EVANS & DE SHAZO, LLC
ARCHAEOLOGY HISTORIC PRESERVATION

AN UPDATED HRE OF THE SAN JOSE WATER COMPANY CAMBRIAN STATION LOCATED AT 3033 S BASCOM AVENUE, SAN JOSE, SANTA CLARA COUNTY, CA

SUBMITTED TO:

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INTRODUCTION

Evans & De Shazo, LLC (EDS) was contracted by *Water Works Engineers* to provide an updated Historic Resource Evaluation (HRE) of the San Jose Water Company Cambrian Station (Cambrian Station) that includes a Mission Revival style 1924 Reservoir Pump House, 1926 Wilbur J. Wilcox Fountain and associated landscape, a Spanish Colonial Revival ca. 1939 Fountain Pump House, Spanish Colonial Revival style ca. 1939 Storage Building, and two Cambrian Station Reservoirs (1890, and 1921) that are all owned by the San Jose Water Company (SJWC). There is also a partially enclosed concrete block building located within the property that was constructed in ca. 1975, but was not evaluated as it is not at least 50 years old or an exceptional example of architecture or engineering. The updated HRE of Cambrian Station is provided to ensure compliance with the California Environmental Quality Act (CEQA) and in accordance with the City of San Jose's, Municipal Code Historic Preservation Chapter 13.48. Cambrian Station is located at 3033 S. Bascom Avenue, San Jose, Santa Clara County, and within Assessor's Parcel Numbers (APN) 414-03-010 and 414-03-011 (Project Area). The Project includes the proposed demolition of the ca. 1939 Fountain Pump House and the 1939 Storage Building, as well as the construction of a new one-story 2,000 square foot building within Cambrian Station. The Cambrian Station was previously evaluated for potential to be listed on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) (14 CCR §15064.5 and PRC§ 21084.1), and local listing in accordance with the City of San Jose's Historic Preservation Ordinance, Municipal Code Chapter 13.48 utilizing the historic evaluation form (Archaeological Resource Management 2016).

The updated HRE was completed by Principal Architectural Historian, Stacey De Shazo, who holds an M.A. in Historic Preservation and exceeds the *Secretary of Interior's professional qualification standards* for Architectural History and History. The updated HRE addresses significant deficiencies in the previously submitted, but untitled document prepared by Archeological Resource Management (dated June 3, 2016).

PROJECT DESCRIPTION

The Project includes the proposed demolition of the ca. 1939 Fountain Pump House, 1939 Storage Building, and a ca. 1975 concrete block wall structure, and the construction of a new one-story 2,000 square foot building, and the removal of three ordinance size trees located within the 5.59 of APN 414-03-010 and 414-03-011. An updated HRE was required by the City of San Jose to address potential significant impacts to historical resources under CEQA that were deficient in the previous report submitted. The updated HRE will provide an updated survey, recordation of all historical resources, evaluation, and recommendations pertaining to the proposed project's potential effects on those resources. The updated HRE will ensure compliance with the CEQA and the City of San Jose Historic Preservation ordinances (Chapter 13.48).

PROJECT LOCATION

The Project Area is located at 3033 S. Bascom Avenue, San Jose, Santa Clara County, California, within Assessor's Parcel Numbers 414-03-010 and 414-03-011. On the USGS San Jose West 7.5-minute quadrangle map (1961; 1980) (Figure 1), the Project Area is situated within Section 2, Township 8 South, Range 1 West, of the Mt. Diablo Base Meridian. The Universal Transverse Mercator (UTM) coordinates at the center of the two parcels are 593967 meters East and 4125164 meters North.

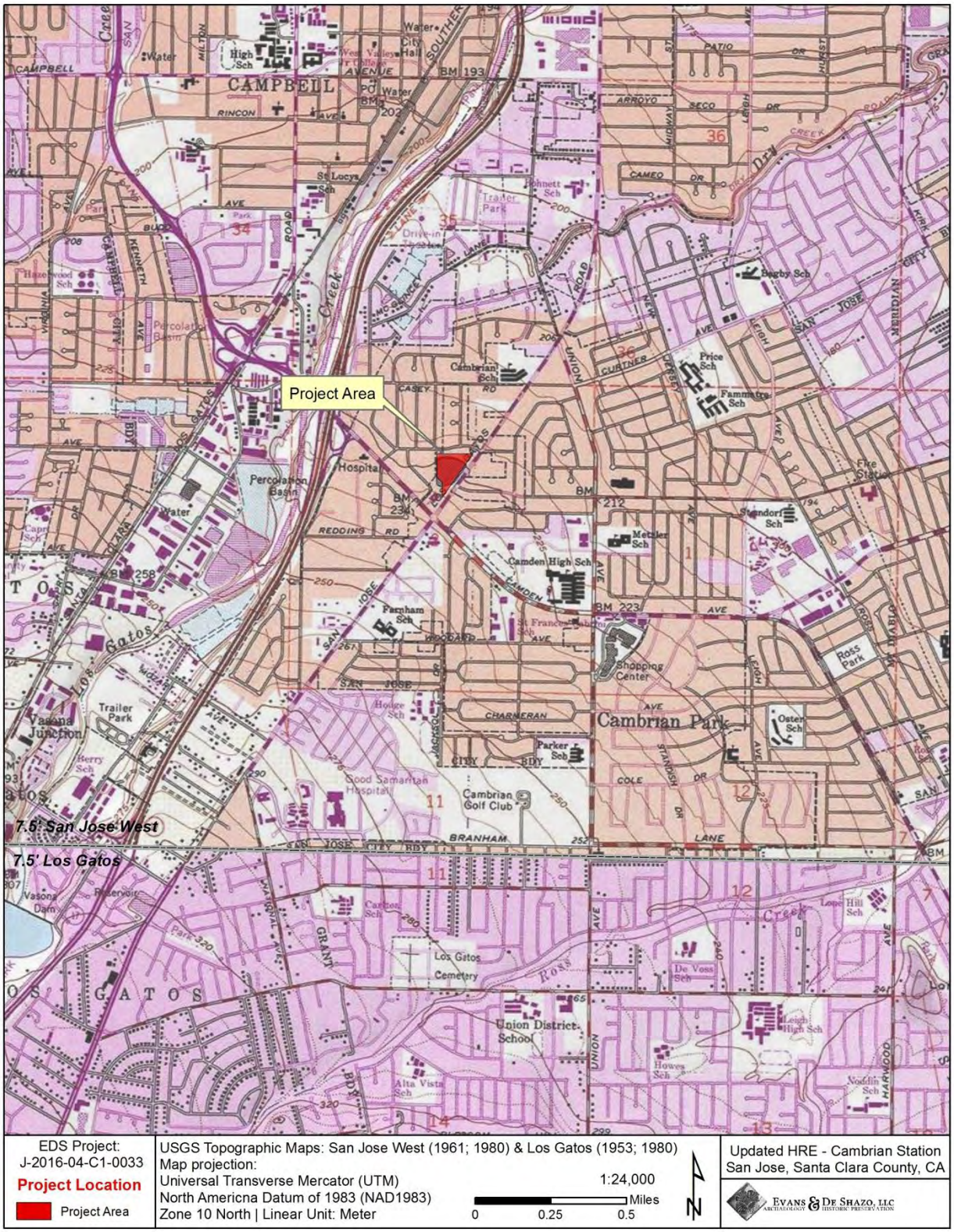


Figure 1. Project Location Map, showing the Project Area.

REGULATORY COMPLIANCE

The proposed Project is subject to CEQA regulations and guidelines as described below.

NATIONAL REGISTER OF HISTORIC PLACES GUIDELINES

The criteria for determining eligibility for listing on the NRHP have been developed by the National Park Service. Eligible properties include districts, sites, objects, buildings and structures:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property which is found to be significant under one or more of the criteria to be considered eligible for listing, the "essential physical features" which define the property's significance must be present. The standard for determining if a property's essential physical features exist is known as integrity, which is defined as "the ability of a property to convey its significance." The integrity evaluation is broken down into seven "aspects," including **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, City of San Jose Planning and Housing Division is legally responsible and accountable for determining the environmental impact of any land use proposal it approves.

Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.

- **Object**: Construction primarily artist in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects

should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.

- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.

- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

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

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);

- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);

- Included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 (k), or as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or

- 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, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. 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;

2. Associated with the lives of persons important to local, California or national history;

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

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

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if

it retains the characteristics that were present during a historical resources period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

CITY OF SAN JOSE HISTORIC PRESERVATION ORDINANCE MUNICIPAL CODE CHAPTER 13.48

The City of San Jose follows municipal code guidelines under Section 16.49 of the Municipal Code (City of San Jose 2011).

In addition, the HRE considers the following regulations and guidelines:

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

The HRE also took into consideration the *Revised Guidelines for Historic Reports* (Rev. 2/26/10), specifically the following guidelines for evaluation of significance:

The evaluation for significance includes completed historic evaluations using the following criteria:

1. City of San Jose Historic Evaluation Criteria (a.k.a. the Tally). The sole purpose of the Tally is to determine whether a structure is a potential historic resource.
2. City of San Jose Qualitative Criteria, per Code Section 13.48.1103.
3. California Register
4. National Register of Historic Places Criteria (applicable only if the project involves Federal funds)

For each set of criteria, the report analyzed the historic background and description of the property to determine if it qualifies for listing on local registers, or designation as a City Landmark. The report also includes an evaluation of the resource's potential to contribute to a district comprised of similar resources in the area. Finally, conclusions are based on substantial evidence and an objective analysis of the information presented in this report.

METHODS

The updated HRE took into consideration the previous documentation prepared by Archaeological Resource Management; however, due to the significant deficiencies in this report and to ensure compliance with CEQA and the City of San Jose municipal codes regarding potential impacts to historical resources, EDS essentially conducted a 'new' HRE that includes the following:

- Literature Search and Review: Northwest Information Center (NWIC), the Palo Alto Public Library, Palo Alto Historical Association, City of Palo Alto Planning Development Department, Santa Clara County Assessor, San Jose Public Library (King Library Branch), and various online sources. The research conducted at the NWIC using the standard one-quarter mile radius around the Project Area was enlarged to cover a radius of approximately one-mile, allowing for additional research to assist in further developing a historic context of the area.

- Site Visit was conducted to review the existing conditions of the property and to formulate accurate and complete descriptions and assessments of the buildings, object, and landscape within Cambrian Station.
- Preparation of an updated Historic Resource Evaluation report and Department of Parks and Recreation (DPR) 523 forms.

