

September 14, 2020

491 W. San Carlos Street 493-495 and 495 ½ W. San Carlos Street 497-499 W. San Carlos Street

San Jose, California

Historic Resources Assessment

INTRODUCTION

David J. Powers & Associates has requested that TreanorHL assess four parcels located at 491-499 West San Carlos Street and 270 Josefa Street in San Jose (APNs 259-47-013, -014, -015, -016). These parcels have not been identified on any national, state, county, or city historic resources inventory. Further, according to the *City of San Jose Historic Resources Inventory*, no properties have been previously identified as historic resources within 200 feet of the subject parcels. The following report provides an evaluation of the properties' potential eligibility to be individually listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and as local landmarks. The northernmost lot on Josefa Street, APN 259-47-016 is an asphalt-paved parking lot with no built structures, therefore no significance evaluation was carried out for this parcel.

SUMMARY OF FINDINGS

Of the properties located within the project site, none appear eligible for listing on the NRHR or CRHR. The property at 497-499 W. San Carlos Street (APN 259-47-015) appears eligible for listing as a City Landmark.

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering or are of otherwise exceptional importance. Constructed in 1981, the commercial structure at 491 W. San Carlos Street (APN 259-47-013) does not appear eligible for the national, state, or local registers since it does not represent exceptional importance at this time.

Upon completion of the survey and archival work, the property at 493-495 and 495 $\frac{1}{2}$ W. San Carlos Street (APN 259-47-014) does not appear individually eligible for listing on the NRHP, CRHR or as a San Jose City Landmark as the property was not found to possess sufficient historical significance.

The property at 497-499 W. San Carlos Street (APN 259-47-015) does not appear individually eligible for listing on the NRHP or CRHR as the property was not found to possess sufficient integrity under Criterion C/3 for its period of significance. The property does appear eligible as a City Landmark under criteria 1,4, and 6 as a good example of an early 20th century mixed-use development on W. San Carlos Street in San Jose with its Mission Revival-inspired corner store and the attached Neoclassical house, and as a rare architectural type: the extant tankhouse on Josefa Street.

¹ City of San Jose Historic Resources Inventory, February 8, 2016, http://www.sanjoseca.gov/DocumentCenter/View/35475 (accessed November 25, 2019).

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METHODOLOGY

TreanorHL conducted a site visit on December 4, 2019 to evaluate the existing conditions, historic features, and architectural significance of each property. A second site visit was completed on July 17, 2020 to survey all properties within a 200-foot radius of the project site. Additionally, archival research was conducted on the general history of the area using Sanborn Fire Insurance Maps, San Jose City Directories, aerial photographs, historical photographs and newspaper articles, as well as historical references found at San Jose Public Library California Room, History San José, Santa Clara County Assessor's Office, and other online repositories.

This report includes:

- Proposed Project Description
- Property Description
- Architectural Styles
- Site History
- Historic Context
- Architect/Builder
- Occupancy History
- Reconnaissance Survey
- Regulatory Framework
- Evaluation of Historic Significance
- Potential Impacts and Mitigation Measures
- Bibliography & Appendix

PROPOSED PROJECT DESCRIPTION

The 0.6-acre project site is located at 491, 495, and 499 W. San Carlos Street and 280 Josefa Street (APN 259-47-013, -014, -015, and -016). Located within the boundaries of the Diridon Station Area Plan (DSAP) and the Downtown Strategy 2040 plan area, the project site is currently developed with two single-story commercial buildings, a tankhouse, and three single-family residences, totaling approximately 26,233 square feet. The project proposes to demolish all existing structures on the parcels and redevelop the site with an eight-story hotel consisting of 175 rooms. Parking would be provided on three above-grade podium levels with driveway access on Josefa Street. The maximum height of the building would be approximately 84.5 feet to the rooftop and 95 feet to the parapets.²

PROPERTY DESCRIPTION

The project site is in the Delmas neighborhood to the west of downtown San Jose. Running east to west, W. San Carlos Street is the main connector to the downtown area and is predominantly occupied by auto-related services and light industrial uses. Located on the southwest corner of the block bounded by W. San Carlos Street to the south, Josefa Street to the west, Park Avenue to the north, and Gifford Avenue to the east, the project site includes six structures: a one-story warehouse/commercial building at 491 W. San Carlos Street, a one-story commercial building at 493-495 W. San Carlos Street, a one-story single-family house at 495 ½ W. San Carlos Street which is set back approximately 100 feet from street, a one-story mixed-use building (single-family house with an attached store) at 497-499 W. San Carlos Street, a one-story duplex at 280-282 Josefa Street, and a one-story accessory structure (the tankhouse and the attached garage). An asphalt-paved parking lot at 270 Josefa Street is located to the north of the site. The rest of the block mostly features multi-family housing developed ca. 2000. The surrounding area consists of a mix of residential and light industrial buildings, and surface parking.

² Project information received from David J. Powers & Associates, Inc. on August 26, 2020.

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Figure 1. The subject properties at the intersection of W. San Carlos and Josefa streets, outlined in red (Google Earth, imagery date August 2018).



Figure 2. The bird's eye view of the subject properties, parcels outlined in red (Bing Maps, retrieved November 2019).

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Figure 3. The subject sites at the intersection of W. San Carlos and Josefa streets, outlined in red (Google Earth, imagery date August 2018).

491 W. San Carlos Street (APN 259-47-013)

Constructed in 1981, this one-story warehouse/office building is rectangular in plan and constructed of concrete masonry units (CMU). The front façade includes splitface concrete blocks with a deep textured relief on either side of the central storefront. Split fluted blocks were used for the top four courses of the front and rear façades creating a cornice-like feature. The roof is flat with a parapet. The building features commercial storefronts along W. San Carlos Street with large aluminum-sash fixed windows at the central two bays and two recessed entrances on the sides. Each entrance consists of a single door with transom and sidelights flanked by angled fixed windows. A wide, slightly projecting band above the storefronts features the name of the business and a single blade sign. The rear façade has two roll-up garage doors under a metal shed roof. Two metal-clad outbuildings with shed roofs are located at the rear corners, detached from the main building. Each detached structure has a roll-up garage door. The rear of the main building can be accessed from the parking lot on parcel number 259-47-016. Overall, the buildings are in good condition.

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Figure 4. The front (south) façade of 491 W. San Carlos Street.



Figure 5. The rear façade and the detached structures.

493-495 and 495 ½ W. San Carlos Street (APN 259-47-014)

The one-story commercial building at 493-495 W. San Carlos Street is rectangular in plan with an L-shaped rear addition at the northeast corner. It is of wood construction with stucco cladding on the front, and horizontal wood siding on rear and side façades. It features gable and hipped roofs at the front and flat roof at the rear, all behind a stepped parapet. The front façade includes two storefronts. The eastern storefront (493) has a single glazed wood door adjacent a large two-lite fixed wood window. The western storefront (495) features a recessed entrance with a glazed wood door flanked with large single-lite fixed wood windows. A row of wood-frame clerestory windows vertically aligns with the storefront elements below and includes three sets of two-lite windows, one single-lite window, and one four-lite window. All openings have simple, narrow wood trim surrounds.

The horizontal wood-clad west façade features a small rectangular window near each corner (the southern one is infilled with plywood and an air conditioning unit). A single one-lite-over-one panel-wood door with a transom and an adjacent 12-lite window is located approximately at the center of this façade. All openings have simple wide trim surrounds.



Figure 6. The front (south) façade of 493-495 W. San Carlos Street.



Figures 7 and 8. The western storefront (495, left) and the eastern storefront (493, right).

The rear (north) façade also has a combination door and window assembly. A similar single wood panel door with a glazed upper panel, a transom, and an adjacent 21-lite window punctuates the west corner of this façade. Below the window, a wood hatch and concrete stairs provide access to the basement. A lower, one-story, L-shaped addition projects from the east corner. It is clad in a mix of horizontal and vertical wood siding. A shed roof with exposed rafters caps the eastern portion and a flat roof covers the western portion of this addition. It features two wood windows, most likely single-hung, and a six-panel wood door. The building is in poor condition.

The concrete-paved walkway to the west and the partially paved rear yard are used for storage by the business, and contain stacks of hubcaps, crates, and a makeshift wood storage structure.



Figure 9. The partial west and rear (north) façades.

Constructed in 1923 with a 1950s addition, the one-story dwelling at 495 ½ W. San Carlos Street is set back approximately 100 feet from street directly behind the W. San Carlos-fronting commercial building. The modest Craftsman style wood frame structure is complex in plan and has an asphalt shingle-clad multi gabled roof. The roof has a wide eave overhang, plain wide bargeboard, and simple brackets at gable ends. The building is clad in narrow horizontal wood siding except for the southwest corner which features vertical boards. The primary window type is wood double-hung with simple wide trim.

The front façade features a partial-width entry porch with wood square posts. A three-riser wood staircase leads to the porch which has simple wood handrails and balusters. The projecting gable of the porch shelters a ten-lite glass door and a double-hung wood window. Another double-hung window and a wood window planter box with brackets below are located to the east of the porch. Both gable ends on this façade have vents with vertical slats, one rectangular and the other triangular in shape.

The west façade is roughly divided into three sections. The projecting central portion is clad in narrow horizontal wood siding and capped with the cross gable end. A vent with vertical slats and an off-centered, wood-sash, double-hung window are located below the gable. A lattice screen covers a small façade opening under the window. The southern part of the façade is slightly recessed and clad in mostly in replacement vertical board with original narrow wood siding remaining just under the eave. One multi-lite vinyl sliding window with flat wood trim punctuates wall at the vertical board-clad section. The northern façade portion is set farther back, clad in narrow horizontal wood siding and includes a wood-sash, double-hung window.

The detail on the east façade is minimal, featuring two small rectangular windows with wide trim. Exposed rafters are also visible on this side.

The rear (north) façade faces the parking lot. A single double-hung window is located to the east, and a pair of smaller double-hung windows to the west. The gable with a triangular vent is supported by two simple brackets at the ends. All windows are wood sash with wide plain trim. The setback western portion of this façade features another window covered with a screen.

Overall, the dwelling at 495 ½ W. San Carlos Street is in fair condition.



Figure 10. The front (south) and west façades of 495 ½ W. San Carlos Street.



Figure 11. The rear (north) façade of 495 ½ W. San Carlos Street.

497-499 W. San Carlos Street & 280-282 Josefa Street (APN 259-47-015)

The parcel at the intersection of W. San Carlos and Josefa streets features three structures: a mixed-use building at the southwest corner at 497-499 W. San Carlos Street, a duplex at 280-282 Josefa Street, and an accessory building (the tankhouse and attached garage) at the northwest corner.

The one-story mixed-use building at 497-499 W. San Carlos Street is complex in plan. The store at the corner is roughly rectangular in plan and is wrapped by an L-shaped single-family house with an enclosed porch to the southeast. The Neoclassical cottage style wood-frame house is largely clad in narrow, horizontal lapped wood except for the Mission Revival-inspired storefront where horizontal vinyl cladding was applied. The building has an asphalt shingle-clad cross hipped roof with wide overhangs and vinyl trim, and a hip dormer facing W. San Carlos Street. Overall, the building is in fair condition.

The front (south) façade features the storefront (499 W. San Carlos) to the west and the slightly set back porch of the house (497 W. San Carlos) to the east. The storefront has a symmetrical façade with a recessed angled central entrance and fixed windows on each side. The main entrance is a double metal panel door. All openings

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are framed with wide flat trim. A shaped parapet with corner towers and returned eaves rises above the storefront. The returns have decorative hipped roofs. To the east of the store, a recessed porch with round columns shelters the main entrance to the house which consists of a wood panel door with an arched lite. A metal security door with screen is installed at this entrance. An angled bay window with two one-over-one double-hung windows and a central fixed window with a transom is located to the east of the door. Windows have simple molded trims. A flight of wood stairs leads to the porch. The hip dormer above the porch appears to have a fixed window.

The west façade features a mix of openings, from south to north: a large fixed corner window which is part of the storefront, two smaller (possibly fixed) windows, a single door with metal security door and screen, and a pair of one-over-one double-hung windows above a boarded up opening. The door is wood panel with an arched lite. Except for the corner one, all windows are framed with simple molded wood trims and sills. The corner window and the door have wide flat trims. The enclosed porch at the southern end of this façade has wide horizontal siding and a vinyl window.

The rear (north) façade features the enclosed partial-width porch with a hipped roof. The porch has a mix of wood and vinyl rectangular windows of different sizes, trims and configurations on all three sides.

The east façade of the house faces the concrete walkway between the subject building and the store at 493-495 W. San Carlos Street. This façade has a single window and a pair of windows closer to the northeast corner. All are one-over-one, double-hung, wood windows with wide profiled wood trim and sills. Two smaller rectangular windows are located directly below the first floor windows. These are two-lite hinged windows with wide trims. The building is in fair condition.



Figure 12. The front (south) façade of 497-499 W. San Carlos Street.



Figure 13. The west façade of 497-499 W. San Carlos Street.



Figure 14. The rear (north) and east façades of 497-499 W. San Carlos Street.

The one-story duplex at 280-282 Josefa Street is rectangular in plan and is of wood frame construction. The building maintains textured stucco cladding and an asphalt shingle-clad gable roof. A projecting broken cornice with returns accents the front façade. A central cross-gable roof shelters the recessed arched entrance to both units. Each entry features a six-panel wood door with a screen. Concrete steps lead to the entrances. A pair of windows flank the entryway. The primary window type is wood-sash, one-over-one double-hung with profiled trim. Some windows were replaced with vinyl-sash.

The side elevations are identical, featuring a centered rectangular vent right below the roof line and a single off-centered window. The rear façade has four windows arranged symmetrically below a profiled cornice with returns. Notable features include the projecting cornice, roof overhang, and rectangular louvered vents at the gable ends. The building is in fair condition.



Figure 15. The front (west) and south façades of 280-282 Josefa Street.



Figure 16. The rear (east) and north façades of 280-282 Josefa Street.

To the north of 280-282 Josefa Street is a one-story garage that is rectangular in plan and an attached two-story tankhouse that is square in plan with tapered walls. The wood frame structure features an asphalt shingle-clad gable roof over the garage and a flat roof over the tankhouse. The gable, supported by five simple wood brackets at the front, has a wide plain bargeboard. The side façades of the garage are clad in board and batten while the rest of the building is clad in horizontal wood siding. All of the wood siding remains unpainted. An off-centered wood board garage door is located on the front façade. The tankhouse has a door and two window openings facing the yard. Notable features include roof brackets and exposed rafters of the garage, as well as sloping sides and the projecting top platform of the tankhouse. The building is in poor condition.

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Figure 17. The front (west) and south façades of the tankhouse and the attached garage.



Figure 18. The south and rear façades of the tankhouse and the attached garage.

270 Josefa Street (APN 259-47-01T)

This asphalt-paved parking lot is approximately 40 feet wide and 140 feet deep. A chain link fence with multiple gates runs along Josefa Street.



Figure 19. The view from Josefa Street.

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ARCHITECTURAL STYLES

The collection of buildings on the project site include several utilitarian types with no distinct architectural style as well as a few examples of specific architectural styles and influences including Neoclassical, Craftsman, Mission Revival, and contemporary.

Neoclassical

The house at 497 W. San Carlos Street is an example of the Neoclassical cottage. The building features round porch columns, front dormer, and grouped windows. Between the 1890s and the 1920s Colonial Revival Period architectural styles, including Neoclassical cottage, Colonial Revival and Dutch Colonial Revival, were popular across the United States and in San Jose. Many of the buildings in San Jose built during this period illustrate the Neoclassical cottage style with a simplified detailing of traditional elements. The Neoclassical style in San Jose represented a shift away from the heavily ornamented buildings of the Beaux-Arts movement, to a simpler, less ornamented design. The characteristics of the style include:

- Classical columns at entrance,
- Pediment over the entrance,
- Low porch rails with turned balusters,
- Hipped or gabled roofs,
- Eaves with simple dentils or modillions,
- Simple frieze at eave,
- Paneled doors with sidelites,
- Door surround with pilasters and pediment,
- Palladian window,
- Narrow, clapboard or stucco siding,
- Double-hung, one-over-one windows, and,
- Multi-lite windows in upper sash or dormer.³

Mission Revival

The ca. 1905 storefront at 499 W. San Carlos Street was influenced by the Mission Revival architectural style. The commercial building at 493-495 W. San Carlos Street was constructed in 1923, with expansions in 1925 and 1928. Although the building does not have a definitive architectural style, the stucco façade and parapet might also have been influenced by the Mission Revival architectural style. The characteristics of the style that would apply to these buildings include traditional shaped roof parapets, widely overhanging eaves, and smooth stucco finish.⁴

Craftsman

The single-family house at 495 ½ W. San Carlos Street is a rudimentary version of the Craftsman style architecture with its low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior wood cladding.

The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.⁵ Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of house nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitch

³ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 23.

⁴ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 28.

⁵ "Arts and Crafts Period," Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 25.

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roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.⁶

The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

- Low-pitched gabled (occasionally hipped) roof,
- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.⁷

Contemporary

Constructed in 1981, the commercial building at 491 W. San Carlos Street is contemporary in style embodying the construction methods and materials of its period. The simple rectangular massing, concrete masonry unit construction, and use of splitface concrete blocks characterize the 1980s commercial suburban architecture.

No Style/Utilitarian

The duplex at 280-282 Josefa Street is a modest residential building. Converted from a storage unit to a duplex in 1941, the building does not have a definite architectural style.

The tankhouse and the attached garage on Josefa Street are utilitarian structures also with no definite architectural style.

SITE HISTORY

In 1876, the subject site was within Sunol's Addition to San Jose. Josefa Street was named for Josefa Sunol, daughter of Antonio Maria Sunol, the first postmaster of San Jose. Sunol owned the parcel at southwest corner of Josefa and W. San Carlos streets.⁸ The 1884 Sanborn map of the city does not extend into the subject area but shows scattered settlement on parcels east of Delmas Avenue. Even then, W. San Carlos Street was a major thoroughfare, supporting a high density of businesses.⁹

The 1891 Sanborn map shows the beginnings of a residential development on the southeast corner of the block at W. San Carlos Street and Gifford Avenue (then McGlory). Most of the block was a cultivated field, with a one-story dwelling and a shed on the subject property. 10 The 1899 official city map indicates that Delmas Street has

⁶ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 566-570; and Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 81.

⁷ Edited from "Arts and Crafts Period," Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 25.

⁸ William Roop, A Cultural Resources Evaluation of the Villages at Museum Park (October 13, 1997), 3-4.

⁹ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).

¹⁰ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).

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been developed, and the City extended about one block east of Gifford Avenue, where Sonoma Street is today.¹¹

The Delmas Park neighborhood, located to the southwest of downtown San Jose, was well established by the late 1890s and the early 20th century as a primarily residential area. In 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.¹² The area was annexed to San Jose in 1911.¹³ By 1915, the subject block and its surrounding area were almost fully built out with one- to two-story detached single-family houses and accessory structures. The area had clearly transformed from agricultural and industrial to residential uses. The parcels at the southwest corner of W. San Carlos and Josefa streets were mostly developed by the end of the first quarter of the 20th century.

