

Appendix B: DPR Form

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 12 *Resource Name or #: (Assigned by recorder) 101 S. Jackson Ave. San Jose

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

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

c. Address 101 S. Jackson Avenue City San Jose Zip 95114

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 602548.27 mE/ 41 35076.73 mN

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

APN 481-22-067

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

Located on a busy thoroughfare, in a suburban area of mixed uses and buildings of different ages and sizes, the subject property is a vacant house on a flat parcel that was a fruit orchard and small farm. Few of the trees and none of the farm exist.

The house is a single-story, wood frame building covered in textured stucco. The house is a modest vernacular version of Mediterranean style (Spanish colonial revival). Due to widening of the street, the house sits at the edge of the sidewalk. The front façade features an entrance on the north side with a covered porch and two broad arches on the street side of the porch and one at the entrance to the porch. This backs up to a projecting (continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2



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

P5b. Description of Photo: (view, date, accession #) Front Façade
3/2018

*P6. Date Constructed/Age and Source: XHistoric Prehistoric, Both
1940

*P7. Owner and Address:
Carolyn Wessmoth Trustee
2650 Turnberry Glen
Escondido, CA 92026

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamurf
Urban Programmers
10710 Ridgeview Ave
San Jose CA

*P9. Date Recorded:
4/20/2018

*P10. Survey Type: (Describe)
Project specific

*P11. Report Citation: (Cite survey

report and other sources, or enter "none."
none

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

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 101 S. Jackson Ave., San Jose *NRHP Status Code 6Z

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B1. Historic Name: Ezaki House
 B2. Common Name: Ezaki House
 B3. Original Use: Single family residential B4. Present Use: Vacant
 *B5. Architectural Style: Vernacular Spanish Colonial Revival
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in c.1940 Remodeling of windows and rear porch c. 1956.

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

*B8. Related Features:

Non-important, garage

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential architecture Area San Jose

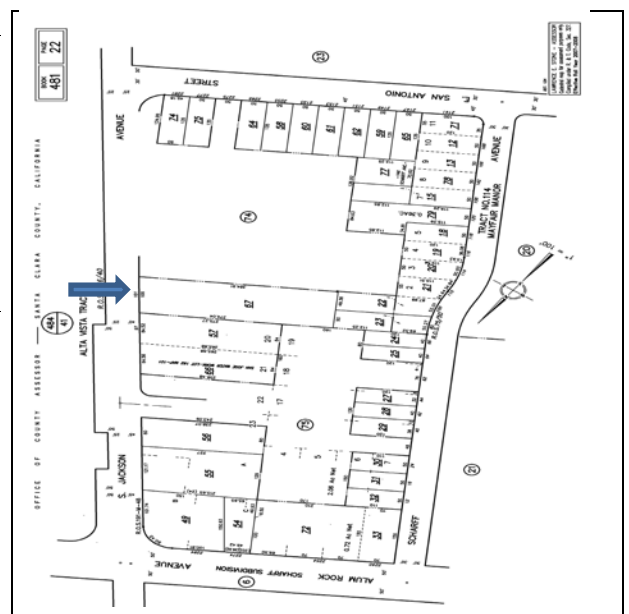
Period of Significance 1940-1960 Property Type house Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 101S. Jackson, including one vernacular house and garage, os not significant to the history or architectural history of San Jose. The property was not found eligible for listing in the California Register of Historic Resources or as a Candidate City Landmark because it is not associated with an important event or person and does not exhibit artistic architectural design or unusual construction. The San Jose Tally recorded 17.5 points, below the level of 32 showing not significant.