HISTORIC SETTING

THE SPANISH PERIOD (1772 - 1822)

The discovery of the San Francisco Bay was due to the determination of King Carlos III of Spain to occupy and colonize Alta California and was the joint work of both church and state. The Spanish entered present day Alameda County as early as 1769 with the Portola expedition, in which Gaspar de Portola "discovered" the San Francisco Bay, the initiating event of European colonization of the area (Milliken 1995). This was soon followed by the expedition of Juan Bautista de Anza, accompanied by Father Pedro Font in 1776. The expedition of Captain Bautista consisted of Lieutenant Fages, Father Crespi, twelve soldiers and two servants; and they were the first European explorers to traverse the East Bay. These expeditions resulted in the establishment of the Presidio of San Francisco and Mission San Francisco de Asis in the present day San Francisco, the three agencies brought to bear were the military, the civil, and the religious, being each represented by the presidio or garrison; the pueblo the town or civic community, and the mission or church, which played the most prominent part.

During the Spanish Period (1777 - 1822) what is now known as the City of San Jose was originally located within lands called Pueblo de San Jose de Guadalupe (*Pueblo*) (Hall 1871). Exploration of Alta California brought the Spanish to the San Francisco Bay Area. The initial European discovery of the Santa Clara Valley was by Sergeant Jose Ortega of the Portola Expedition in 1769, who chronicled the abundance of timber, rich soil and a native population that could become a work force. It took less than eight years for Mission Santa Clara to be established, and a few months longer for the first civil settlement in California, El Pueblo de San Jose de Guadalupe, to be established along the east bank of the Guadalupe River. During this time of settlement in the area, the Missions required that native population provide a work force, while the area settled as the Pueblo were cared for by volunteers, although they were expected to provide some provisions and operated under a form of civil/military regulations.

THE MEXICAN PERIOD (1822 - 1846)

During the Mexican Period, changes were brought to the region under the newly formed Mexican Government and strong oversight and military rule imposed by the Spanish was greatly reduced. Soon new opportunities arose regarding trade, and foreign ships that had previously been held off by Spanish guarded military ports were allowed to dock and provide a variety of provisions to local settlers. Soon tea and coffee, as well as manufactured goods made their way to the area. After 1822, San José was a major center of hide and tallow trade, as well as other agricultural products. Part of the increased output was derived from Native American labor, which was in some cases enslaved. The current project is not located within a Mexican land grant, but is situated between *Rinconada de los Gatos* and *San Juan Bautista* land grants in an area that was unclaimed during this period.

EARLY AMERICAN PERIOD (1846 – 1880) AND EARLY TWENTIETH CENTURY

The Mexican–American War (1846-1848) was an armed conflict between the Mexico and the United States that ended with the signing of the Treaty of Guadalupe Hidalgo in 1848. The Treaty of Guadalupe Hidalgo ceded land that included all or parts of present-day Arizona, California, Colorado, Nevada, New Mexico, Utah and Wyoming to the United States. The Treaty also guaranteed full protection of all property rights for Mexican citizens located within these states. When California became a state in 1850 the U.S. Government established the Pubic Land Commission for the purpose of determining the validity of prior Spanish and Mexican land grants in California. During the Early American Period, the arrival of American settlers to Mexican-ruled Alta California was dramatic, and often resulted in land ownership disputes that arose between Mexican land owners and new American settlers. These land disputes were particularly difficult to settle because the Mexican Government had granted large holdings of land with little documentation of the boundaries. Within the City of San Jose, to settle at least some of the issues relating to land ownership, surveys of areas within the City were conducted in 1847 and again in 1850, extended the city limits east to Coyote Creek.

The land grants located beyond the city proper were subject to confirmation by the Public Lands Commission, which was a lengthy and expensive process. As a result, much of the land was forfeited, making it available for newly arriving American settlers (Arbuckle 1985). The first people to govern the area under American rule were a group of Mexican and American citizens that were lead by Alcalde John Burton (Alcade is the Spanish term for Municipal Magistrate). Burton, who was a sea captain and merchant, was elected as *Alcade* after the United States government took possession of California. Burton quickly took possession of the missions and property within these disputed areas.

In 1850, San José became the first state capitol of California. During this time, the land was mainly utilized for raising cattle and growing various grains, but by 1865, grain farming had superseded cattle grazing as the dominant land use in the area. In 1864, train service arrived in Santa Clara County from San Francisco, and by 1869, the South Pacific Coast Railroad line connected San José to Niles and northward, which allowed for rapid agricultural development in the Santa Clara Valley (Archives & Architecture 2012). In 1870, the land where the Project Area is situated was located outside the city limits and was being cultivated for grain production (Ancestry.com). The surrounding area also shows land planted with orchards. By 1875, fruit orchards were on the rise and soon, like many new towns in California at this time, the fruiting canning industry grew. The canning industry was second only to the valley's orchards. During the late 1800s, prunes were the most popular of the orchard products produced out of San José, and it appears that there were several buildings either located on the property or adjacent to the property (1899 USGS San Jose Topographic map). In 1891, the streetcars of San Jose were changed to overhead electrical trolley lines, and by 1905, the interurban railroad had developed lines to surrounding cities such as Saratoga, Campbell, and Los Gatos (Archives & Architecture 2012). By the late nineteenth century and early twentieth, Santa Clara Valley had grown into a very important, national agricultural region producing a variety of specialized orchard crops that were shipped throughout the region. The demand for these crops, promoted a change in a landscape dominated by large land holdings in the nineteenth century to an agricultural center.

By the early twentieth century many of the large land holdings had been sold to small farmers that specialized in specific crops such as prunes. By the 1930s, the prune industry accounted for approximately "83 percent of the produce from Santa Clara Valley's orchards and Santa Clara Valley's

share accounted for 25 percent of the world's prune trade" (Archives & Architecture 2012). The agricultural boom lasted from the mid-1800s up through post-World War II.

After World War II, rapid urbanization of the Bay Area and the advent of high technology industries in the Santa Clara Valley altered the agricultural character of much of the South Bay area, leading to the growth of large cities like San Jose. Agricultural lands diminished as orchards were removed to make room for new industry and affordable suburban housing. The Project Area was annexed by the City in the 1950s and despite economic and social shifts, the City of San Jose and Santa Clara County still remained a top producer of certain crops into the 1960s. During this time there were orchards that produced apricots, prunes, cherries, and pears. In recent years, most of the agricultural lands gave way to modern residential, commercial, and industrial complexes transected by modern freeway corridors (Bramburg 2014).

HISTORY OF THE SAN JOSE WATER WORKS (1866 – PRESENT)

The San Jose Water Works (known today as the San Jose Water Company) was formed on November 26, 1866 by Donald Mackenzie and John Bonner, of San Jose, and R. Chabot, of Oakland, with $100,000 in capital. The San Jose Water Works was originally granted exclusive rights for a length of twenty-five years for areas within Santa Clara County. During the first two years, the San Jose Water Works supplied the City of San Jose with water from an artesian well; however, this supply soon became inadequate to meet the needs of the City. By 1868, the company was reorganized and the new officers included locals N. H. A. Mason, president, D. Mackenzie, vice-president, V. B. Rankin, secretary, C. X. Hobbs, superintendent, and E. McLaughlin, treasurer (History of Santa Clara County 1922). Soon reservoirs and new underground pipes were constructed to keep up with the needs of the community. By 1870, Seven-Mile Reservoir was completed, and in 1871, Three-Mile Reservoir was constructed, both in Santa Clara County. The San Jose Water Works continued to grow during the years 1874-1879 and soon constructed two additional reservoirs, Lake McKenzie and Lake Kittredge. In 1899 the San Jose Water Works lost the Santa Clara County water business when the county decided to form its own municipal water works (San Jose Water Company Receipts 2008).

As the population and farming land increased, so did the need for additional water supply for the growing community. By the early 1900s, the San Jose Water Works added additional wells and pumping stations within the City of San Jose. The two Cambrian Station reservoirs were constructed at different time, one in 1890, and the other in 1921. By 1922, the San Jose Water Works had approximately 14,000 service subscribers and treated millions of gallons of water (San Jose Water Company Receipts 2008; Whaley 1992). In 1928, with the purchase of Willow Glen Water Works, the Sam Jose Water Works added another 300 customers. By 1928, the San Jose Water Works was serving 23,000 customers. The SJWC underwent an ownership change in 1929 when General Water Works and Electric Company purchased a controlling interest in the company, but by 1945 the San Jose Water Works had gained its independence again. The need for water in the area continued to grow in the 1950s and saw the building of a dam and water being drawn from the valley. In the 1960s, the San Jose Water Works sought to continue growth through improvements to their monitoring system by installing a computerized operations system to monitor water levels and make optimum use of pumps (Barry 1990). During the drought of the 1970s the company continued to improve and upgrades were made to the aging infrastructure. Throughout the proceeding decades the San Jose Water Works was eyed by other companies for purchase, but no deals were reached and the San Jose Water Works continued to provide

service and improve its water treatment system. In 1983, San Jose Water Works changed its name to the San Jose Water Company.

DEVELOPMENT OF MISSION /SPANISH COLONIAL REVIVAL ARCHITECTURE (1890 -1930)

The Mission Revival and Spanish Colonial Revival architectural styles first became popular in 1893, when the style was used for the California Building at the Columbian Exposition in Chicago. Soon architects such as A. Page Brown, Bernard Maybeck, and Irving Gill popularized the style in California during the early twentieth century. During this time, California had also embraced the romantic notions of California's mission-era past. Historian James J. Rawls described this as the "Mission Myth." The Mission Myth portrayed the Spanish Period as a lost age of innocence and characterized the Spanish missionary enterprise as entirely benign if not utopian. In fact, historical details that were often left out of the Mission Myth, helped to lead to the emergence of California's regional Revival architectural style. This revival inspired new efforts within the local communities to commemorate the Spanish Period and to preserve, restore, or reconstruct decaying mission churches and other features of the Spanish built environment. Many city and county governments constructed schools and public buildings in the Mission Revival style. Mission Revival and Spanish Colonial Revival architecture is often described as one style due to distinctive character-defining features associated with both styles; however, there are some distinct differences, such as Mission-shaped dormers and parapets that distinguish the two styles. The buildings constructed by the SJWC at the Cambrian Station reflect both the Mission Revival and Spanish Colonial Revival architectural styles.