The mixed-used building and its accessory structures at 497-499 W. San Carlos Street were constructed ca. 1905. The research did not reveal any building permits from this period. According to the city directories, 280-282 Josefa Street was converted to a two-family dwelling by 1941. The commercial building at 493-495 W. San Carlos Street was constructed ca. 1923 and expanded in both 1925 and 1928. The one-story dwelling at the rear (495 ½) was constructed in 1923. The surface parking lot at 270 Josefa Street previously had a one-story dwelling which was constructed ca. 1930 and demolished in 1981. A one-story commercial building at 491 W. San Carlos Street was constructed in 1981, replacing a ca. 1910 dwelling on the parcel. The constructed ca. 1930 and demolished in 1981 are parcel.



Figure 20. The corner store and the house at 497-499 W. San Carlos Street, photograph possibly taken between 1917 and 1920. (San Jose Planning Department).

¹¹ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).

¹² Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

¹³ City of San Jose Permit Center.

¹⁴ San Jose City Directory, 1905.

¹⁵ City of San Jose Permit Center; Sanborn Maps.

The historical maps of the area and detailed construction chronologies of the subject properties are included below.

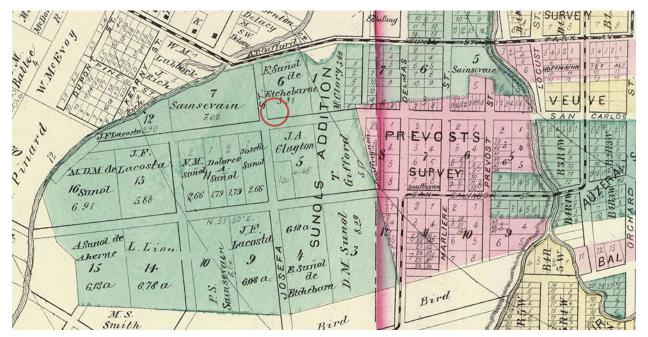


Figure 21. The 1876 map of the area (Thompson & West, *San Jose 4th Ward,* retrieved from David Rumsey Map Collection).

The approximate location of the subject site marked by a red circle.

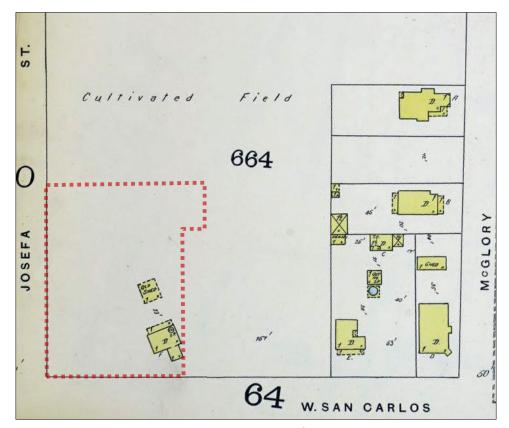


Figure 22. The 1891 Sanborn map showing the partial development of the larger block with the subject parcels outlined by the dashed red line.



Figure 23. The 1901 bird's eye view map of San Jose (Library of Congress). The approximate location of the subject site marked by a red circle.

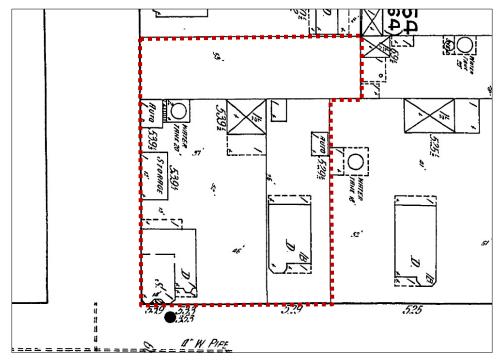


Figure 24. 1915 Sanborn map, the subject parcels outlined by the dashed red line.

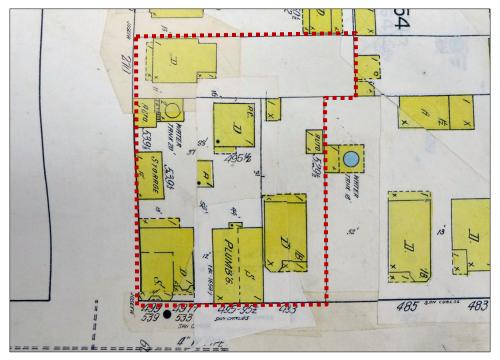


Figure 25. 1930 Sanborn map, the subject parcels outlined by the dashed red line.

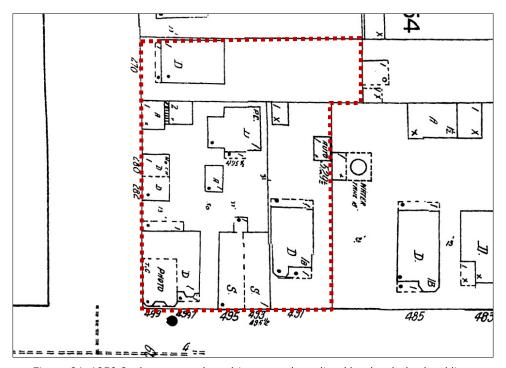


Figure 26. 1950 Sanborn map, the subject parcels outlined by the dashed red line.

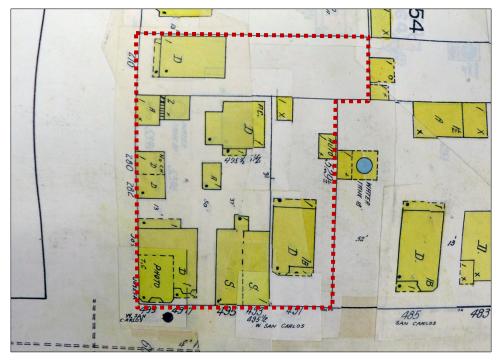


Figure 27. 1957 Sanborn map, the subject parcels outlined by the dashed red line.

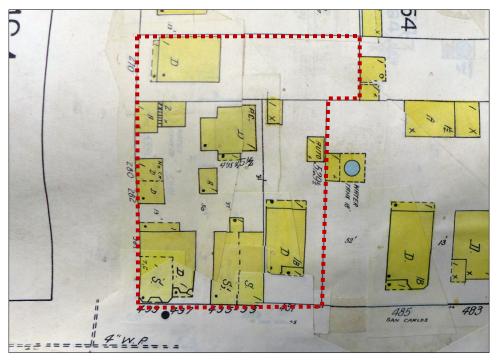


Figure 28. 1962 Sanborn map, the subject parcels outlined by the dashed red line.

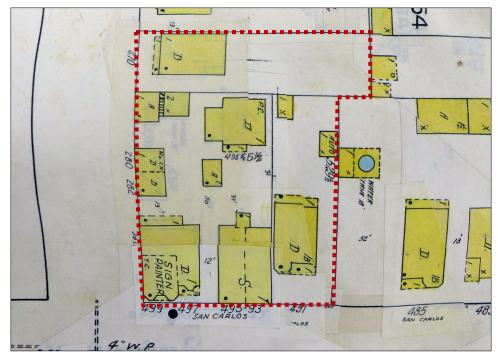


Figure 29. 1966 Sanborn map, the subject parcels outlined by the dashed red line.

Construction Chronology for 491 W. San Carlos Street (APN 259-47-013)

The existing one-story warehouse/office structure was constructed by contractor Frank S. Cali in 1981.¹⁶ According to the Sanborn maps, the subject parcel was previously occupied by a one-story dwelling constructed ca. 1910.¹⁷ Below is a list of building permits on file and a summary of what the permit work entailed.¹⁸

1981 Permit application to build one story warehouse-office by contractor Frank S. Cali. April 1, 1981, Permit No. 27236V.

2003 Reroofing. Permit #2003113522CI.

2007 Façade improvement, sign installation. Permit #20070190192RVI.

Construction Chronology for 493-495 W. San Carlos Street (APN 259-47-014)

No building permits associated with the initial construction were found for the property. 495 W. San Carlos Street first appears in the 1923 city directory as a plumber's shop. It is possible that a smaller store was constructed ca. 1923 (when the dwelling at the rear was constructed) and twice expanded, in 1925 and 1928. The 1930 Sanborn map shows a one-story store with two separate storefronts on W. San Carlos Street, with a footprint that is almost identical to the current building. Pelow is a list of building permits on file and a summary of what the permit work entailed. Permit work entailed.

1925 Application to build addition to store to be used as storeroom. Permit No. 479.

1928 Application to build addition for storage and workshop in rear of store building. Permit No. 720.

¹⁶ Santa Clara County Assessor's Office; building permits at the California Room, San Jose Public Library.

¹⁷ Sanborn Maps; San Jose City Directories.

¹⁸ City of San Jose Permit Center; San Jose Public Library, California Room.

¹⁹ Santa Clara County Assessor's Office; Sanborn Maps; San Jose City Directories.

²⁰ Building permits found at the California Room, San Jose Public Library.

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An aluminum awning was built for bar and retail store. Permit No. 3874.

Construction Chronology for 495 1/2 W. San Carlos Street (APN 259-47-014)

The one-story, four-room dwelling was constructed in 1923.²¹ Joseph LoBono was listed as the owner on the permit. No architect or contractor was noted. The property first appears in the 1932 city directory and on the 1930 Sanborn map as a one-story dwelling with a detached garage set back on the lot.²² According to the Sanborn maps, the building received an addition ca. 1950. The garage was demolished after 1966, but the exact date is unknown. Below is a list of building permits on file and a summary of what the permit work entailed.²³

1923 Permit application to construct one-story, four-room residential building of wood construction. Permit No. 1159.

Construction Chronology for 497-499 W. San Carlos & 280-282 Josefa Streets (APN 259-47-015)

No building permits associated with the initial construction were found for the property. The Santa Clara Assessor's Office does not have a construction date listed for this parcel. According to *San Jose Mercury News*, a construction contract was filed in March 1904 for a one-story building, store and dwelling combined for Peter Danzi at the northeast corner of San Carlos and Josefa streets. The builder was listed as O. A. Clark and it was "furnished" by A. W. Hastings & Sons.²⁴ The property first appears in the 1905 city directory. The 1915 Sanborn map illustrates a one-story dwelling with a corner store at the intersection of W. San Carlos and Josefa streets, as well as a one-story storage unit and a two-story tankhouse with an attached garage on Josefa Street.²⁵ The 1904 news brief does not mention the garage, storage unit or the tankhouse as part of the construction contract; and further research has not indicated if the accessory structures were existing prior to or constructed after the development of the Danzi. As it would have been common not to make note of the accessory structures in the news brief and the Sanborn map confirms they were in existence by 1915, an assumed construction date of ca. 1905 is attributed to these structures. The storage unit was converted to a duplex, 280 and 282 Josefa Street, ca. 1941. Below is a list of building permits on file and a summary of what the permit work entailed.²⁶

1929 Remodel and repair storefront at 499 W. San Carlos. Permit No. 456.

1977-1979 Electrical, plumbing and mechanical work at 499 W. San Carlos.

1981 Electrical, plumbing and mechanical work at 282 Josefa.

Construction Chronology for 270 Josefa Streets (APN 259-47-016)

The two-story single-family dwelling on this lot was demolished in 1981.²⁷ Currently, this parcel is used for surface parking.

HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

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²¹ Santa Clara County Assessor's Office; building permits at the California Room, San Jose Public Library.

²² Santa Clara County Assessor's Office; Sanborn Maps; San Jose City Directories.

 $^{^{\}rm 23}$ Building permit found at the California Room, San Jose Public Library.

²⁴ "Court Briefs," San Jose Mercury News, March 20, 1904.

²⁵ Sanborn Maps; San Jose City Directories.

²⁶ Building permit found at the California Room, San Jose Public Library.

²⁷ Building permit no. 27675-RW found at the California Room, San Jose Public Library.

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The Early American Period (1846 – 1869)²⁸

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.²⁹

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became more available, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)³⁰

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to be become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Residential construction slowed briefly near the turn of the 20th century. The majority of the buildings after the turn-of-the-century represent the Arts and Crafts period or the many Period Revival styles. Architects and contractor-builders during the era before World War I produced bungalows and mid-size homes in the Craftsman style. Commercial development was also rapid during this period: much of the older housing stock in

²⁸ Unless noted, largely summarized from Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.

²⁹ Glory Anne Laffey (Archives & Architecture), Historical Overview and Context for the City of San Jose (March 30, 1992), 12-13.

³⁰ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

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the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.³¹

Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great posterity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.³² During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.³³

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard as the street had become a main thoroughfare. Soon the area became a commercial center on the west side of the City.³⁴

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.³⁵

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.³⁶

Delmas Park Neighborhood

According to the Sanborn maps, the Delmas Park neighborhood, located to the southwest of downtown San Jose, began urbanization in the 1890s. It was evolved mostly during the early 20th century as a heavily residential area.³⁷ The neighborhood has been zoned for light industrial uses since the 1930s, resulting in a predominance of auto-related services and industrial uses especially along W. San Carlos Street.³⁸ According to the 1958 and 1962 Sanborn maps, auto-related businesses, such as used auto sales, auto body works, and tire shops, appeared along W. San Carlos Street and intersecting side streets. Many houses were converted for business use or replaced by new commercial buildings.³⁹ The construction of Guadalupe Freeway and Highway 280 in the

³¹ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.

³² Archives and Architecture, Historical Overview and Context for the City of San Jose (March 30, 1992), 9.

³³ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.

³⁴ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9 and Dobkins, 14 and 17-18.

³⁵ Archives & Architecture, County of Santa Clara, Historic Context Statement, December 2004 (Revised February 2012), 46-47.

³⁶ Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

³⁷ 1891 and 1915 Sanborn maps.

³⁸ Strong Neighborhoods Initiative, *Delmas Park Neighborhood Improvement Plan* (April 2002), 3.

³⁹ Ward Hill, 405 West San Carlos Street DPR Form, October 2015.

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1970s further changed the character of the area from a typical residential neighborhood to a commercial and light industrial area with pockets of early 20th century houses. Within the last two decades, some of the vacant lots have been developed with multi-family infill housing as part of San Jose's efforts to transform the area into a more pedestrian- and transit-oriented residential area. Among these is the Museum Park, multi-family housing constructed ca. 2000, which is located on the eastern half of the subject block.

West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20th or 21st centuries. According to the *West San Carlos Historic Context,* two major events and periods that shaped 20th century development patterns along this street:

- 1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
- 2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.⁴¹

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19th century and remained a ranch and orchard district with few structures until the early 20th century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.⁴²

The eastern portion of the street began to undergo urban and industrial development in the late 1880s. By 1891, the Southern Pacific Railroad had built a rail line to the west of downtown San Jose, towards the eastern end of W. San Carlos Street, which became a magnet for industrial development. Canneries and packing houses near the tracks—including the San Jose Fruit Packing Company (1891-1893), the Santa Clara Valley Mill and Lumber Company (1915), the Peninsular Railway Company had a rail yard (1915)—helped to spur settlement of the area by providing job opportunities and attracting more residents.⁴³

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos. 44 The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20th century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s. 45 Many of

⁴⁰ Aerial photographs from Historic Aerials by NETRONLINE, https://www.historicaerials.com/viewer (accessed October 8, 2019); Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Iran Archives & Architecture, Iran Archives & Architecture, Iran Archives & Architecture, Iran Archives & Architecture, Iran Archives & Architecture, <a href="http

⁴¹ Dobkins, 58.

⁴² Dobkins, 57.

⁴³ Dobkins, 30-32, and 57.

⁴⁴ Dobkins, 17-18.

⁴⁵ Dobkins, 58.

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the study area residents in the early 20th century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.⁴⁶

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.⁴⁷

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.⁴⁸ The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.⁴⁹

Tankhouses50

Domestic tankhouses developed in California around 1865. In the second half of the 19th century, elevating water tanks 15 to 20 feet above the ground became common practice, which was later followed by enclosing the tower and the tank to form a more useful tankhouse. Usually two or three stories tall, a typical tankhouse was comprised of a tower structure and topped by an exposed water tank or an enclosed tankroom. The enclosed tower provided room(s) below for storage.

The earliest walled tankhouses were for hotels, hospitals and other businesses who constructed elevated water tanks. Enclosing the towers with walling material made them more attractive to the public and provided storage space beneath the tank platform. Tankhouses were not only for businesses; they were also built by California farmers and town residents to supply their domestic water needs. Because this water supply system was primarily for the house and yard needs, the tankhouse was typically placed close to the house rather than out in a field.

Domestic tankhouses in California, which can be classified as *vernacular* rather than architecturally designed structures, were built from the late 1870s to the 1940s during a time of rapid urbanization. The California tankhouse is usually a walled enclosure of an elevated tank and tower, creating an easily distinguishable tall narrow shape.

Leon S. Pitman identifies and classifies tankhouse types according to their supporting tower structure:

⁴⁶ Dobkins, 46.

⁴⁷ Dobkins, 20-22.

⁴⁸ Dobkins, 23-25.

⁴⁹ Dobkins, 56.

⁵⁰ Summarized from Leon S. Pitman, "The Domestic Tankhouse as Vernacular Architecture in Rural California," *Material Culture*, Vol. 24, No.

^{1,} Special Farm Windmills and Domestic Tankhouse Issue (Spring 1992), pp. 13-32; and Leon S. Pitman, "Domestic Tankhouses of Rural California," *Pioneer America*, Vol. 8, No. 2 (July 1976), pp. 84-97.

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- Tankhouses with taper towers: These tankhouses have taper towers. Tapering the top of the upright support posts inward to position under the tank platform or to the roof eaves supports more weight than that of vertically straight support posts. Tapered towers were especially advised for the larger water tanks. The platform above the tower may have dimensions smaller or almost equal to the larger ground base of the tower. The tank above may be exposed or completely walled. Several tankhouse subtypes were identified: open platform taper tower, truncated taper tower, double taper etc. (See Figure 30 for all types.)
- <u>Tankhouses with straight towers:</u> These tankhouses have straight towers which have less weight-buttressing capacity. They were very common and were generally sufficient for typical domestic storage purposes. These tankhouses also have multiple subtypes depending on the platform size and the water tank walls. (See Figure 30 for all types.)

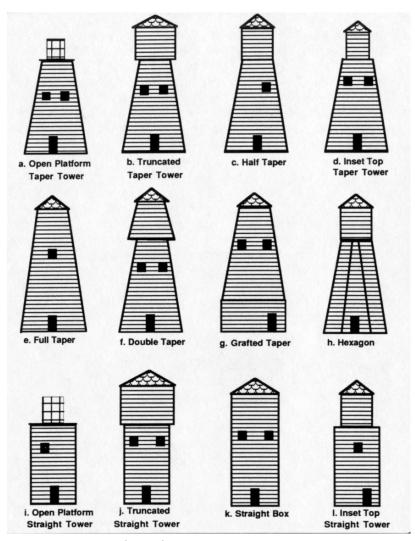


Figure 30. Tankhouse types in California (from Leon S. Pitman, "The Domestic Tankhouse," page 16.)

