

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13 *Resource Name or #: (Assigned by recorder) Perkins Store

P1. Other Identifier: 1160 Taylor Street, The Boat Dock, Norma's

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Milpitas Date 2021 T 06S; R 01W; of of Sec ; Mt. Diablo B.M.

c. Address 1160 North Taylor Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590657.00 mE/ 4142666.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-02-052

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

The former store at 1160 North Taylor Street is a one-story, L-plan, wood frame commercial building on 0.2-acre lot. The building covers the southern half of the lot and is composed of two volumes – the main rectangular plan volume and a partial-width rear addition. The main volume is covered by a side gable roof covered in asphalt shingles. The rear addition has a shed roof also covered in asphalt shingles. An awning extends along the primary (south) façade and is supported by narrow metal posts. This provides some shade to the storefront which is located at the eastern end of the elevation and composed of a nine-lite paneled door flanked by large plate glass windows. The visible portions of the building are clad in T-111 panel on the south and east elevations and horizontal wood drop lap siding on the west elevation. Framing for signage remains on the roof and mounted in front of the building, but no signage is present. The west façade is painted with a scene of the shoreline nearby and the words "Perkins, Family Owned since 1955, Alviso Boat Dock." See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 Story Commercial Building), HP39 (Other-Privately Owned Post Office)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View from Taylor, looking northwest, April 2023

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1949 (Assessor Records)

*P7. Owner and Address:

Zarson Valley 18, LLC

1160 Taylor Street

San Jose, CA 95002

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

787 The Alameda, Ste. 250

San Jose, CA 95126

*P9. Date Recorded: _____

April 2023

*P10. Survey Type: (Describe)
Intensive

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

Context and Survey _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Perkins Store *NRHP Status Code 6Z
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B1. Historic Name: The Boat Dock, Norma's, Perkins Store
B2. Common Name: Norma's
B3. Original Use: General Merchandise B4. Present Use: Vacant
*B5. Architectural Style: Commercial Vernacular
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed c.1949, east addition c.1963

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

*B8. Related Features:
none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial Development & Civic Development Area Alviso
Period of Significance n/a Property Type retail store & Post Office Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1160 North Taylor Street was constructed in 1949, when North Taylor Street was known as the Alviso-Milpitas Road. It served as a general store from 1949 – c.2017. It also served as the Alviso Post office from c.1949 – c.1993. The building was frequented by Alvisans during that period and is associated with former Alviso Mayor, Stanley Perkins and the Perkins family who built, owned, and operated the store for its entire history. Stanley Perkins also served as Alviso Postmaster from 1940 – 1977. While the building shares a long association with Stanley Perkins, this association does not appear to be historically significant in the history of Alviso. The building is recommended **not eligible** for listing on both the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). Additionally, the building does not recommended eligible for consideration as a City of San Jose Landmark. It is recommended **eligible** for consideration as a City of San Jose Structure of Merit. While this is not considered a historic resource for CEQA review, it does recognize the building as important to the history of San Jose.

See Continuation Sheet

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

*B12. References:
See Continuation Sheet

B13. Remarks:
None.

*B14. Evaluator: Becky Urbano, ESA
*Date of Evaluation: May 2023

(This space reserved for official comments.)



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P3a: Description (Continued)

A small, paved parking area is sited between the building and North Taylor Street. A larger paved area is located to the east, on the corner of North Taylor and Liberty streets. It is not associated with the subject parcel.

A second one-story building is located at the rear (north) end of the lot and is constructed over the north and east lot lines.

