the siblings’ ownership of a portion of the 11-acre Property, only Eiichi, Kenji, and Isao work on the Sakauye farm with Tamee and Yuwakichi. Kimiko worked as a “women’s apparel maker”.⁷¹• Eiichi, Kenji, and Isao became well-established farmer, and agriculturist in the San Jose area and owned multiple land and farms totaling to 175-acres.⁷² Their land was used to grow pears, celeries, and bell pepper. The 11-acre Property was used to grow Barlett pears. Eiichi also volunteered as a consultant to the San Jose Department of Agriculture.⁷³• Eiichi was born in 1912 on the Sakauye farm in San Jose. He was the eldest of five children born to Yuwakichi and Tamee Sakauye.⁷⁴ Kenji was born in 1915 as the second eldest, while Kimiko was born in 1918, follow by Ayako in 1920, and Isao in 1923 as the youngest.• Eiichi, Kenji, Kimiko, Ayako, and Isao all grew up on the Sakauye farm, living most of their lives in the ca. 1920

⁶⁸ Eiichi Edward Sakauye, *Heart Mountain. A Photo Essay*, AACP, Inc; First Edition (January 1, 2000).

⁶⁹ Ibid.

⁷⁰ Dr. Joe Yasutake, Interview Eiichi Sakauye, July 25, 1997 to October 4, 1997, accessed via Calisphere.org.

⁷¹ Ancestry.com. 1950 United States Federal Census.

⁷² Calisphere.org, “Dr. Joe Yasutake, Interview Eiichi Sakauye”, July 25, 1997 to October 4, 1997.

⁷³ Calisphere.org, “Dr. Joe Yasutake, Interview Eiichi Sakauye”, July 25, 1997 to October 4, 1997.

⁷⁴ Calisphere.org, “Dr. Joe Yasutake, Interview Eiichi Sakauye”, July 25, 1997 to October 4, 1997.



Year	Owners/Occupants	Additional Details
		<p>“Sakauye house”, except during their incarceration at Heart Mount, Wyoming internment camp. (Figure 29).</p> <ul style="list-style-type: none">• During Eiichi and his siblings’ ownership of the property, they built the ca. 1975 barn, ca. 1985 cold storage shed, ca. 1995 doghouse, 2004 storage building, 2002 garage/storage building, 2010 greenhouse, and brought in the ca. 1985 steel “container” sheds for the fruit stand.• In 1969, Eiichi and his siblings purchased the remaining portion of the 11-acre Property, thus becoming owners of the entire 11-acre Property by then. This APN of this portion of the 11-acre Property was 97-15-001 in 1969.• Eiichi helped establish the Japanese American Museum of San Jose and the Milpitas Historical Museum in the 1970s. He also served on the Santa Clara County Historical Heritage Commission, Jefferson School Board of Trustee. He was a member of the Japanese American Citizen League (JACL), and the local branch of the California Pioneer and Santa Clara County Pear Association.⁷⁵Eiichi and Suzuye Wakano married in 1949.⁷⁶ ⁷⁷ Eiichi and Suzuye had two children: Carolyn and Jane. Suzuye died in 1974.⁷⁸• In the 1970s, Eiichi leased a few acres of land within the Sakauye farm to A.J. Tsukuda, who had previously retired but decided to get back into farming. A.J., with the help of Eiichi, built the ca. 1970 fruit stand from containers and started selling his fruit at the front of the Property. After A.J.’s death (date unknown), his family continued farming the land and selling their produce from the fruit stand at the Sakauye farm.• Additional information about A.J. was not found.• In 1975, at 63, Eiichi married his second wife, Marie Kawasaki, aged 62.⁷⁹• Marie was born in 1917 in San Francisco. She married her first husband, Noboru Kawasaki, sometime in the 1930s and had four children.⁸⁰.

⁷⁵ California Pioneers, Eiichi “Ed” Sakauye”, accessed March 10, 2021, <https://californiapioneers.com/about/austen-warburton-award/eiichi-ed-sakauye/>.

⁷⁶ Calisphere.org, “Dr. Joe Yasutake, Interview Eiichi Sakauye”, July 25, 1997 to October 4, 1997.

⁷⁷ Ancestry.com. *California, U.S., Marriage Index, 1949-1959* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

⁷⁸ Suzuye W. Sakauye, Find A Grave, <https://www.ancestry.com/discoveryui-content/view/143428596:60525>

⁷⁹ Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

⁸⁰ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.



Year	Owners/Occupants	Additional Details
		<ul style="list-style-type: none">• Eiichi and Marie lived in the ca. 1920 “Sakauye house” together until Eiichi died in 2005.⁸¹ Marie continued to live in the ca. 1920 “Sakauye house” until she died in 2010.• Additional information about Kenji was not found.• In 1943 Ayako and Toshio Takahashi married in Utah and stayed in Utah⁸² while the rest of the Sakauye family moved back to San Jose in 1945. Ayako died in 1991 in California.⁸³• Isao and Kiyo Naito married (date unknown) and left for Ohio. Isao and Kiyo did not live with on the 11-acre Property after moving back to San Jose in 1950. Isao and Kiyo had one child, Ronald. Isao died in 2013.• Kimiko died in 1995 in California.⁸⁴ Additional information about Kimiko was not found.



Figure 19. ca. 1905 photograph showing Japanese men on an NKS farm harvesting strawberries (www.returntothevalley.org).

⁸¹ Find A Grave, Eiichi Edward Sakauye, accessed March 18, 2020, <https://www.findagrave.com/memorial/179136475/eiichi-e-sakauyehi> E Sakauye (1912-2005).

⁸² Ancestry.com. Web: Western States Marriage Index, 1809-2016.

⁸³ Ancestry.com. California, U.S., Death Index, 1940-1997.

⁸⁴ Ibid.



Figure 20. ca. 1905 photograph of Yuwakichi (left) and an unknown man (right) sitting on a wagon loaded with strawberries (www.returntothevalley.org).



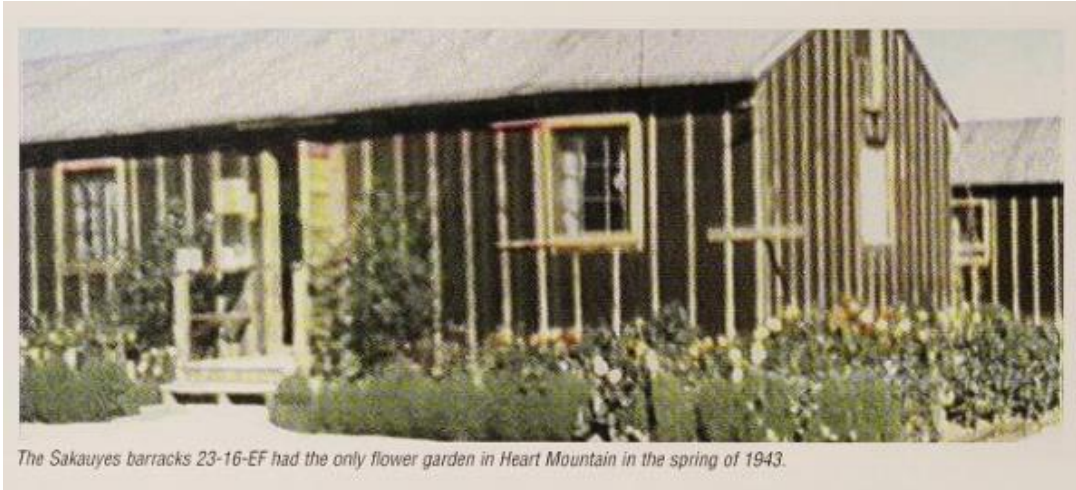
Figure 21. A ca. 1920 photograph of Yuwakichi harvesting pears within the Sakauye farm (www.returntothevalley.org).