Although rapidly disappearing, the remaining California tankhouses stand today as reminders of an important phase in the development of domestic water supply systems. Although they are mostly associated with farming communities, it was also common to find them in more urban residential settings to supply domestic water needs. Constructed ca. 1905 the subject tankhouse on Josefa Street appears to have been built in support of the house, store and yard needs rather than for the former "cultivated field" on site. The are several reasons

indicating that the tankhouse was constructed for domestic use. It does not appear on the 1891 Sanborn map the identifies the "cultivated field." It most likely was constructed during a period in which the area was rapidly urbanizing after the establishment of the Interurban Line in 1903-1904. The tankhouse is located close to the residence and store and was attached to the garage, rather than being father out within what had been the agricultural field. Finally, the smaller size of the tankhouse indicates is was for personal, domestic use, similar to those shown within neighboring properties on the Sanborn maps.

The subject structure can be classified under "tankhouses with taper towers" since it has a taper tower with a larger platform. It is not clear what type of tank or tankroom existed here since neither is extant today. No photographs of the property were found in the archives, and the structure was not structurally stable at the time of the site visit for a more thorough assessment. It might be an open platform taper tower, a truncated taper tower, or a double taper. A more detailed on-site examination could possibly reveal more information about the structure. The surviving tankhouses in San Jose and Santa Clara County illustrate a wide range of types and styles as seen in the figure below. Considering the other accessory structures on the subject parcel (garage and storage/duplex), it appears that the tankhouse on Josefa Street was mostlikely a simple structure similar to the tankhouses of Spagnoli or Casa Grande on Figure 31.



Figure 31. Tankhouses in Santa Clara County; from left to right: Spagnoli tankhouse, tankhouse at Casa Grande, Martha Lynn tankhouse, Califoro tankhouses (provided by San Jose Planning Department).

A quick study of the early 20th century Sanborn maps provides information on the nearby tankhouses, or "water tanks" as they were labeled on the maps. The 1915 Sanborn map of the surrounding blocks illustrates ten tankhouses within the vicinity of 497-499 W. San Carlos Street, the six city blocks bounded by Delmas Avenue, Auzerias Avenue, Josefa Street, and Park Avenue. Most of the water tanks were elevated on top of two- to three-story towers, and majority of the tankhouses were attached to another one-story accessory structure. The subject tankhouse is identified on the map as a 20-foot tall water tank and a two-story structure. By 1950, the number of tankhouses dropped to four, including the subject structure on Josefa Street whose water tank appears to have been removed by then. By 1966, there were only two tankhouses depicted on the map, both of which were on the subject block.⁵¹ Today, the tankhouse on Josefa Street is the only remaining structure of this type in the area.

⁵¹ 1915, 1950, and 1966 Sanborn maps, Volume 2 sheet 166.

ARCHITECT/BUILDER

No architects were found to have been associated with any of the subject buildings.

Oscar A. Clark constructed the mixed-use building at 497-499 W. San Carlos Street. Born in Minnesota, Clark moved to San Jose around 1890 and was listed in local city directories as both a carpenter and a contractor.⁵²

Frank S. Cali, Sr. (1932-2002) constructed the building at 491 W. San Carlos Street. He was a San Jose based contractor and founded Frank S. Cali Construction Company in 1961. The firm worked on numerous residential and commercial buildings within the Bay Area. Following his death, the company was transferred to Frank S. Cali Jr. and is still in operation today.⁵³

The research did not reveal any design professionals or builders associated with the other properties.

OCCUPANCY HISTORY54

The occupancy history of the subject properties is outlined below. The properties at 493-495, 495 ½, and 497-499 W. San Carlos were owned and occupied by Italian families for several decades after they were built. Italians began moving to the Santa Clara Valley in the late 19th century—by 1930, about 20% of the population of San Jose identified as first- or second-generation Italian American. Although they worked in a variety of occupations, Italian immigrants in the Santa Clara Valley predominantly worked in the horticulture and fruit processing industries.⁵⁵

491 W. San Carlos Street

Constructed in 1981, the building was occupied by restaurant supply businesses until recently. Some of the occupants include the South Bay Restaurant Supply, the International Commissary Corporation, and the Keystone Restaurant Supply.⁵⁶

493-495 W. San Carlos Street

Dates	Occupants
1923 – 1933	495: Joseph LoBono, plumber
1934 - 1938	493: Alaimo & LoBono, beer/liquor store 495: Joseph LoBono, plumber
1940 – 1950	Joseph LoBono, restaurant Joseph LoBono, liquor store
1955 – 1968	La Cantina, tavern and liquor store (owners Joseph and Angelina LoBono, later Philip LoBono)
1970 – 1973	Vacant

⁵² Ancestry.com (accessed August 25, 2020).

⁵³ "Frank S. Cali, Sr.," https://www.legacy.com/obituaries/mercurynews/obituary.aspx?n=frank-s-cali&pid=497801 (accessed December 5, 2019).

⁵⁴ San Jose City Directories unless noted.

⁵⁵ Glenna Mathews, Italian American Review 3, no. 2 (2013), 171-73 (doi:10.5406/italamerrevi.3.2.0171, accessed August 26, 2020).

⁵⁶ Haines Criss Cross Directories (1985-2001) at the California Room, San Jose Public Library; Google Maps Street View (accessed December 2, 2019).

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495 1/2 W. San Carlos Street

Dates	Occupants
1932 – 1957	Joseph M. and Angelina LoBono
1962 – 1968	Phillip LoBono
1970 – 1973	Vacant

Joseph LoBono (b. 1896) was an Italian immigrant. He was married to Angelina LoBono, and the couple had a daughter, Conchetta, and a son, Philip. Joseph was listed as a plumber in the 1930 census. The LoBono family lived at the 495 ½ W. San Carlos Street house until the mid-1950s when Joseph and Angela moved to the Willow Glen neighborhood. Their son Philip managed the tavern and liquor store at 493-495 W. San Carlos and lived at the rear house until the late-1960s.⁵⁷

497-499 W. San Carlos Street

Dates	Occupants
1905 – 1915	533 (later 497): Peter Danzi 535 (later 499): Grocery (Peter Danzi)
1917 – 1920	533 (later 497): John Sarboraria 535 (later 499): Sarboraria & Bava, grocers (J. Sarboraria, Peter Bava)
1922 – 1923	499: Nicholas (grocer) and Jennie (clerk) Catalano
1924 – 1936	497: Maria/Mary Rubino, maid 499: Grocery (Pasquale Cancilla)
1937	Vacant
1939	497: Alfio and Bessie Caracciolo 499: Dry goods retail (Alfio Caracciolo)
1940	Isabel McCulloch
1943 – 1945	497: William H. Hodge 499: Photography studio (William H. Hodge)
1947	497: Vacant 499: Philip Pong, grocery
1950 – 1957	497: Noble W. and Fern Burrow 499: Friendly Groceteria (owned by the Burrow family)
1960	497: Curt and Barbara Vining 499: Soll Clarence Co. paint store (owned by the Vining family)
1962 – 1963	499: Jerry's Credit TV Inc., repair

⁵⁷ Ancestry.com.

Dates	Occupants
1965	499: Station Sign Co.
1970 – 1973	499: PDQ Auto Transmission Parts

Born in Italy, Peter P. Danzi (1870-1939) immigrated to the United States in 1888. He was married to Brunetta Danzi (1874-1942), also Italian-born. A resident of San Jose for 50 years, Peter was initially in the grocery business, later in real estate, and finally he operated a ranch in the valley for the last 25 years of his life.⁵⁸

John A. Sarboraria (d. 1975), a native of Italy, immigrated to San Jose in 1911. He is listed as a resident and partial owner of the grocery at 499 W. San Carlos for three years, but more predominately he was found to have operated another grocery store at 414 W. San Carlos from 1910 until his retirement in 1943 and lived in an apartment above that store.⁵⁹

Peter Bava was born in Italy, immigrated to the United States in the early 1900s, and settled in San Jose shortly after. He was a cook and proprietor of Zaro's Grill on Santa Clara Street from 1915 to the early 1920s—which overlaps with his brief time at the grocery store at 499 W. San Carlos Street.

280-282 Josefa Street

Dates	Occupants
1941	Earl Spargue
	Emmett Rachester
1943	Judy Lane
1743	John Isaac
1945 – 1950	Philip Janes (steelworker)
1945 – 1950	Samuel G. Cooper (machinist)
1055	Vacant
1955	Roland E. Ellis (clerk)
1957	Ora J. McArthur (rewriter at General Electric)
1737	Clarence E. Pearson (machinist at Food Machinery), James Spencer
10/0	Vacant
1960	Calvin Maxwell (cement worker)
1963 – 1971	Vacant
1903 - 1971	Mary Caster
1973	Vacant

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⁵⁸ Newspaper clippings from the History San Jose archives, Ancestry.com (accessed September 25, 2020).

⁵⁹ Michael A. Garavaglia, "Historical Property Background Cost Information, 40 N. River Street," found at the History San Jose archives; Ancestry.com (accessed September 25, 2020).

RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 26 properties within 200 feet of the proposed project site was carried out in August 2020. Each property was photographed and briefly described. According to the City of San Jose HRI, none of these properties were previously identified as historic resources.⁶⁰



Figure 32. Surveyed properties situated within 200 feet of the project site boundaries. The project site is outlined in dashed red. (Edited from GIS Map, Office of the Assessor, County of Santa Clara, retrieved July 2020.)

1. 475 W. San Carlos Street, 259-47-083

Constructed in 2002, this housing development, known as Museum Park, features multiple buildings and occupies much of the block that is bound by W. San Carlos Street to the south, Josefa Street to the west, Park Avenue to the north and Gifford Avenue to the east.⁶¹ Around the site the buildings are contemporary in style but do vary in height and architectural styling. The buildings fronting W. San Carlos Street feature commercial at the ground level with residential apartments on the upper two levels. The one structure facing Josefa Street is visually more like a traditional apartment building and is square in plan featuring three levels. While the rest of the site is occupied by two- to three-story townhouse units. Parking, streets and plantings are intermingled with the structures on the site. The overall condition of the complex is good.

⁶⁰ City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021 (accessed August 21, 2020).

⁶¹ City of San Jose Permit Center.



Figure 33. 475 W. San Carlos Street – photograph shows the southeast building in the development which fronts W. San Carlos Street.

2. 470 W. San Carlos Street, 264-20-082

A paved lot featuring two temporary greenhouse structures.



Figure 34. 470 W. San Carlos Street.

3. 476 W. San Carlos Street, 264-20-081

This one-story, commercial building is rectangular in plan. Constructed in 1958, the reinforced concrete block structure has stucco cladding at the street facing façade and a flat roof with a simple parapet at the front. ⁶² The building features an aluminum storefront assembly with large fixed lites and a transom above the double doors. Various openings punctuate the east and south façades for windows. A driveway east of the structure leads to the rear parking lot. Notable features include the simple parapet and the large storefront window assembly. The windows around the building do not appear to be original. The overall condition of the commercial building is good.

⁶² City of San Jose Permit Center.



Figure 35. 476 W. San Carlos Street.

4. 482 W. San Carlos Street, 264-20-080

Constructed in 2000, this three-story, office building is complex in plan.⁶³ The building has stucco cladding and flat roofs. The building varies in height with a taller element at the northwest corner and an even taller feature at the northeastern corner. The three-story height at the rear of the structure is separated by a two-story section. Aluminum storefront assemblies punctuate the ground level and are sheltered by metal awnings. Large aluminum window assemblies on the upper levels are similarly sheltered by metal awnings. The northwest corner element features a wide eave overhang while the rest of the roof surfaces are hidden behind parapets. Notable features include the scored stucco cladding, the metal awnings, and the varying heights of the roofs. The overall condition of the office building is good.



Figure 36. 482 W. San Carlos Street.

⁶³ City of San Jose Permit Center.

5. 486 W. San Carlos Street, 264-20-079

Constructed in 1958, this two-story, commercial structure is rectangular in plan.⁶⁴ The wood-frame building has stucco cladding as well as brick veneer cladding and a flat roof. Dominating the street fronting façade at the second level is a projecting canopy clad in standing seam metal roofing material. The windows on the upper level are recessed into the canopy which spans the entire height of the second level. Each of the upper level windows features a canopy. The building features aluminum sash windows and doors. Notable features of the building include the large, story-high, metal clad canopy and the graphic artwork on the east and west façades. A driveway, to the east of the building, accesses parking west of the structure and the rear building on the site. The one-story, L-shaped rear building was constructed in 1957 and initially served as a meat warehouse. The wood-frame structure is stucco-clad with a flat roof. The buildings underwent an exterior remodel in 1985 according to building permits. The overall condition of the commercial buildings on the site is good.



Figure 37. 486 W. San Carlos Street.

6. 498 W. San Carlos Street, 264-20-128

The asphalt paved lot is surrounded by metal fence.



Figure 38. 498 W. San Carlos Street.

⁶⁴ City of San Jose Permit Center.

7. 332 Josefa Street, 264-20-110

The asphalt paved lot is surrounded by chain link fence.

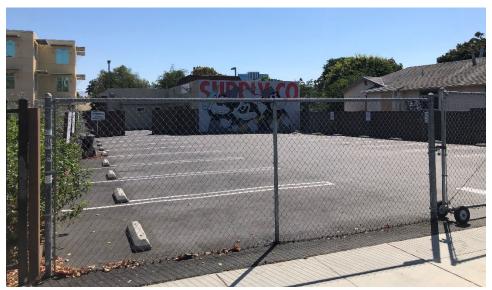


Figure 39. 332 Josefa Street.

8. 323 Josefa Street, 264-20-065

Asphalt paved surface parking.



Figure 40. 323 Josefa Street.

9. 500 W. San Carlos Street, 364-20-064

This modest one-story structure stands at the rear of a parking lot. The roof features a slight but noticeable slope so is not truly flat. The primary façade, facing W. San Carlos Street, features a two-part organization, with a recessed central portion that has the entry door. To the east is a large, barred window. This portion of the building also has vertical siding. To the west, the mass also features a large window, but the cladding here is

horizontal. The east elevation, facing Josefa Street, also features vertical cladding, as well as two small windows. According to Sanborn maps, it was constructed before 1950, the exact date unknown.⁶⁵



Figure 41. 500 W. San Carlos Street.

10. 518 W. San Carlos Street, 264-20-063

This is one-story commercial building was constructed in 1947.⁶⁶ The street-facing façade features a brick base, a center doorway, and large, barred windows occupying most of the remainder of the façade. A shingled mansard tops the elevation, with a centered, applied sign reading "Players Ink Tattoo and Body Piercing." The west elevation features a mural. The east elevation is graffitied.



Figure 42. 518 W. San Carlos Street.

^{65 1950} Sanborn map.

⁶⁶ City of San Jose Permit Center.

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11. 503 W. San Carlos Street

This two-story corner commercial building features a shaped parapet with a central flagpole, and stucco cladding. The first floor of the south façade features two addresses and two different storefronts. 507, to the west, features a glazed aluminum storefront containing a glazed aluminum door beneath a projecting awning. 503, to the east, is more solid, and features a recessed glazed aluminum door, with flanking windows, as well as higher clerestory windows. The second floor features three aluminum window assemblies – the central being tripartite, while the two others are double windows. A heavy projecting molding separates the second story from the parapet and wraps around the building to the east elevation. This side of the building features two large aluminum-framed windows at the first floor near W. San Carlos Street, with three personnel doors towards the rear. The second story features four windows of varying size and configuration. According to Sanborn maps and aerial photographs, it was constructed before 1945, the exact date unknown.⁶⁷



Figure 43. 503 W. San Carlos Street.

12. **507** W. San Carlos Street, 259-47-031 See below.

13. 515 W. San Carlos Street, 259-47-032

A one-story shed, possibly constructed in the late 1950s, stands at the rear (north) of the two parcels at 507 and 515 W. San Carlos Street.⁶⁸ The shed appears to be an ancillary structure for the adjacent tire store at 521 W. San Carlos Street.



Figure 44. 507-515 W. San Carlos Street.

⁶⁷ City of San Jose Permit Center; 1950 Sanborn maps; Historic Aerials by NETR Online.

⁶⁸ Historic Aerials by NETR Online.

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14. 521 W. San Carlos Street, 259-47-033

This one-story rectangular industrial building features a shed roof. The south elevation, at the short side of the rectangle, is dominated by a false front, a loading door, and false-stone cladding over a portion of the facade. In addition to the loading door, openings include a personnel door, and a window, which is currently infilled with signage. The false front area, which conceals the gable end, features vertical wood cladding, while the portion of the facade to the east of the loading door is stucco clad. The east elevation, facing the open lot, is clad with painted, corrugated metal panels. According to historical aerial photographs, the building was constructed pre-



Figure 45. 521 W. San Carlos Street.

15. 275 Josefa Street, 259-47-049

This gravel paved parking lot is surrounded by chain link fence,



Figure 46. 275 Josefa Street.

16. 255 Josefa Street, 259-47-048

Constructed in 1938, this gable-roofed one-story rectangular house stands at the corner of Josepha Street and Loraine Avenue. 70 Wall cladding is horizontal wood, while the roof is clad with asphalt shingles. The entry is on

⁶⁹ Historic Aerials by NETR Online.

 $^{^{\}rm 70}$ City of San Jose Permit Center.

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the east side, facing Josefa Street. This elevation features two doors – one of which is protected by an awning. Five double-hung windows of varying size are also found on this elevation. The Loraine Avenue (north) elevation features another entry door – this one recessed, as well as two windows. Both windows feature decorative shutters. The house is surrounded by a white picket fence. A two-car garage is located at the south end of the parcel.



Figure 47. 255 Josefa Street.

17. 506 Lorraine Avenue, 259-47-047

This one-story stucco-clad house, nestled in trees, has a clay tile gable roof. A partially enclosed porch shelters the building's entry. A low brick wall surrounds this entry area. Windows are wood, double hung. It was constructed in 1938.⁷¹



Figure 48. 506 Lorraine Avenue.

18. 510 Lorraine Avenue, 259-47-046

This one story rectangular, gable-roofed bungalow features a projecting porch, sheltered by its own gable roof. Cladding is horizontal wood. Windows are double hung and paired at the front (north) elevation. The entry door

⁷¹ City of San Jose Permit Center.

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is centered beneath the main gable. The east and west elevations also feature double hung windows, in varying sizes and configurations. According to aerial photographs, the house was constructed pre-1948.⁷²



Figure 49. 510 Lorraine Avenue.

19. 512 Lorraine Avenue, 259-47-045

Asphalt paved lot.



Figure 50. 512 Lorraine Avenue.

20. 514-522 Lorraine Avenue, 259-47-044

The bungalow at 514 Lorraine Avenue is very similar to the adjacent house at 510 Lorraine Avenue. Differences include the window configuration at the front of the building, and the location of the stairs leading to the entry porch. The windows to the west of the porch here form a three-part configuration, with a larger, central fixed window flanked by narrower double-hung units. The windows to the east of the entry door feature a nine-lite

⁷² Historic Aerials by NETR Online.

