

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 10 *Resource Name or #: (Assigned by recorder) 1170 North Taylor Street

P1. Other Identifier: 1170 Taylor Street

*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 Location: Not for Publication Unrestricted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 1170 North Taylor Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590673.00 mE/ 4142677.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-02-053

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

The building at 1170 North Taylor Street is an irregular plan, one story, wood frame, single-family residence, with a front facing gable roof, on a 0.16-acre lot. The building is clad in a combination of wood channel siding under the gable and wood lap siding on the lower half of the walls. The building south (primary) façade as an entrance located just west of center, flanked by two window openings. Two more windows are located at the east and west sides of the building respectively. Faces North Taylor Street a shed roof porch roof supported by square posts with diagonal bracing is located over the front entrance. The only decoration on the front façade is flat wood trim under the eave and at each building corner. All doors and windows are boarded up.

A two-story wood frame addition is located at the rear of the building. The addition is clad in vertical board wood siding and is topped by a shallow gable roof. All roof surfaces are clad with asphalt shingles. Only the south and east façades were visible from the public right-of-way. A small patch of overgrown grass and a paved parking lot are located between the building and North Taylor Street. See Continuation Sheet.

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

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 north, April 2023

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

Pre-1908 (Sanborn Maps)

*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) 1170 North Taylor Street *NRHP Status Code 6Z
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B1. Historic Name: Perkins Residence, Davis Residence
B2. Common Name: 1170 North Taylor Street
B3. Original Use: Single Family Residence B4. Present Use: Vacant
*B5. Architectural Style: Folk National
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed prior to 1908, rear addition enlarged between 1987 and 1993

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

*B8. Related Features:
none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Development Area Alviso
Period of Significance n/a Property Type Single Family Residence 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 1170 North Taylor Street was constructed before 1908, when North Taylor Street was known as the Alviso-Milpitas Road. It has been used as a single family residence since that time. No historically associations with people, businesses, or events were uncovered during archival research. 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 is not recommended eligible for consideration as a City of San Jose Landmark or as a Structure of Merit.

See Continuation Sheet

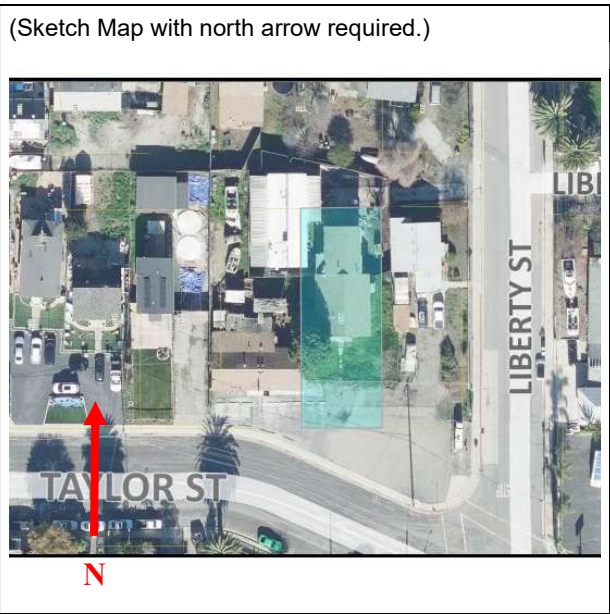
B11. Additional Resource Attributes: (List attributes and codes) none

*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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B10: Significance (Continued)

The residence at 1170 North Taylor Street in Alviso was constructed prior to 1908.¹ In 1908, it was sited in the center of a large lot that encompassed the eastern half of the block between Liberty and Gold Streets and between Taylor Street and an alley that ran along the rear (north) of the property. Besides the house, the property had a small water tank and two small, one-story outbuildings along the northern property line. A creek ran down Liberty Street and was crossed by a small bridge near Catherine Street (**Figure 1.**) By 1930, another small outbuilding was constructed just east of the house and the lot to west was improved with another residential building. It is clear that by 1930, the rear alley was no longer considered a public right-of-way (**Figure 2.**)