Figure 22. ca. 1915 photograph of the Sakauye farm showing the first family home (no longer extant) within the Property, the ca. 1910 barn (left of the house; extant), and ancillary buildings (no longer extant); and in the foreground, the Sakauye family is shown plowing the fields (courtesy of Eiichi Sakauye CHC Archive).



Figure 23. 1920 aerial photograph of the Property (courtesy of U.C. Santa Barbara Library).



The Sakauye barracks 23-16-EF had the only flower garden in Heart Mountain in the spring of 1943.

Figure 24. Photograph was taken by Eiichi of the Sakauye family barracks at the Heart Mountain internment camp in 1943.⁸⁵



Figure 25. 1943 photograph taken by Eiichi of his father Yuwakichi entering the Sakauye family barracks at Heart Mountain internment camp.⁸⁶

⁸⁵ Eiichi Edward Sakauye, *Heart Mountain. A Photo Essay*, AACP, Inc; First Edition (January 1, 2000).

⁸⁶ *Ibid.*



Eiichi's desk in barrack 23-16-F. Eiichi bought the photo equipment (on left) by mail order. Processing was especially frustrating, due to the adverse effects of the heavily chlorinated camp water. Brother, Kenji Sakauye, built the chair and table while working in a cabinet shop.

Figure 26. Photograph of Eiichi's desk with the family barracks, showing his photographic equipment.⁸⁷



Eiichi harvesting pinto beans. Eiichi succeeded James Ito as Internee, Assistant Farm Supervisor in 1943.

Figure 27. 1943 photograph of Eiichi harvesting potatoes at Heart Mountain internment camp in Wyoming.⁸⁸

⁸⁷ Eiichi Edward Sakauye, *Heart Mountain. A Photo Essay*, AACP, Inc; First Edition (January 1, 2000).

⁸⁸ Ibid.



Figure 28. ca. 1945 photograph of Eiichi, Tamee, Yuwakichi, Kimiko, Ayako, and Kenji in front of the ca. 1920 house after they were released from the Heart Mountain internment camp (Calisphere.org).



Figure 29. ca. 1945 photograph of Eiichi picking pears within his orchard on the Property (Calisphere.org).



ARCHITECTURAL STYLE

The architectural styles associated with the built environment resources within the Property are briefly described in the section below. The ca. 1880 “Seely house” is associated with Victorian Era architecture with elements of Gothic Revival style, the ca. 1920 “Sakauye house” is associated with Spanish Colonial Revival architecture, and the ca. 1890 barn is associated with Vernacular architecture; the other buildings are not associated with any specific architectural style.

VICTORIAN ERA ARCHITECTURE (1870 – 1910)

Victorian-era architecture is associated with styles and forms that are complex and irregular in the massing, materials, and details of modest homes to large mansions. The use of Victorian-era styles in California was initially born out of the Industrial Revolution, with the advent of rail transportation, access to national markets and growing wealth in the west. The Victorian era embraced new materials and technologies to create houses like never seen before. Designers broke away from the symmetry of early American architecture and applied decoration liberally, combining features borrowed from many different eras. The Victorian era of construction changed the landscape of architecture, not only for California but of the entire U.S. and marked an explosion of creative designs and the emergence of intricate, daring forms and techniques. Although the Victorian Era ended in 1901 with the death of Queen Victoria, the architectural styles associated with this era continued for a short while later in California, as the West Coast was typically five or ten years behind the East Coast and Britain in adopting the latest styles of the time. In California, several specific styles were popular, such as the Queen Anne, Eastlake, Shingle, Stick, and Folk Victorian styles.⁸⁹

GOTHIC REVIVAL (1840 – 1880)

The Gothic Revival is an architectural movement that began in the 1740s in England. In the early nineteenth century, architects and designers were not only utilizing the original Gothic designs but were also reimagining the style, which was also known as neo-Gothic) style in contrast to the classical styles, which were prevalent at the time. The movement had a significant influence throughout Europe but was also embraced in the U.S. From the 1840s to the 1880s, Gothic Revival Architecture was a popular style in the U.S., where it became an important style for churches, institutions, and houses. Defining elements of this style often include steep pitched central cross gables or gable ends, vertical siding, towers, shallow pointed arches on porches and doors, lancet windows, window tracery, finials, pendants, crenelation, and lacy bargeboards.⁹⁰

SPANISH COLONIAL REVIVAL

Following the immense success of Bertram W. Goodhue’s and Carleton M. Winslow’s designs for the 1915 Panama-California Exposition in San Diego, California, the popularity of the Spanish Colonial Revival style overwhelmed the earlier Mission Revival in many areas, principally California. Drawing from a broader spectrum of precedents than the previous style, the Spanish Colonial Revival was employed for nearly all

⁸⁹ Norma Tyler, Ilene R. Tyler, and Ted J. Ligibel, *Historic Preservation, An Introduction to the History, Principals, and Practices*, New York: W.W. Norton & Company, 2009).

⁹⁰ V McAlester, and Lee McAlester, *A Field Guild to American Houses*, New York, Alfred A. Knopf. Munro-Fraser, J.P. 2013.



types of buildings—single and multi-family residential, commercial, and institutional—and therefore could range in height from one to multiple stories. The majority of Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype (often labeled a “Mission Revival bungalow”) was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs. Most roofs were gabled or gabled and flat, although hipped roofs were also utilized.

The Spanish Colonial Revival style is often characterized by the following elements:

- Exterior walls of stucco.
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles or flat roof with parapet wall that may be edged with tile.
- Shallow eaves.
- Arched and flat-headed openings.
- Wing walls.
- Tile vents.
- The style can be combined with a wide range of decorative features and materials.
- Garages, if present, were usually detached.

VERNACULAR

In architectural history, the definition of “vernacular” is not universally agreed on, and there are two main definitions, including an “ordinary” meaning where vernacular architecture is that which belongs to “a type that is common in a given area at a given time,” and an emerging “regionalist” definition where “vernacular buildings are localized versions of widely known forms.” Generally, Vernacular buildings are constructed by nonprofessionals and, in many cases, by the occupants themselves.⁹¹ Vernacular architecture is also characterized as a functional shelter for people, animals, and stores, “built to meet needs”, and constructed according to the availability and performance of materials and formed in response to environmental and climatic conditions. However, the term vernacular is carefully considered when evaluating buildings that appear to have “no style” or ones that do not fit the traditional known architectural styles. Whether the building was a thatched cottage, an early “pioneer” balloon-framed house, or a trailer park, vernacular architecture is typically defined as those buildings that are outside the mainstream of professional architecture and based on local influences such as available materials and the environment. The term “vernacular architecture” is also applied to “everyday” forms such as barns that are set within agricultural landscapes and designed and constructed of materials that reflect regional and functional variations that help to convey specific significant design trends of a particular group of people or local industry.

⁹¹ Thomas Carter and Bernard L. Herman, ed. *Perspectives in Vernacular Architecture, IV*, Columbia, MO: University of Missouri Press, 1991, 1.



HISTORIC ARCHITECTURAL SURVEY

On March 5, 2021, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property that includes the ca. 1880 “Seely house”, ca. 1920 cottage, ca. 1890 barn, ca. 1930 pump house, ca. 2005 steel “container” shed, ca. 1920 “Sakauye house”, ca. 1930 doghouse, ca. 1910 barn, 2004 storage building, ca. 1930 shed, ca. 1930 pump house, ca. 1930 barn/wagon house, ca. 1955 barn, ca. 1985 cold storage shed (ice house), ca. 1975 barn, 2002 garage/storage building, ca. 1995 doghouse, 2010 greenhouse, ca. 1970 fruit stand, and associated landscape, including fruit trees and planted rows of vegetables. The following section documents the results of the survey.