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grid in the upper sashes. Also, the stairs leading to the entry porch, centered on 510 Lorraine, here are off center, aligning with the entry door. According to aerial photographs, the building was constructed pre-1948.⁷³

Constructed in 1952, a small, one story gable-roofed bungalow is at 522 Lorraine Avenue.74 It lacks a porch but features a gabled canopy over the entry door. The simple primary façade features the entry door to the east, and what appears to be a fixed window, with plain wood trim, to the west. Cladding is horizontal wood. Side elevations feature a combination of double hung and fixed windows.



Figure 51. 514 (left) and 522 (right) Lorraine Avenue.

21. 525 Lorraine Avenue, 259-47-081

Vacant lot surrounded by chain link fence, used for vehicle storage/parking.



Figure 52. 525 Lorraine Avenue.

⁷³ Historic Aerials by NETR Online.

⁷⁴ City of San Jose Permit Center.

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22. 235 Josefa Street, 259-47-051

Constructed in 1956, this is a one-story flat-roofed structure.⁷⁵ Part of the building is constructed of concrete masonry units, while the other part, containing a garage, appears to be wood framed, and clad with texture-111 panels. The building is on a corner lot, and the south elevation facing Lorraine Avenue is completed obscured by a large hedge. The rear of the building faces a parking lot, and the CMU portion of the building has no openings. The rear of the garage portion is neither visible nor accessible.



Figure 53. 235 Josefa Street.

23. 498 Park Avenue, 259-47-020

This one-story bungalow features narrow wood cladding and a hipped roof with dormers. The primary (north) façade, facing Park Avenue, has an angled bay with three double hung windows, and a semi-enclosed entry porch. The west elevation, facing Josepha Street, also has an angled bay window, as well as two additional windows towards the rear of the property. A shed addition is centered on the rear (south) elevation. According to Sanborn maps, the building was constructed before 1915.⁷⁶



Figure 54. 498 Park Avenue.

⁷⁵ City of San Jose Permit Center.

⁷⁶ 1915 Sanborn map.

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24. 496 Park Avenue, 259-47-075

Not accessible from public right-of-way. From aerial photography no buildings are to be present on the site.

25. No address, 259-47-074

Not accessible from public right-of-way. From aerial photography no buildings are to be present on the site.

26. 230 Josefa Street, 259-47-065

This rectangular, two story multi-family apartment building was constructed in 1957.⁷⁷ It is stucco clad with a brick base. The roof is flat, with a wide overhang on the south side. The short end of the rectangle, the east façade, faces the street, and is nearly blank, with only one small, high aluminum window. A staircase with a metal railing ascends on the east elevation, leading to a cantilevered balcony that runs continuously across the south elevation, accessing the second story units. Windows are aluminum sliders; doors are flush wood.



Figure 55. 230 Josefa Street.

REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of national, state, and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context." The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.

⁷⁷ City of San Jose Permit Center.

⁷⁸ National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

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C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.⁷⁹

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."80 While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."81 To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...

Feeling is a property's expression of the aesthetic or historic sense of a particular period of

Association is the direct link between an important historic event or person and a historic property.82

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.83

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, California Register and National Register: A Comparison, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

- 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; or
- 2. It is associated with the lives of persons important to local, California, or national history; or
- 3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

⁷⁹ National Park Service, How to Complete the National Register Registration Form, National Register Bulletin 16A (Washington, DC: United States Department of the Interior, 1997), 75.

⁸⁰ National Park Service, National Register Bulletin 15, 3.

⁸¹ Ibid., 44.

⁸² Ibid., 44-45.

⁸³ Ibid., 45.

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4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁸⁴

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁸⁵

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁸⁶

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁸⁷

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance." To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity (identified above under the NRHP criteria), which the CRHR closely follows. On the physical characteristics corresponding to its historic context, the NRHP criteria seven aspects of integrity (identified above under the NRHP criteria).

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

- 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. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, 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

⁸⁴ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁸⁵ California Register and National Register: A Comparison.

⁸⁶ California Register and National Register: A Comparison, 2.

⁸⁷ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historical Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

⁸⁸ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

⁸⁹ How to Apply the National Register Criteria for Evaluation, 44.

⁹⁰ How to Apply the National Register Criteria for Evaluation, 1.

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national history, heritage or culture in a distinctive, significant or important way;

- 2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
- 3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- 2. Its location as a site of a significant historic event;
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
- 5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

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California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

- 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 SS5024.1, 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 an historical resource survey meeting the requirements of 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 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 in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

A. Is associated with events that have made a significant contribution to the broad patterns of

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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. (Guidelines for the California Environmental Quality Act)

SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcels, including the buildings at 491, 493-495, 495 ½, 497-499 W. San Carlos Street and 280-282 Josefa Street, have not previously been identified on any local, state, or national historic resources inventory.

491 W. San Carlos Street (APN 259-47-013)

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering, or are of otherwise exceptional importance. Constructed in 1981, the commercial structure at 491 W. San Carlos Street does not appear eligible for national, state, or local registers since it does not represent an exceptional achievement or any other exceptional importance at this time.

493-495 and 495 ½ W. San Carlos Street (APN 259-47-014) - NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The buildings at 493-495 and 495 ½ W. San Carlos Street were constructed in the early 1920s. The blocks surrounding downtown San Jose were being developed as residential suburban neighborhoods during this time, specifically the late 19th and the early 20th century; however, these buildings are not associated with the residential and commercial development of the neighborhood or San Jose in an individually significant way. The property was constructed and occupied by the LoBono family—Italian immigrants who came to San Jose during the first immigration wave of the late 19th and early 20th centuries; however, it is not individually associated with the history of Italian immigrants in San Jose or the Santa Clara Valley. Therefore, they do not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 - Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the buildings do not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The subject parcel features multiple buildings constructed in the 1920s. The commercial building 493-495 W. San Carlos Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The subject property does not embody characteristic features of an architectural style. It's stucco cladding and stepped parapet might have been influenced by the Mission Revival architectural style; however, it not an exemplary representative of the style. The single-family house at 495 ½ W. San Carlos Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The house exhibits some characteristic features of the Craftsman style including low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior horizontal wood

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cladding; however, it is only a modest representative of the style. The subject building is merely one of many that was built in the Craftsman style during the early 20th century and does not feature details that make the structure stand out as an exemplary extant illustration of the style.

Therefore, the subject property does not appear eligible for listing under on the NRHP or CRHR Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

493-495 and 495 ½ W. San Carlos Street - Integrity

The buildings at 493-495 and 495 ½ W. San Carlos Street retain integrity of location since they have not been moved. The buildings retain their integrity of association and feeling since they have been used for commercial (493-495) and residential (495 ½) purposes since they were built. The house retains its residential scale and continues to illustrate the early 20th century Craftsman architecture. The buildings retained sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the construction of freeways, the surrounding blocks' change from residential to commercial/light industrial, and the addition of multi-unit residential complexes.

493-495 and 495 ½ W. San Carlos Street - San Jose City Landmark Evaluation

- Its character, interest or value as part of the local, regional, state or national history, heritage or culture.
 Although the buildings are associated with the early 20th century residential and commercial development of W. San Carlos Street and San Jose, they do not appear to be an important part of the city's history.
- Its location as a site of a significant historic event.
 The buildings are not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the buildings.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José.

 While the buildings are associated with downtown San Jose's and W. San Carlos Street's residential and commercial development during the early 20th century, they do not exemplify the cultural, economic, social of historic heritage of San Jose to a significant level. The property is also associated with the Italian population of San Jose who immigrated to the city and the Santa Clara Valley during late 19th and early 20th centuries. The property was owned and occupied by the LoBono family for a few decades; however, it does not individually exemplify the cultural or social history of San Jose.
- 5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
 - The buildings do not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

Constructed and expanded in the 1920s, the store at 493-495 W. San Carlos Street does not embody distinguishing characteristics of an architectural type or style. It is a modest structure with some Mission Revival influences as exhibited in its shaped parapet and stucco cladding.

Constructed in 1923, the house at 495 ½ W. San Carlos Street is an modest example of a Craftsman style single family house in San Jose. It embodies some elements of the Craftsman style including its low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior cladding. The design is characteristic of the early 20th century buildings in the Delmas neighborhood; however, it does not embody distinguishing characteristics of an architectural type or style that would elevate it to appear eligible as a City Landmark.

- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - No architect, designer or builder has been identified for the house at 495 % W. San Carlos Street or the commercial building at 493-495 W. San Carlos Street.
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.
 - The buildings did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the buildings at 493-495 and 495 ½ W. San Carlos Street cannot be considered historic resources since they do not appear individually eligible for listing on the NRHP or CRHR or as a City of San Jose Landmark as they do not have significance under any criteria.

497-499 W. San Carlos Street & Accessory Structures (APN 259-47-015) - NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The parcel at 497-499 W. San Carlos Street was developed ca. 1905 when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. Although the buildings, including the mixed-use corner building, the duplex, the tankhouse and the attached garage, were constructed during the W. San Carlos Street's first wave of development, the property is not associated with the residential or commercial development of W. San Carlos Street, the Delmas neighborhood, or the city of San Jose in an individually significant way. The construction of the mixed-used building is merely one of the many that was built during this expansion period. The property was constructed and initially occupied by Italian immigrants who came to San Jose during the first immigration wave of the late 19th and early 20th centuries; however, it is not individually associated with the history of Italian immigrants in San Jose or the Santa Clara Valley. The storage structure on Josefa Street was converted to a duplex ca. 1941 during the mid-century population and residential development boom of the city—following the economy shift from agriculture to military industry, but it is not individually associated with this period. It was simply converted to address the need of more housing. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 - Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the buildings do not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

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Criterion C/3 – Architecture and Construction

The mixed-use building at 497-499 W. San Carlos Street embodies distinct characteristic features of the Neoclassical style house with a Mission Revival inspired corner store. The Neoclassical house has a low-pitched hipped roof with wide eaves, front hip dormer, wood cladding, partial-width front porch with round columns, and grouped windows; however, it not an exemplary representative of the style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The corner store features some Mission Revival details including its shaped roof parapet and widely overhanging eaves. No architect has been identified for the building. Oscar A. Clark was noted as the contractor of the building. Although he was listed as a carpenter or a contractor in city directories, Clark cannot be considered a master.

The duplex at 280-282 Josefa Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Converted from an early 20th century storage structure, the building does not represent a definable architectural style. No architect, designer or builder has been identified.

The tankhouse and the attached garage on Josefa Street was also most likely built ca. 1905 as an accessory structure to property. Constructed of common materials, the utilitarian building does not embody the distinctive characteristics of a period or method of construction, or represents the work of a master, or possesses high artistic values. It is not clear if the structure included an exposed water tank and/or an enclosed tankroom, and if the latter, what construction, material or roof type was chosen for the tankroom. Nevertheless, tankhouses are rare in San Jose's modern urban landscape, especially along W. San Carlos Street; and the subject tankhouse is still recognizable and the only remaining example within the immediate surroundings.

Overall, the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 as a good example of an early 20th century mixed-use development property on W. San Carlos Street in San Jose with its Mission Revival corner store and the attached Neoclassical house, the extant tankhouse with the attached garage, and the accessory structure (former storage converted to a duplex). Overall, the extant grouping of buildings illustrated a unique example of a self-sustaining urban develop at the turn of the century which includes commercial, residential and utilitarian support structures. The period of significance would be ca. 1905, when the property was constructed.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion 4.

497-499 W. San Carlos Street & Accessory Structures (APN 259-47-015) - Integrity

The property retains integrity of location since the buildings on this parcel have not been moved. The buildings retain their integrity of association and feeling since they have been continuously used for residential and commercial purposes. The mixed-use building at 497-499 W. San Carlos retains its scale and continues to illustrate the Neoclassical architecture. However, the Mission Revival storefront at the corner has been significantly altered over time: the original multi-lite storefronts with transoms, the original wood siding, the rooftop finials and the decorative trim at the roofline were all altered, removed and/or replaced. The building has a significantly diminished integrity of design, materials, and workmanship. Although the tankhouse no longer features the water tank above, the structure retains enough integrity to communicate its original use. The tankhouse and the attached garage has not received any major alterations and continues to exemplify the early

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20th century character of the area. Although there is no graphic documentation available, the storage unit at 280-282 Josefa Street appears to have received exterior alterations during its conversion to a duplex; therefore, it likely does not retain integrity of design. The immediate integrity of setting for the property has been retained, as the store, residence and accessory structures all maintain the original relationship to each other, however the integrity of overall neighborhood setting has been compromised by the construction of freeways, the surrounding blocks' change from residential to commercial/light industrial and the addition of multi-unit residential complexes. Overall, the property does not retain sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance.

497-499 W. San Carlos Street & Its Accessory Structures - San Jose City Landmark Evaluation

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

 The parcel was developed during the early 20th century residential and commercial development of W. San Carlos Street and the Delmas neighborhood which accelerated after the construction of the Interurban Line. The property represents a typical grouping of buildings associated with the early 20th century development of W. San Carlos Street in San Jose with its Mission Revival-inspired corner store, the attached Neoclassical house, its accessory structures—especially the tankhouse with attached garage which is an intact example of a rare building type within residential/urban San Jose, especially along the W. San Carlos Street commercial corridor near downtown. The property appears to be eligible as a City Landmark under Criterion 1 as a rare property type for its character and value as part of the local history.
- Its location as a site of a significant historic event.
 The property is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the property.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José.

 The property is associated with the Italian population of San Jose who immigrated to the city and the Santa Clara Valley during late 19th and early 20th centuries. The property was constructed and occupied by multiple Italian families throughout its history; however, it does not individually exemplify the cultural or social history of San Jose.

The property appears eligible as a City Landmark under Criterion 4 as a good example of economic and social heritage of the City of San Jose. The property was developed ca. 1905 with a combination corner store and house, a storage structure, and a tankhouse and garage. It illustrates how the lots were developed and utilized at the turn of the century, especially immediately after the introduction of the Interurban Line in 1903-1904 which significantly altered the development patterns along W. San Carlos Street.

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

The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

Constructed ca. 1905, the mixed-use building at 497-499 W. San Carlos is a good example of an early 20th century mixed-use development on W. San Carlos Street in San Jose with its Mission Revival-inspired corner store and the attached Neoclassical house. It embodies some elements of the Neoclassical style as evidenced in its low-pitched roof, partial front porch with round posts, front dormer, and wood siding, and the shaped parapet of the corner store is reminiscent of the Mission Revival style. The design is characteristic of the early 20th century buildings in the Delmas neighborhood.

The tankhouse and the attached garage is a rare architectural type as it is one of the few surviving in today's urban San Jose, especially along the W. San Carlos Street corridor, that retains a high degree of integrity. Developed ca. 1905 with multiple structures, the subject parcel also illustrates how the lots were developed and utilized at the turn of the century.

Overall, the property appears eligible as a City Landmark under Criterion 6 as a good example of a mixed-used building with a corner store and a tankhouse from the early 20th century.

- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - 497-499 W. San Carlos Street was constructed by carpenter/contractor Oscar A. Clark who cannot be considered a master. No architect, designer or builder has been identified for the other structures on this parcel.
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.
 - None of the buildings on the subject property made use of architectural innovations, but rather they used typical building materials and details of the time.

In conclusion, the subject property at 497-499 W. San Carlos Street does not appear individually eligible for listing on the NRHP or CRHR since it does not have sufficient integrity to communicate its significance.

The property appears eligible as a San Jose City Landmark under criteria 1, 4 and 6 under themes of "Agriculture & Shelter" and "Commerce" as a good example of an early 20th century mixed-use property with a single-family resident, a corner store and a combination garage and tankhouse (a rare remaining building type), constructed during the period of Horticultural expansion (1870-1918).⁹¹ While the duplex originally dates ca. 1905 as an accessory storage structure, its significant mid-century alterations exclude the building from being a contributor to the historic property.

POTENTIAL IMPACTS & MITIGATION MEASURES

Historical resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources (as defined in Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on a historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

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⁹¹ Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 19.

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Archival research found that no recorded historical resources have been previously identified within the project site or within 200 feet of the subject parcels. Upon completion of the survey and archival work, TreanorHL determined that the property at 497-499 W. San Carlos Street (APN 259-47-015) appears eligible as a San Jose landmark; and therefore, it is considered a historical resource.

The proposed project replaces all existing structures on the project site with an eight-story hotel building. The first three levels will be concrete podium construction while the upper levels will be wood framing. The lower levels will feature dark gray brick and storefront glass with use of wood accents and sunshades. Upper levels will be plaster-clad with contrasting color palette that accents the stepped massing. A large landscaped podium on the fourth floor and a roof terrace on the eight level will also be featured. 92

Impact 1. Given that the property at 497-499 W. San Carlos Street appears to be a historical resource under CEQA, the proposed demolition of the associated buildings (the mixed-used building and the tankhouse) would likely cause a substantial adverse change and, therefore, the project would have a significant adverse and unavoidable impact on the environment. The demolition of a historical resource cannot be mitigated to a less-than significant level. The following mitigation measures are recommended, but generally are not adequate under CEQA to mitigate the loss of a historical resource significant for its historic association and architecture. See Mitigations 1 and 2.

The mixed-use building and combination tankhouse and garage are smaller wood-frame structures which could potentially be relocated to another site. Further, it would be preferential that the buildings be relocated to a corner site and situated in a manner that maintains their existing spatial relationship.

The California Register of Historical Resources encourages the retention of historic resources on site. "However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment." ⁹³

Relocation of the tankhouse with the attached garage and mixed-use building could result in adverse effect to the historic resource by affecting its integrity because historic significance is embodied in its location and setting as well as in the property itself. Moving a property could destroy the relationship between the property and its surroundings and destroy associations with historic events and persons. A move may also cause the loss of historic features resulting in a significant adverse impact to the historic resource. *See Mitigation 3.*

Mitigation 1: HABS-Level Documentation

Documentation usually consists of a written history of the property, plans, and drawings of the historic resource, and photographs. Often, reference is made to the Historic American Buildings Survey (HABS) and its guidelines for preparing histories, drawings and photographs. HABS documentation is referenced because it is recognized throughout the country as the standard way of documenting historic resources. The guidelines have a tiered approach to documentation, reserving the most rigorous level to relatively more important historic resources, such as the requirement for measured drawings, while for other resources a sketch plan could suffice.

⁹² Studio Current, 491 West San Carlos San Jose, CA 95110, Preliminary Review drawings, April 10, 2019.

⁹³ California Office of Historic Preservation, *Technical Assistance Series #6*.

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Prior to demolition of the historical resources, the property will be recorded following the specifications set by the Historic American Buildings Survey (HABS).⁹⁴ This documentation will include:

- Drawings sketch floor plans of the buildings and a site plan.
- Photographs 35 mm digital photographs meeting the digital photography specifications.
- Written data a historical report with the history of the property, property description and historical significance.