B10: Significance (Continued)

The building at 1160 North Taylor Street was constructed in 1949, when North Taylor Street was known as the Alviso-Milpitas Road.¹ As originally constructed, the building was square in plan with a side facing gable roof and a full-width shed roof section at the rear (north). According to information provided by the Perkins family, Stanley Perkins built the store and operated the post office from this location beginning in 1949.² However, information painted on the side of the building states that the store, also known as "The Boat Dock," was established in 1955. Prior to 1949, the Perkins family (either Stanley or his father William) ran a butcher shop on the northwest corner of Elizabeth and El Dorado streets.^{3,4} Stanley Perkins also was postmaster, a post that he assumed in 1940 and fulfilled from within a building owned by the Laine family on the northwest corner of Catherine and El Dorado streets.⁵ The exact date when the post office moved to the building at 1160 North Taylor Street is unknown, however by 1963, a small addition to on the east side for the building extended the side gable roof. Presumably the post office was operated from this location from at least 1963.⁶ Stanley Perkins continued to operate his store, The Boat Dock, through at least 1973. By 1976, Stanley's second son, Robert ran the store along with his wife, Norma.⁷ Eventually, the store was renamed "Norma's" in her honor. The store remained open and run by members of the Perkins family through at least November 2017.⁸ In 2022 the building was available for sale and the store was closed.⁹

Street Alignment

When the building was constructed in 1949, the Alviso-Milpitas Road ran at an angle to the street grid. Most of present-day North Taylor Street follows this historical alignment. At the location of the Perkins Store, the road split with present-day North Taylor Street branching off to the south to align east-west with the street grid. The Perkins Store was located at this Y-intersection. By 1966, those portions of the Alviso-Milpitas Road that continued beyond the Perkins Store were reclaimed for private development, while the streets that followed the more rigid city street grid were expanded.

Post Office

The community of Alviso has had a postal service since at least 1864, when John Berry was the postmaster.¹⁰ David R. Tilden filled the post during which time it is believed that the post office was located inside the Tilden General

¹ Parcelquest.com, "1160 North Taylor Street, San Jose," Accessed May 15, 2023, <https://pqweb.parcelquest.com/#home>.

² "S.Perkins, Alviso's First Postmaster," *San Jose Mercury News*, April 23, 2004.

³ Robert Burrill and Lynn Rogers, *Images of America: Alviso, San Jose*, (Charleston, S.C.: Arcadia Publishing, 2006), p.107.

⁴ Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map, Alviso, California," 1930, Sheet 2.

⁵ "Feb. 23 Closing Date for Alviso Postmaster Bids," *San Jose Mercury Herald*, February 11, 1940. This building was later operated at the Laine General Store. It was demolished in 2018 after being damaged by adjacent railroad construction.

⁶ University of Santa Barbara Library, Geospatial Collections: Aerial Photography, 1963, <https://www.library.ucsb.edu/geospatial/aerial-photography>.

⁷ Tom Harris, "Big Sewage Spill Hits Bait Dealers in Pocketbook," *San Jose Mercury News*, September 26, 1979, p.4A.

⁸ Comparison of Google Streetview images.

⁹ Comparison of Google Streetview images.

¹⁰ William H. Knight, ed., *Hand-book Almanac for the Pacific States: An Official Register and Business Directory of the States and*

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Store, which operated from 1865 to 1912 in a building that stood at 996 Elizabeth Street.¹¹ (It was known as the Laine Store from 1940 to 1960, and the building collapsed in 2017.)

Captain Miles Hollister served as Alviso postmaster from 1889 to 1914.¹² He was also an agent of the New Chicago Town Site, and in 1889 (and possibly later), both the New Chicago Town Site office and the Alviso post office were located inside a building that also served as a general merchandise store (**Figure 1**).¹³ It was located at the present-day northeast corner of Catherine and El Dorado streets.



Figure 1: c.1889 - Miles Hollister's store was located on the northeast corner of Catherine and El Dorado Streets in a triangle formed by those two streets and the Alviso-Milpitas Road. Note the words "Post Office" under the "New Chicago" sign. Photo courtesy of History San Jose (<https://historysanjose.pastperfectonline.com/photo/D7C16CF3-2D67-4A89-9AC4-535044690159#gallery>)

Hollister's daughter Belle Davee served as postmaster from 1914 to 1940, and the post office operated from inside her residence.¹⁴ After 1940, the position of postmaster was given to Stanley Perkins.¹⁵ He re-established a post office in the Laine building, purchasing used equipment from El Cerrito to outfit the space.¹⁶ Perkins eventually moved the post office to his store on North Taylor Street. The date of this move is uncertain but appears to be sometime

Territories of California, Nevada, Oregon, Idaho, and Arizona; and the Colonies of British Columbia and Vancouver Island, for the Year 1864 (San Francisco: H.H. Bancroft and Co., 1864), p. 228, accessed April 6, 2023, https://www.google.com/books/edition/Hand_book_Almanac_for_the_Pacific_States/waskQAAMAAJ?hl=en&gbpv=0.