LITERATURE SEARCH AND REVIEW

Although it appears that Archaeological Resource Management did conduct some background research, it does not appear that research at the Northwest Information Center (NWIC) was conducted. So to ensure that a thorough literature search was completed, EDS conducted a record search at the NWIC on October 5, 2016 (NWIC File # 16-0517) to determine if the Project Area has been previously evaluated for cultural resources and if there are any known cultural resources within or adjacent to the Project Area. Maps maintained by the NWIC and documentation for cultural resource studies and resources located within one-mile of the Project Area were reviewed. The following inventories were also reviewed:

- National Register of Historic Places
- California Register of Historical Resources
- California Inventory of Historic Resources
- California Historical Landmarks
- California Points of Historical Interest

LOCAL AND ONLINE RESEARCH

Local research was conducted to obtain additional primary and secondary resources such as photographs, deeds, and documents related to the ownership and development history of the Project Area. In addition, online resources were accessed that include published local histories, maps, and

photographs that were utilized to further develop the history of the Project Area and the historic context. Online resources included:

- www.newspapers.com
- www.ancestory.com
- www.calisphere.com (University of California)
- Santa Clara County Assessor Office (https://www.sccassessor.org/)
- San Jose Public Library (https://www.sjpl.org/king)
- http://ldsgenealogy.com/CA/Santa-Clara-County-City-Directories.htm (City Directories)

RESULTS OF THE LITERATURE SEARCH AND REVIEW

According to maps and records on file at the NWIC, the Project Area has not been previously evaluated for cultural resources and no cultural resources are currently recorded within or adjacent to the Project Area. A record search conducted within one-mile of the Project Area, revealed that 10 cultural resource studies have been conducted and 23 cultural resources have been recorded within one-mile of the Project Area. The previous cultural resource studies are listed in Table 1. There are no properties listed on the NRHP or CRHR within the Project Area or within one quarter-mile of the Project Area.

Table 1: Previous Cultural Resource Studies Conducted within 1/2-mile of the APE.

Report #	Year	Title	Author(s)
S-004767	1976	An archaeological reconnaissance of a parcel in the City of Campbell, California (letter report).	Miley Paul Holman (Holman & Associates)
S-005255	1980	An Assessment of the Prehistoric Resource Potential of the NE Corner of Bascom Ave. and Dry Creek Road in the City of San Jose, California Ave. and Dry Creek Road in the City of San Jose, California.	Rob Edwards and J. M. Cooper
S-016255	1993	Historical Resource Assessment for 356 Union Avenue in the City of Campbell.	Glory Anne Laffey (Archives and Architect)
S-016361	1993	Historical Resources Assessment for 346 Union Avenue in the City of Campbell.	Glory Anne Laffey (Archives and Architecture)
S-026398	2002	Cultural Resurces Analysis for Cingular Wireless's "Price Middle School" Site (BA-349-02) (Letter Report).	Carolyn Losee
S-030034	2005	50-foot monopole enclosed within a shroud to match existing building, equipment shelter, Cambrian Park, CA-2249J, 2640 Union Avenue, San Jose, CA.	Sean Thal (Earth Touch Inc.)
S-032796	2000	Nextel Communications Wireless Telecommunications Service Facility – Santa Clara County, Nextel Site No. (CA-0891A) / Winchester (letter report).	Lorna Billat (Earth Touch, Inc.)
S-033883	2007	New Tower ("NT") Submission Packet, FCC Form 620, Camden HS	Lorna Billat (Earth

Report #	Year	Title	Author(s)
		Support Services, SF-24658B.	Touch, Inc.)
S-042628	2013	Cultural Resources Investigation for AT&T Mobility CNU1521 "Camden Ave & Union Ave" 3657 Union Avenue, San Jose, Santa Clara County, CA 95124 (letter report).	Carolyn Losee (Archaeological Resources Technology)
S-044027	1978	Master List of Campbell Historic Survey 1977-1978.	Thomas M. King

PROPERTY OWNERSHIP HISTORY

As part of the literature search and review, EDS conducted a thorough record search and review of historic maps, city directories, deeds, and documents located at the San Jose Dr. Martin Luther King Jr. Library - California Room, Santa Clara County Assessor Office, and other online sources to determine ownership history of the Project Area. In addition, Water Works Engineers provided a title record of the property associated with 414-03-010 and 414-03-011, and dated "as of July 12, 2016".

The Project Area is located between two Mexican Period land grants, known as *Rinconada de los Gatos* and *San Juan Bautista,* within a section of land that prior to 1850 was unclaimed. Although the land was unclaimed during this time, it is likely the Project Area was used for cattle grazing. During the American Period the land along the west side of the Project Area was first owned by C. Redding and the land along the east portion of the Project Area was first owned by R.J. Barker (Figure 2). Although the history of Redding was researched, no further data was uncovered; however, according to the 1870 Census, the land owned by Barker was cultivated for grain (Figure 3). The land owned by both Redding and Barker was sold in 1889 to the San Jose Water Works (currently known as San Jose Water Company) and the first Cambrian Reservoir was constructed in 1890 (Hermann & Elliot, 1913) (Figure 4). Water flowed from the San Jose Water Work's Seven Mile Reservoir by gravity to the Cambrian Station Reservoir. As San Jose grew in size and population, the demand for water also grew and by 1920 the construction of a second Cambrian Station reservoir had begun (Figure 5). The second reservoir was completed in 1921, and in 1924 a Mission Revival style Reservoir Pump House was constructed in support of the two reservoirs. The 1924 Reservoir Pump House was built to house the mechanics of the reservoir, but was also constructed in the Spanish Colonial Revival architectural style popular in California at the time. In 1926, San Jose Water Works constructed the Wilbur J. Wilcox Fountain and associated landscape (Figure 6) within the Project Area. A commemorative bronze plaque was placed along the base of the front of the fountain that reads "Wilbur J. Wilcox, Superintendent San Jose Water Company 1881-1918 by Constructing the First Cambrian Reservoir Made Possible this Fountain." building records were much less detailed than they are today, and Santa Clara County building permit files do not contain any information about the original construction. According to aerial photographs and topographic maps, the Fountain Pump House and the Storage Building were constructed in ca. 1939. Both buildings appear to have been constructed in support of a $500,000 pipe project by the San Jose Water Works that began at the Cambrian Station in ca. 1939 (Oakland Tribune 1939). The pipe line project that began at Cambrian Station was constructed to provide "*1 ½ times the domestic water supply now furnished to San Jose…*" (Oakland Tribune 1939). The land associated with the property has remained in the ownership of San Jose Water Company since 1890.

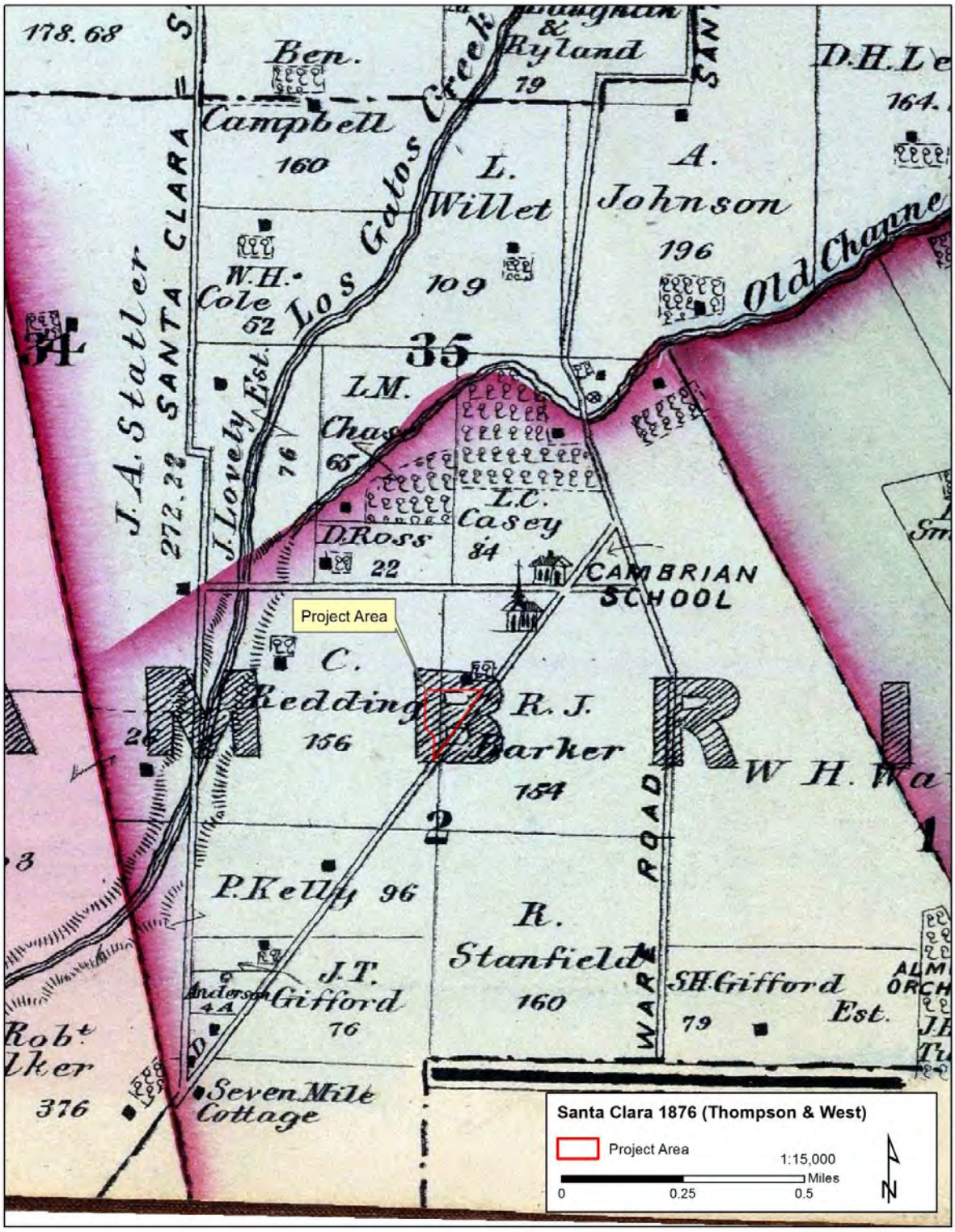


Figure 2. Santa Clara County map, 1876, showing the Project Area.