A qualified architectural historian meeting the qualifications in the *Secretary of the Interior's Professional Qualification Standards* will oversee the preparation of the sketch plans, photographs and written data. The existing DPR forms will fulfill the requirements for the written data report.

All documentation shall be submitted on archival paper and must first be reviewed and approved by the City of San Jose. The documentation shall be filed with the San Jose Library's California Room and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.

Mitigation 2: Commemoration and Public Interpretation

Since the proposed project requires the demolition of historical resources on the site, creation of an interpretive program, exhibit or display is appropriate. This would require the project sponsor to prepare a permanent exhibit/display, with the help of an experienced professional, of the history of the property including, but not limited to, historic and current condition photographs, interpretive text, drawings, video, interactive media, or oral histories. The exhibit/display would be placed in a suitable, publicly accessible location on the site. The design for the interpretive exhibit/display shall be submitted to the City of San Jose for review and approval.

However, with the implementation of Mitigation Measures 1 and 2 the loss of the property, a historic resource, will not be reduced to a level of less than a significant impact on the historic resource. The impact will remain adverse and unavoidable.

Mitigation 3: Relocation Plans and Rehabilitation

The follow mitigations are typical for avoiding a significant adverse impact if the relocation of historic structures is possible:

1. Prepare relocation plans and specifications.

Prior to relocation, a historic preservation architect and a structural engineer shall undertake an existing condition study of the property, the mixed-used building and the associated tankhouse structure. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those physical characteristics of the resource that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization or protection before the move. The documentation shall be reviewed and approved by the City of San Jose Planning Division.

To protect the historic resources during relocation, the project sponsor shall engage a building mover, who has experience moving similar historic structures. The structural engineer who produced the baseline study

⁹⁴ "HABS Guidelines," National Park Service, Heritage Documentation Programs, https://www.nps.gov/hdp/standards/habsguidelines.htm (accessed January 6, 2020).

⁹⁵ National Register Photo Policy Factsheet (updated 5/15/2013) recommends TIFF files of 6 megapixels or larger resolution, at 300dpi.

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will review the moving plan and work with the moving company to ensure the buildings are reinforced and stabilized appropriately for the move.

Once moved to the temporary location, only authorized persons shall have access to the buildings. Protective fencing and other methods shall be used to protect the buildings from further damage and deterioration. If the historic preservation architect or structural engineer observe any new damage, an assessment shall be made of the severity of such damage and repairs undertaken if necessary. If the temporary location is on the construction site of the proposed project, protective barriers shall be constructed to further protect the buildings from potential damage by construction activities including the operation of construction equipment. Construction materials shall be stored away from the historic buildings. The project sponsor shall convey the importance of protecting the historic buildings to all construction workers and managers.

When the structures are moved to the final location, again the historic preservation architect or structural engineer will survey the buildings for any new damage. An assessment shall be made of the severity of such damage and repairs shall be undertaken if necessary. If new construction is still underway on the surrounding site, protective barriers shall be constructed to further protect the building from potential damage by construction activities and equipment. Construction materials shall be stored away from the historic building and the project sponsor shall convey the importance of protecting the historic building to all construction workers and managers.

2. Rehabilitate

Upon the final relocation the historic structures shall be repaired and rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features. Upon completion of the rehabilitation, the Planning Division, City of San Jose, shall review and confirm that the rehabilitation of the structures was completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and submit a report to the Historic Landmarks Commission, City of San Jose.

With implementation of Mitigation Measure 3, potential impacts associated with the relocation of the historic building would be less than significant.

CONCLUSION

Of the properties located within the project site, none appear eligible for listing on the NRHR or CRHR. The property at 497-499 W. San Carlos Street (APN 259-47-015) appears eligible for listing in as a City Landmark.

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering, or are of otherwise exceptional importance. Constructed in 1981, the commercial structure at 491 W. San Carlos Street does not appear eligible for national, state or local register since it does not represent exceptional importance at this time.

The property at 493-495 and 495 ½ W. San Carlos Street (APN 259-47-014) does not appear individually eligible for listing on the NRHP or CRHR as the property was not found to possess sufficient historical significance in reference to the national or state criteria. The subject property also does not appear to be eligible as a City of San Jose Landmark as it does not have significance under any one of the eight criteria.

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The property at 497-499 W. San Carlos Street (APN 259-47-015) does not appear individually eligible for listing on the NRHP or CRHR as the property was not found to possess sufficient integrity under Criterion C/3 for its defined period of significance. The property appears eligible as a City Landmark under criteria 1, 4, and 6 under themes of "Agriculture & Shelter" and "Commerce" during the period of Horticultural expansion (1870-1918) as a good example of an early 20th century mixed-used building with a corner store and a tankhouse (a rare remaining building type) and for illustrating how the lots were developed and utilized in the early 20th century.

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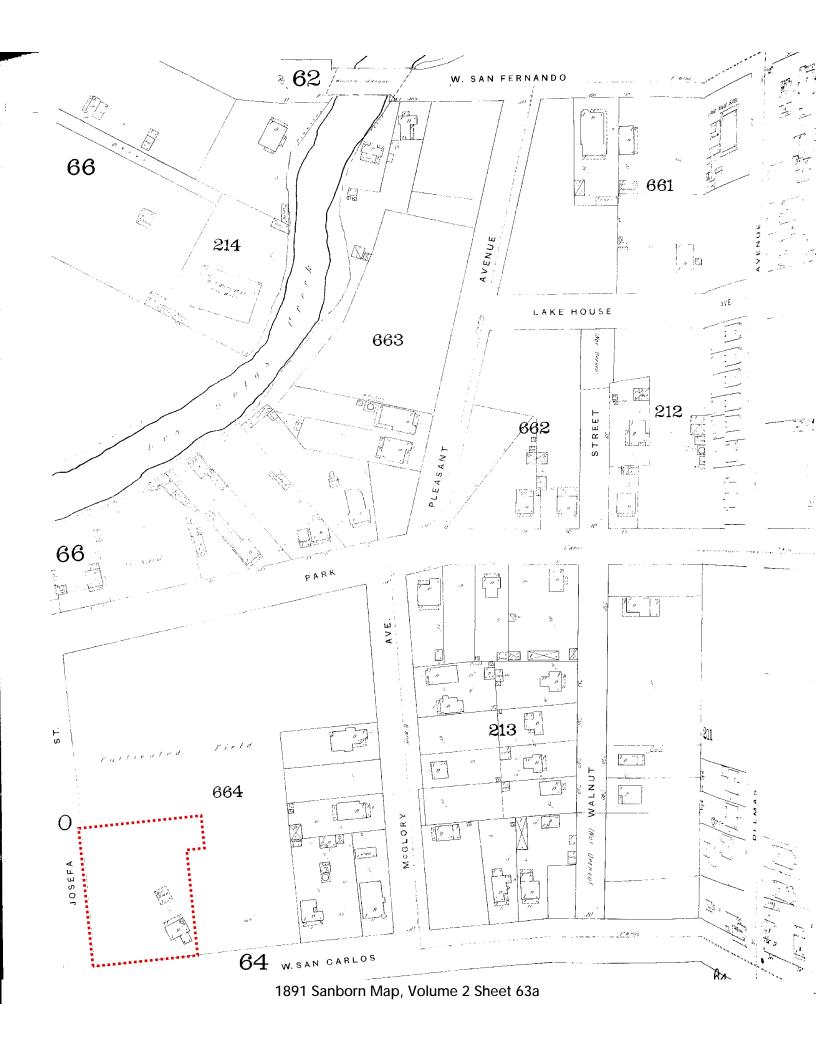
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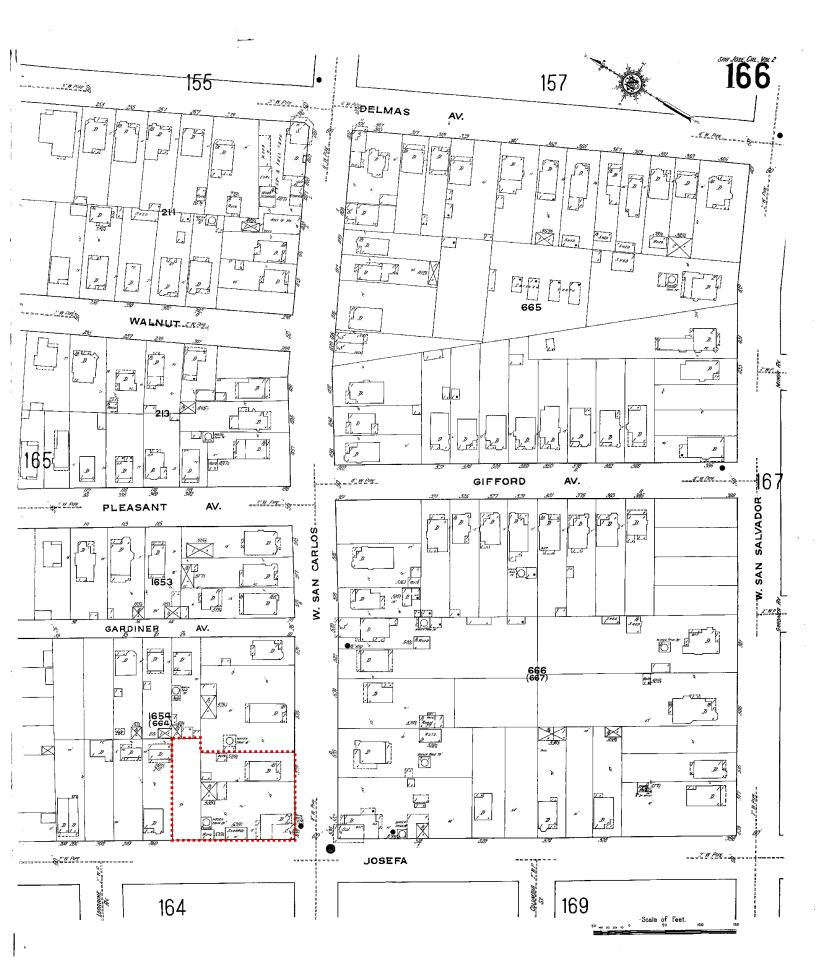
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APPENDIX

SANBORN FIRE INSURANCE MAPS

DPR FORMS





1915 Sanborn Map, Volume 2 Sheet 166



1930 Sanborn Map, Volume 2 Sheet 166





1957 Sanborn Map, Volume 2 Sheet 166



1962 Sanborn Map, Volume 2 Sheet 166



1966 Sanborn Map, Volume 2 Sheet 166

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 P1. Oth	<u>1</u> of er Identifier:	9 *Resource N	ame or #: (Assigr	ned by recorder)	491 W	. San Ca	los Stre	eet		
* P2 .	Location:	Not for Publication	n ✓ Unrest	ricted						
*a.	*a. County Santa Clara			and (P2c, P2e, and P2b or P2d.				Attach a Location Map as necessary.)		
*b.	USGS 7.5' Q	uad [Date	T	; R	;	of	of Sec ;	B.M.	
c.	Address 49	91 W. San Carlos Stree	et	City	San	Jose		Zip 95	110	
d.	I. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN						·			
e.	Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 259-47-013									
*P3a.	Description: boundaries)	(Describe resource and	d its major eleme	ents. Include o	lesign,	materials	, conditi	on, alterations, siz	e, setting, and	

491 W. San Carlos Street is in the Delmas neighborhood to the west of downtown San Jose. Running east to west, W. San Carlos Street is the main connector to the downtown area and is predominantly occupied by auto-related services and light industrial uses. The building is located on the southwest corner of the block bounded by W. San Carlos Street to the south, Josefa Street to the west, Park Avenue to the north, and Gifford Avenue to the east. The surrounding area consists of a mix of residential and light industrial buildings, and surface parking.

Constructed in 1981, this one-story warehouse/office building is rectangular in plan and constructed of concrete masonry units (CMU). The front façade includes splitface concrete blocks with a deep textured relief on either side of the central storefront. Split fluted blocks were used for the top four courses of the front and rear façades creating a cornice-like feature. The roof is flat with a parapet. (See Continuation Sheet.)



- *P3b. Resource Attributes: (List attributes and codes)
- *P4. **Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

The front (south) façade, TreanorHL, December 2019.

Date Constructed/Age and Source: ✓ Historic **Prehistoric** Both

1981, San Jose Permit Center

*P7. **Owner and Address:**

*P8. Recorded by: (Name, affiliation, and address)

TreanorHI

460 Bush Street San Francisco, CA

Date Recorded: Aug 28, 2020

*P10. Survey Type: (Describe) Intensive survey

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

TreanorHL, 491-499 W. San Carlos Street, San Jose, CA, Historic Resources Assessment – Draft, August 28, 2020

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

DPR 523A (9/2013) *Required information State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

	urce Name or # (Assigned by recorder) 491 W. San Carlos 2 of 9	s Street *NRHP Status Code
B2. B3. * B5. * B6 . Const	Historic Name: Common Name: 491 W. San Carlos Street Original Use: Commercial B4. Architectural Style: Contemporary Construction History: (Construction date, alterations, and date ructed in 1981. Reroofing in 2003; façade improvement details.)	
	Moved? ✓ No Yes Unknown Date: Related Features:	Original Location:
B9a. *B10 .	Architect: b. B Significance: Theme Area Period of Significance. Property Type	uilder: <u>Frank S. Cali</u> a Applicable Criteria
(Discus	s importance in terms of historical or architectural context as def	ined by theme, period, and geographic scope. Also address integrity.
Josefa scatte suppo	red settlement on parcels east of Delmas Avenue. Ever orting a high density of businesses. ²	of the city does not extend into the subject area but shows in then, W. San Carlos Street was a major thoroughfare,
San C dwelli	sarborn map shows the beginnings of a residential farlos Street and Gifford Avenue (then McGlory). Mosting and a shed on the subject property. The 1899 office pped, and the City extended about one block east of Giornal farms.	cial city map indicates that Delmas Street has been
1890s Interu Steve	Delmas Park neighborhood, located to the southwest of and the early 20 th century as a primarily residential arrban Line was constructed. The line, which ran from d ns Creek Road heading east to Los Gatos, provided east residential development. ⁵ (See Continuation Sheet.)	ea. In 1903-1904, the San Jose-Los Gatos Railway
B11.	Additional Resource Attributes: (List attributes and codes)	(Sketch Map with north arrow required.)
	References:	
See C	ontinuation Sheets.	
B13.	Remarks:	1 9 1
*B14.	Evaluator: TreanorHL *Date of Evaluation: August 28, 2020	
(This	space reserved for official comments.)	W. San Carlos St.

DPR 523B (9/2013) *Required information

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 491 W. San Carlos Street

Page <u>3</u> **of** 9

*P3a. Description, Continued:

The building features commercial storefronts along W. San Carlos Street with large aluminum-sash fixed windows at the central two bays and two recessed entrances on the sides. Each entrance consists of a single door with transom and sidelights flanked by angled fixed windows. A wide, slightly projecting band above the storefronts features the name of the business and a single blade sign. The rear façade has two roll-up garage doors under a metal shed roof. Two metal-clad outbuildings with shed roofs are located at the rear corners, detached from the main building. Each detached structure has a roll-up garage door. The rear of the main building can be accessed from the parking lot on parcel number 259-47-016. Overall, the buildings are in good condition.

*B6. Construction History, Continued:

The existing one-story warehouse/office structure was constructed by contractor Frank S. Cali in 1981.⁶ According to the Sanborn maps, the subject parcel was previously occupied by a one-story dwelling constructed ca. 1910.⁷ Below is a list of building permits on file and a summary of what the permit work entailed.⁸

1981 Permit application to build one story warehouse-office by contractor Frank S. Cali. April

1, 1981, Permit No. 27236V.

2003 Reroofing. Permit #2003113522CI.

Façade improvement, sign installation. Permit #20070190192RVI.

*B10. Significance, Continued:

The area was annexed to San Jose in 1911. By 1915, the subject block and its surrounding area were almost fully built out with one- to two-story detached single-family houses and accessory structures. The area had clearly transformed from agricultural and industrial to residential uses. The parcels at the southwest corner of W. San Carlos and Josefa streets were mostly developed by the end of the first quarter of the 20th century. A one-story commercial building at 491 W. San Carlos Street was constructed in 1981, replacing a ca. 1910 dwelling on the parcel. 10

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period $(1846 - 1869)^{11}$

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹²

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 491 W. San Carlos Street

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San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became more available, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era $(1870 - 1918)^{13}$

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to be become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Residential construction slowed briefly near the turn of the 20th century. The majority of the buildings after the turn-of-the-century represent the Arts and Crafts period or the many Period Revival styles. Architects and contractor-builders during the era before World War I produced bungalows and mid-size homes in the Craftsman style. Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.¹⁴

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Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great posterity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments. During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard as the street had become a main thoroughfare. Soon the area became a commercial center on the west side of the City.¹⁷

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950. 18

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.¹⁹

Delmas Park Neighborhood

According to the Sanborn maps, the Delmas Park neighborhood, located to the southwest of downtown San Jose, began urbanization in the 1890s. It was evolved mostly during the early 20th century as a heavily residential area.²⁰ The neighborhood has been zoned for light industrial uses since the 1930s, resulting in a predominance of auto-related services and industrial uses especially along W. San Carlos Street.²¹ According to the 1958 and 1962 Sanborn maps, auto-related businesses, such as used auto sales, auto body works, and tire shops, appeared along W. San Carlos Street and intersecting side streets. Many houses were converted for business use or replaced by new commercial buildings.²² The construction of Guadalupe Freeway and Highway 280 in the 1970s further changed the character of the area from a typical residential neighborhood to a commercial and light industrial area with pockets of early 20th century houses. Within the last two decades, some of the vacant lots have been developed with multifamily infill housing as part of San Jose's efforts to transform the area into a more pedestrian- and transitoriented residential area.²³ Among these is the Museum Park, multi-family housing constructed ca. 2000, which is located on the eastern half of the subject block.

West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were

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constructed in the 20th or 21st centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20th century development patterns along this street:

- 1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
- 2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.²⁴

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19th century and remained a ranch and orchard district with few structures until the early 20th century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.²⁵

The eastern portion of the street began to undergo urban and industrial development in the late 1880s. By 1891, the Southern Pacific Railroad had built a rail line to the west of downtown San Jose, towards the eastern end of W. San Carlos Street, which became a magnet for industrial development. Canneries and packing houses near the tracks—including the San Jose Fruit Packing Company (1891-1893), the Santa Clara Valley Mill and Lumber Company (1915), the Peninsular Railway Company had a rail yard (1915)—helped to spur settlement of the area by providing job opportunities and attracting more residents.²⁶

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.²⁷ The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20th century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.²⁸ Many of the study area residents in the early 20th century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.²⁹

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.³⁰

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a

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predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.³¹ The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.³²

Builder

No architects were found to have been associated with the building. Frank S. Cali, Sr. (1932-2002) constructed the building at 491 W. San Carlos Street. He was a San Jose based contractor and founded Frank S. Cali Construction Company in 1961. The firm worked on numerous residential and commercial buildings within the Bay Area. Following his death, the company was transferred to Frank S. Cali Jr. and is still in operation today.³³

Contemporary Architectural Style

Constructed in 1981, the commercial building at 491 W. San Carlos Street is contemporary in style embodying the construction methods and materials of its period. The simple rectangular massing, concrete masonry unit construction, and use of splitface concrete blocks characterize the 1980s commercial suburban architecture.