¹¹ City of San Jose, Application for California Point of Historical Interest: Port of Alviso, 1995, p.47.

¹² "Last Postmark—After 51 Years, No More Mail," *San Francisco Chronicle*, February 5, 1940, p. 21.

¹³ "Photo Record: Accession Number 1993-106," *History San Jose*, accessed April 6, 2023, <https://historysanjose.pastperfectonline.com/photo/D7C16CF3-2D67-4A89-9AC4-535044690159>.

¹⁴ "Last Postmark," February 5, 1940.

¹⁵ "Last Postmark," February 5, 1940..

¹⁶ "Feb. 23 Closing Date for Alviso Postmaster Bids," February 11, 1940.

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between 1949 and 1963.¹⁷ Perkins retired as postmaster in 1977, passing the post to George N. Carson of Redwood City.¹⁸

By 1982, the United States Postal Service began to look for a new location for the Alviso Post Office.¹⁹ Their timing was auspicious because a year later in 1983, a massive flood inundated Alviso, including the Perkins Store and the Alviso Post office (**Figures 2 and 3**).



Figure 2: The subject building at 1160 North Taylor Street during the 1983 flood event. Photo courtesy of History San Jose (<https://historysanjose.pastperfectonline.com/photo/78E3C072-4E5B-4A99-8FBE-232348963738#gallery>)

¹⁷ An addition corresponding to the known location of the post office at 1160 North Taylor Street is visible in the 1963 aerial images of Alviso. However, information provided by the Perkins family claims that the move was c.1949, just after construction of Perkins' Store.

¹⁸ "Morgan Hill, Alviso Get Postmasters," *San Jose Evening News*, January 28, 1977, p.50.

¹⁹ "Alviso, CA, Proposed New Main Post Office," *San Jose Mercury News*, February 20, 1982, p.80.

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Figure 3: The subject building at 1160 North Taylor Street after the 1983 flood event. Note the pile of ruined materials in the mail cart. Photo courtesy of History San Jose (<https://historysanjose.pastperfectonline.com/Photo/D2A49B53-FC7E-4A42-A302-221651273765>)

The current post office at 1525 Gold Street was constructed between 1993 and 1999.²⁰ Even today, Alviso has no residential main delivery. All residents of Alviso are provided free post offices boxes and must travel to the post office to collect their mail.

Perkins Family

Stanley Hazen Perkins was born on May 29, 1911 to William “Bill” and Lillian Perkins.^{21,22} The family was living in Alviso by at least 1920, at which time Bill Perkins was working as a deckhand.²³ By 1930, Bill opened a butcher shop which was located on the northwest corner of Catherine and El Dorado Street, and is listed as a “cattle buyer” on the 1930 Census. The family is also living on Catherine Street at this time. Between 1930 and 1935, Stanley marries Alma and in 1935, the couple welcomed the first of two sons into their home on Wabash Street.²⁴ A second son, Robert, followed the next year.²⁵ In 1938, at the age of 27, he became mayor of Alviso.²⁶ In 1940, he assumed the role of postmaster from long-time postal clear Belle Davee. This was a post that he would hold from 1940-1977.

²⁰ These dates are based on comparisons of aerial photograph between 1993 and 1999. “1160 North Taylor Street, San Jose,” *Historic Aerials*, accessed May 19, 2023, <https://www.historicaerials.com/viewer>.

²¹ Betty Barnacle, “S. Perkins, Alviso’s First Postmaster,” *San Jose Mercury News*, April 23, 2004, p.7C.

²² “1920 Census Records: Alviso District,” (Washington, D.C.: U.S. Department of Commerce, 1920).