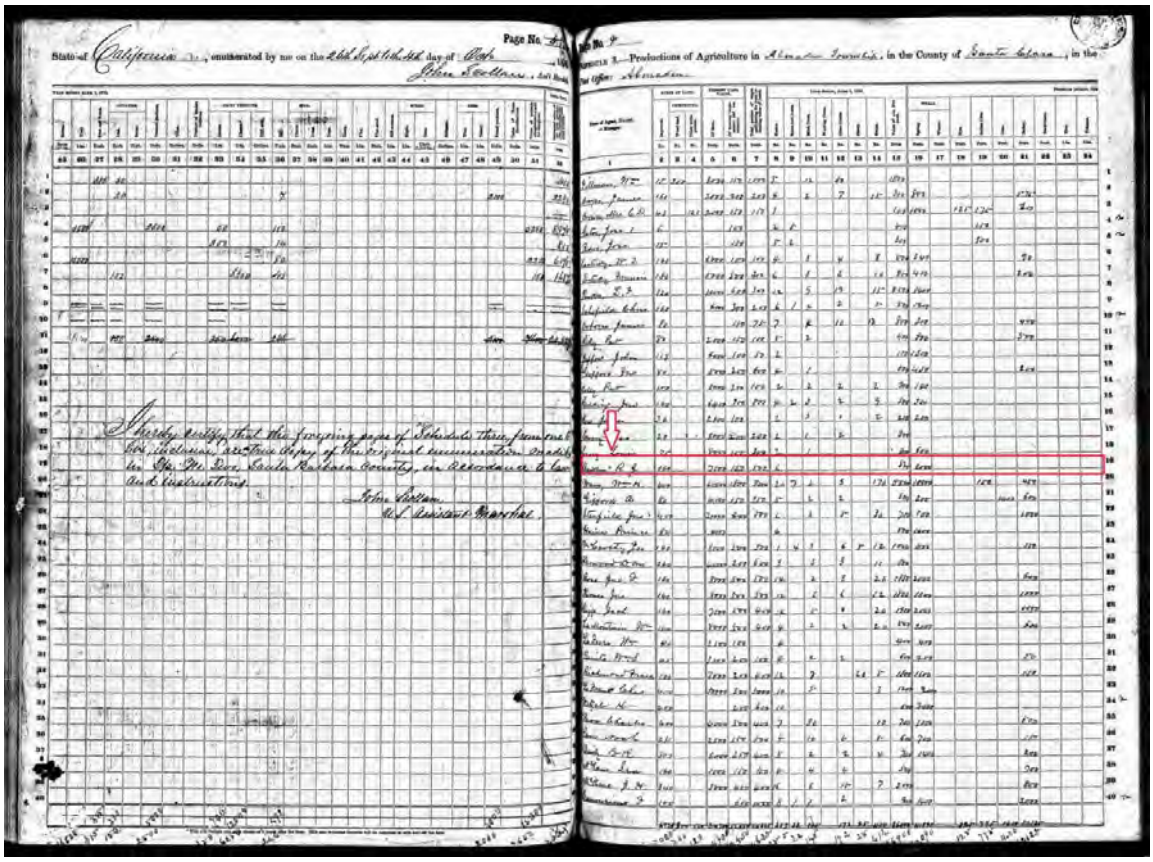
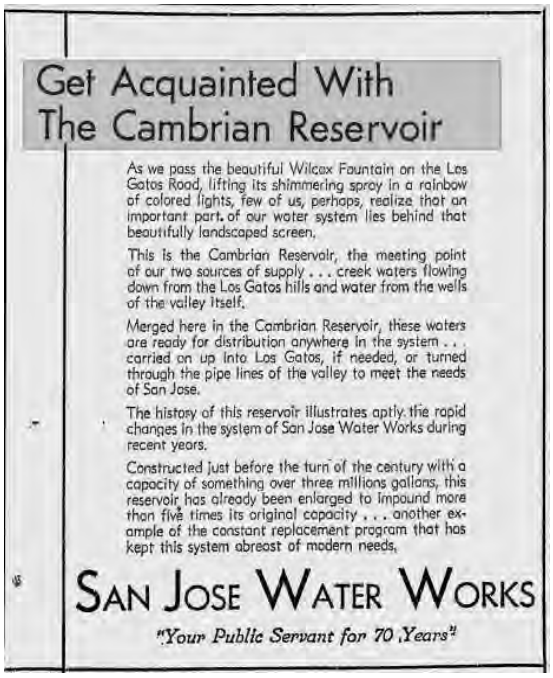


Figure 3. 1870 U.S. Census, showing land owned by R.J. Barker under cultivation for wheat.



Get Acquainted With
The Cambrian Reservoir

As we pass the beautiful Wilcox Fountain on the Los Gatos Road, lifting its shimmering spray in a rainbow of colored lights, few of us, perhaps, realize that an important part of our water system lies behind that beautifully landscaped screen.

This is the Cambrian Reservoir, the meeting point of our two sources of supply . . . creek waters flowing down from the Los Gatos hills and water from the wells of the valley itself.

Merged here in the Cambrian Reservoir, these waters are ready for distribution anywhere in the system . . . carried on up into Los Gatos, if needed, or turned through the pipe lines of the valley to meet the needs of San Jose.

The history of this reservoir illustrates aptly the rapid changes in the system of San Jose Water Works during recent years.

Constructed just before the turn of the century with a capacity of something over three millions gallons, this reservoir has already been enlarged to impound more than five times its original capacity . . . another example of the constant replacement program that has kept this system abreast of modern needs.

SAN JOSE WATER WORKS

"Your Public Servant for 70 Years"

Figure 4. *San Jose News* article, May 12, 1937.

Figure 5. Construction of the Cambrian Reservoir, ca 1920, courtesy of the San Jose State University.

Figure 6. Wilbur J. Wilcox Fountain, courtesy of the John C. Gordon Photographic Collection (San Jose State University).

HISTORIC RESOURCE FIELD SURVEY

CAMBRIAN STATION

The Project Area was previously surveyed and evaluated by Archaeological Resource Management and documented in a letter report (dated June 3, 2016) and within DRP forms (dated June 2, 2016).

However, due to deficiencies in the document and the need to meet CEQA and City of San Jose municipal codes, it was necessary to complete an updated HRE that provided the missing details and to ensure a full evaluation the Project Area.

EDS Principal Architectural Historian, Stacey De Shazo M.A., conducted a site visit on October 17, 2016. The entire Project Area was surveyed, photographed, and documented. The section below details the buildings, object, and landscape located within the Project Area.

1924 Reservoir Pump House

The 1924 Reservoir Pump House is designed in the Mission Revival architectural style (Figure 7). The single-story building is constructed in a simple asymmetrical plan and is clad in stucco that appears to be original (Figure 8). The building consists of a total seven double-hung wood windows, two doors, and extensive interior and exterior pumps that make-up the details of the mechanical water system of the Cambrian Station. The roof is constructed of red tile and is laid out in a system typical of Mission Revival design. The building consists of a Mission Revival style curvilinear parapet along the primary elevation that is designed to imitate the silhouette of a Spanish Mission. The parapet consists of signage that includes raised lettering that is placed along an elevated rectangular base that states, “San Jose Water Works Cambrian Pump Station”. The primary elevation also consists of a projecting center bay that includes a shed roof that is tiled and an arched entry doorway (Figure 9). The bay serves as covered porch for the front door. The front door is wood paneled and includes a wood and mesh screen that appear to be original to the building (Figure 10). The bay is flanked by two double-hung, wood windows with decorative ogee (aka lug) moldings. The windows include wood casings and wood window sills that are original and in good condition (Figure 11 and Figure 12). Due to the building’s location along S. Bascom Avenue, a thin acrylic plastic sheet that has been fastened to the exterior of the two primary elevation windows to protect the windows from being broken. There is also one window along the northwest rear elevation that is boarded up with plywood (Figure 13). The 1924 Reservoir Pump House, as well as the entire Cambrian Station, is bound along S. Bascom Avenue by a chain link and barbed wire fence. The interior of the building consists of pipes and mechanical equipment in support of the two reservoirs (Figure 14). There is also an associated concrete block building located behind the rear elevation of the 1924 Reservoir Pump House, shown in Figure 15, that was constructed in the late 1970s.

Figure 7. 1924 Reservoir Pump House facing north.

Figure 8. 1924 Southeast elevation of the Reservoir Pump House facing northwest.

Figure 9. Primary elevation decorative details and projecting bay.

Figure 10. Primary elevation front door and screen.

Figure 11. Primary elevation (southeast façade) and the southwest elevation showing the double-hung window.

Figure 12. Windows along Southwest elevation facing northwest.

Figure 13. Northwest façade, facing northeast showing the windows and exterior pipes.

Figure 14. Interior of the 1924 Reservoir Pump House.

Figure 15. Northeast façade and northwest façade, facing southeast, showing the modern mechanical building.

1926 Wilbur J. Wilcox Fountain and associated landscape

The 1926 Wilbur J. Wilcox Fountain and associated landscape was designed to commemorate the Cambrian Station and recognize the efforts of the former San Jose Water Company Superintendent (1881 – 1918) Wilcox, who was instrumental in the construction of the first Cambrian Station reservoir. The fountain is part of a planned landscape design that includes paths, steps, and low garden walls. The decorative fountain is a double-tiered, white marble object that rests on a concrete hexagon shape base (Figure 16). The design consists of elements that are reminiscence of Neoclassical design, such as the ionic scroll design on the support column at the base of the urn (Figure 17). Overall, the fountain is in fair condition; however, the marble spouts have been deliberately broken off, the fountain does not appear to have been operational for many years, and the interior of the pool is in poor condition (Figure 18). The associated landscape appears to be a designed landscape; however, research did not reveal a particular architect and it likely that the construction was done by local stone masons. The landscape consists of wide low-rise stairs constructed of concrete that lead up to the fountain, and a low garden wall (Figure 19). Although design elements are missing from the landscape, the stairs and garden wall are in good condition.

Figure 16. Overview of the Wilcox Fountain, facing northeast.

Figure 17. Details showing Neoclassical elements.

Figure 18. The interior hexagonal pool of the Fountain.

Figure 19. Overview of the designed steps, facing southeast.

ca. 1939 Fountain Pump House

The ca. 1939 Fountain Pump House was constructed to house pumping equipment in support of the Wilcox Fountain and was designed with elements associated with the Spanish Colonial Revival architecture. The rectangular planned building consists of a front gable, with a shed roof attachment and winged wall (Figure 20 and Figure 21). The building does not appear to have a foundation; however, it may have a concrete pad or perimeter foundation not visible from the exterior. The winged wall is a character defining feature that is associated with the Spanish Colonial Revival style. The building is clad

in rough white stucco and there is a low pitched roof with exposed rafters that extend along the entire roof and appear to be structural elements. Along the primary elevation there is a decorative cornice mold located below the roof line and double wood doors. There is a secondary primary elevation wood door that is located along the she roof section of the building. Both doors have large wood headers and are constructed of vertical boards with decorative hinges. The roof is clad in composite shingles and appears to be in fair condition. There are three windows on building; however, they are boarded up with plywood. Along the rear elevation, exterior wall there is evidence of an addition or porch attachment (Figure 22). There is also lumber debris along this elevation and a short fence that does not appear to be historic (Figure 23). There is a third door located along the southeast elevation of the building, as well as a porch overhang that is attached to the exterior wall and supported by wood brackets. The building is no longer in use as a pump house and is currently being utilized for storage. There are also several anchor plates located along the south elevation. The building is in fair condition, but due to limited access it could not be fully accessed from the interior.