EDS #	Year Built/Building Type	Architectural Style
EDS-1	ca. 1880 “Seely house”	<ul style="list-style-type: none">Victorian Era with elements of Gothic Revival architectural style
EDS 2	ca. 1920 cottage	<ul style="list-style-type: none">No architectural style
EDS 3	ca. 1890 barn	<ul style="list-style-type: none">Vernacular
EDS 5	ca. 2005 steel “container” shed	<ul style="list-style-type: none">No architectural style
EDS 6	ca. 1920 “Sakauye house”	<ul style="list-style-type: none">Spanish Colonial Revival
EDS 7	ca. 1930 doghouse	<ul style="list-style-type: none">Spanish Colonial Revival
EDS 8	ca. 1910 barn	<ul style="list-style-type: none">No architectural style
EDS 9	2004 storage building	<ul style="list-style-type: none">No architectural style
EDS 10	ca. 1930 shed	<ul style="list-style-type: none">No architectural style
EDS 11	ca. 1930 pump house	<ul style="list-style-type: none">No architectural style
EDS 12	ca. 1930 barn/wagon house	<ul style="list-style-type: none">No architectural style
EDS 13	ca. 1955 barn	<ul style="list-style-type: none">No architectural style
EDS 14	ca. 1985 cold storage shed (ice house)	<ul style="list-style-type: none">No architectural style
EDS 15	ca. 1975 barn	<ul style="list-style-type: none">No architectural style
EDS 16	2002 garage/storage building	<ul style="list-style-type: none">No architectural style
EDS 17	ca. 1995 doghouse	<ul style="list-style-type: none">No architectural style
EDS 18	2010 greenhouse	<ul style="list-style-type: none">No architectural style
EDS 19	ca. 1970 fruit stand (associated with the A.J. Tsukuda)	<ul style="list-style-type: none">No architectural style



Resource Sketch Map

Eiiichii Sakauye Farm
 681 E. Trimble Road, San Jose
 Santa Clara County, California
 (APN 097-15-033)

- Resource Area
- Buildings

- | | |
|--|--|
| 1. ca. 1880 "Seely house" | 10. ca. 1930 shed |
| 2. ca. 1920 cottage | 11. ca. 1930 pump house |
| 3. ca. 1890 barn | 12. ca. 1930 barn/wagon house |
| 4. ca. 1930 pump house | 13. ca. 1955 barn |
| 5. ca. 2005 steel "container" shed | 14. ca. 1985 cold storage shed (ice house) |
| 6. ca. 1920 "Sakauye house" | 15. ca. 1975 barn |
| 7. ca. 1930 doghouse | 16. 2002 garage/storage building |
| 8. ca. 1910 barn with ca. 1930/1940s additions | 17. ca. 1995 doghouse |
| 9. 2004 storage building | 18. 2010 greenhouse |
| | 19. ca. 1970 fruitstand |



Map by: Sally Evans, 4/19/2021

Figure 30. Aerial Map showing the location of the built environment resources within the Property.



THE CA. 1880 “SEELY HOUSE” (EDS 1)

The ca. 1880 “Seely house” was constructed within the Victorian Era with elements of Gothic Revival architecture. The two-story, side-gable house was originally built as a small, one-story cottage. The house has several additions, including a second-story addition, which appears to have been added in the ca. the 1900s, a ca. 1920s gable addition along the east elevation, and a ca. 1920s shed addition along the north elevation. The house is clad in wide channel shiplap wood siding. The roof has a moderate pitch and is clad in asphalt sheets (roll roofing material). There is a brick chimney visible along the north elevation that is not original to the house. The house appears to rest on a slightly raised post and pier foundation.

The **south elevation (primary façade)** consists of the original ca. 1880 portion of the side-gable form, the ca. 1900 two-story addition, and the ca. 1920s side gable addition (Figure 31). The two-story addition consists of a centered roof gable with a decorative Gothic-style window. There is no glass in the window, and the lower portion of the window casing is no longer present. The first floor consists of a shed porch that spans the length of the original section of the ca. 1880s house. The porch does not appear to be original to the house and may have replaced an original porch that was added in the ca. 1940s or 1950s (Figure 32). The porch consists of a shed roof supported by three square chamfered posts and one temporary wood post on the southeast corner. The porch floor is constructed of narrow wood boards and is not original to the house. The front door is situated within the porch and consists of two-side lights with decorative lower panels and a narrow transom light above the door. There is a wood-paneled door that appears to be original to the house. The ca. 1920s side gable addition consists of a two-story gable addition and a shed addition “bump-out” along the south elevation. The windows include two twenty-light, fixed, wood windows and two six-over-six, double-hung windows along the first floor; and three six-over-six, double-hung, wood windows, and one two-light, double-awning, wood window along the second floor. Several of the windows are flanked by decorative wood shutters.

The **east elevation** consists of the ca. 1900 second-story addition and the ca. the 1920s shed addition north elevation (Figure 33). There is one six-over-six, double-hung, wood window on the second floor and two six-over-six, double-hung, wood windows on the first floor. The windows are flanked by decorative wood shutters. The east elevation also consists of a side entrance along the shed addition set under a shed porch roof. There are concrete stairs that lead to a rear door entrance, which are covered in overgrown vines.

The **north elevation** consists of the ca. 1900 second-story addition, and the ca. 1920s shed addition. The shed addition extends the length of the north elevation but may consist of two separate additions. The rear elevation consists of two six-over-six, double-hung, wood windows along the second floor. The first floor consists of one six-over-six, double-hung, wood window and a series of wood windows along the northwest corner of the house, some of which are missing the window glazing and wood framing.

The **west elevation** consists of the ca. 1900 second-story addition, and the ca. 1920s shed addition. Along this façade, there are two six-over-six, double-hung, wood windows; one one-over-one, single-hung, wood window, two small wood windows, which appear to be awning windows, and two square-shaped, fixed, wood windows (Figure 34). There are several visible modifications along this elevation, including what seems to be the removal of a door along the first floor and a window along the second floor.



Figure 31. South elevation, facing north.



Figure 32. Photograph showing the primary façade front porch, facing west.



Figure 33. Photograph showing the east elevation (left) and a portion of the north elevation (right), facing west.



Figure 34. Photograph showing the west elevation, facing northeast.

CA. 1920 COTTAGE (EDS-2)

The ca. 1920 cottage is not associated with any architectural style. The side-gable portions of the building along the east and west elevations are clad in thin wood boards that were cut into “shingles”, and the north and south elevations are clad in wide wood boards (Figure 35). There is a low-pitched roof with exposed rafter



tails along the south and north elevations, and the roof is clad in wood boards and roofing membrane material. The building appears to have originally been constructed as a garage or accessory building that was converted into housing in the 1950s. The primary entrance to the building appears to be along the west elevation; however, the building also consists of a secondary primary entrance along the south elevation. The openings (unclear if they are windows or doors) along the east elevation of the building are partially covered with plywood (Figure 36), and a tree has fallen on the roof along the south elevation, and a portion of the roof that has collapsed.



Figure 35. Photograph showing the south and east elevation of the ca. 1920 cottage, facing northwest.



Figure 36. Photograph showing the east elevation of the ca. 1920 cottage, facing west.

CA. 1890 BARN (EDS 3)

The ca. 1890 barn is a Vernacular form that has been significantly altered since its construction. The original ca. 1890 barn is a two-story, side-gable form with two shed “wing” additions that are visible along the south elevation; however, there have been alterations to the barn since its construction, including the enclosure of the shed addition along the west elevation (ca. 1930), gable dormer (ca. 1950), and changes that include the addition of multi-light wood windows, doors, and a garage door when the barn was converted for housing in the ca. 1930s (Figure 37). The original ca. 1890 form is wood-framed construction clad in wide wood boards with batten. The roof is a moderate pitch and is clad in wood, asphalt, and metal roofing material. The **south elevation** consists of a wooden hinged garage door that was likely added in the 1950s. There is a twenty-light, fixed, wood window along the second story and an entrance door set under the porch entry. The **east elevation**, though not entirely visible due to overgrown vegetation, consists of the original shed “wing” addition that was associated with the barn and is void of fenestrations along the wing addition. However, there are a series of multi-light hopper or fixed-light wood windows under the second-floor roof eaves that appear to have been added in ca. 1930. The **west elevation** consists of a second-story gable roof dormer and extended shed roof addition that has multi-light wood windows. The **north elevation**, although mostly covered with overgrown vegetation (Figure 38), consists of an exterior wood staircase that leads to a second-floor door and an exterior door along the first floor that appears to be original (Figure 39).