²³ “1920 Census Records.”

²⁴ “Alviso Notes,” *San Jose Mercury Herald*, May 23, 1935, p.7.

²⁵ “1940 Census Records: Alviso District,” (Washington, D.C.: U.S. Department of Commerce, 1940)..

²⁶ “Adversity Finds Alvisan Rich in Friends,” *San Jose Mercury Herald*, May 6, 1940.

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When he assumed the post in 1940, he moved operations from the Davee household to a building owned by the Laine Family (formerly located at 996 Elizabeth Street).²⁷

1940 was a trying year for Stanley and Alma. Shortly after assuming the role of postmaster, the family's rented home on Catherine Street burned completely to the ground.²⁸ They lost everything. Later that year, they constructed a new home on Liberty Street.²⁹ In 1949, he constructed the building at 1160 North Taylor Street and opened a general merchandise store.³⁰ According to an account from Perkins family members, the post office was moved into this new building as soon as it opened.³¹ While this could not be verified, an addition was constructed on east side of the building by 1963 and the post office was located there from at least 1963 through 1993.

Stanley Perkins remained as postmaster until 1977. He operated his general merchandise store at the same time. In 1966, his son, also named Stanley Perkins was living next door. By 1976, both Stanley Sr., his son, Robert, and Robert's wife Norma are all noted operators of the store.^{32,33} Stanley H. Perkins died on April 16, 2004.³⁴

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1160 North Taylor Street has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are presented below and are followed by an analysis of eligibility.

National Register of Historic Places

The National Historic Preservation Act of 1966, as amended (U.S. Code Title 54, Section 306108), and its implementing regulations established the National Register of Historic Places as a comprehensive inventory of known historic resources throughout the United States. The National Register is administered by the National Park Service under the direction of the Secretary of the Interior. It includes buildings, structures, sites, objects, and districts that possess historic, architectural, archaeological, engineering, or cultural significance. A property is considered significant if it meets the criteria for listing in the National Register at Code of Federal Regulations Title 36, Section 60.4 (36 CFR 60.4), as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

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

²⁷ *San Jose Mercury News*, February 11, 1940.

²⁸ "Ringside Seats to Fire That Took Everything," *San Jose Mercury Herald*, April 27, 1940.

²⁹ "Adversity Finds Alvisan Rich in Friends," May 6, 1940. The address of the house is listed as 2 Liberty Street. It is described in an article from 1954 as being "500 feet" from the Perkins store. The exact location is unknown.

³⁰ Barnacle, April 23, 2004.

³¹ Barnacle, April 23, 2004.

³² Bill Romano, "Sail Goes 'Beserk' in Wind, Bowls Over Handlers, Injures 2," *San Jose Mercury News*, May 24, 1978, p.2F.

³³ "Irate Alvisio Set to Take Its Toll," *San Jose Mercury News*, March 4, 1973, p.25.

³⁴ Barnacle, April 23, 2004.

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California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). Certain resources are determined by law to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a historical resource must be significant at the federal, state, or local level under one or more of the following criteria (PRC Section 5024.1(c)):

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

City of San Jose Historic Resources Inventory

The City of San José HRI identifies known and potential historic resources of varying significance, including individual properties and districts listed in or eligible for listing in the California and National Registers, City Landmarks, Candidate City Landmarks, City Landmark Districts (and their contributing sites/structures), and Candidate City Landmark Districts (and their contributing sites/structures). In addition, the HRI identifies Structures of Merit, Identified Sites/Structures, Conservation Areas, and Conservation Area Contributing Sites/Structures. HRI properties are classified into one of 16 categories, depending on how they were evaluated at the time they were added. The HRI serves as a resource for conducting environmental and project review related to demolition permits, as well as for land use and development approvals. It is not a definitive list of all historic resources in the city of San José, and it is continually updated as new information, project-related evaluations, and neighborhood surveys are completed. The purpose of the HRI is to promote awareness of community resources and to further preservation of historic resources and community character.