Figure 20. Primary elevation, facing southwest.

Figure 21. Winged wall, facing southeast.

Figure 22. Rear southwest facing elevation, facing northeast.

Figure 23. Lumber and a wood fence at the rear of the ca. 1939 Fountain Pump House.

ca. 1939 Storage Building

The ca. 1939 Storage Building is situated approximately 20 west of the Wilcox Fountain and is a simple side gable planned building with *elements* of Spanish Colonial Revival architectural style (Figure 24). The building consists of white rough stucco exterior walls, a full width porch supported by wood posts (Figure 25). There is a low pitch roof with exposed rafters that appear to be structural. The roof is clad in composite shingles and is in good condition. There is a single front entry door and the building is situated on a concrete pad. There are mechanical elements adjacent to the building and small wooden boxes along the east elevation of the building that cover mechanical elements associated with the reservoir.

Figure 24. ca. 1939 Storage Building, facing Northeast.

Figure 25. Exterior of the ca. 1939 Storage Building, facing east.

1890 Reservoir and 1921 Reservoir

There are two earthen reservoirs located within the Project Area. The 1890 Reservoir is an engineered oblong shaped reservoir that is situated along the western section of the Project Area (Figure 26). The second reservoir was constructed in 1921 (Figure 27) and is located below and in front of the 1890 Reservoir. Both of the reservoirs are located behind a chain linked and barbered wire fencing and are covered in corrugated metal. The reservoirs were not assessable to fully document as part of this survey in regards to the current condition as these are active reservoirs.

Figure 26. 1890 Reservoir, facing south.

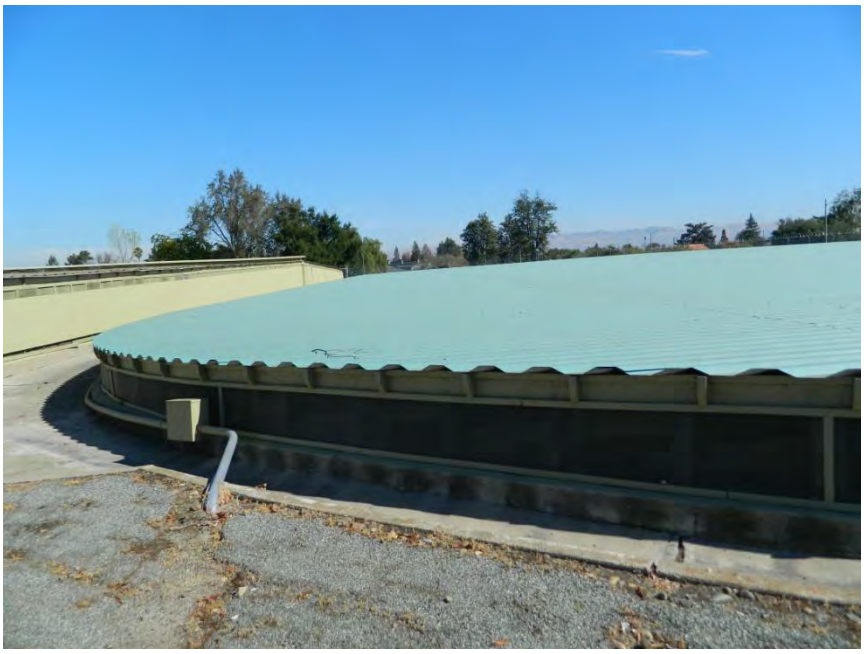


Figure 27. 1921 Reservoir, facing northeast.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The Cambrian Station, located at 3033 S. Bascom Avenue San Jose, Santa Clara County, California, was evaluated to determine eligibility for listing to the NRHP, CRHR, and City of San Jose local list. The Project Area that includes a Mission Revival style 1924 Reservoir Pump House, 1926 Wilbur J. Wilcox Fountain and associated landscape, a Spanish Colonial Revival ca. 1939 Fountain Pump House, Spanish

Colonial Revival style ca. 1939 Storage Building, a 1890 Reservoir, and a 1921 Reservoir that are owned by the SJWC were surveyed and evaluated.

EVALUATION CRITERIA

National Register of Historic Places

The NRHP is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. To be considered eligible, a property must meet the NRHP Criteria for significance**.** This involves examining the property's age, integrity, and significance.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The CRHR follows nearly identical guidelines to those used for the National Register. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically.

NRHP and CRHR Criterion for Evaluation

A/1 *The property is associated with events that have made a significant contribution to the broad patterns of our history.*

The property that includes a Mission Revival style 1924 Reservoir Pump House, 1926 Wilbur J. Wilcox Fountain and associated landscape, a Spanish Colonial Revival ca. 1939 Fountain Pump House, Spanish Colonial Revival style ca. 1939 Storage Building, a 1890 Reservoir, and a 1921 Reservoir does appear to be significant in association with historical events important to the nation or California. Although the resources may not be individually eligible for listing on the NRHP or the CRHR under this criteria, the Mission Revival style 1924 Reservoir Pump House, the 1890 Reservoir, and the 1921 Reservoir would likely be considered contributing resources to a potential larger historic district associated with the SJWC business of water development and production within the City of San Jose and the greater Santa Clara County. The ca. 1939 Fountain Pump House building, which is proposed to be demolished, was constructed to pump water to the Wilcox Fountain and is not associated with either of the two reservoirs, and was not built or utilized to house mechanical equipment in support of the two reservoirs. Due to this distinction, the ca. 1939 Fountain Pump House could be viewed as a non-contributing element to a potential larger historic district. In addition, the ca. 1939 Fountain Pump House does not appear individually eligible under criteria A/1. The 1926 Wilbur J. Wilcox Fountain and associated landscape lack integrity and are therefore not considered within the significance evaluation. The Spanish Colonial Revival style ca. 1939 Storage Building, although it does have integrity, was not associated with the event of water development and production and would therefore not be eligible for individual listing, but could be considered a non-contributing building to a potential larger historic district. In order to further understand

the potential historic district a larger context would need to be developed within the context of the SJWC and their other properties, water development and the business of water production related to NRHP category of significance such as *community planning and development, and engineering*.[1]

B/2 *The property is not associated with the lives of persons in our past to either local, California or national history.*

Based on extensive local and regional research regarding the property there is no evidence that the property was associated with persons significant to national or California history; therefore, the resource is not eligible for listing on the NRHP under Criterion B or CRHR under Criterion 2.

C/3 *The property does embody the distinctive characteristics of a type, period, region or method of construction or that represent the work of a master, or posses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.*

The Mission Revival and Spanish Colonial Revival architectural style has its roots in California during the late nineteenth century and early twentieth century during a time when Californians embraced the romantic notions of California's mission-era past. During this time many well-known architects embraced revival architectural style, which also inspired local governments to construct schools and public buildings in the Mission and Spanish Colonial Revival style. The 1924 Reservoir Pump House at Cambrian Station is a good example of Mission Revival architectural style during the 1920s and appears eligible for individual listing at the NRHP and CRHR under this criterion. The 1926 Wilbur J. Wilcox Fountain and associated landscape are designed in a style that is reminiscent of Neoclassical architecture, which is a contrast from the 1924 Mission Style building that was constructed two years earlier. However due to integrity issues, which are addressed in the section below, the fountain and associated landscape were not considered as eligible for listing on the NRHP or the CRHR under criterion C/3. The Spanish Colonial Revival ca. 1939 Fountain Pump House was constructed in support of the Wilcox Fountain and is representative of the Spanish Colonial architectural style. The building was not constructed to function as a pump house for the reservoir, but only used to operate the pumps that ran the Wilcox Fountain. Although the Spanish Colonial Revival style ca. 1939 Fountain Pump House does represent a distinctive architectural style, it could be argued that the Fountain Pump House lacks a functional connection to the reservoir use and purpose that effects it integrity and significance, and due to the lack of integrity of the Wilcox Fountain (addressed in the section below) would not be eligible for individual listing under criteria c/3 or as a contributor to the potential historic district. The ca. 1939 Storage Building was designed with elements of Spanish Colonial Revival architectural style and although it not likely to be eligible for individual listing as it lacks the distinctive characteristics of this architectural style, and due to its function as a storage building with no direct associated with the business of water development and production, the building could be considered as a non-contributor to the larger potential historic district related to the SWJC, but it lacks significance for listing on the NRHP or CRHP. The 1890

[1] National Park Service, National Register Bulletin, 16a. How to Complete a National Register Form (Revised 1997).

Reservoir and a 1921 Reservoir do represent a distinctive method of construction and although they are not likely to be eligible for individual listing on the NRHP or the CRHP, both reservoirs are intact and could be considered as contributors to a larger potential historic district associated with the SJWC. In order to further understand the potential larger historic district a more expansive historic context of the SJWC and their properties would need to be developed in association with water development and the business of water production.

D/4 The property does not have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The Project Area was *not* evaluated for archaeology, so the property cannot be determined if it will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

HISTORIC INTEGRITY

In order to qualify for listing in the NRHP or the CRHR, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the NRHP and the CRHR. The same seven variables or aspects that define integrity are applied to both a NRHP and CRHR evaluation, including location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

The following section is provided to address integrity issues related to the 1926 Wilbur J. Wilcox Fountain and landscape and associated ca. 1939 Fountain Pump House. This Wilcox Fountain, landscape, and ca. 1939 Fountain Pump House are highlighted in the section below due to their association with and the proposed demolition of the ca. 1939 Fountain Pump House.

- **Location.** The 1926 Wilbur J. Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House retain integrity of location because each building remains at the original location where they were constructed. The buildings have integrity of location.

- **Design.** The 1926 Wilbur J. Wilcox Fountain and landscape have several design integrity issues due to neglect and vandalism. The Wilcox Fountain character-defining features, such as the spouts and the marble, are cracked and are missing elements. The Wilcox Fountain appears to have been vandalized for the marble stone. The landscape that once included large urns and garden fixtures and other objects are no longer present. The only remaining intact elements are the stairs and the low garden wall. The Wilcox Fountain and landscape does not have integrity of design. The ca. 1939 Fountain Pump House appears to have retained the original design; however, character-defining features such as the windows were not visible during the survey. The building has integrity of design.

- **Setting.** S. Bascom Street and the surrounding Cambrian neighborhood have changed significantly. The area that was once agricultural land that included grain fields and fruit orchards saw significant changes post World War II with the development of suburban neighborhoods, the widening of roads, and the construction of the nearby freeways. The 1926 Wilbur J. Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House do not retain integrity of setting.

- **Materials.** Although character-defining features of the 1926 Wilbur J. Wilcox Fountain and landscape have been vandalized or are missing, the ca. 1939 Fountain Pump House do retain some integrity of materials.