Occupants

The building was occupied by restaurant supply businesses until recently. Some of the occupants include the South Bay Restaurant Supply, the International Commissary Corporation, and the Keystone Restaurant Supply.³⁴

Current Historic Status

The property has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation

In general, buildings less than 50 years old can be considered historic resources only if they constitute an exceptional achievement in architecture or engineering, or are of otherwise exceptional importance. Constructed in 1981, the commercial structure at 491 W. San Carlos Street does not appear eligible for national, state, or local registers since it does not represent an exceptional achievement or any other exceptional importance at this time.

*B12. References (Endnotes):

¹ William Roop, A Cultural Resources Evaluation of the Villages at Museum Park (October 13, 1997), 3-4.

² 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).

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- ³ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁴ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁵ Marjorie Dobkins, Ph.D. and Basin Research Associates, West San Carlos Historic Context City of San Jose, Santa Clara County (April 2011), 17-18.
- ⁶ Santa Clara County Assessor's Office; building permits at the California Room, San Jose Public Library.
- ⁷ Sanborn Maps; San Jose City Directories.
- ⁸ City of San Jose Permit Center; San Jose Public Library, California Room.
- ⁹ City of San Jose Permit Center.
- ¹⁰ City of San Jose Permit Center; Sanborn Maps.
- ¹¹ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
- ¹² Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.
- ¹³ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.
- ¹⁴ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁵ Archives and Architecture, Historical Overview and Context for the City of San Jose (March 30, 1992), 9.
- ¹⁶ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁷ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14 and 17-18.
- ¹⁸ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.
- ¹⁹ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ²⁰ 1891 and 1915 Sanborn maps.
- ²¹ Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3.
- ²² Ward Hill, 405 West San Carlos Street DPR Form, October 2015.
- ²³ Aerial photographs from Historic Aerials by NETRONLINE, https://www.historicaerials.com/viewer (accessed October 8, 2019); Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Plan (April 2002), 3; <a
- ²⁴ Dobkins, 58.
- ²⁵ Dobkins, 57.
- ²⁶ Dobkins, 30-32, and 57.
- ²⁷ Dobkins, 17-18.
- ²⁸ Dobkins, 58.

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²⁹ Dobkins, 46.

³⁰ Dobkins, 20-22.

³¹ Dobkins, 23-25.

³² Dobkins, 56.

³³ "Frank S. Cali, Sr.," <u>https://www.legacy.com/obituaries/mercurynews/obituary.aspx?n=frank-s-cali&pid=497801</u> (accessed December 5, 2019).

³⁴ Haines Criss Cross Directories (1985-2001) at the California Room, San Jose Public Library; Google Maps Street View (accessed December 2, 2019).

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Review Code

Reviewer

Date

Listings

Page _	of	15 *Resou	ırce Nam	e or #: (Assign	ned by recorder	493-49	95 and 49	05 ½ W. S	San Carlos	Street	
P1. Oth	er Identifier:										
* P2 .	Location:	Not for Public	ation	✓ Unrestr	icted						
*a.	County Santa	Clara			and (P2c, P2e,	and P2I	o or P2d.	Attach a	Location M	ap as nece	essary.)
*b.	USGS 7.5' Qua	nd	Date		Т	; R	;	of	of Sec	;	B.M.
c.	Address 493-	495 and 495 ½	W. San C	Carlos Street	City	San J	ose		Zip	95110	
d.	UTM: (Give mo	re than one for la	arge and/or	linear resour	ces) Zone ,		mE/		mN		
e.	Other Location	nal Data: (e.g., p	arcel #, dir	ections to reso	ource, elevation,	decima	degrees,	etc., as ap	propriate)		
	APN 259-47-0	14									
*P3a.	Description: (Describe resourc	e and its	maior eleme	nts. Include d	esian, n	naterials.	condition	, alteration	s, size, se	tting, a

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

493-495 and 495 ½ W. San Carlos Street is in the Delmas neighborhood to the west of downtown San Jose. Running east to west, W. San Carlos Street is the main connector to the downtown area and is predominantly occupied by autorelated services and light industrial uses. The building is located on the southwest corner of the block bounded by W. San Carlos Street to the south, Josefa Street to the west, Park Avenue to the north, and Gifford Avenue to the east. The surrounding area consists of a mix of residential and light industrial buildings, and surface parking.

This parcel features a commercial building at 493-495 W. San Carlos Street and a one-story dwelling at 495 ½ W. San Carlos Street that is set back approximately 100 feet from street. (See Continuation Sheet.)



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

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

P5b. Description of Photo: (view, date, accession #)

The front (south) façade, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric Both

ca. 1923, permits & city directories

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address)

TreanorHL

460 Bush Street San Francisco, CA

***P9. Date Recorded:** Aug 28, 2020

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, 491-499 W. San Carlos Street, San Jose, CA, Historic Resources Assessment - Draft, August 28, 2020

*Attachments: NONE Location Map ✓ Continuation Sheet ✓ Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (9/2013) *Required information

State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

	urce Name or # (Assigned by recorder) 493-495 and 49 2 of 15	95 ½ W. San Carlos Street	_*NRHP Status Code
B2. B3. *B5. *B6. 493-4	Historic Name: Common Name: 493-495 and 495 ½ W. San Carlos Soriginal Use: Commercial & Residential Architectural Style: Craftsman (495 ½) & Mission Reconstruction History: (Construction date, alterations, and constructions) W. San Carlos: Constructed in ca. 1923, expanded W. San Carlos: Constructed in 1923, addition ca. 1	34. Present Use: Commerce vival features (493-495) date of alterations) ed in 1925 and 1928.	
	Moved? ✓ No Yes Unknown Date: Related Features:	Origi	nal Location:
B9a.	Architect: b	. Builder:	
*B10.	Significance: Theme A Period of Significance. Property Type	rea A _I	anliachta Cuitania
(Discus	is importance in terms of historical or architectural context as	defined by theme, period, and geo	graphic scope. Also address integrity.)
The 1 San C dwellidevelor The D 1890s Interu	rting a high density of businesses. ² 891 Sanborn map shows the beginnings of a resider arlos Street and Gifford Avenue (then McGlory). Maing and a shed on the subject property. ³ The 1899 of oped, and the City extended about one block east of Delmas Park neighborhood, located to the southwest and the early 20 th century as a primarily residential rban Line was constructed. The line, which ran from the Creek Road heading east to Los Gatos, provided	Iost of the block was a cultival fficial city map indicates that Gifford Avenue, where Sond of downtown San Jose, was area. In 1903-1904, the San downtown San Jose along V	Delmas Street has been oma Street is today. ⁴ well established by the late Jose-Los Gatos Railway W. San Carlos Street and
rapid	residential development. ⁵ (See Continuation Sheet.)		
B11.	Additional Resource Attributes: (List attributes and code	(0.0000	orth arrow required.)
*B12.	References:		KA STATE
	ontinuation Sheets.		
B13.	Remarks:	Joe of the state o	
*R14	Evaluator: _TreanorHL	E O	
D 14.	*Date of Evaluation: August 28, 2020	FE 0 6	100
(This	space reserved for official comments.)		IN San Caros St

DPR 523B (9/2013) *Required information

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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*P3a. Description, Continued:

The one-story commercial building at 493-495 W. San Carlos Street is rectangular in plan with an L-shaped rear addition at the northeast corner. It is of wood construction with stucco cladding on the front, and horizontal wood siding on rear and side façades. It features gable and hipped roofs at the front and flat roof at the rear, all behind a stepped parapet. The front façade includes two storefronts. The eastern storefront (493) has a single glazed wood door adjacent a large two-lite fixed wood window. The western storefront (495) features a recessed entrance with a glazed wood door flanked with large single-lite fixed wood windows. A row of wood-frame clerestory windows vertically aligns with the storefront elements below and includes three sets of two-lite windows, one single-lite window, and one four-lite window. All openings have simple, narrow wood trim surrounds.

The horizontal wood-clad west façade features a small rectangular window near each corner (the southern one is infilled with plywood and an air conditioning unit). A single one-lite-over-one panel-wood door with a transom and an adjacent 12-lite window is located approximately at the center of this façade. All openings have simple wide trim surrounds.

The rear (north) façade also has a combination door and window assembly. A similar single wood panel door with a glazed upper panel, a transom, and an adjacent 21-lite window punctuates the west corner of this façade. Below the window, a wood hatch and concrete stairs provide access to the basement. A lower, one-story, L-shaped addition projects from the east corner. It is clad in a mix of horizontal and vertical wood siding. A shed roof with exposed rafters caps the eastern portion and a flat roof covers the western portion of this addition. It features two wood windows, most likely single-hung, and a six-panel wood door. The building at 493-495 W. San Carlos Street is in poor condition.

The concrete-paved walkway to the west and the partially paved rear yard are used for storage by the business, and contain stacks of hubcaps, crates, and a makeshift wood storage structure.

Constructed in 1923 with a 1950s addition, the one-story dwelling at 495 ½ W. San Carlos Street is set back approximately 100 feet from street directly behind the W. San Carlos-fronting commercial building. The modest Craftsman style wood frame structure is complex in plan and has an asphalt shingle-clad multi gabled roof. The roof has a wide eave overhang, plain wide bargeboard, and simple brackets at gable ends. The building is clad in narrow horizontal wood siding except for the southwest corner which features vertical boards. The primary window type is wood double-hung with simple wide trim.

The front façade features a partial-width entry porch with wood square posts. A three-riser wood staircase leads to the porch which has simple wood handrails and balusters. The projecting gable of the porch shelters a ten-lite glass door and a double-hung wood window. Another double-hung window and a wood window planter box with brackets below are located to the east of the porch. Both gable ends on this façade have vents with vertical slats, one rectangular and the other triangular in shape.

The west façade is roughly divided into three sections. The projecting central portion is clad in narrow horizontal wood siding and capped with the cross gable end. A vent with vertical slats and an off-centered, wood-sash, double-hung window are located below the gable. A lattice screen covers a small façade opening under the window. The southern part of the façade is slightly recessed and clad in mostly in replacement vertical board with original narrow wood siding remaining just under the eave. One multi-

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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lite vinyl sliding window with flat wood trim punctuates wall at the vertical board-clad section. The northern façade portion is set farther back, clad in narrow horizontal wood siding and includes a wood-sash, double-hung window.

The detail on the east façade is minimal, featuring two small rectangular windows with wide trim. Exposed rafters are also visible on this side.

The rear (north) façade faces the parking lot. A single double-hung window is located to the east, and a pair of smaller double-hung windows to the west. The gable with a triangular vent is supported by two simple brackets at the ends. All windows are wood sash with wide plain trim. The setback western portion of this façade features another window covered with a screen. Overall, the dwelling at 495 ½ W. San Carlos Street is in fair condition.

*B6. Construction History, Continued:

No building permits associated with the initial construction were found for 495 W. San Carlos Street. The address first appears in the 1923 city directory as a plumber's shop. It is possible that a smaller store was constructed ca. 1923 (when the dwelling at the rear was constructed) and twice expanded, in 1925 and 1928. The 1930 Sanborn map shows a one-story store with two separate storefronts on W. San Carlos Street, with a footprint that is almost identical to the current building.⁶ Below is a list of building permits on file and a summary of what the permit work entailed.⁷

Application to build addition to store to be used as storeroom. Permit No. 479.

Application to build addition for storage and workshop in rear of store building. Permit No. 720.

An aluminum awning was built for bar and retail store. Permit No. 3874.

The one-story, four-room dwelling at 495 ½ W. San Carlos Street was constructed in 1923.8 Joseph LoBono was listed as the owner on the permit. No architect or contractor was noted. The property first appears in the 1932 city directory and on the 1930 Sanborn map as a one-story dwelling with a detached garage set back on the lot.9 According to the Sanborn maps, the building received an addition ca. 1950. The garage was demolished after 1966, but the exact date is unknown. Below is a list of building permits on file and a summary of what the permit work entailed. 10

Permit application to construct one-story, four-room residential building of wood construction. Permit No. 1159.

*B10. Significance, Continued:

The area was annexed to San Jose in 1911.¹¹ By 1915, the subject block and its surrounding area were almost fully built out with one- to two-story detached single-family houses and accessory structures. The area had clearly transformed from agricultural and industrial to residential uses. The parcels at the southwest corner of W. San Carlos and Josefa streets were mostly developed by the end of the first

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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quarter of the 20^{th} century. The commercial building at 493-495 W. San Carlos Street was constructed ca. 1923 and expanded in both 1925 and 1928. The one-story dwelling at the rear (495 ½) was constructed in 1923. 12

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)¹³

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹⁴

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became more available, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)¹⁵

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to be become the urban counterpart of the valley's orchards.

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great posterity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.¹⁷ During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.¹⁸

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard as the street had become a main thoroughfare. Soon the area became a commercial center on the west side of the City.¹⁹

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.²⁰

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.²¹

Delmas Park Neighborhood

According to the Sanborn maps, the Delmas Park neighborhood, located to the southwest of downtown San Jose, began urbanization in the 1890s. It was evolved mostly during the early 20th century as a heavily residential area.²² The neighborhood has been zoned for light industrial uses since the 1930s, resulting in a predominance of auto-related services and industrial uses especially along W. San Carlos

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CONTINUATION SHEET

Property Name: 493-495 and 495 ½ W. San Carlos Street

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Street. ²³ According to the 1958 and 1962 Sanborn maps, auto-related businesses, such as used auto sales, auto body works, and tire shops, appeared along W. San Carlos Street and intersecting side streets. Many houses were converted for business use or replaced by new commercial buildings.²⁴ The construction of Guadalupe Freeway and Highway 280 in the 1970s further changed the character of the area from a typical residential neighborhood to a commercial and light industrial area with pockets of early 20th century houses. Within the last two decades, some of the vacant lots have been developed with multifamily infill housing as part of San Jose's efforts to transform the area into a more pedestrian- and transitoriented residential area.²⁵ Among these is the Museum Park, multi-family housing constructed ca. 2000, which is located on the eastern half of the subject block.

West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20th or 21st centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20th century development patterns along this street:

- 1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
- 2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.²⁶

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19th century and remained a ranch and orchard district with few structures until the early 20th century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.²⁷

The eastern portion of the street began to undergo urban and industrial development in the late 1880s. By 1891, the Southern Pacific Railroad had built a rail line to the west of downtown San Jose, towards the eastern end of W. San Carlos Street, which became a magnet for industrial development. Canneries and packing houses near the tracks—including the San Jose Fruit Packing Company (1891-1893), the Santa Clara Valley Mill and Lumber Company (1915), the Peninsular Railway Company had a rail yard (1915)—helped to spur settlement of the area by providing job opportunities and attracting more residents.²⁸

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.²⁹ The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20th century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.³⁰ Many of the study area residents in the early 20th century were small business owners operating backyard businesses including plumbing, auto repair, and

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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building materials.31

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.³²

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.³³ The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.³⁴

<u>Builder</u>

The research did not reveal any design professionals or builders associated with the building.

Architectural Style

The commercial building at 493-495 W. San Carlos Street was constructed in 1923, with expansions in 1925 and 1928. Although the building does not have a definitive architectural style, the stucco façade and parapet might have been influenced by the Mission Revival architectural style. The characteristics of the style that would apply to the building include traditional shaped roof parapets, widely overhanging eaves, and smooth stucco finish.³⁵

The single-family house at 495 ½ W. San Carlos Street is a rudimentary version of the Craftsman style architecture with its low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior wood cladding.

The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.³⁶ Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of house nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitch roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.³⁷

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

- Low-pitched gabled (occasionally hipped) roof,
- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.³⁸

Occupants³⁹

The buildings at 493-495 and 495 ½ W. San Carlos Street were owned and occupied by an Italian family for several decades after they were built. Italians began moving to the Santa Clara Valley in the late 19th century—by 1930, about 20% of the population of San Jose identified as first- or second-generation Italian American. Although they worked in a variety of occupations, Italian immigrants in the Santa Clara Valley predominantly worked in the horticulture and fruit processing industries.⁴⁰

493-495 W. San Carlos Street

Dates	Occupants
1923 – 1933	495: Joseph LoBono, plumber
1934 - 1938	493: Alaimo & LoBono, beer/liquor store 495: Joseph LoBono, plumber
1940 – 1950	Joseph LoBono, restaurant Joseph LoBono, liquor store
1955 – 1968	La Cantina, tavern and liquor store (owners Joseph and Angelina LoBono, later Philip LoBono)
1970 – 1973	Vacant

495 1/2 W. San Carlos Street

Dates	Occupants
1932 – 1957	Joseph M. and Angelina LoBono
1962 – 1968	Phillip LoBono
1970 – 1973	Vacant

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Joseph LoBono (b. 1896) was an Italian immigrant. He was married to Angelina LoBono, and the couple had a daughter, Conchetta, and a son, Philip. Joseph was listed as a plumber in the 1930 census. The LoBono family lived at the 495 ½ W. San Carlos Street house until the mid-1950s when Joseph and Angela moved to the Willow Glen neighborhood. Their son Philip managed the tavern and liquor store at 493-495 W. San Carlos and lived at the rear house until the late-1960s. 41

Current Historic Status

The property has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources Evaluation⁴²

Criterion A/I – Association with significant events

The buildings at 493-495 and 495 ½ W. San Carlos Street were constructed in the early 1920s. The blocks surrounding downtown San Jose were being developed as residential suburban neighborhoods during this time, specifically the late 19th and the early 20th century; however, these buildings are not associated with the residential and commercial development of the neighborhood or San Jose in an individually significant way. The property was constructed and occupied by the LoBono family—Italian immigrants who came to San Jose during the first immigration wave of the late 19th and early 20th centuries; however, it is not individually associated with the history of Italian immigrants in San Jose or the Santa Clara Valley. Therefore, they do not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the buildings do not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The subject parcel features multiple buildings constructed in the 1920s. The commercial building 493-495 W. San Carlos Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The subject property does not embody characteristic features of an architectural style. It's stucco cladding and stepped parapet might have been influenced by the Mission Revival architectural style; however, it not an exemplary representative of the style. The single-family house at 495 ½ W. San Carlos Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The house exhibits some characteristic features of the Craftsman style including low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior horizontal wood cladding; however, it is only a modest representative of the style. The subject building is merely one of many that was built in the Craftsman style during the early 20th century and does not feature details that make the structure stand out as an exemplary extant illustration of the style. Therefore, the subject property does not appear eligible for listing under on the NRHP or CRHR Criterion C/3.

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Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The buildings at 493-495 and 495 ½ W. San Carlos Street retain integrity of location since they have not been moved. The buildings retain their integrity of association and feeling since they have been used for commercial (493-495) and residential (495 ½) purposes since they were built. The house retains its residential scale and continues to illustrate the early 20th century Craftsman architecture. The buildings retained sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the construction of freeways, the surrounding blocks' change from residential to commercial/light industrial, and the addition of multi-unit residential complexes.