For clarity and simplicity, this property is evaluated under the criteria for the two major categories of historical resources in the City of San Jose: City Landmarks and Structures of Merit

City Landmark /Candidate City Landmark

As presented in Municipal Code Section 13.48.020(C), designated or candidate City Landmarks and City Landmark Districts (and their contributors) are highly significant historic resources. They are designated by the City Council through a formal process as defined in the Historic Preservation Ordinance (Municipal Code Section 13.48.110(H)). These resources are considered historic resources under CEQA.

Eligibility of a city landmark must consider:

1. Its character, interest, or value as part of the local, regional, state, or national history, heritage for 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, date, or national culture and history;
4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

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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 Jose; and
8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

Structure of Merit

A structure of merit is an important historic property or feature of lesser significance that does not qualify as a city landmark or for the California or National Registers. Attempts should be made for the preservation to the extent feasible under the City of San Jose 2040 General Plan goals and policies.³⁵ While there is no formal designation process for a structure of merit, it is generally understood to follow the same criteria as that for city landmarks, but with a lower threshold eligibility.

Integrity

In addition to meeting one or more of the criteria above, a property must also retain integrity. Integrity is the authenticity of a historic resource's physical identity as shown by the survival of characteristics that existed during the period of significance. For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historic resource and to convey the reasons for its significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. A resource that does not retain sufficient integrity to meet the National Register criteria may still be eligible for listing in the California Register or as a local resource.

The assessment of integrity is often weighted toward specific aspects traits and that weighting is depending on the reasons for historical significance. Properties significant for design (C/3) generally would have greater importance given to integrity of design, materials, and workmanship while properties significant for events or cultural associations (A/1) would have greater emphasis on feeling and association.

Evaluation

For simplicity, 1160 North Taylor Street is evaluated first within the criteria of the National and California registers. Because the criteria are nearly identical they are evaluated for both registers simultaneously. A discussion regarding City of San Jose criteria is presented after.

Criterion A/1 (Events)

The Perkins Store at 1160 North Taylor Street was constructed in 1949 during a period of moderate growth in Alviso. As presented in the historic context statement, the period after World War II was one of slow but progressive changes in the neighborhood. The population began to increase after decades of slow decline. Many of the new residents were from Mexico or had Mexican ancestry coming to work in the large pear and fruit orchards at the edges of Alviso. A new residential neighborhood began to appear in the former New Chicago area, east of the historic Port of Alviso area. The Perkins Store was located on the boundary of these two neighborhoods, between the old and new residential enclaves. As the post office, the building served as a de facto community center in a town that lacked such facilities in 1949. Everyone had to come to the post office to collect their mail. While there they could also grab a few groceries.

The area around 1160 North Taylor Street also served as the civic center of Alviso in the 1950s. There were several grocery stores on Taylor and along Gold streets. The elementary school, and for a short time the city hall, were located nearby on Liberty Street. The Perkins store benefited from that central location.

³⁵ "Historic Resources Inventory," City of San Jose Planning, Building & Code Enforcement, accessed April 28, 2023, <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

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While its location was ideal and it was a place frequented by many Alvisans between 1949 when it was constructed through the 1990s when the post office was relocated, the building at 1160 North Taylor Street does not appear to have been historically significant for its associations with this period in the development of Alviso. Research about the building did not reveal any particular associations with the development of Alviso. Most accounts focused on the building being used as a temporary resource center during major flood events. In fact, very little information about the building, Perkins Store – either as the Perkins Store, the Boat Dock, or Norma’s – could be located. Its most important association appears to be as the site of the post office for more than four decades. For that association to be historically significant, *National Register Bulletin 15* states that “a property must be important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in Alviso, the building is associated with commerce (as the Perkins store) and with civic development (as the post office.) Yet, neither of these associations appear to rise to the level where they could be considered important within that context. It was one of many post offices throughout the history of Alviso, none of which were constructed specifically for that purpose. It was also one of several grocery stores and markets in the center of town. While the other markets were occasionally listed in advertisements for food retailers, no mention of the business at 1160 North Taylor Street was found. In fact, the exact nature of the products sold at the store are not clear. At one time it sold bait as well as other items.