Figure 37. ca. 1890 barn showing west and south elevations, facing east.



Figure 38. Photograph shows the overgrown vegetation along the west and north elevations of the ca. 1890 barn, facing east.



Figure 39. Photograph showing the north elevation, facing south.

CA. 1930 PUMP HOUSE (EDS 4)

The ca. 1930 pump house is not associated with any architectural style. The building is a square form constructed of horizontal wood boards (Figure 40). The roof is clad in asphalt shingles, and there is a skylight that was installed in ca. 1980. There is a barn-style front entry door that has decorative wood trim.



Figure 40. West elevation, facing east.



CA. 2005 STEEL “CONTAINER” SHED (EDS 5)

Although EDS-5 is not over 45 years in age, a photograph of the ca. 2005 “container” shed is included below (Figure 41).



Figure 41. Photograph showing the 2005 container shed (see blue arrow), facing west.

CA. 1920 “SAKAUYE HOUSE” (EDS 6)

The ca. 1920 “Sakauye house” is designed in the Spanish Colonial Revival architectural style. The house is a rectangular plan building that is flanked by two projecting front gable wings. The house is clad in stucco, and the roof is clad in Spanish red clay tile. The roof is low-pitched within decorative Spanish red clay tiles set along the edge of the shallow roof eaves. The house appears to rest on a perimeter foundation.

The **west elevation (Primary Façade)** consists of circular clay tile vents set below the eaves of the two gable wings (Figure 42). There are double-hung, wood windows with lugs along each gable wing. There is a central porch with a recessed and centered front entry that is accessed by concrete stairs (Figure 43). The shed porch roof consists of exposed rafter tails and is clad in Spanish red clay tiles. The porch is supported by square columns with decorative capital, and the porch is constructed with concrete. There are two multi-light casements and fixed windows that flank the front door. There is a wooden door with a small, centered, glazed “window” set within the door. The house is clad in stucco, and the roof is clad in Spanish red clay tile. The roof is low-pitched within decorative Spanish red clay tiles set along the edge of the shallow roof eaves.

The **north elevation** consists of two projecting gables, one of which is the side entrance to the house (Figure 44), and the other provides access to the basement (Figure 45). Both projecting gable forms are set within the side-gable form of the house. All three gables are clad in stucco with roof eaves that are clad in Spanish red clay tile. The two projecting gable forms also have decorative Spanish clay tile scrollwork along the gable



peak and the corners of the eaves. The side entrance gable consists of a scalloped, shed-style porch roof that is clad Spanish red clay tile with decorative scrollwork along the eave corners. The side entrance is accessed via a set of concrete stairs with a metal handrail that appears to have been added in the 1970s. The side entrance door is wood and glazed and seems to be from the ca. 1950s, and there is a double-hung, wood widow with lugs within the projecting gable. The projecting gable with the basement access consists of double wood and glazed doors original to the house. There are also two double-hung wood widows with lugs along the house gable.

The **east elevation** consists of stucco exterior walls, and the roof has a slight eave overhang with exposed rafter tails (Figure 46). There are several metal basement vents along the lower portion of the exterior walls and four double-hung wood windows with lugs.

The **south elevation** consists of stucco walls with roof eaves that are clad in Spanish red clay tile and three circular clay tile vents along the top of the gable (Figure 47). There is a side entrance to the house along the south elevation that consists of a scalloped shed-style porch roof constructed of wood with exposed rafter tails (Figure 48). The porch roof is clad in Spanish red clay tile with decorative scrollwork along the eave corners. The side entrance is accessed via a set of concrete stairs. The side entrance door was partially covered by overgrown vegetation but appear to be the original wood door. There are four double-hung wood windows with lugs and several basement vents along this elevation.



Figure 42. West elevation, facing northeast.



Figure 43. West elevation, facing northeast.



Figure 44. North elevation, showing the side entrance to the house.



Figure 45. Photograph showing the projecting gable entry into the basement where the Sakauye family, as well as other Japanese Americans, stored their belongings during their internment from 1942 to 1945.



Figure 46. East elevation of the ca. 1920 house, facing south.



Figure 47. South elevation, facing north.



Figure 48. South elevation, facing north.

CA. 1930 DOGHOUSE (EDS 7)

The ca. 1930 doghouse is “associated” with Spanish Colonial Revival architecture. It is a rectangular form constructed of concrete and clad in stucco. The roof is clad in Spanish clay tile with decorative scrollwork along the eave corners.



Figure 49. ca. 1930 doghouse designed to match the ca. 1920 “Sakauye house”.

CA. 1910 BARN (EDS 8)

The ca. 1910 barn is associated with Vernacular architecture. The barn has been modified, though it appears the modifications all took place before ca. 1920. The barn is a wood-framed building with at least two additions, a gable addition and a shed addition, which make up the current L-shaped plan. The original barn appears to be the long linear form (southernmost section of the building, see previous Figure 30). This section is a wood-framed form clad in vertical wide wood boards. The roof is clad in corrugated metal sheets, and there is a shed roof along the east elevation that is utilized for storage. The northern elevation of this form consists of two hinged barn doors (Figure 50). Adjacent and north of the linear form are two gabled forms, one taller gable form and one lower gable form with a shed addition (Figure 51). These forms are constructed of wood boards, and the roofs are all clad in corrugated metal sheets. The lower gable and shed are open along the east elevation.



Figure 50. Photograph showing the north elevation of the linear form, facing south.



Figure 51. ca. 1910 barn, facing west.



2004 STORAGE BUILDING (EDS 9)

Although EDS-9 is not over 45 years in age, a photograph of the 2004 storage building is included below (Figure 52).



Figure 52. Photograph showing the south elevation of the 2004 storage building, facing east.

CA. 1930 SHED (EDS 10)

The ca. 1930 shed is not associated with any architectural style. The square-shaped building is constructed of vertical wood boards with a low-pitched roof clad in corrugated metal sheets. A door along the west elevation provides access to the shed. It is a four-panel wood door that appears to be older than the building and was likely reused from another building. The building appears to rest directly on the soil.



Figure 53. Photograph showing west elevation of the ca. 1930 shed.

CA. 1930 PUMP HOUSE (EDS 11)

The ca. 1930 pump house is not associated with any architectural style. The square-shaped building is constructed of vertical wood boards with a low-pitched roof clad in corrugated metal sheets (Figure 54). Along the south elevation is the main entrance door to the building that is constructed of wood boards and attached with metal hinges that appear to be original. There is a “cut-out” section along the west elevation that likely provides better access to the pump equipment. The building appears to rest directly on the soil.



Figure 54. Photograph showing the south and west elevations of the ca. 1930 pump house.

CA. 1930 BARN/WAGON HOUSE (EDS 12)

The ca. 1930 barn/wagon house is not associated with any architectural style. The building is a rectangular, front gable form with a moderate pitch roof. The building is clad in various materials, including corrugated sheet metal, wood boards, and plywood (Figure 55). The building also has several wood windows along a portion of the west elevation that provides light to the interior spaces. The windows appear to have been reused from another building. The roof is clad in corrugated metal sheets that appear modern and likely replaced the original metal roofing material. In a personal conversation with EDS Principal Archaeologist on March 5, 2021, Jim Kawaski, who lived within the Property for approximately 40 years, the barn was previously utilized to store wagons used for transporting produce.



Figure 55. Photograph showing west elevation of the ca. 1930 barn/wagon house.