- **Workmanship.** The 1926 Wilbur J. Wilcox Fountain and landscape have been altered fairly significantly; the workmanship is still evidenced in the neoclassical ionic details within the urn stand, the urn, and the designed staircase and garden wall. The workmanship of the ca. 1939 Fountain Pump House is evidenced in the winged wall, and the stucco application. The 1926 Wilbur J. Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House retain integrity of workmanship.

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Changes to the Cambrian Station neighborhood no longer evokes a sense of feeling that is with the period of construction within the Project Area from 1890 through ca. 1939. In particular the feeling of civic pride that the Wilcox Fountain previously conveyed in its association with the landscape of the past has been severed. The Cambrian Station as a whole feels disconnected from the neighborhood that is now primarily apartments, houses, and business. The 1926 Wilbur J. Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House do not retain integrity of feeling. In addition, the close proximately to the four-lane road that can be viewed from the Wilcox Fountain and landscape detract from the feeling of a past time.

- **Association.** The 1926 Wilbur J. Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House houses do not have a direct connection to water production for the reservoir or the citizens of San Jose, and although Wilbur J. Wilcox was an important person locally, the commemorative Wilcox Fountain, landscape or the associated Fountain Pump House are considered significant and therefore do not have integrity of association.

In conclusion, the 1926 Wilbur J. Wilcox Fountain and landscape retain integrity of location, materials, and workmanship. The ca. 1939 Fountain Pump House retains integrity of location, design, materials, and workmanship. Since the Wilcox Fountain and landscape, and the ca. 1939 Fountain Pump House are closely related in function and purpose, although not in design, it is very important to take into consideration the connection. It could be argued that Wilcox Fountain and landscape's lack of integrity and association with the potential historic district diminishes the integrity of the ca. 1939 Fountain

Pump House and contributes to the loss of connection that the ca. 1939 Fountain Pump House has with the property as the Fountain Pump House was not built in support of the Cambrian Station reservoirs, but to support the Wilcox Fountain.

SECRETARY OF INTERIOR STANDARDS REVIEW

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The following section addresses the proposed project within the context of the Secretary of Interior Standards for the Treatment of Historic Properties, adopted by the City of San Jose. The Standards are presented in black, and EDS' analysis is presented below in blue.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

   EDS Response: There is no use change to any of the buildings within the Project Area.

   Evaluation: The proposed project complies with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

   EDS Response: No historic materials or alterations to character-defining features are proposed.

   Evaluation: The proposed project complies with Standard 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

   EDS Response: No conjectural features or architectural elements from other buildings are included in the project.

   Evaluation: The proposed project complies with Standard 3

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

   EDS Response: Although changes have occurred on the property over time, integrity issues related to the ca. 1926 Wilcox Fountain, landscape, and associated ca. 1939 Fountain Pump House diminishes their significant and ability to convey significance. To be clear, *integrity is the ability of a property to convey its significance***.** To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have *integrity*. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. The significance of the property is its association with water production and the growth of the City of San Jose. It is therefore

suggestion that the function and design of the Cambrian Station buildings, objects, and associated landscape are addressed as a potential historic district with elements that lack and elements that lack integrity would not have the right to be retained and preserved.

Evaluation: The proposed project complies with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

   EDS Response: The Mission Revival style architecture of the ca. 1924 Reservoir Pump House, 1890 and 1921 Reservoirs are all associated with water production will be preserved as each possess integrity and character-defining elements that support their significance as a potential historic district. However, the ca. 1939 Spanish Colonial Revival Storage Building, which is associated with the SJWC, but not the production or mechanics of the water business, is proposed for demolition.

   Evaluation: The proposed project complies with Standard 5 in regards to the preservation of the ca. 1924 Reservoir Pump House, 1890 and 1921 Reservoirs; however, ca. 1939 Spanish Colonial Revival Storage Building is proposed for demolition. The removal of this small building, although not incompliance with Standard 5; will not affect the eligibility of the potential larger, and more significant historic district associated with the SJWC and the business and production of water.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

   EDS Response: There are no historic features associated with the potential historic district that are proposed to be removed.

   Evaluation: The proposed project complies with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

   EDS Response: Historic materials will not be damaged by chemical or physical treatments during the proposed addition to the ca. 1900 house.

   Evaluation: The proposed project complies with Standard 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

   EDS Response: There are no known archaeological resources within the Project Area, and ground disturbing activities will be limited to minimal surface grading.

Evaluation: The proposed project complies with Standard 8.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

   EDS Response: New construction is planned for the Project Area, along the rear (west elevation) of the ca. 1924 Reservoir Pump House. The new building is a single story, front gable concrete masonry building that will be set-back from the ca. 1924 Reservoir Pump House approximately 20.0 feet. The new building will have a moderate pitched roof that will be clad in galvanized metal. The building will be partially visible from the street view; however, the topography allows for the building to be positioned slightly lower and less visible from the S. Bascom Avenue. The new construction will also be clearly different from the Mission Revival architecture, but the use of concrete blocks and a simple gable plan are compatible with buildings and structures associated with reservoirs both historically and today. The design also does not detract from the Mission Revival architectural style of the ca. 1924 Reservoir Pump House.

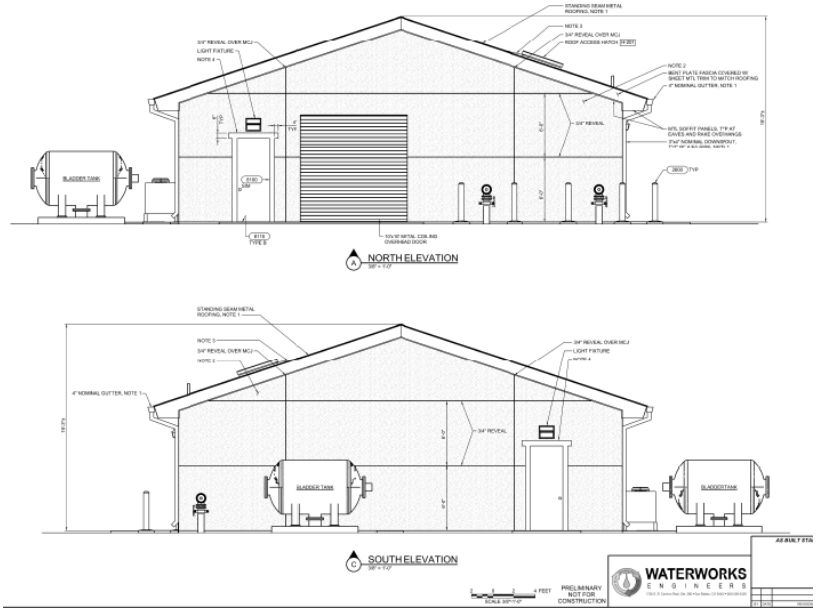


Figure 28. New building, located at the rear of the ca. 1924 Reservoir Pump House.

Evaluation: The proposed project complies with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

EDS Response: The new building will be constructed in a way that, if removed in the future In addition, it could be done so without damage to any known historic resources.

Evaluation: The proposed project complies with Standard 10.

CONCLUSIONS AND RECOMMENDATIONS

Historical resources include properties eligible for listing on the NRHP, the CRHR, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an 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."

The Project Area includes a Mission Revival style 1924 Reservoir Pump House, 1926 Wilbur J. Wilcox Fountain and associated landscape, Spanish Colonial Revival ca. 1939 Fountain Pump House, Spanish Colonial Revival style ca. 1939 Storage Building, a 1890 Reservoir, and a 1921 Reservoir that were surveyed and evaluated to determine historic integrity and eligibility for listing on the NRHP, CRHR, and/or a local listing. Based on the HRE that included a record search, field survey, and analysis, the Cambrian Station appears to be associated with a potential historic district related to the SJWC. A primary record, continuation sheets, and location map DPR forms were completed as part of this report; however, due to the limitation regarding the scope of work associated with this updated HRE, a district DPR form was not completed as it requires substantial additional research and analysis that could encompass a potential larger district as a whole when taking into consideration the smaller potential district.

In regards to individual listing on the NRHP and CRHP, the Mission Revival style 1924 Reservoir Pump House is the only building that appears both individually eligible for listing on the NRHP and CRHP and as a contributor to a potential historic district. The 1926 Wilbur J. Wilcox Fountain and associated landscape are not recommended as eligible for listing on the NRHP or the CRHR due to lack of integrity, and the Spanish Colonial Revival ca. 1939 Fountain Pump House potentially lacks integrity due to its direct association with the Wilcox Fountain and does not appear to meet any criteria for individual listing on the NRHP or the CRHP. The Spanish Colonial Revival style ca. 1939 Storage Building does not appear eligible for individual listing on the NRHP or CRHP. The 1890 Reservoir, and 1921 Reservoir also do not appear to be individually eligible for the NRHP or CRHP.

In regards to the potential historic district, the Mission Revival style 1924 Reservoir Pump House, the 1890 Reservoir, and 1921 Reservoir appear eligible as contributors to the historic district due to their association with the development and production of water and growth related to the City of San Jose and their association with the San Jose Water Company. The Spanish Colonial Revival style ca. 1939 Storage Building appears to be a non-contributor to the potential historic district as the buildings function is not directly associated with the event of development and production of water and growth related to the City of San Jose.

In regards to local listing and based on the City of San Jose Historic Evaluation Criteria (aka Tally) (attachment B) the Mission Revival style 1924 Reservoir Pump House, the 1890 Reservoir, and 1921

Reservoir appear to meet the local criteria for listing. However, the 1926 Wilbur J. Wilcox Fountain and associate landscape, ca. 1939 Fountain Pump House, and the ca. 1939 Storage Building do not appear to meet the standards set forth by the City of San Jose for local listing.

The proposed demolition of the ca. 1939 Fountain Pump House and the 1939 Storage Building, as well as the construction of a new one-story 2,000 square foot building within Cambrian Station. Based on the understanding that the Cambrian Station property could form a potential historic district associated with the business of water production and development in San Jose and Santa Clara County, and that the ca. 1939 Fountain Pump House and ca. 1939 Storage Building are not historical resources, the demolition of the two buildings would not cause a significant impact to historical resources. Finally, the new single story building complies with CEQA based on the location and design, as well as the construction methods that would allow for the removal of the building in the future with no impact to the potential historic district.