Because the building at 1160 North Taylor Street does not appear to be historically significant with in the contexts of 20th century commercial or civic development in Alviso, it is recommended **not eligible** for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in Alviso.

Criterion B/2 (People)

Stanley Perkins reportedly constructed the building at 1160 North Taylor Street in 1949. He was noted as owner of Perkins store through at least 1973 and as postmaster at this location until his retirement in 1977. his son and daughter-in-law took over operation of the store in the mid-1970s, and as of 2004, a third-generation Perkins family member was also helping out. The association with Stanley Perkins and the Perkins family is a long one. Like many prominent citizens in the middle of the 20th century, Stanley Perkins served as Mayor and held several civil positions, including postmaster. The historical records do not indicate that Perkins was a particularly influential mayor, nor does his role as postmaster appear to have been particularly influential. There are a number of accounts when he took the position in 1940, but only a brief mention when he retired in 1977.

The historical association with Stanley Perkins and the Perkins family is a long one, but for this association to be considered historically significant the person or family “must be individually significant within a historic context” and the property must be “associated with a person’s productive life, reflecting the period when [they] achieved significance.”³⁶ Neither the Stanley Perkins or the Perkins family appear to be historically significant within the context of 20th century development in Alviso. Therefore, building at 1160 North Taylor Street is recommended **not eligible** for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

Criterion C/3 (Design)

The building at 1160 North Taylor Street is simple in form and design. It does not have features that are associated with any known architectural styles. It is functional and its materials are economical and represent widely available options found throughout Alviso and the Bay Area. The building does not demonstrate particularly innovative or unusual adaptations these materials or of a particular architectural style. Additionally, no architect or builder could be identified. As such, the building at 1160 North Taylor Street is recommended **not eligible** for listing as individual resource on the National or California registers under Criterion C/3 for its design.

³⁶ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: U.S. Department of the Interior, 1995), p.20.

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Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The building at 1160 North Taylor Street is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of Alviso, or the Perkins family. As such, 1160 North Taylor Street is recommended **not eligible** for listing on the National or California registers under Criterion D/4 for its information potential.

Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because 1160 North Taylor Street is not recommended eligible under any criteria, a further assessment of integrity is not required.

City of San Jose Historic Resources Inventory

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

The building at 1160 North Taylor Street does not represent the character of Alviso. Its value was as the local post office and as a location for casual interactions between citizens. It did not serve as a primary location for such interactions nor was part of the heritage or culture of the neighborhood or for a particular group within the neighborhood.

2. Its location as a site of a significant historic event;

Research did not suggest that 1160 North Taylor Street was the location of a significant historical event.

3. Its identification with a person or persons who significantly contributed to the local, regional, state, or national culture and history;

Stanley Perkins and the Perkins family have a long association with Alviso that dates back to the early 20th century. Like many families, they have settled for generations in Alviso. Research did not suggest that Stanley or the larger Perkins family significantly contributed to the local, regional, state, or national culture or history.

4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;

The building at 1160 North Taylor Street does not appear to exemplify a particular cultural, social, or historic heritage with the city of San Jose. It served as a local store and post office for many years and does not represent a particular group, period, or aspect of life in Alviso that is historically important.

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

There is no specific overall style or distinctive character to 1160 North Taylor Street.

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

There is no specific overall style or distinctive character to 1160 North Taylor Street.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose; and

No designer has been identified with 1160 North Taylor Street.

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8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

There is no specific overall style or distinctive character to 1160 North Taylor Street.

Overall, the building does not meet any of the criteria for consideration as a City of San Jose Landmark. A structure of merit is an important historic property or feature of lesser significance that does not qualify as a city landmark or for the California or National Registers. While there is no formal designation process for a structure of merit, it is generally understood to follow the same criteria as that for city landmarks, but with a lower threshold eligibility. The building at 1160 North Taylor Street served as the local post office for over four decades, spanning both the periods when Alviso was an incorporated city and when it was consolidated into the City of San Jose. While the building does not meet the criteria for historical designation, it is recommended as a Structure of Merit in recognition of its role as a community asset from 1949-c.1993.

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