CA. 1955 BARN (EDS 13)

The ca. 1955 barn is not associated with any architectural style. The building is a rectangular, front gable form with a moderate pitch roof. The building is wood-framed and is clad in vertical wood boards (Figure 56). The roof is clad in corrugated metal sheets. The primary façade (south elevation) consists of two oversized corrugated metal “barn style” doors that are attached to a metal rail, which allows the doors to slide open. The building appears to rest on a concrete slab foundation.



Figure 56. Photograph showing the south elevation of the ca. 1955 barn, facing north.

CA. 1985 COLD STORAGE SHED (ICE HOUSE) (EDS-14)

Although EDS-14 is not over 45 years of age, a photograph of the ca. 1985 cold storage shed (ice house) is included below (Figure 57).



Figure 57. Photograph showing the north and west elevations of ca. 1985 cold storage shed (ice house).



Figure 58. Door of the “Ice House” along the west elevation, facing east.

CA. 1975 BARN (EDS 15)

The ca. 1975 barn is not associated with any architectural style. The building is a rectangular, side-gable form with a moderate pitch roof. The building is wood-framed and is clad in narrow horizontal wood boards (Figure 59 and Figure 60). The roof is clad in corrugated metal sheets. The primary entrance to the building is along the west elevation, which consists of two oversized, barn-style entry doors attached to a metal rail. The building appears to rest on a concrete slab foundation.



Figure 59. Photograph showing the east elevation of the ca. 1975 barn, facing west.



Figure 60. Photograph showing the north elevation of the ca. 1975 barn, facing west.



2002 GARAGE/STORAGE BUILDING (EDS 16)

Although EDS-16 is not over 45 years of age, a photograph of the 2002 garage/storage building is included below (Figure 61).



Figure 61. Photograph showing the south elevation and west elevation of the 2002 garage/storage building.

CA. 1995 DOGHOUSE (EDS 17)

Although EDS-17 is not over 45 years of age, a photograph of the ca. ca. 1995 doghouse is included below (Figure 62).



Figure 62. Photograph showing the ca. 1995 doghouse, facing southwest.



2010 GREENHOUSE (EDS 18)

Although EDS-18 is not over 45 years of age, a photograph of the 2010 greenhouse is included below (Figure 63).



Figure 63. Photograph showing a 2010 greenhouse adjacent and north of planted fields.

CA. 1970 FRUIT STAND (EDS 19)

The ca. 1970 fruit stand is not associated with any architectural style. The fruit stand consists of three side-by-side metal shipping containers and an arbor (Figure 64). Adjacent and west of the containers is a patio/arbor constructed of four-square wood posts with brackets and a flat roof clad in corrugated sheet metal. The arbor structure appears to have been built in ca. 1970 when the containers were placed at this location; however, the metal roof appears to have been recently replaced.



Figure 64. Photograph showing the three shipping containers and the arbor facing northeast.

ASSOCIATED LANDSCAPE

The associated landscape at the Sakauye farm includes planted fruit trees and rows of planted vegetables (see Figure 30). There are dirt and gravel roads that provide access to various buildings and cultivated areas of the Property, including the orchards and rows where vegetables are planted (Figure 65, Figure 66, Figure 67) and a gravel parking area near the farm stand.



Figure 65. Photograph showing the dirt road accessed via Seely Avenue that extends to the easternmost boundary of the Property.



Figure 66. The photograph shows the orchard trees planted within the northwest portion of the Property.



Figure 67. Photograph showing the rows where planted vegetables are planted, facing north.

DOCUMENTATION OF THE PROPERTY AS A DISTRICT

The NRHP Criteria for Evaluation is recommended as a uniform standard for California because they provide a basis for assessing the significance of historical resources at the national, state, and local levels. As such, the recordation of resources within California described in OHP Instructions for Recording Historical Resources recommends a single system utilizing various forms that offer a full range of values present in a given location, similar to the National Register of Historic nomination form.

According to OHP Instructions for Recording Historical Resources,

“Districts consist of a significant concentration or continuity of associated historical resources. Districts may be recognized and documented at the time a survey is conducted, or they may become apparent only after several survey efforts reveal the historical relationships among the individually recorded resources in a given geographic region. The District Record provides a vehicle for documenting the linkages among individual resources in both situations. Because the recognition of a district hinges on an understanding of its historic context, evaluation is required on the District Record.”

As such, district recordings are a tool to record groupings of contributing and non-contributing resource elements with characteristics that link the elements of a district and give it coherence.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The Property includes the ca. 1880 “Seely house”, ca. 1920 cottage, ca. 1890 barn, ca. 1930 pump house, ca. 2005 steel “container” shed, ca. 1920 “Sakauye house”, ca. 1930 doghouse, ca. 1910 barn, 2004 storage building, ca. 1930 shed, ca. 1930 pump house, ca. 1930 barn/wagon house, ca. 1955 barn, ca. 1985 cold



storage shed (ice house), ca. 1975 barn, 2002 garage/storage building, ca. 1995 doghouse, 2010 greenhouse, ca. 1970 fruit stand, and associated landscape, including fruit trees and planted rows of vegetables.

The Property, including the 19 built environment resources and associated landscape was evaluated to determine eligibility for listing on the CRHR as a local historic district for its association with early/pre-WWII Japanese farming in Santa Clara Valley, with a period of significance from ca. 1907 to 1941; farming in Santa Clara Valley in the early 20th century from ca. 1900 to ca. 1940, and for its association with Eiichi “Ed” Sakuaye from ca. 1925 to 2005. In addition, the ca. 1880 “Seely house” was individually evaluated for its association with Victorian Era architecture with elements of Gothic Revival style with a period of significance of ca. 1880, which is the estimated date the building was constructed; the ca. 1920 “Sakauye house” was individually evaluated for its association with Spanish Colonial Revival architecture with a period of significance of ca. 1920, which is the estimated date the building was constructed; the ca. 1930 doghouse was individually evaluated for its association with Spanish Colonial Revival architecture within a period of significance of ca. 1930, which is the estimated date the doghouse was constructed; and the ca. 1890 barn was individually evaluated for its association with Vernacular architecture, with a period of significance of ca. 1890, which is the estimated date the building was constructed.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data”.⁹²

To qualify for listing in the CRHR a property must possess significance under one of the four criteria and have historical integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and

⁹² California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



spatial relationships of the building(s).

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

The following section examines the eligibility of the Property and the associated landscape for listing on the CRHR as a local district, and the ca. 1920 "Sakauye house" was evaluated for individual eligibility for the CRHR.

CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

The Property includes 19 built environment resources, six of which are associated with **pre-WWII Japanese farming in Santa Clara Valley from ca. 1907 to 1941**, and **agricultural practices in Santa Clara Valley from ca. 1900 to ca. 1940**.

The Property is associated with both first-generation (Issei) and second-generation (Nisei) **Japanese farming in the early twentieth century (pre-WWII) in the Santa Clara Valley** from ca. 1907 to 1941. During this time, Japanese farms were clustered in various regions throughout Santa Clara Valley, in areas along Trimble Road, North First Street, Alviso, Agnew, and Berryessa, including the location of the subject Property on Trimble Road within the area known as Alviso. Throughout the early twentieth century, the role of the Japanese farmers in the Santa Clara Valley agricultural industry grew significantly, and soon Japanese farmers were producing most of the tomato and spinach crops in San Jose. Other important crops produced by Japanese farmers such as strawberries and celery, as well as fruit such as pears, apples, and prunes. These agricultural contributions by Japanese farms, such as the Sakauye farm, contributed to the success of the agricultural industry in Santa Clara Valley during the early twentieth century.