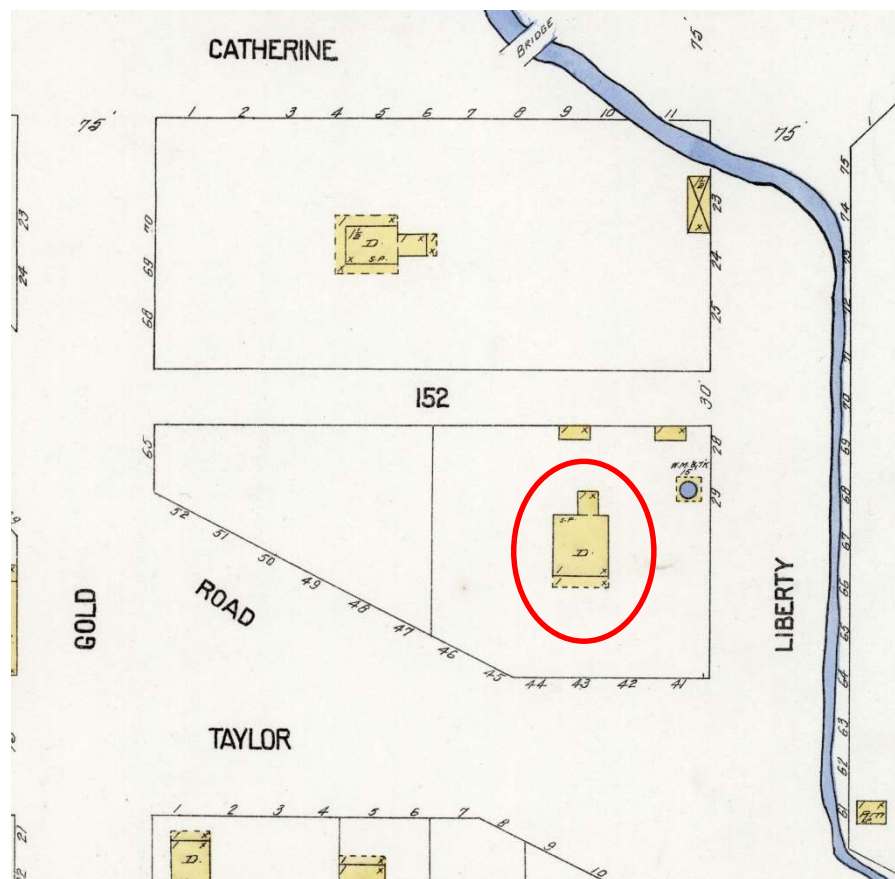


Figure 1. The subject building is circled in red. This parcel has since been subdivided and the rear alley filled in with ancillary buildings. (Sanborn Fire Insurance Map, 1908, Alviso, Sheet 2.)

¹ Sanborn Fire Insurance Company, *Sanborn Fire Insurance Map, Alviso, California*, 1908, Sheet 2.

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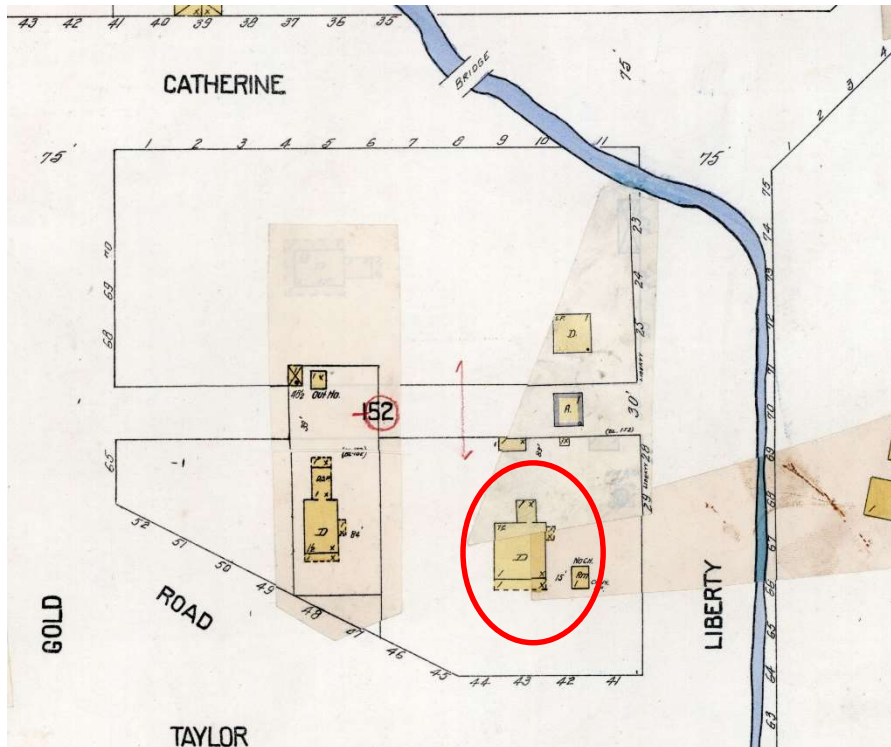