Background: Beginning before the turn of the century, Japanese were immigrating to California and San Jose to work in agriculture. Eventually many were able to purchase land and farm or raise fruit trees. This is the story of the Ezaki family who came from Japan to work on farms where several settled on the Peninsula and one branch with Hukechi Ezaki (1875-) lived in Gilroy, Sunnyvale, Los Gatos and San Jose where he purchased land on N. First Street to farm and raise his family. His son Meihachi Ezaki

B11. Additional Resource Attributes: (List attributes and codes)
 *B12. References: Sanborn Insurance Maps 1884-1952; City Directories 1900-1980, Arbuckle, Clyde, Clyde Arbuckle's History of San Jose. J. Munro-Fraser, History of Santa Clara County, 1881 Santa Clara County Official Records, San Jose Building Permits; M.Wiffen, American Architecture since 1780; McAlester and McAlester, A Field Guide to American Houses, 1984;
 B13. Remarks:
 *B14. Evaluator: Bonnie Bamburg 4/20/2018

(This space reserved for official comments.)



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*Recorded by: Urban Programmers *Date 4/20/2018 X Continuation Update

P 3. Description Continued:

end gable in the center of the façade that has a large picture window in the center. The building reseeds in the south third of the facade. The remaining facades are without decoration, having windows and the rear a door. The roof is red tile. A double garage, in the same architectural style, is behind the house. A RV shell and a shed are also behind the house. Landscaping is minimal and not a formal plan, the majority of the parcel is dirt, now covered with weeds.

The overall condition of the property with the vacant house is poor. Stucco is cracking and pulling off the lath along the lower edge of the wall and around window openings. It appears the property has been vacant for some time.

P5 a & b Photographs:



Photograph 1 101 Jackson Ave. Main house

View: Front facade (facing north)

Date: 3/2018

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Photograph 2 101 Jackson Ave. Main house
View: Front facade (facing south)
Date: 3/2018

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Photograph 3 101 Jackson Ave. Main house
View: south side facade (facing northwest)
Date: 3/2018

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Photograph 4 101 Jackson Ave. Main house
View: North side facade and garage (facing west)
Date: 3/2018

B 10 Significance Continued:

was the one to build and live in the house at 101 Jackson Ave. The family consisted of Meihachi, his wife Tama and children Alice, Grace, James and Tero. The house was recently constructed when WWII started and by September 10, 1942 the family was living in Heart Mountain Internment Camp, Wyoming. Meihachi returned Sept 14 1945. From that time on, the family lived and farmed from the house on Jackson St. In 1950, Grace Ezaki was listed in the City Directory as an elevator

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operator at Hale's Department Store. She lived with her parents Meihachi and Tama. By 1960, Grace had become a bookkeeper with A. Levy & Zentner, and her brother Tero was a laborer. Meihachi was farming - probably on Jackson St. The property stayed in the family passing to Grace and then to Carolyn Wissmath who succeeds as Trustee.

The Japanese migration into Santa Clara Valley and San Jose began in 1860s, but grew to thousands in the 1880s as the area welcomed an industrious labor force. After The Chinese Exclusion Act of 1882, greatly reduced the Asian labor that had become important in the agriculture of Santa Clara Valley, local industry welcomed the Japanese labor. Soon the industrious settlers began share-cropping and leasing land advancing in ways that threatened local farmers. The California Alien Land Law of 1913, prohibited the sale of land to Japanese and in 1924 federal Immigration Act prohibited Japanese from immigrating. Functioning throughout the Japanese community grew in San Jose, settling around what had been the Chinese area, Heinlerville. The community centered around N. 5th Street-7th Street, Jackson and Taylor streets that became San Jose's Japantown. Families that did not live in the tight community were often farmers who owned land (often in the name of their American born children), around the periphery of the cities. The Japanese immigration and settlement in San Jose is an important part in the area's heritage. Collectively the farmers were a sub-category important in the development of the community. However, the Ezaki family, second and third generation Japanese-Americans were not individually significant in portraying the pattern of Japanese population in San Jose. The association of the Ezaki family with this property is not of unique or first-generation importance.

Regulatory Framework:

California (CEQA)

The California Register of Historical Resources is "an authoritative listing and guide to be used by state and local agencies, private groups and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code Section 5024.1[a]). The criteria for eligibility to the California Register are based on National Register criteria (Public Resources Code Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the

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California Register, including California properties formally determined eligible for or listed in the National Register.