The Property is also associated with the agricultural success of **early twentieth-century farming in Santa Clara Valley** from ca. 1900 to ca. 1940, which was a peak period in agricultural production. In the late nineteenth century, California's agriculture transformed from large-scale ranching and grain-growing operations to smaller-scale, intensive fruit and vegetable cultivation. During the early twentieth century, fruit and nut orchards and vegetable farms dominated the landscape with the Santa Clara Valley, with peak fruit production occurring from the 1900s to the 1940s, with the highest production occurring in the 1920s. During this time, increasing land prices and various costs of agriculture put pressure on large landowners to sell their agricultural land for development. Orchard land throughout Santa Clara County was subdivided to allow for smaller farmers to cultivate land that was as little as three acres to serve as "highly specialized 'fruit ranches'" that only produced one type of fruit, the Sakauye farm grew pears, celery, and bell peppers. During this time, a large amount of fruit production, canneries, and fruit packing companies were abundant in the area around the



Santa Clara Valley, and the area prospered.

The current 11-acre Property consists of 19 buildings, and seven of the buildings and the associated landscape (see bulleted list below) are associated with **Japanese farming in Santa Clara Valley from ca. 1907 to 1941**; and are also associated with **farming in the Santa Clara Valley from ca. 1900 to 1940**, during which time the Property included fruit trees and rows of celery and bell peppers; today the Property is planted in approximately 5 to 6-acres of fruit trees and vegetables and until recently was owned by the Sakauye family (1907 until 2021). As such, the Property appears to maintain a strong association with Santa Clara Valley's peak era of agricultural production in the early twentieth century and Japanese farming.

Of the 19 built environment resources within the Property, the following six buildings and the associated landscape are contributors to the potential local historic district associated with the events of Japanese farming and farming in Santa Clara Valley. The remaining 13 built environment resources within the Property are considered non-contributing elements to the local historic district.

Contributing

- *EDS 2 ca. 1920 cottage*
- *EDS 4 ca. 1930 pump house*
- *EDS 6 ca. 1920 "Sakauye house"*
- *EDS 8 ca. 1910 barn*
- *EDS 10 ca. 1930 shed*
- *EDS 11 ca. 1930 pump house*
- *EDS 12: ca. 1930 barn/wagon house*
- *Associated landscape including fruit trees, planted rows of vegetables, and dirt roads*

Non-contributing:

- *EDS 1: ca. 1880 "Seely house"*
- *EDS 3: ca. 1890 barn*
- *EDS 5: ca. 2005 steel "container" shed*
- *EDS 7: ca. 1930 doghouse Spanish Colonial Revival*
- *EDS 9: 2004 storage building*
- *EDS 13: ca. 1955 barn*
- *EDS 14: ca. 1985 cold storage shed (ice house)*
- *EDS 15: ca. 1975 barn*



- *EDS 16: 2002 garage/storage building*
- *EDS 17: ca. 1995 doghouse*
- *EDS 18: 2010 greenhouse*
- *EDS 19: ca. 1970 fruit stand*

Due to the number of built environment resources and elements of the associated landscape related to Japanese farming and farming in the early twentieth century, EDS found that the Property appears potentially eligible for listing as a local historic district in the CRHR for its association with Japanese farming of the Santa Clara Valley during a period of significance from ca. 1907 to 1941 and early twentieth century farming in the Santa Clara Valley within a period of significance from ca. 1900 to ca. 1940. In addition, although a portion of the Property is associated with early farming (ca. 1880 to 1907), there is no evidence that the built environment resources with the Property during this time – although a farm - is associated with any significant event, including farming, or the development of farming within San Jose or Santa Clara Valley that would make it eligible for listing on the CRHR, which is evidenced by the Seely Property History section within this report.

Therefore, the 11-acre Property appears eligible for listing in the CRHR under Criterion 1 as a local historic district.

2. (Person): Is associated with the lives of persons important in our past.

The Property is associated with **Charles R. Seely**, for which Seely Avenue acquired its name.⁹³ Although Charles was a farmer who owned the original 120-acre parcel that included the subject property from ca. 1880 to 1907, there is no indication that Charles is a person important to the past, which is evidenced with the Property History section of this report, noting that Charles only lived within the Property from ca. 1895 to 1907.

In 1922, Eliza Seely, Charles Seely's second wife, deeded what remained of the original Seely property known as lot 6 to her sons, **Edward Seely and Edgar Smith**, who were half-brothers. Although the historical research did not reveal Edgar to be an important person, it should be noted that Edward was instrumental in ensuring the future success of the Sakauye family during their internment during WWII. Prior to the Sakauye family leaving their home for interment, Yuwakichi and Tamee Sakauye signed over their 20-acres farm, including the ca. 1920 "Sakauye house" to Edward Seely, who agreed to take care of the farm for the Sakauye family, and upon the families return in 1945, Edward Seely returned the property to the Sakauye family. Although Edward Seely was a loyal friend to the Sakauye family, determining Seely's importance as an individual associated with the property from 1942-1945, the years he held the property for the Sakauye family, requires that during his holding of the property he must have contributed to the significance of the property. However, there is no indication that the temporary holding of the property by Edward Seely during this time supports that he contributed to the success of the farm, as the period of significance of the farm for its association

⁹³ New roads or country/county roads within agricultural areas were often named for adjacent farms or for land that was previously owned by an individual who then donated their land or a portion for the development of a road.



with Japanese farming in Santa Clara Valley ended in 1941; and are associated with farming in the Santa Clara Valley ended in 1940. In addition, Seely's ownership of the property from 1942 to 1945 requires that it also be a representation of Seely's accomplishments and retain enough authentic historic character to convey its significant associations or qualities, meaning the farm between the time he held the property must have some associated significance.

As such, based on these requirements under Criterion 2, it does not appear that Charles or Edward Seely's achievements were significant in our past.

The Property is associated with Japanese farmers **Yuwakichi Sakauye** and his son Eichii "Ed" Sakauye. They were locally prominent Japanese American farmers in the early and mid-twentieth century and were highly successful Nisei in the Santa Clara Valley. Yuwakichi Sakauye, arrived in Santa Clara County in 1900. He hailed from Wakayama-Ken prefecture in Southern Japan. Yuwakichi and his family first lived on North First Street, where California Water Works is presently located, and in 1907, prior to the 1913 Alien Land Law that prevented the Japanese from owning land, Yuwakichi was able to purchase 20 acres of land that included the subject Property. Yuwakichi also acquired parcels in Gilroy, Sunnyvale, and on the San Jose-Alviso Road in San Jose. By the late 1910s, Yuwakichi's son Eiichi began working the farm, and by the 1930s, both Yuwakichi and Eiichi were well-known farmers in San Clara Valley. After the family internment during WWII, Yuwakichi and the Sakauye family returned to their farm, where they continued to produce fruit and vegetable crops.

Although Yuwakichi Sakauye had great success as a Japanese farmer within the Property during the early twentieth century, it does not appear that Yuwakichi's achievements were significant to in our past.

Eiichi "Ed" Sakauye is well known for his contribution to San Jose and Santa Clara Valley agriculture between ca. 1925, the approximate time he was farming the subject Property, and 2005, which is the year that he died. Throughout his lifetime, Eiichi was active in numerous organizations and committees, including serving on the Santa Clara County Historical Heritage Commission for more than 20 years, the Jefferson School Board of Education in the City of Santa Clara, and as a Trustee for the Santa Clara Unified School District for nine years. Also, Eiichi worked closely with the Santa Clara Valley Water District and the County Agricultural Commission, and he helped found the City of Milpitas Historical Museum in 1975. One of the most remarkable works that Eiichi was involved in during his lifetime was that he was a life member of the Japanese American Citizen League (JACL), which he joined in 1932. He was the only member with such an extensive record during his lifetime. In addition, he supported the local Santa Clara County Pear Association, the State Agriculture Association, and the cannery organizations. During the Sakauye families' internment during WWII at Heart Mountain in Wyoming, cameras were banned at the camps; however, Eiichi was permitted to use a camera and photograph life in the camp. Although obtaining film and supplies was difficult, from 1943 to 1945, Eiichi managed to obtain supplies and document everyday life at the camp. During his internment, he served as a Weather Bureau Observer, Postmaster for blocks 23, 24, and 30, Assistant Farm Superintendent, and a Block Manager. In 1945, upon Eiichi and his family's return to San Jose, Eiichi was contacted by Walter Cronkite, who had heard about the film and wanted to see his camp film footage. Later Eiichi's images of life at Heart Mountain in a documentary called "Pride



and Shame” and in 2000, from the Sakauye farm, he put together a photo essay called *Heart Mountain, A Photo Essay* that was published in 2000. In 1987, Eiichi and others founded the Japanese American Resource Center (JARC) (later known as the Japanese American Museum of San Jose [JAMsj]), intending to preserve the area's Japanese American history so subsequent generations of Japanese Americans could learn from and take pride in their heritage. It was during this time that Eiichi made one of the most important contributions to the City of San Jose and the Japanese American communities. In the 1990s, Eiichi purchased a building on North Fifth Street where the JAMsj could house and showcase their unique collection of Japanese American history and artifacts, and in 1998 Eiichi signed over the deed to JAMsj.