Figure 2. The subject building is circled in red. The area is slightly more developed since 1908. (Sanborn Fire Insurance Map, 1930, Alviso, Sheet 2.)

It is not until the 1950s that the block around the subject parcel begins to fill in. A comparison of aerials between 1939 and 1957 show that by 1956, many of the buildings presently found on the surrounding parcels have been constructed. Perkins store next door (1160 North Taylor Avenue) was constructed in 1949 and by 1956 the half-block to the north has multiple small residential buildings. Also, by 1957, the bridge on Catherine Street is no longer visible. By 1963, there is a house on parcel to the east and the area in front of 1170 North Taylor Street is being used as a parking lot. Between 1987 and 1993, the rear addition was enlarged.²

Owners and Occupants

While the residence at 1170 North Taylor Street is often associated with the Perkins family, no archival record could be located that directly tied the Perkins family to this building. The 1930 census locates William and Lillian Perkins, and their children Stanley, Chris, and Marella as living on Catherine Street. When Stanley and Alma married c.1934, they lived on Wabash Street.³ The home that they rented on Catherine Street burned in April 1940.⁴ After 1940, Stanley Perkins and his family lived in a house at 2 Liberty St. that looked quite different from the subject building (Figure 3).^{5,6}

² This is based on a comparison of aerial photographs taken between 1929 and 2002.

³ "Alviso Notes," *San Jose Mercury Herald*, May 23, 1935.

⁴ "Ringside Seats to Fire That Took Everything," *San Jose Mercury Herald*, April 27, 1940.

⁵ "Adversity Finds Alvisan Rich in Friends," *San Jose Mercury Herald*, 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.

⁶ Jeannette Defame, "Alviso's Annual 'Deep Soak,'" *San Jose Mercury News*, January 18, 1953, p.10.

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The only occupants that have been identified with the address of 1170 North Taylor Street are a Mr. and Mrs. Terry who lived at the property in 1969 and a Mr. and Mrs. Noe, who lived at the property in 1974.^{7,8} Nothing further could be located on either family or any prior occupants of the building.