To be eligible for the California Register as a historical resource, the resource must be found significant at the local or state level within its historical context, within a defined period of time and be considered within a historical theme. It must be significant under one or more four criteria.

Period of Significance and theme: The period of significance is 1940-2000. This is within the San Jose historical context era of Inter War era, 1915-1945. The theme of Architecture and Shelter for the era includes apartment buildings, garden courts, cottages (Spanish Colonial Revival, exotic revival, minimal traditional, Art Deco, Beaux Art styles), detached garages and Quonset huts. In agriculture, roadside stand became popular. (Laffey, Gloria Ann, 1990). The subject property at 101 S. Jackson St. is considered within the themes of Architecture and Shelter, and agriculture.

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The residential property -formerly a small farm, is not associated with events that have made a significant contribution to history. The history shows it was for the extended Ezaki family, and while it included a small farm, the family farmed a much larger area on N. First Street. The subject property is not a significant representative of the era.

2. It is associated with the lives of persons important to local, California, or national history.

The subject property, a residential and small farm is not associated with the lives of people important in local history.

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3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The small house and garage are vernacular versions within the broad style of Mediterranean residential buildings. The house is not artistic and exhibits minimal style detail beyond the front entry. The design lacks individual distinction.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The previous uses of agriculture and construction have disturbed the native soils. It is unlikely that archeological materials of importance will be found on this site. If archeological materials are found, City and state law must be followed.

Evaluation of the Ezaki property shows that it is not eligible for listing in the California Register of Historic Resources.

For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historical resource and to convey its significance. The seven aspects of integrity are those used by the National Register: location, design, setting, materials, workmanship, feeling, and association.

The Ezaki property retains a single-family house with minor alterations. However, the setting and feeling of a small farm property have been lost.

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.

The property at 101 Jackson Avenue does not have the background or use or association to potentially yield significant scientific or historical data.

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Finding: The property does not qualify for listing in the California Register of Historic Resources because it does not meet any of the four criterion and has lost important aspects of integrity.

San Jose Municipal Code: Chapter 13.48 - HISTORIC PRESERVATION

(italics are copied from the code)

As used in this chapter, the following terms shall have the following meanings unless otherwise indicated from the context:

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of an Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

2. Identification as, or association with, a distinctive, significant or important work or vestige:

a. Of an architectural style, design or method of construction;

b. Of a master architect, builder, artist or craftsman;

c. Of high artistic merit;

d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;

e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked;

f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or

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engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

B. Historic District. "Historic district" shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.

C. Landmark. The term "landmark" shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature:

- 1. An individual structure or portion thereof;*
- 2. An integrated group of structures on a single lot;*
- 3. A site, or portion thereof; or*
- 4. Any combination thereof.*

D. Preservation. The term "preservation" shall mean the protection, conservation, enhancement, perpetuation, rehabilitation, restoration, repair, reconstruction or other action taken to repair, conserve or prevent the deterioration or destruction or removal of a landmark or property in a historic district.

E. Site. The term "site" shall mean any place or area or any portion thereof, including anything, element or fixed object thereon, whether man-made or natural.

Considering the definitions provided in 13.46.1 & 13.48.2 (relevant to the building at 101 S. Jackson Ave.)