Therefore, it does appear that the Property's association with Eiichi "Ed" Sakauye's from ca. 1925 to 2005 related this his achievements as a Japanese farmer and community leader in San Jose make the Property eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The **ca. 1880 "Seely house"** was evaluated for its association with Victorian Era architecture with elements of Gothic Revival style with a period of significance of ca. 1880, which is the estimated date. However, it was determined that the ca. 1880 "Seely house" is not representative of Gothic design, is not the first to be designed within this style, and is not the work of a master, nor does it possess high artistic values.

The **ca. 1920 "Sakauye house"** is associated with Spanish Colonial Revival architecture with a period of significance of ca. 1920, the estimated date the building was constructed. The ca. 1920 "Sakauye house" is a good representation of this style. The house consists of key elements of this design, including the rectangular form, projecting gable wings, stucco cladding, Spanish red clay tile roofing material, low-pitched roof, the placement of the decorative Spanish red clay tiles along the edge of the shallow roof eaves, the centered shed porch with square support columns with brackets, double-hung wood windows with lugs, and the centered wood door with a small glazed "window" set within the door. These elements are representative of the Spanish Colonial Revival architectural style. As such, the ca. 1920 "Sakauye house" does appear to meet the criterion for individual listing on the CRHR for its association with Spanish Colonial Revival architecture under Criterion 3.

The **ca. 1930 doghouse** is associated with Spanish Colonial Revival architecture with a period of significance of ca. 1930, which is the estimated date the building was constructed. Although the building does have two elements of this style, including stucco-clad walls and a roof clad in Spanish red clay tile, it does not embody the style, partly due to its size. As such, it is not representative of this architectural style.

The **ca. 1890 barn** is associated with a Vernacular form with a hipped and pyramid-shaped roof; however, it was determined that the ca. 1908 building is not representative of Vernacular design, is not the first to be designed within this style, and is not the work of a master, nor does it possess high artistic values.



The ca. 1920 cottage, ca. 1930 pump house, ca. 2005 steel “container” shed, ca. 1910 barn, 2004 storage building, ca. 1930 shed, ca. 1930 pump house, ca. 1930 barn/wagon house, ca. 1955 barn, ca. 1985 cold storage shed (ice house), ca. 1975 barn, 2002 garage/storage building, ca. 1995 doghouse, 2010 greenhouse, ca. 1970 fruit stand, and associated landscape including fruit trees and planted rows of vegetables are not associated with any architectural style and are not considered individually eligible under Criterion 3.

Therefore, the ca. 1920 “Sakaue house” is individually eligible for listing in the CRHR under Criterion 3; however, the ca. 1880 “Seely house”, ca. 1930 doghouse, and the ca. 1890 barn are not eligible under Criterion 3, nor are any of the buildings with no architectural style, or the landscape.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

None of the 19 built environment resources and associated landscape within the Property appear to have the ability to convey information about the history of architecture or architectural design.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 4 related to the historic built environment.

INTEGRITY

For a property to qualify for listing in the CRHR, it must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.⁹⁴ A resource must possess the aspects of integrity related to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

Integrity

The following section provides specific integrity-related details regarding the 11-acre Property, which was found to be eligible under Criterion 1 for its association with early twentieth-century **Japanese farming and farming in Santa Clara Valley**, and **farming in the Santa Clara Valley from ca. 1900 to 1940**. Under Criterion 2 for its association with **Eiichi “Ed” Sakaue**. Also, the **ca. 1920 “Sakaue house”** was found to be individually eligible for the CRHR under Criterion 3 for its association with Spanish Colonial Revival architecture. As such,

⁹⁴ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



the integrity analysis was completed in the section below.

- **Location.** The ca. 1920 “Sakauye house” remains at its original location where it was constructed.

Therefore, the ca. 1920 “Sakauye house” and the Property retains integrity of location.

- **Design.** There have not been any significant changes to the **ca. 1920 “Sakauye house”**. The building also retains the Spanish Colonial Revival design elements such as its rectangular form and the low-pitched roof, projecting gable wings, stucco cladding, Spanish red clay tile roofing material, the placement of the decorative Spanish red clay tiles along roof eaves, centered shed porch with square supports with brackets, double-hung wood windows with lugs, and wood front entry door with a small glazed “window” set within the door. The Property design elements from the periods of significance associated with Japanese farming (ca. 1907 to 1941) and farming in Santa Clara Valley from ca. 1900 to ca. 1940 remain relatively unchanged, which includes barns, sheds, houses, pumphouse, and landscape associated with early twentieth-century farming including the space where fruit trees, and rows of vegetables are planted, as well as the dirt roads within the Property.

Therefore, the ca. 1920 “Sakauye house” retains integrity of design from ca. 1920, and the Property retains design elements associated with Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005.

- **Setting.** The setting of ca. 1920 “Sakauye house” and Property has changed significantly since the 1940s, as the area around Property now includes busy roads and commercial and residential development.

Therefore, the ca. 1920 “Sakauye house” and the Property do not retain integrity of setting within the larger area, but do retain integrity of setting with the 11-acre Property.

- **Materials.** The ca. 1920 “Sakauye house” retains a high degree of material integrity from its original date of construction, including the stucco walls, Spanish red clay tile, concrete stairs, wood porch columns, double-hung wood windows with lugs, and casement windows. Overall, the Property’s physical materials remain from ca. 1900 to ca. 1940; however, some of the built environment resources are in a state of deterioration.

Therefore, the ca. 1920 “Sakauye house” retains integrity of materials. The Property, although its materials have diminished, it appears to retain integrity of materials from the three periods of significance related to Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005.

- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The ca. 1920 “Sakauye house” consists of the knowledge and application of materials associated with a specific design, including the Spanish red clay tile roofing, decorative scrollwork, the application of the stucco, the double-hung, wood windows with lugs, and porch details such as columns and brackets that required a skilled craftsman in masonry, woodworking, and design.

The application of workmanship to the Property is evident within the orchard and fields itself, as there is skill and knowledge needed to farm.



Therefore, the ca. 1920 “Sakauye house” and the Property as an orchard retains integrity of workmanship for all three periods of significance, including Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005.

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The ca. 1920 “Sakauye house” evokes the feeling of Spanish Colonial Revival architecture from its date of construction in ca. 1920 with its stucco walls, Spanish red clay tile, wood porch columns, and double-hung, wood windows with lugs and casement windows. The 11-acre Property currently consists of 5 to 6-acres of planted fruit trees and rows of planted vegetables that contribute to the feeling of a farm property from the past.

Therefore, the ca. 1920 “Sakauye house” and the Property related to Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005 retain integrity of feeling.

- **Association.** The ca. 1920 “Sakauye house” is associated with Spanish Colonial Revival architecture and the Property is currently associated with farming.

Therefore, the ca. 1920 “Sakauye house” and the Property retain integrity of association with Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005.