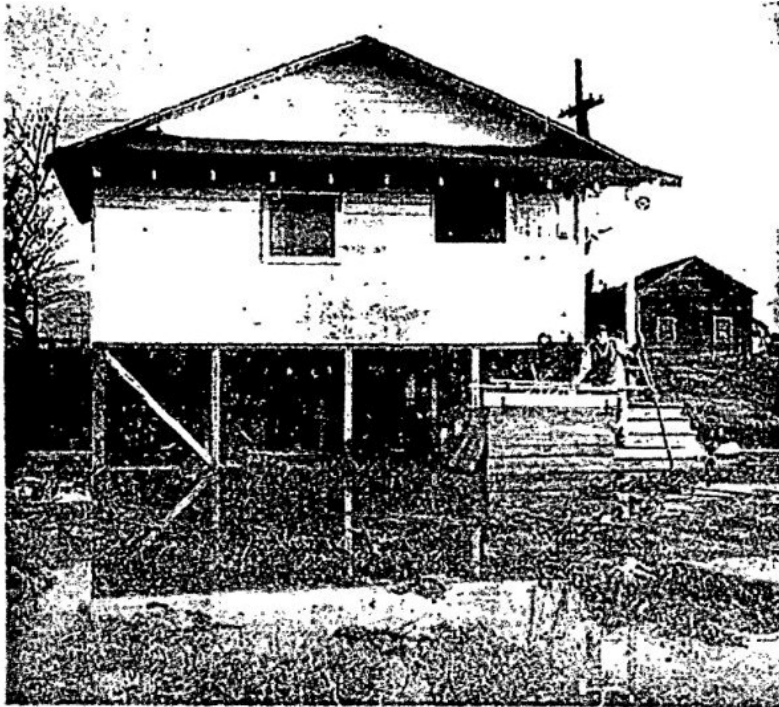


Figure 3: This photo from 1953 is captioned "Stanley Perkins was forced to put his house on stilts" when it was printed in the *San Jose Mercury News* on January 18, 1953.

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1170 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:

⁷ "Birth Announcements," *San Jose Mercury News*, October 14, 1969, p.31.

⁸ "Birth Announcements," *San Jose Mercury News*, August 30, 1974, p.68.

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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.*

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

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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;
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.⁹ 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, 1170 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)

⁹ "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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Research did not reveal any associations between 1170 North Taylor Street and events or trends that are historically significant within the history of Alviso. The building was constructed prior to 1908 but is not discussed in any literature that documents Alviso in the 19th or early 20th centuries. It is not included in the Port of Alviso National Register Nomination or the Port of Alviso California Point of Historical Interest. Both documents call out "pioneer" residences on Taylor Street but none of the references appear to be located on the same block as 1170 North Taylor Street.

Because the building at 1170 North Taylor Street does not appear to be historically significant with in the contexts of 19th or 20th century residential 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.

Criterion B/2 (People)

No people of historical importance with associations to the building at 1170 North Taylor Street were identified during archival research. The building has been referenced in oral histories as the "Perkins Residence" and the "Davis Residence" but no direct connections between anyone in the Perkins family could be verified. No information on the surname Davis could be found with associations to the house. More contemporary occupants include a family with the surname Noe and a family with the surname Terry were identified but no information on either family could be verified.

No specific people or families could be identified as having historical connections to the residence at 1170 North Taylor Street. Therefore, it 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 1170 North Taylor Street is simple in form and design. It has only minimal features of a simplified Folk National style and is not representative of that style. Additionally, no architect or builder could be identified. As such, the building at 1170 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.

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 1170 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 historically significant inhabitants. As such, 1170 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 1170 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 1170 North Taylor Street does not represent the character of Alviso. Its value is primarily in its age and association with the development of Alviso at the turn of the 20th century. However, the nature of that association is not documented in the historical record.

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

Research did not suggest that 1170 North Taylor Street was the location of a significant historical event.

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

Research did not uncover any associations with a person or persons who 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 1170 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 single family residence 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 1170 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 1170 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 1170 North Taylor Street.

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 1170 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 1170 North Taylor Street does not appear to have any historical associations that would support consideration of the building as a Structure of Merit.

B12: References (Continued)

Defame, Jeannette. "Alviso's Annual Deep Soak." *San Jose Mercury News*. January 18, 1953.

HistoricAerials.com. "1160 North Taylor Street, San Jose." <https://www.historicaerials.com/viewer>.

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.

Parcelquest.com. "1170 North Taylor Street, San Jose." <https://pqweb.parcelquest.com/#home>.

San Jose Mercury Herald. "Adversity Finds Alvisan Rich in Friends." May 6, 1940.

----. "Alviso Notes." May 23, 1935.

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----- "Ringside Seats to Fire That Took Everything." April 27, 1940.

San Jose Mercury News. "Birth Announcements." October 14, 1969.

----- "Birth Announcements." August 30, 1974.

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

Sanborn Fire Insurance Company. "Sanborn Fire Insurance Map, Alviso, California." 1908.

----- "Sanborn Fire Insurance Map, Alviso, California." 1930.

University of California at Santa Barbara Library. *Aerial Photography*. Geospatial Collection.
<https://www.library.ucsb.edu/geospatial/aerial-photography>.