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Attachment A

DPR Forms and City of San Jose Form

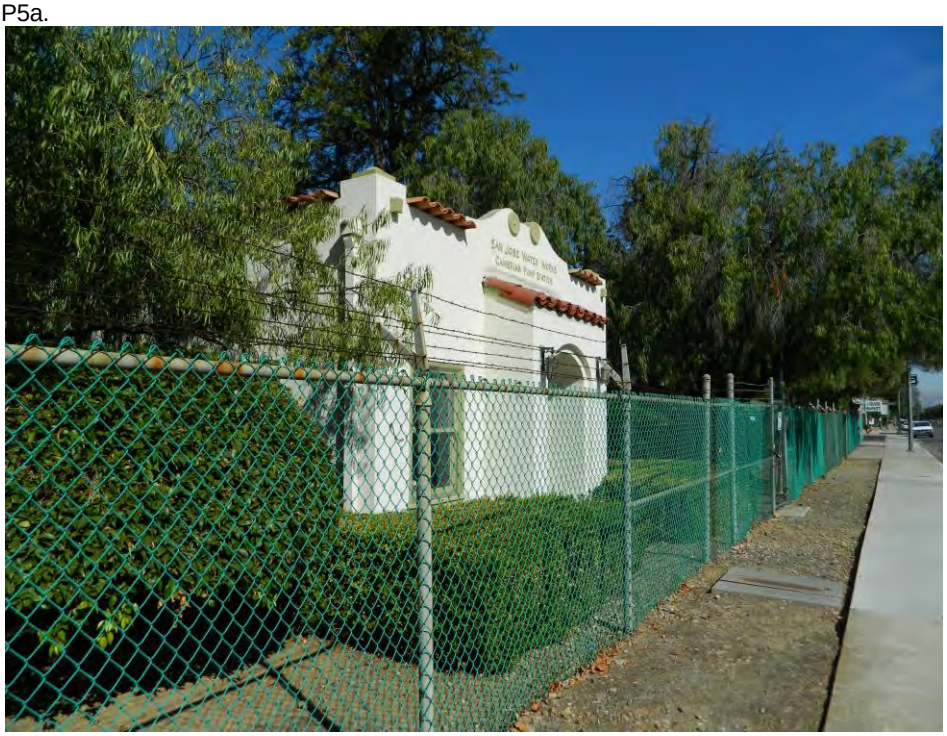
State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) San Jose Water Company Cambrian Station
P1. Other Identifier: San Jose Water Works Cambrian Station
*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** San Jose West **Date** 1961/1980 **T** 8S ; **R** 1W ; ☐ **of** ☐ **of Sec** 2 ; **B.M.**
c. Address 3033 S. Bascom Avenue City San Jose Zip 95124
d. UTM: (Give more than one for large and/or linear resources) Zone 10 , 593967 mE/ 4125164 mN
e. Other Locational Data: The resource is located at 3033 S. Bascom Avenue, San Jose, Santa Clara County, California, within Assessor's Parcel Numbers 414-03-010 and 414-03-011.

***P3a. Description:**
The San Jose Water Company Cambrian Station (Cambrian Station) is situated along the western side of S. Bascom approximately 0.2 miles northeast of Camden Avenue and 0.4 miles southwest of Curtner Avenue. Cambrian Station consists of a Mission Revival style 1924 Reservoir Pump House, 1926 Wilbur J. Wilcox Fountain and associated landscape, a Spanish Colonial Revival ca. 1939 Fountain Pump House, Spanish Colonial Revival style ca. 1939 Storage Building, and two Cambrian Station Reservoirs (the first was constructed in 1890, and the second was constructed in 1921). The property also consists of a partially enclosed concrete block building that was constructed in ca. 1975 that was not recorded as part of the documentation.
(*see Continuation Sheet, Page 2*)

P5a.



***P3b. Resource Attributes:** (List attributes and codes) Public Utility Building HP9; Reservoir HP22; Landscape Architecture HP29
***P4. Resources Present:** ☒ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
***P7. Owner and Address:**
San Jose Water Company
110 West Taylor Street
San Jose, CA 95110
***P8. Recorded by:**
Stacey De Shazo, M.A.
Evans & De Shazo, LLC
6876 Sebastopol Avenue, Sebastopol, CA 95476
***P9. Date Recorded:** October 17, 2016
***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Updated Historic Resource Evaluation of the San Jose Water Company Cambrian Station Located at 3033 S Bascom Avenue, San Jose, Santa Clara County, CA, Evans & De Shazo, LLC, 2016
***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):

1924 Reservoir Pump House

The 1924 Reservoir Pump House is designed in the Mission Revival architectural style. The single-story building is constructed in a simple asymmetrical plan and is clad in stucco that appears to be original. The building consists of a total seven double-hung wood windows, two doors, and extensive interior and exterior pumps that make-up the details of the mechanical water system of the Cambrian Station. The roof is constructed of red tile and is laid out in a system typical of Mission Revival design. The building consists of a Mission Revival style curvilinear parapet along the primary elevation that is designed to imitate the silhouette of a Spanish Mission. The parapet consists of signage that includes raised lettering that is placed along an elevated rectangular base that states, "San Jose Water Works Cambrian Pump Station". The primary elevation also consists of a projecting center bay that includes a shed roof that is tiled and an arched entry doorway. The bay serves as covered porch for the front door. The front door is wood paneled and includes a wood and mesh screen that appear to be original to the building. The bay is flanked by two double-hung, wood windows with decorative ogee (aka lug) moldings. The windows include wood casings and wood window sills that are original and in good condition. Due to the building's location along S. Bascom Avenue, a thin acrylic plastic sheet that has been fastened to the exterior of the two primary elevation windows to protect the windows from being broken. There is also one window along the northwest rear elevation that is boarded up with plywood. The 1924 Reservoir Pump House, as well as the entire Cambrian Station, is bound along S. Bascom Avenue by a chain link and barbed wire fence. The interior of the building consists of pipes and mechanical equipment in support of the two reservoirs. There is also an associated concrete block building located behind the rear elevation of the 1924 Reservoir Pump House, shown in that was constructed in the late 1970s.

1926 Wilbur J. Wilcox Fountain and associated landscape

The 1926 Wilbur J. Wilcox Fountain and associated landscape was designed to commemorate the Cambrian Station and recognize the efforts of the former San Jose Water Company Superintendent (1881 – 1918) Wilcox, who was instrumental in the construction of the first Cambrian Station reservoir. The fountain is part of a planned landscape design that includes paths, steps, and low garden walls. The decorative fountain is a double-tiered, white marble object that rests on a concrete hexagon shape base. The design consists of elements that are reminiscence of Neoclassical design, such as the ionic scroll design on the support column at the base of the urn. Overall, the fountain is in fair condition; however, the marble spouts have been deliberately broken off, the fountain does not appear to have been operational for many years, and the interior of the pool is in poor condition. The associated landscape appears to be a designed landscape; however, research did not reveal a particular architect and it likely that the construction was done by local stone masons. The landscape consists of wide low-rise stairs constructed of concrete that lead up to the fountain, and a low garden wall. Although design elements are missing from the landscape, the stairs and garden wall are in good condition.

ca. 1939 Fountain Pump House

The ca. 1939 Fountain Pump House was constructed to house pumping equipment in support of the Wilcox Fountain and was designed with elements associated with the Spanish Colonial Revival architecture. The rectangular planned building consists of a front gable, with a shed roof attachment and winged wall. The building does not appear to have a foundation; however, it may have a concrete pad or perimeter foundation not visible from the exterior. The winged wall is a character defining feature that is associated with the Spanish Colonial Revival style. The building is clad in rough white stucco and there is a low pitched roof with exposed rafters that extend along the entire roof and appear to be structural elements. Along the primary elevation there is a decorative cornice mold located below the roof line and double wood doors. There is a secondary primary elevation wood door that is located along the she roof section of the building. Both doors have large wood headers and are constructed of vertical boards with decorative hinges. The roof is clad in composite shingles and appears to be in fair condition. There are three windows on building; however, they are boarded up with plywood. Along the rear elevation, exterior wall there is evidence of an addition or porch attachment. There is also lumber debris along this elevation and a short fence that does not appear to be historic. There is a third door located along the southeast elevation of the building, as well as a porch overhang that is attached to the exterior wall and supported by wood brackets. The building is no longer in use as a pump house and is currently being utilized for storage. There are also several anchor plates located along the south elevation. The building is in fair condition, but due to limited access it could not be fully accessed from the interior.

ca. 1939 Storage Building

The ca. 1939 Storage Building is situated approximately 20 west of the Wilcox Fountain and is a simple side gable planned building with *elements* of Spanish Colonial Revival architectural style. The building consists of white rough stucco exterior walls, a full width porch supported by wood posts. There is a low pitch roof with exposed rafters that appear to be structural. The roof is clad in composite shingles and is in good condition. There is a single front entry door and the building is situated on a concrete pad. There are mechanical elements adjacent to the building and small wooden boxes along the east elevation of the building that cover mechanical elements associated with the reservoir.

ca. 1939 Fountain Pump House

The ca. 1939 Fountain Pump House was constructed to house pumping equipment in support of the Wilcox Fountain and was designed with elements associated with the Spanish Colonial Revival architecture. The rectangular planned building consists of a front gable, with a shed roof attachment and winged wall. The building does not appear to have a foundation; however, it may have a concrete pad or perimeter foundation not visible from the exterior. The winged wall is a character defining feature that is associated with the Spanish Colonial Revival style. The building is clad in rough white stucco and there is a low pitched roof with exposed rafters that extend along the entire roof and appear

to be structural elements. Along the primary elevation there is a decorative cornice mold located below the roof line and double wood doors. There is a secondary primary elevation wood door that is located along the she roof section of the building. Both doors have large wood headers and are constructed of vertical boards with decorative hinges. The roof is clad in composite shingles and appears to be in fair condition. There are three windows on building; however, they are boarded up with plywood. Along the rear elevation, exterior wall there is evidence of an addition or porch attachment. There is also lumber debris along this elevation and a short fence that does not appear to be historic. There is a third door located along the southeast elevation of the building, as well as a porch overhang that is attached to the exterior wall and supported by wood brackets. The building is no longer in use as a pump house and is currently being utilized for storage. There are also several anchor plates located along the south elevation. The building is in fair condition, but due to limited access it could not be fully accessed from the interior.

ca. 1939 Storage Building

The ca. 1939 Storage Building is situated approximately 20 west of the Wilcox Fountain and is a simple side gable planned building with *elements* of Spanish Colonial Revival architectural style. The building consists of white rough stucco exterior walls, a full width porch supported by wood posts. There is a low pitch roof with exposed rafters that appear to be structural. The roof is clad in composite shingles and is in good condition. There is a single front entry door and the building is situated on a concrete pad. There are mechanical elements adjacent to the building and small wooden boxes along the east elevation of the building that cover mechanical elements associated with the reservoir.