An assessment of integrity found that the ca. 1920 “Sakauye house” and the Property, related to Japanese farming from ca. 1907 to 1941, farming in Santa Clara Valley from ca. 1900 to the ca. 1940s, and Eiichi “Ed” Sakauye from ca. 1925 to 2005 retain all seven aspects of integrity.

DISTRICT SUMMARY

As detailed in the above section and within the District DPR forms (Appendix A), Sakauye Farm Historic District consists of seven contributing buildings and associated landscape, and 11 non-contributing buildings. The District represents three significance themes: (1) Japanese farming in Santa Clara Valley from ca. 1907 to 1941; (2) farming in the early twentieth century in Santa Clara Valley from ca. 1900 to ca. 1940; and (3) association with Eiichi “Ed” Sakauye and his achievements as a Japanese farmer and community leader in San Jose from ca. 1925 to 2010.

The following section includes a list of the District’s contributing buildings, non-contributing buildings, and associated landscape, as well as individual eligibility for listing on the CRHR, followed by a sketch map of the District (Figure 68).

Contributors and Non-contributors to the District and Individual Eligibility

The following table includes information about the District’s contributing buildings and associated landscape, and the non-contributing buildings, as well as individual eligibility for listing on the CRHR.



EDS #/resource	Resource and Date of Construction	Architectural style, form, or design	District Contributor/Non-contributor	District Criteria	Individually eligible for the CRHR; Criterion
EDS 1	ca. 1880 "Seely house	N/A	Non-contributor	N/A	No
EDS 2	ca. 1920 cottage	N/A	Contributor	1, 2	No
EDS 3	ca. 1890 barn	N/A	Non-contributor	N/A	No
EDS 4	ca. 1930 pump house	N/A	Contributor	1, 2	No
EDS 5	ca. 2005 steel "container" shed	N/A	Non-contributor	N/A	No
EDS 6	ca. 1920 "Sakauye house"	Spanish Colonial Revival	Contributor	1, 2	Yes; Criterion 3
EDS 7	ca. 1930 doghouse Spanish Colonial Revival	Spanish Colonial Revival	Non-contributor	N/A	No
EDS 8	ca. 1910 barn	N/A	Contributor	1, 2	No
EDS 9	2004 storage building	N/A	Non-contributor	N/A	No
EDS 10	ca. 1930 shed	N/A	Contributor	1, 2	No
EDS 11	ca. 1930 pump house	N/A	Contributor	1, 2	No
EDS 12	ca. 1930 barn/wagon house	N/A	Contributor	1, 2	No
EDS 13	ca. 1955 barn	N/A	Non-contributor	N/A	No
EDS 14	ca. 1985 cold storage shed (ice house)	N/A	Non-contributor	N/A	No
EDS 15	ca. 1975 barn	N/A	Non-contributor	N/A	No
EDS 16	2002 garage/storage building	N/A	Non-contributor	N/A	No
EDS 17	ca. 1995 doghouse	N/A	Non-contributor	N/A	No
EDS 18	2010 greenhouse	N/A	Non-contributor	N/A	No
EDS 19	ca. 1970 fruit stand	N/A	Non-contributor	N/A	No
Associated Landscape	fruit trees, planted rows of vegetables, and dirt roads	N/A	Contributor	1, 2	No



Resource Sketch Map

Eiichii Sakauye Farm
 681 E. Trimble Road, San Jose
 Santa Clara County, California
 (APN 097-15-033)

- Resource Area
- Buildings

- | | |
|--|--|
| 1. ca. 1880 "Seely house" | 10. ca. 1930 shed |
| 2. ca. 1920 cottage | 11. ca. 1930 pump house |
| 3. ca. 1890 barn | 12. ca. 1930 barn/wagon house |
| 4. ca. 1930 pump house | 13. ca. 1955 barn |
| 5. ca. 2005 steel "container" shed | 14. ca. 1985 cold storage shed (ice house) |
| 6. ca. 1920 "Sakauye house" | 15. ca. 1975 barn |
| 7. ca. 1930 doghouse | 16. 2002 garage/storage building |
| 8. ca. 1910 barn with ca. 1930/1940s additions | 17. ca. 1995 doghouse |
| 9. 2004 storage building | 18. 2010 greenhouse |
| | 19. ca. 1970 fruitstand |



Map by Sally Evans, 4/8/2021

Figure 68. Sakauye Farm Historic District Sketch Map.



LOCAL LANDMARK ASSESSMENT FINDINGS AND RECOMMENDATIONS

In compliance with the City of San Jose's historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011) and following the historic preservation ordinance 13.48.110, EDS Principal Architectural Historian Stacey De Shazo, MA, completed a local landmark assessment of the built environment resources within the Sakauye farm, as required by the city, EDS considered the eight "relevant factors" (1 – 8) for landmark listing, utilizing relevant context from the research and survey completed by EDS in 2023 for the HRE.⁹⁵ **The landmark assessment consisted of 19 individual assessments** (Appendix B) completed by EDS. **Of the 19 individual assessments, the ca. 1920 Sakauye house is recommended as eligible for local landmark listing under elements 3 and 6.**

EDS also completed a district landmark assessment of the potential Sakauye Farm Historic District (Appendix B). The landmark assessment recommends that the Sakauye farm is eligible for designation as a city district landmark under criterion 1, 2, 3, and 4.

CONCLUSIONS

EDS completed an HRE of the 11-acre Property known as the Sakauye farm that includes the ca. 1880 "Seely house", ca. 1920 cottage, ca. 1890 barn, ca. 1930 pump house, ca. 2005 steel "container" shed, ca. 1920 "Sakauye house", ca. 1930 doghouse, ca. 1910 barn, 2004 storage building, ca. 1930 shed, ca. 1930 pump house, ca. 1930 barn/wagon house, ca. 1955 barn, ca. 1985 cold storage shed (ice house), ca. 1975 barn, 2002 garage/storage building, ca. 1995 doghouse, 2010 greenhouse, ca. 1970 fruit stand, and associated landscape, including fruit trees and planted rows of vegetables to determine if any of the built environment resources within the subject Property are eligible for listing on the CRHR (14 CCR §15064.5 and PRC§ 21084.1). The methods used to complete the HRE included research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History and Cultural Resource Specialist Bee Thao, M.A. The HRE conforms with CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5), and the City of San Jose follows municipal code guidelines under Chapter 13.48 of the Municipal Code related to historical documentation.

The HRE found that the Property appears potentially eligible for listing as a historic district in the CRHR under Criterion 1 for two events, including its association with Japanese farming of the Santa Clara Valley during a period of significance from ca. 1907 to 1941 and early twentieth-century agriculture in the Santa Clara Valley within a period of significance from ca. 1900 to ca. 1940; and under Criterion 2 for its association with Eiichi "Ed" Sakauye's related to his achievements as a Japanese farmer and a community leader in San Jose within a period of significance of ca. 1925 to 2005; and retains five aspects of integrity as a Property. EDS also determined that the ca. 1920 "Sakauye house" is individually eligible for listing on the CRHR under Criterion 3 for its association with Spanish Colonial Revival architecture with the period of significance of ca. 1920 and retains six aspects of integrity. As such, the Property, and the ca. 1920 "Sakauye house" are considered

⁹⁵ Stacey De Shazo, Nicole LaRochelle, and Bee Thao, "Historic Resource Evaluation of the Property at 265 Cutner Avenue, San Jose, Santa Clara County, California", Evans & De Shazo, 2023.



historical resources under CEQA.

In addition, the landmark assessments completed by EDS determined that the Sakauye house appears eligible for listing as a City of San Jose Landmark under elements 3 and 6, and the Sakauye Farm Historic District appears is eligible for designation as a city district landmark under criterion 1, 2, 3, and 4.



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Appendix A:

DPR Forms



Appendix B:
City of San Jose Landmark Assessment