Significance Evaluation - San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.
 - Although the buildings are associated with the early 20th century residential and commercial development of W. San Carlos Street and San Jose, they do not appear to be an important part of the city's history.
- 2. Its location as a site of a significant historic event.

 The buildings are not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the buildings.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the buildings are associated with downtown San Jose's and W. San Carlos Street's residential and commercial development during the early 20th century, they do not exemplify the cultural, economic, social of historic heritage of San Jose to a significant level. The property is also associated with the Italian population of San Jose who immigrated to the city and the Santa Clara Valley during late 19th and early 20th centuries. The property was owned and occupied by the LoBono family for a few decades; however, it does not individually exemplify the cultural or social history of San Jose.
- Its portrayal of the environment of a group of people in an era of history characterized by a
 distinctive architectural style.
 The buildings do not exhibit a particular architectural style that can be associated with a group
 - The buildings do not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

 Constructed and expanded in the 1920s, the store at 493-495 W. San Carlos Street does not embody distinguishing characteristics of an architectural type or style. It is a modest structure with some

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CONTINUATION SHEET

Property Name: 493-495 and 495 ½ W. San Carlos Street

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Mission Revival influences as exhibited in its shaped parapet and stucco cladding.

Constructed in 1923, the house at 495 ½ W. San Carlos Street is an modest example of a Craftsman style single family house in San Jose. It embodies some elements of the Craftsman style including its low-pitched gable roof with braces and exposed rafters, wide roof overhang, double-hung windows, partial porch, and exterior cladding. The design is characteristic of the early 20th century buildings in the Delmas neighborhood; however, it does not embody distinguishing characteristics of an architectural type or style that would elevate it to appear eligible as a City Landmark.

- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

 No architect designer or builder has been identified for the house at 405 k/W. San Carlos Street or
 - No architect, designer or builder has been identified for the house at 495 ½ W. San Carlos Street or the commercial building at 493-495 W. San Carlos Street.
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

 The buildings did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the buildings at 493-495 and 495 ½ W. San Carlos Street cannot be considered historic resources since they do not appear individually eligible for listing on the NRHP or CRHR or as a City of San Jose Landmark as they do not have significance under any criteria.

*P5a. Photos, Continued:



The partial west and rear (north) façades of 493-495 W. San Carlos Street.

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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The front (south) and west façades of 495 ½ W. San Carlos Street.



The rear (north) façade of 495 ½ W. San Carlos Street.

*B12. References (Endnotes):

- ¹ William Roop, A Cultural Resources Evaluation of the Villages at Museum Park (October 13, 1997), 3-4.
- ² 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ³ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁴ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁵ Marjorie Dobkins, Ph.D. and Basin Research Associates, West San Carlos Historic Context City of San Jose, Santa Clara County (April 2011), 17-18.
- ⁶ Santa Clara County Assessor's Office; Sanborn Maps; San Jose City Directories.
- ⁷ Building permits found at the California Room, San Jose Public Library.
- ⁸ Santa Clara County Assessor's Office; building permits at the California Room, San Jose Public Library.
- ⁹ Santa Clara County Assessor's Office; Sanborn Maps; San Jose City Directories.
- ¹⁰ Building permit found at the California Room, San Jose Public Library.

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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- ¹¹ City of San Jose Permit Center.
- ¹² City of San Jose Permit Center; Sanborn Maps.
- ¹³ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
- ¹⁴ Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.
- ¹⁵ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.
- ¹⁶ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁷ Archives and Architecture, Historical Overview and Context for the City of San Jose (March 30, 1992), 9.
- ¹⁸ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁹ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14 and 17-18.
- ²⁰ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.
- ²¹ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ²² 1891 and 1915 Sanborn maps.
- ²³ Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3.
- ²⁴ Ward Hill, 405 West San Carlos Street DPR Form, October 2015.
- ²⁵ Aerial photographs from Historic Aerials by NETRONLINE, https://www.historicaerials.com/viewer (accessed October 8, 2019); Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Ave. DPR Form, June 27, 2017.
- ²⁶ Dobkins, 58.
- ²⁷ Dobkins, 57.
- ²⁸ Dobkins, 30-32, and 57.
- ²⁹ Dobkins, 17-18.
- 30 Dobkins, 58.
- ³¹ Dobkins, 46.
- ³² Dobkins, 20-22.
- ³³ Dobkins, 23-25.
- ³⁴ Dobkins, 56.
- 35 Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 28.
- ³⁶ "Arts and Crafts Period," Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

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Property Name: 493-495 and 495 ½ W. San Carlos Street

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³⁷ Virginia Savage McAlester, A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture (New York: Knopf, 2013), 566-570; and Cyril M. Harris, American Architecture: An Illustrated Encyclopedia (New York: W. W. Norton & Co., 1998), 81.

³⁸ Edited from "Arts and Crafts Period," Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 25.

³⁹ San Jose City Directories unless noted.

⁴⁰ Glenna Mathews, *Italian American Review* 3, no. 2 (2013), 171-73 (doi:10.5406/italamerrevi.3.2.0171, accessed August 26, 2020).

⁴¹ Ancestry.com.

⁴² National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15 2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Review Code

Reviewer

Listings

Date

Page P1. Oth	<u>l</u> of _er Identifier:	19*Resou	rce Name	or #: (Assigned by	y recorder)	497-49	99 W. Sa	n Carlo	os Street	
* P2 .	Location:	Not for Publica	ation	✓ Unrestricted						
*a.	County San	ta Clara		and	(P2c, P2e,	and P2	b or P2d.	Attacl	h a Location Map	as necessary.)
*b.	USGS 7.5' Q	uad	Date		Т	; R	;	of	of Sec ;	B.M.
c.	Address 49	7-499 W. San Car	los Street		City	San.	Jose		Zip	95110
d.	UTM: (Give m	nore than one for lai	ge and/or	linear resources) Z	one ,		mE	/	mN	
e.	Other Location APN 259-47-	onal Data: (e.g., pa ·015	rcel #, dire	ctions to resource,	elevation,	decima	l degrees	, etc., as	s appropriate)	
*P3a.	Description:	(Describe resource	and its n	najor elements.	Include d	esign, r	materials,	conditi	ion, alterations,	size, setting, an

497-499 W. San Carlos Street is in the Delmas neighborhood to the west of downtown San Jose. Running east to west, W. San Carlos Street is the main connector to the downtown area and is predominantly occupied by auto-related services and light industrial uses. The building is located on the southwest corner of the block bounded by W. San Carlos Street to the south, Josefa Street to the west, Park Avenue to the north, and Gifford Avenue to the east. The surrounding area consists of a mix of residential and light industrial buildings, and surface parking.

The parcel at the intersection of W. San Carlos and Josefa streets features three structures: a mixed-use building at the southwest corner at 497-499 W. San Carlos Street, a duplex at 280-282 Josefa Street, and an accessory building (the tankhouse and attached garage) at the northwest corner. (See Continuation Sheet.)



- *P3b. Resource Attributes: (List attributes and codes)____
- *P4. Resources Present: ✓ Building
 Structure Object Site District
 Element of District Other
 (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

The front (south) façade of 497-499 W. San Carlos Street,

TreanorHL, December 2019.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric

ca. 1905, newspaper and city directory

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

TreanorHL

460 Bush Street San Francisco, CA

*P9. Date Recorded: <u>Aug 28, 2020</u>

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, 491-499 W. San Carlos Street, San Jose, CA, Historic Resources Assessment - Draft, August 28, 2020

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

DPR 523A (9/2013) *Required information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # HRI#

	urce Name or # (Assigned by re	ecorder) <u>497-49</u>	9 W. San Carlos	Street		_*NRHP Sta	tus Code	
B2. B3. *B5. *B6. The or	Historic Name:	c Commercial ssical and Mission action date, alteration rner store, a one-	Revival-inspired ons, and date of all-story storage u	terations)				
	Moved? ✓ No Yes Related Features:	Unknown	Date:		Orig	inal Locatior	ı:	
B9a. * B10 . (Discus	Architect: Significance: Theme Period of Significance. simportance in terms of historical	Proper	Area rty Type		A _I	oplicable Cri	teria	ity.
daugh Josefa scatte	76, the subject block was wi ter of Antonio Maria Sunol a and W. San Carlos streets. red settlement on parcels ea rting a high density of busin	the first postma The 1884 Sand st of Delmas Av	aster of San Jos oorn map of the	e. Sunol or city does	wned the pa	arcel at sout into the sub	hwest corner of ject area but show	VS
San C dwelli	891 Sanborn map shows the arlos Street and Gifford Aving and a shed on the subject oped, and the City extended	enue (then McG t property. ³ The	lory). Most of t 1899 official c	he block vity map in	vas a cultivadicates that	ated field, v Delmas St	vith a one-story reet has been	V.
1890s Interu Stever	Delmas Park neighborhood, I and the early 20 th century a rban Line was constructed. ns Creek Road heading east residential development. ⁵ (S	s a primarily res The line, which to Los Gatos, p	sidential area. In ran from down rovided easy ac	n 1903-190 town San .	04, the San Jose along	Jose-Los G W. San Carl	atos Railway los Street and	
B11.	Additional Resource Attribu	tes: (List attributes	and codes)	- (Sketch	Map with n	orth arrow r	equired.)	_
*B12 . See C	References: ontinuation Sheets.			3				
B13.	Remarks:			10° 00				
*B14.		ust 28, 2020		- ILLE				
(This	space reserved for official co	mments.)					W San Carlos St	

DPR 523B (9/2013) *Required information

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 497-499 W. San Carlos Street

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*P3a. Description, Continued:

The one-story mixed-use building at 497-499 W. San Carlos Street is complex in plan. The store at the corner is roughly rectangular in plan and is wrapped by an L-shaped single-family house with an enclosed porch to the southeast. The Neoclassical cottage style wood-frame house is largely clad in narrow, horizontal lapped wood except for the Mission Revival-inspired storefront where horizontal vinyl cladding was applied. The building has an asphalt shingle-clad cross hipped roof with wide overhangs and vinyl trim, and a hip dormer facing W. San Carlos Street. Overall, the building is in fair condition.

The front (south) façade features the storefront (499 W. San Carlos) to the west and the slightly set back porch of the house (497 W. San Carlos) to the east. The storefront has a symmetrical façade with a recessed angled central entrance and fixed windows on each side. The main entrance is a double metal panel door. All openings are framed with wide flat trim. A shaped parapet with corner towers and returned eaves rises above the storefront. The returns have decorative hipped roofs. To the east of the store, a recessed porch with round columns shelters the main entrance to the house which consists of a wood panel door with an arched lite. A metal security door with screen is installed at this entrance. An angled bay window with two one-over-one double-hung windows and a central fixed window with a transom is located to the east of the door. Windows have simple molded trims. A flight of wood stairs leads to the porch. The hip dormer above the porch appears to have a fixed window.

The west façade features a mix of openings, from south to north: a large fixed corner window which is part of the storefront, two smaller (possibly fixed) windows, a single door with metal security door and screen, and a pair of one-over-one double-hung windows above a boarded up opening. The door is wood panel with an arched lite. Except for the corner one, all windows are framed with simple molded wood trims and sills. The corner window and the door have wide flat trims. The enclosed porch at the southern end of this façade has wide horizontal siding and a vinyl window.

The rear (north) façade features the enclosed partial-width porch with a hipped roof. The porch has a mix of wood and vinyl rectangular windows of different sizes, trims and configurations on all three sides.

The east façade of the house faces the concrete walkway between the subject building and the store at 493-495 W. San Carlos Street. This façade has a single window and a pair of windows closer to the northeast corner. All are one-over-one, double-hung, wood windows with wide profiled wood trim and sills. Two smaller rectangular windows are located directly below the first floor windows. These are two-lite hinged windows with wide trims. The building is in fair condition.

The one-story duplex at 280-282 Josefa Street is rectangular in plan and is of wood frame construction. The building maintains textured stucco cladding and an asphalt shingle-clad gable roof. A projecting broken cornice with returns accents the front façade. A central cross-gable roof shelters the recessed arched entrance to both units. Each entry features a six-panel wood door with a screen. Concrete steps lead to the entrances. A pair of windows flank the entryway. The primary window type is wood-sash, one-over-one double-hung with profiled trim. Some windows were replaced with vinyl-sash.

The side elevations are identical, featuring a centered rectangular vent right below the roof line and a single off-centered window. The rear façade has four windows arranged symmetrically below a profiled cornice with returns. Notable features include the projecting cornice, roof overhang, and rectangular

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louvered vents at the gable ends. The building is in fair condition.

To the north of 280-282 Josefa Street is a one-story garage that is rectangular in plan and an attached two-story tankhouse that is square in plan with tapered walls. The wood frame structure features an asphalt shingle-clad gable roof over the garage and a flat roof over the tankhouse. The gable, supported by five simple wood brackets at the front, has a wide plain bargeboard. The side façades of the garage are clad in board and batten while the rest of the building is clad in horizontal wood siding. All of the wood siding remains unpainted. An off-centered wood board garage door is located on the front façade. The tankhouse has a door and two window openings facing the yard. Notable features include roof brackets and exposed rafters of the garage, as well as sloping sides and the projecting top platform of the tankhouse. The building is in poor condition.

*B6. Construction History, Continued:

No building permits associated with the initial construction were found for the property. The Santa Clara Assessor's Office does not have a construction date listed for this parcel. According to *San Jose Mercury News*, a construction contract was filed in March 1904 for a one-story building, store and dwelling combined for Peter Danzi at the northeast corner of San Carlos and Josefa streets. The builder was listed as O. A. Clark and it was "furnished" by A. W. Hastings & Sons.⁶ The property first appears in the 1905 city directory. The 1915 Sanborn map illustrates a one-story dwelling with a corner store at the intersection of W. San Carlos and Josefa streets, as well as a one-story storage unit and a two-story tankhouse with an attached garage on Josefa Street.⁷ The 1904 news brief does not mention the garage, storage unit or the tankhouse as part of the construction contract; and further research has not indicated if the accessory structures were existing prior to or constructed after the development of the Danzi. As it would have been common not to make note of the accessory structures in the news brief and the Sanborn map confirms they were in existence by 1915, an assumed construction date of ca. 1905 is attributed to these structures. The storage unit was converted to a duplex, 280 and 282 Josefa Street, ca. 1941. Below is a list of building permits on file and a summary of what the permit work entailed.⁸

Remodel and repair storefront at 499 W. San Carlos.

1977-1979 Electrical, plumbing and mechanical work at 499 W. San Carlos.

1981 Electrical, plumbing and mechanical work at 282 Josefa.

*B10. Significance, Continued:

The area was annexed to San Jose in 1911. By 1915, the subject block and its surrounding area were almost fully built out with one- to two-story detached single-family houses and accessory structures. The area had clearly transformed from agricultural and industrial to residential uses. The parcels at the southwest corner of W. San Carlos and Josefa streets were mostly developed by the end of the first quarter of the 20th century. The mixed-used building and its accessory structures at 497-499 W. San Carlos Street were constructed ca. 1905. The research did not reveal any building permits from this period. According to the city directories, 280-282 Josefa Street was converted to a two-family dwelling by 1941.

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The corner store and the house at 497-499 W. San Carlos Street, photograph possibly taken between 1917 and 1920. (San Jose Planning Department).

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)¹¹

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹²

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became more available, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era $(1870 - 1918)^{13}$

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who

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established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to be become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Residential construction slowed briefly near the turn of the 20th century. The majority of the buildings after the turn-of-the-century represent the Arts and Crafts period or the many Period Revival styles. Architects and contractor-builders during the era before World War I produced bungalows and mid-size homes in the Craftsman style. Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.¹⁴

Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great posterity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments. During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard as the street had become a main thoroughfare. Soon the area became a commercial center on the west side of the City.¹⁷

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-

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agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950. 18

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.¹⁹

Delmas Park Neighborhood

According to the Sanborn maps, the Delmas Park neighborhood, located to the southwest of downtown San Jose, began urbanization in the 1890s. It was evolved mostly during the early 20th century as a heavily residential area.²⁰ The neighborhood has been zoned for light industrial uses since the 1930s, resulting in a predominance of auto-related services and industrial uses especially along W. San Carlos Street. ²¹ According to the 1958 and 1962 Sanborn maps, auto-related businesses, such as used auto sales, auto body works, and tire shops, appeared along W. San Carlos Street and intersecting side streets. Many houses were converted for business use or replaced by new commercial buildings.²² The construction of Guadalupe Freeway and Highway 280 in the 1970s further changed the character of the area from a typical residential neighborhood to a commercial and light industrial area with pockets of early 20th century houses. Within the last two decades, some of the vacant lots have been developed with multifamily infill housing as part of San Jose's efforts to transform the area into a more pedestrian- and transitoriented residential area.²³ Among these is the Museum Park, multi-family housing constructed ca. 2000, which is located on the eastern half of the subject block.

West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20th or 21st centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20th century development patterns along this street:

- 1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
- 2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.²⁴

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19th century and remained a ranch and orchard district with few structures until the early 20th century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.²⁵

The eastern portion of the street began to undergo urban and industrial development in the late 1880s. By 1891, the Southern Pacific Railroad had built a rail line to the west of downtown San Jose, towards the eastern end of W. San Carlos Street, which became a magnet for industrial development. Canneries and packing houses near the tracks—including the San Jose Fruit Packing Company (1891-1893), the Santa

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Clara Valley Mill and Lumber Company (1915), the Peninsular Railway Company had a rail yard (1915)—helped to spur settlement of the area by providing job opportunities and attracting more residents.²⁶

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.²⁷ The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20th century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.²⁸ Many of the study area residents in the early 20th century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.²⁹

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.³⁰

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.³¹ The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.³²

Tankhouses³³

Domestic tankhouses developed in California around 1865. In the second half of the 19th century, elevating water tanks 15 to 20 feet above the ground became common practice, which was later followed by enclosing the tower and the tank to form a more useful tankhouse. Usually two or three stories tall, a typical tankhouse was comprised of a tower structure and topped by an exposed water tank or an enclosed tankroom. The enclosed tower provided room(s) below for storage.

The earliest walled tankhouses were for hotels, hospitals and other businesses who constructed elevated water tanks. Enclosing the towers with walling material made them more attractive to the public and provided storage space beneath the tank platform. Tankhouses were not only for businesses; they were

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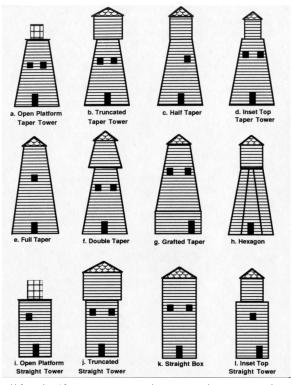
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also built by California farmers and town residents to supply their domestic water needs. Because this water supply system was primarily for the house and yard needs, the tankhouse was typically placed close to the house rather than out in a field.