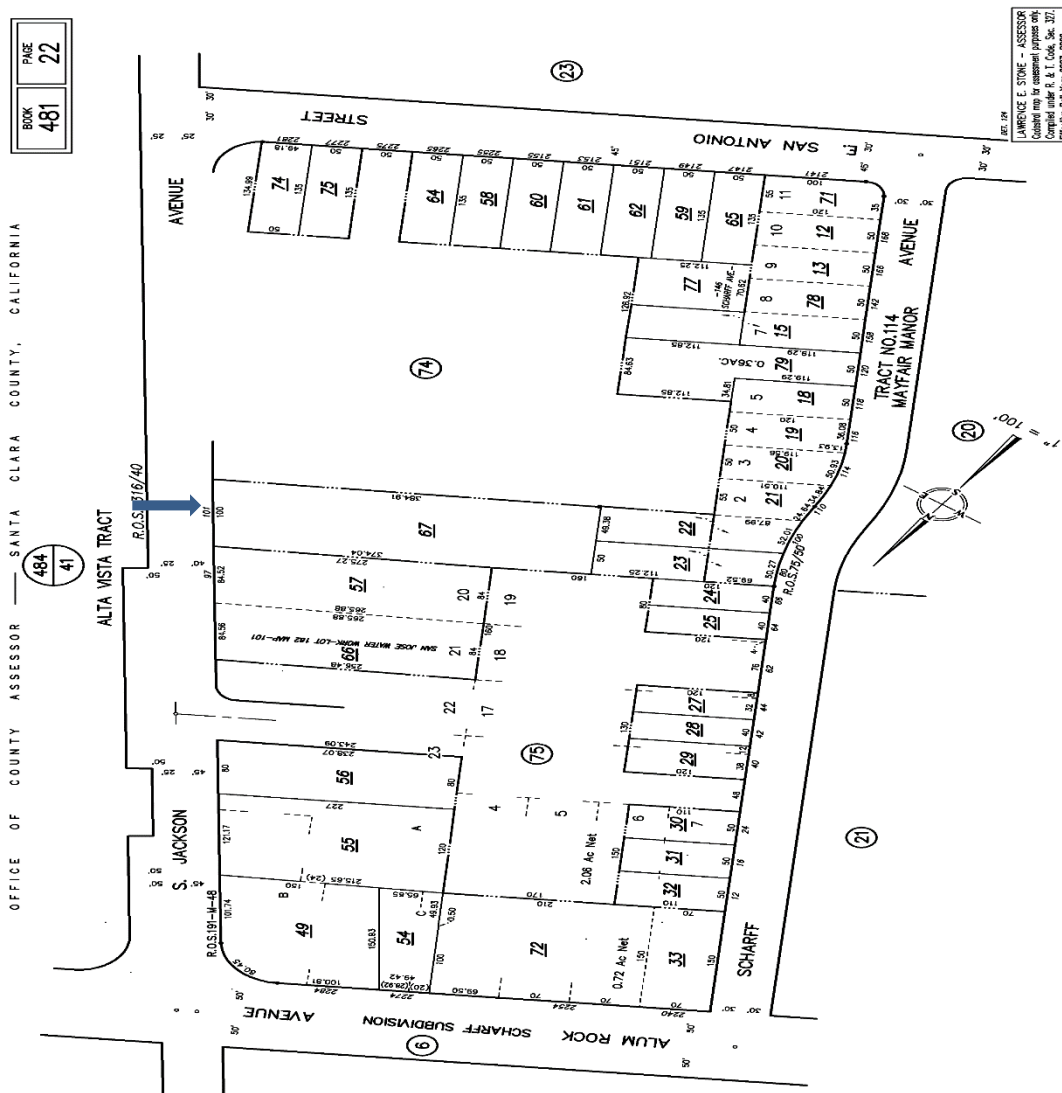
Findings: 1.a. The property is not associated with events or people of historical significance. 2.a. The building is not a distinctive, significant or important work or vestige. The building does not meet the criteria for a historic resource as defined in the San Jose Historic Preservation Section of the Municipal Code.

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The San Jose Evaluation and Tally rated the property 17.5 points, which is below the rating of 32 that is necessary for a Structure of Merit or consideration as a Candidate City Landmark. The rating is within the rating for non-significant (1-32).

Finding: The residential property at 101 S. Jackson Ave. is not eligible for San Jose Landmark nomination or to be considered a Structure of Merit.



Santa Clara County Assessor's Map APN 461-22-067,
101 S. Jackson Avenue