Domestic tankhouses in California, which can be classified as *vernacular* rather than architecturally designed structures, were built from the late 1870s to the 1940s during a time of rapid urbanization. The California tankhouse is usually a walled enclosure of an elevated tank and tower, creating an easily distinguishable tall narrow shape.

Leon S. Pitman identifies and classifies tankhouse types according to their supporting tower structure:

- Tankhouses with taper towers: These tankhouses have taper towers. Tapering the top of the upright support posts inward to position under the tank platform or to the roof eaves supports more weight than that of vertically straight support posts. Tapered towers were especially advised for the larger water tanks. The platform above the tower may have dimensions smaller or almost equal to the larger ground base of the tower. The tank above may be exposed or completely walled. Several tankhouse subtypes were identified: open platform taper tower, truncated taper tower, double taper etc. (See Figure 30 for all types.)
- Tankhouses with straight towers: These tankhouses have straight towers which have less weight-buttressing capacity. They were very common and were generally sufficient for typical domestic storage purposes. These tankhouses also have multiple subtypes depending on the platform size and the water tank walls. (See figure below for all types.)



Tankhouse types in California (from Leon S. Pitman, "The Domestic Tankhouse," page 16.)

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Although rapidly disappearing, the remaining California tankhouses stand today as reminders of an important phase in the development of domestic water supply systems. Although they are mostly associated with farming communities, it was also common to find them in more urban residential settings to supply domestic water needs. Constructed ca. 1905 the subject tankhouse on Josefa Street appears to have been built in support of the house, store and yard needs rather than for the former "cultivated field" on site. The are several reasons indicating that the tankhouse was constructed for domestic use. It does not appear on the 1891 Sanborn map the identifies the "cultivated field." It most likely was constructed during a period in which the area was rapidly urbanizing after the establishment of the Interurban Line in 1903-1904. The tankhouse is located close to the residence and store and was attached to the garage, rather than being father out within what had been the agricultural field. Finally, the smaller size of the tankhouse indicates is was for personal, domestic use, similar to those shown within neighboring properties on the Sanborn maps.

The subject structure can be classified under "tankhouses with taper towers" since it has a taper tower with a larger platform. It is not clear what type of tank or tankroom existed here since neither is extant today. No photographs of the property were found in the archives, and the structure was not structurally stable at the time of the site visit for a more thorough assessment. It might be an open platform taper tower, a truncated taper tower, or a double taper. A more detailed on-site examination could possibly reveal more information about the structure. The surviving tankhouses in San Jose and Santa Clara County illustrate a wide range of types and styles as seen in the figure below. Considering the other accessory structures on the subject parcel (garage and storage/duplex), it appears that the tankhouse on Josefa Street was mostlikely a simple structure similar to the tankhouses of Spagnoli or Casa Grande (see figure below).









Tankhouses in Santa Clara County; from left to right: Spagnoli tankhouse, tankhouse at Casa Grande, Martha Lynn tankhouse, Califoro tankhouses (provided by San Jose Planning Department).

A quick study of the early 20th century Sanborn maps provides information on the nearby tankhouses, or "water tanks" as they were labeled on the maps. The 1915 Sanborn map of the surrounding blocks illustrates ten tankhouses within the vicinity of 497-499 W. San Carlos Street, the six city blocks bounded by Delmas Avenue, Auzerias Avenue, Josefa Street, and Park Avenue. Most of the water tanks were elevated on top of two- to three-story towers, and majority of the tankhouses were attached to another one-story accessory structure. The subject tankhouse is identified on the map as a 20-foot tall water tank

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and a two-story structure. By 1950, the number of tankhouses dropped to four, including the subject structure on Josefa Street whose water tank appears to have been removed by then. By 1966, there were only two tankhouses depicted on the map, both of which were on the subject block.³⁴ Today, the tankhouse on Josefa Street is the only remaining structure of this type in the area.

Builder

The research did not reveal any design professionals or builders associated with the property.

Architectural Styles

The ca. 1905 storefront at 499 W. San Carlos Street was influenced by the Mission Revival architectural style. The characteristics of the style that would apply to the building include traditional shaped roof parapets, widely overhanging eaves, and smooth stucco finish.³⁵

The house at 497 W. San Carlos Street is an example of the Neoclassical cottage. The building features round porch columns, front dormer, and grouped windows. Between the 1890s and the 1920s Colonial Revival Period architectural styles, including Neoclassical cottage, Colonial Revival and Dutch Colonial Revival, were popular across the United States and in San Jose. Many of the buildings in San Jose built during this period illustrate the Neoclassical cottage style with a simplified detailing of traditional elements. The Neoclassical style in San Jose represented a shift away from the heavily ornamented buildings of the Beaux-Arts movement, to a simpler, less ornamented design. The characteristics of the style include:

- Classical columns at entrance,
- Pediment over the entrance,
- Low porch rails with turned balusters,
- Hipped or gabled roofs,
- Eaves with simple dentils or modillions,
- Simple frieze at eave,
- Paneled doors with sidelites,
- Door surround with pilasters and pediment,
- Palladian window,
- Narrow, clapboard or stucco siding,
- Double-hung, one-over-one windows, and,
- Multi-lite windows in upper sash or dormer.³⁶

The duplex at 280-282 Josefa Street is a modest residential building. Converted from a storage unit to a duplex in 1941, the building does not have a definite architectural style.

The tankhouse and the attached garage on Josefa Street are utilitarian structures also with no definite architectural style.

Occupants³⁷

The property at 497-499 W. San Carlos Street was owned and occupied by Italian families for several decades after it was developed. Italians began moving to the Santa Clara Valley in the late 19th century—by 1930, about 20% of the population of San Jose identified as first- or second-generation Italian American. Although they worked in a variety of occupations, Italian immigrants in the Santa Clara Valley predominantly worked in the horticulture and fruit processing industries.³⁸

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Dates	Occupants
1905 – 1915	533 (later 497): Peter Danzi 535 (later 499): Grocery (Peter Danzi)
1917 – 1920	533 (later 497): John Sarboraria 535 (later 499): Sarboraria & Bava, grocers (J. Sarboraria, Peter Bava)
1922 – 1923	499: Nicholas (grocer) and Jennie (clerk) Catalano
1924 – 1936	497: Maria/Mary Rubino, maid 499: Grocery (Pasquale Cancilla)
1937	Vacant
1939	497: Alfio and Bessie Caracciolo 499: Dry goods retail (Alfio Caracciolo)
1940	Isabel McCulloch
1943 – 1945	497: William H. Hodge 499: Photography studio (William H. Hodge)
1947	497: Vacant 499: Philip Pong, grocery
1950 – 1957	497: Noble W. and Fern Burrow 499: Friendly Groceteria (owned by the Burrow family)
1960	497: Curt and Barbara Vining 499: Soll Clarence Co. paint store (owned by the Vining family)
1962 – 1963	499: Jerry's Credit TV Inc., repair
1965	499: Station Sign Co.
1970 – 1973	499: PDQ Auto Transmission Parts

Born in Italy, Peter P. Danzi (1870-1939) immigrated to the United States in 1888. He was married to Brunetta Danzi (1874-1942), also Italian-born. A resident of San Jose for 50 years, Peter was initially in the grocery business, later in real estate, and finally he operated a ranch in the valley for the last 25 years of his life.³⁹

John A. Sarboraria (d. 1975), a native of Italy, immigrated to San Jose in 1911. He is listed as a resident and partial owner of the grocery at 499 W. San Carlos for three years, but more predominately he was found to have operated another grocery store at 414 W. San Carlos from 1910 until his retirement in 1943 and lived in an apartment above that store.⁴⁰

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Peter Bava was born in Italy, immigrated to the United States in the early 1900s, and settled in San Jose shortly after. He was a cook and proprietor of Zaro's Grill on Santa Clara Street from 1915 to the early 1920s—which overlaps with his brief time at the grocery store at 499 W. San Carlos Street.

280-282 Josefa Street

Dates	Occupants
1941	Earl Spargue Emmett Rachester
1943	Judy Lane John Isaac
1945 – 1950	Philip Janes (steelworker) Samuel G. Cooper (machinist)
1955	Vacant Roland E. Ellis (clerk)
1957	Ora J. McArthur (rewriter at General Electric) Clarence E. Pearson (machinist at Food Machinery), James Spencer
1960	Vacant Calvin Maxwell (cement worker)
1963 – 1971	Vacant Mary Caster
1973	Vacant

Current Historic Status

The property has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources Evaluation⁴¹

Criterion A/I – Association with significant events

The parcel at 497-499 W. San Carlos Street was developed ca. 1905 when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. Although the buildings, including the mixed-use corner building, the duplex, the tankhouse and the attached garage, were constructed during the W. San Carlos Street's first wave of development, the property is not associated with the residential or commercial development of W. San Carlos Street, the Delmas neighborhood, or the city of San Jose in an individually significant way. The construction of the mixed-used building is merely one of the many that was built during this expansion period. The property was constructed and initially occupied by Italian immigrants who came to San Jose during the first immigration wave of the late 19th and early 20th centuries; however, it is not individually associated with the history of Italian immigrants in San Jose or the Santa Clara Valley. The storage structure on Josefa Street was converted to a duplex ca. 1941 during the mid-century population and residential development boom of the city—following the economy shift from agriculture to military industry, but it is not individually associated with this period.

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It was simply converted to address the need of more housing. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the buildings do not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The mixed-use building at 497-499 W. San Carlos Street embodies distinct characteristic features of the Neoclassical style house with a Mission Revival inspired corner store. The Neoclassical house has a low-pitched hipped roof with wide eaves, front hip dormer, wood cladding, partial-width front porch with round columns, and grouped windows; however, it not an exemplary representative of the style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The corner store features some Mission Revival details including its shaped roof parapet and widely overhanging eaves. No architect has been identified for the building. Oscar A. Clark was noted as the contractor of the building. Although he was listed as a carpenter or a contractor in city directories, Clark cannot be considered a master.

The duplex at 280-282 Josefa Street is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Converted from an early 20th century storage structure, the building does not represent a definable architectural style. No architect, designer or builder has been identified.

The tankhouse and the attached garage on Josefa Street was also most likely built ca. 1905 as an accessory structure to property. Constructed of common materials, the utilitarian building does not embody the distinctive characteristics of a period or method of construction, or represents the work of a master, or possesses high artistic values. It is not clear if the structure included an exposed water tank and/or an enclosed tankroom, and if the latter, what construction, material or roof type was chosen for the tankroom. Nevertheless, tankhouses are rare in San Jose's modern urban landscape, especially along W. San Carlos Street; and the subject tankhouse is still recognizable and the only remaining example within the immediate surroundings.

Overall, the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 as a good example of an early 20th century mixed-use development property on W. San Carlos Street in San Jose with its Mission Revival corner store and the attached Neoclassical house, the extant tankhouse with the attached garage, and the accessory structure (former storage converted to a duplex). Overall, the extant grouping of buildings illustrated a unique example of a self-sustaining urban develop at the turn of the century which includes commercial, residential and utilitarian support structures. The period of significance would be ca. 1905, when the property was constructed.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does

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not appear eligible for listing on the NRHP or CRHR under Criterion 4.

Integrity

The property retains integrity of location since the buildings on this parcel have not been moved. The buildings retain their integrity of association and feeling since they have been continuously used for residential and commercial purposes. The mixed-use building at 497-499 W. San Carlos retains its scale and continues to illustrate the Neoclassical architecture. However, the Mission Revival storefront at the corner has been significantly altered over time: the original multi-lite storefronts with transoms, the original wood siding, the rooftop finials and the decorative trim at the roofline were all altered, removed and/or replaced. The building has a significantly diminished integrity of design, materials, and workmanship. Although the tankhouse no longer features the water tank above, the structure retains enough integrity to communicate its original use. The tankhouse and the attached garage has not received any major alterations and continues to exemplify the early 20th century character of the area. Although there is no graphic documentation available, the storage unit at 280-282 Josefa Street appears to have received exterior alterations during its conversion to a duplex; therefore, it likely does not retain integrity of design. The immediate integrity of setting for the property has been retained, as the store, residence and accessory structures all maintain the original relationship to each other, however the integrity of overall neighborhood setting has been compromised by the construction of freeways, the surrounding blocks' change from residential to commercial/light industrial and the addition of multi-unit residential complexes. Overall, the property does not retain sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance.

Significance Evaluation - San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.
 - The parcel was developed during the early 20th century residential and commercial development of W. San Carlos Street and the Delmas neighborhood which accelerated after the construction of the Interurban Line. The property represents a typical grouping of buildings associated with the early 20th century development of W. San Carlos Street in San Jose with its Mission Revival-inspired corner store, the attached Neoclassical house, its accessory structures—especially the tankhouse with attached garage which is an intact example of a rare building type within residential/urban San Jose, especially along the W. San Carlos Street commercial corridor near downtown. The property appears to be eligible as a City Landmark under Criterion 1 as a rare property type for its character and value as part of the local history.
- 2. Its location as a site of a significant historic event.

 The property is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the property.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. The property is associated with the Italian population of San Jose who immigrated to the city and the Santa Clara Valley during late 19th and early 20th centuries. The property was constructed and

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occupied by multiple Italian families throughout its history; however, it does not individually exemplify the cultural or social history of San Jose.

The property appears eligible as a City Landmark under Criterion 4 as a good example of economic and social heritage of the City of San Jose. The property was developed ca. 1905 with a combination corner store and house, a storage structure, and a tankhouse and garage. It illustrates how the lots were developed and utilized at the turn of the century, especially immediately after the introduction of the Interurban Line in 1903-1904 which significantly altered the development patterns along W. San Carlos Street.

- 5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
 - The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen. Constructed ca. 1905, the mixed-use building at 497-499 W. San Carlos is a good example of an early 20th century mixed-use development on W. San Carlos Street in San Jose with its Mission Revival-inspired corner store and the attached Neoclassical house. It embodies some elements of the Neoclassical style as evidenced in its low-pitched roof, partial front porch with round posts, front dormer, and wood siding, and the shaped parapet of the corner store is reminiscent of the Mission Revival style. The design is characteristic of the early 20th century buildings in the Delmas neighborhood.

The tankhouse and the attached garage is a rare architectural type as it is one of the few surviving in today's urban San Jose, especially along the W. San Carlos Street corridor, that retains a high degree of integrity. Developed ca. 1905 with multiple structures, the subject parcel also illustrates how the lots were developed and utilized at the turn of the century.

Overall, the property appears eligible as a City Landmark under Criterion 6 as a good example of a mixed-used building with a corner store and a tankhouse from the early 20^{th} century.

- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - 497-499 W. San Carlos Street was constructed by carpenter/contractor Oscar A. Clark who cannot be considered a master. No architect, designer or builder has been identified for the other structures on this parcel.
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

 None of the buildings on the subject property made use of architectural innovations, but rather they used typical building materials and details of the time.

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In conclusion, the subject property at 497-499 W. San Carlos Street does not appear individually eligible for listing on the NRHP or CRHR since it does not have sufficient integrity to communicate its significance.

The property appears eligible as a San Jose City Landmark under criteria 1, 4 and 6 under themes of "Agriculture & Shelter" and "Commerce" as a good example of an early 20th century mixed-use property with a single-family resident, a corner store and a combination garage and tankhouse (a rare remaining building type), constructed during the period of Horticultural expansion (1870-1918).⁴² While the duplex originally dates ca. 1905 as an accessory storage structure, its significant mid-century alterations exclude the building from being a contributor to the historic property.

*P5a. Photos, Continued:



The front (west) and south façades of 280-282 Josefa Street.



The front (west) and south façades of the garage and tankhouse.

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The south and rear façades of the garage and tankhouse.

*B12. References (Endnotes):

- ¹ William Roop, A Cultural Resources Evaluation of the Villages at Museum Park (October 13, 1997), 3-4.
- ² 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ³ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁴ 233 Gifford Ave Environmental Review, May 2, 2000 (retrieved from City of San Jose Permit Center).
- ⁵ Marjorie Dobkins, Ph.D. and Basin Research Associates, West San Carlos Historic Context City of San Jose, Santa Clara County (April 2011), 17-18.
- ⁶ "Court Briefs," San Jose Mercury News, March 20, 1904.
- ⁷ Sanborn Maps; San Jose City Directories.
- ⁸ Building permit found at the California Room, San Jose Public Library.
- ⁹ City of San Jose Permit Center.
- ¹⁰ San Jose City Directory, 1905.
- ¹¹ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
- ¹² Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.
- ¹³ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.
- ¹⁴ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁵ Archives and Architecture, Historical Overview and Context for the City of San Jose (March 30, 1992), 9.
- ¹⁶ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ¹⁷ Dill Design Group, Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome

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Development, July 21, 2003, 9 and Dobkins, 14 and 17-18.

- ¹⁸ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.
- ¹⁹ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 13-16.
- ²⁰ 1891 and 1915 Sanborn maps.
- ²¹ Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3.
- ²² Ward Hill, 405 West San Carlos Street DPR Form, October 2015.
- ²³ Aerial photographs from Historic Aerials by NETRONLINE, https://www.historicaerials.com/viewer (accessed October 8, 2019); Strong Neighborhoods Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Frank Maggi (Archives & Architecture, LLC), Initiative, Delmas Park Neighborhood Improvement Plan (April 2002), 3; Park Neighborhood Improvement Plan (April 2002), 3; <a href="https://w
- ²⁴ Dobkins, 58.
- ²⁵ Dobkins, 57.
- ²⁶ Dobkins, 30-32, and 57.
- ²⁷ Dobkins, 17-18.
- ²⁸ Dobkins, 58.
- ²⁹ Dobkins, 46.
- ³⁰ Dobkins, 20-22.
- ³¹ Dobkins, 23-25.
- 32 Dobkins, 56.
- ³³ Summarized from Leon S. Pitman, "The Domestic Tankhouse as Vernacular Architecture in Rural California," *Material Culture*, Vol. 24, No. 1, Special Farm Windmills and Domestic Tankhouse Issue (Spring 1992), pp. 13-32; and Leon S. Pitman, "Domestic Tankhouses of Rural California," *Pioneer America*, Vol. 8, No. 2 (July 1976), pp. 84-97.
- ³⁴ 1915, 1950, and 1966 Sanborn maps, Volume 2 sheet 166.
- 35 Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 28.
- ³⁶ Winter & Company, Your Old House: Guide for Preserving San Jose Homes (August 2003), 23.
- ³⁷ San Jose City Directories unless noted.
- ³⁸ Glenna Mathews, *Italian American Review* 3, no. 2 (2013), 171-73 (doi:10.5406/italamerrevi.3.2.0171, accessed August 26, 2020).
- ³⁹ Newspaper clippings from the History San Jose archives, Ancestry.com (accessed September 25, 2020).
- ⁴⁰ Michael A. Garavaglia, "Historical Property Background Cost Information, 40 N. River Street," found at the History San Jose archives; Ancestry.com (accessed September 25, 2020).
- ⁴¹ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15 2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.
- ⁴² Laffey, Historical Overview and Context for the City of San Jose (March 30, 1992), 19.