1890 Reservoir and 1921 Reservoir

There are two earthen reservoirs located within the Project Area. The 1890 Reservoir is an engineered oblong shaped reservoir that is situated along the western section of the Project Area. The second reservoir was constructed in 1921 and is located below and in front of the 1890 Reservoir. Both of the reservoirs are located behind a chain linked and barbered wire fencing and are covered in corrugated metal. The reservoirs were not assessable to fully document as part of this survey in regards to the current condition as these are active reservoirs.


SAN JOSE WATER WORKS
CAMBRIAN PUMP STATION

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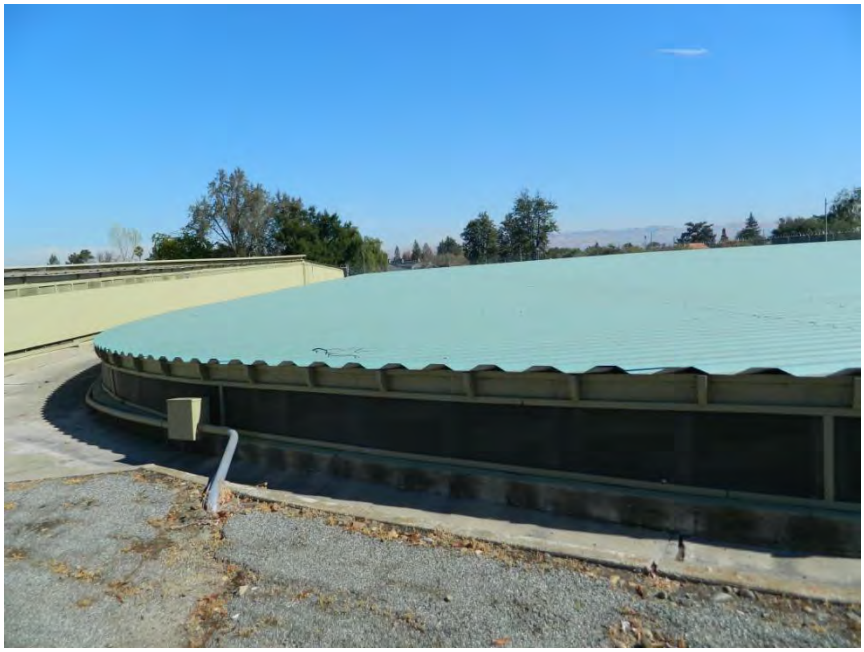
CONTINUATION SHEET

CONTINUATION SHEET

Property Name: __San Jose Water Company Cambrian Station



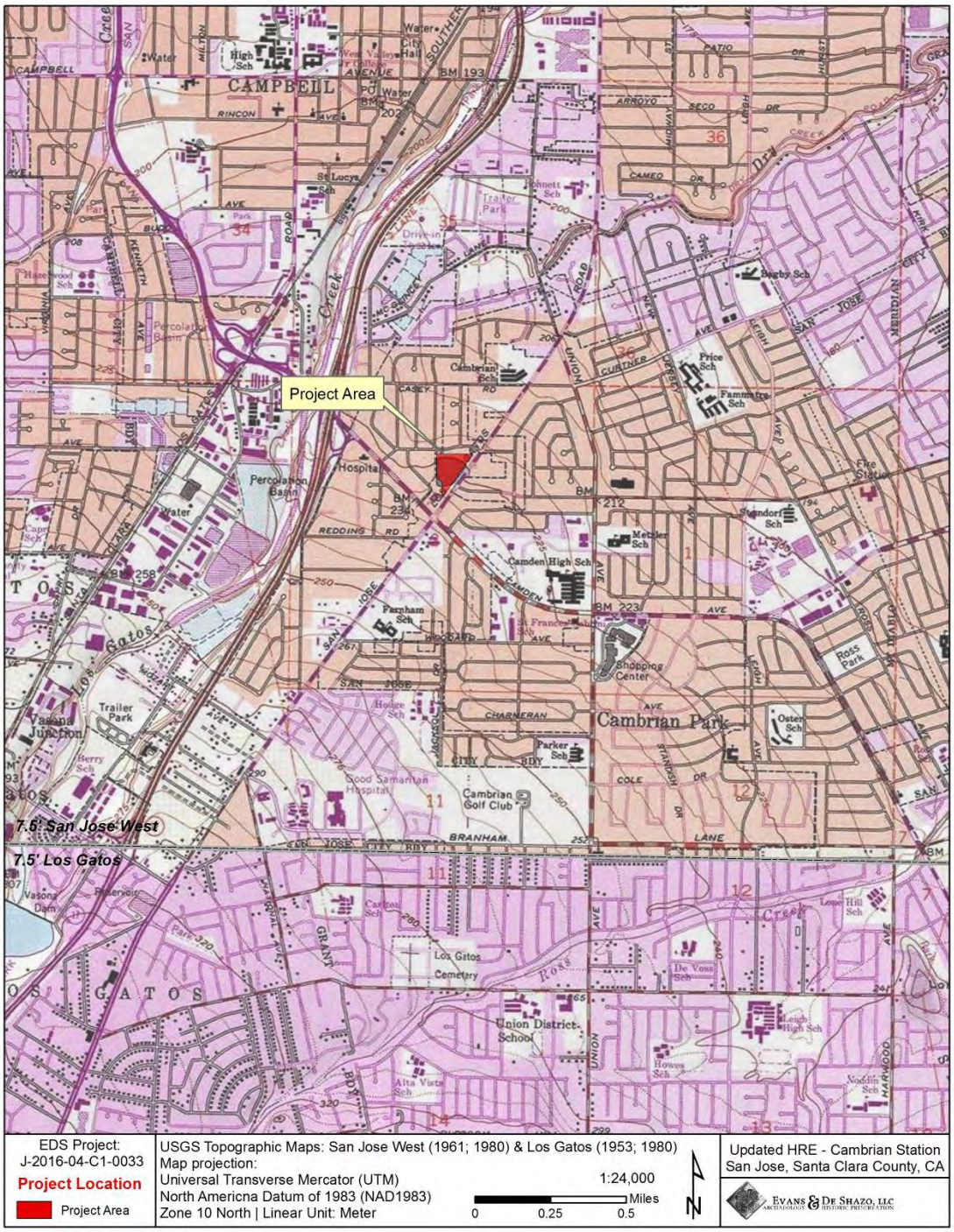
State of California ◆ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 16 **of** 16 ***Resource Name or #** (Assigned by recorder) San Jose Water Company Cambrian Station

***Map Name:** San Jose West and Los Gatos ***Scale:** 1:24,000 ***Date of map: 1961, 180; 1951; 1980**



HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

			E	VG	G	FP
1.	EXTERIOR	The 1890 Reservoir		✓		
2.	STYLE	not applicable - typical engineered reservoir				✓
3.	DESIGNER	unknown				✓
4.	CONSTRUCTION	good example			✓	
5.	SUPPORTIVE ELEMENTS	the supporting elements are present such as the 1924 Pump House and		✓		

B. HISTORY/ASSOCIATION

			E	VG	G	FP
6.	PERSON/ORGANIZATION	A connection with Wilbur J. Wilcox who is credited for the construction su	✓			
7.	EVENT	Associated with the development and production of water in San Jose; however would not be individually eligible for listing		✓		
8.	PATTERNS	The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua		✓		
9.	AGE	1890		✓		

C. ENVIRONMENTAL/CONTEXT

			E	VG	G	FP
10.	CONTINUITY	The reservoir is not visible from the street view, but the association with the 1924 Pump House appears to e		✓		
11.	SETTING	The reservoir is unique, but is not visible from the street setting, which is commercial and residential				✓
12.	FAMILIARITY	The reservoir is familiar to the city and neighborhood, although in a fairly abstract context		✓		

D. INTEGRITY

			E	VG	G	FP
13.	CONDITION	good		✓		
14.	EXTERIOR ALTERATIONS	minor repairs and maintenance		✓		
15.	STRUCTURAL REMOVALS	minor repairs and maintenance		✓		
16.	SITE	has not been moved	✓			

E. REVERSIBILITY

			E	VG	G	FP
17.	EXTERIOR	almost all appears to exist; however maintenance to water storage and upgrades are part have taken place that would		✓		

REVIEWED BY: _____ **DATE:** _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	0
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		50
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	0
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		14

"A" & "C" SUBTOTAL:	36
"B" SUBTOTAL:	50
TOTAL:	86

(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x * 86 = 2.58 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 36 = 1.8 *from A and C Subtotals
	--	.03	.05	.10	.03 x * 50 = 1.5 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x * 36 = 7.2 *from A and C Subtotals
	--	.10	.20	.40	.10 x * 50 = 5 *from B Subtotal
16. SITE	--	.10	.20	.40	-- x * 0 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 18.08

ADJUSTED SUBTOTAL: 86 - 18.08 = 67.92
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 70.92

HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

			E	VG	G	FP
1.	EXTERIOR	The 1890 Reservoir		✓		
2.	STYLE	not applicable - typical engineered reservoir				✓
3.	DESIGNER	unknown				✓
4.	CONSTRUCTION	good example			✓	
5.	SUPPORTIVE ELEMENTS	the supporting elements are present such as the 1924 Pump House and		✓		

B. HISTORY/ASSOCIATION

			E	VG	G	FP
6.	PERSON/ORGANIZATION	A connection with Wilbur J. Wilcox who is credited for the construction su	✓			
7.	EVENT	Associated with the development and production of water in San Jose; however would not be individually eligible for listing		✓		
8.	PATTERNS	The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua		✓		
9.	AGE	1890			✓	

C. ENVIRONMENTAL/CONTEXT

			E	VG	G	FP
10.	CONTINUITY	The reservoir is not visible from the street view, but the association with the 1924 Pump House appears to e		✓		
11.	SETTING	The reservoir is unique, but is not visible from the street setting, which is commercial and residential				✓
12.	FAMILIARITY	The reservoir is familiar to the city and neighborhood, although in a fairly abstract context		✓		

D. INTEGRITY

			E	VG	G	FP
13.	CONDITION	good		✓		
14.	EXTERIOR ALTERATIONS	minor repairs and maintenance		✓		
15.	STRUCTURAL REMOVALS	minor repairs and maintenance		✓		
16.	SITE	has not been moved	✓			

E. REVERSIBILITY

			E	VG	G	FP
17.	EXTERIOR	almost all appears to exist; however maintenance to water storage and upgrades are part have taken place that would		✓		

REVIEWED BY: _____ **DATE:** _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	0
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		50
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	0
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		14

"A" & "C" SUBTOTAL:	36
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TOTAL:	86

(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x * 86 = 2.58 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 36 = 1.8 *from A and C Subtotals
	--	.03	.05	.10	.03 x * 50 = 1.5 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x * 36 = 7.2 *from A and C Subtotals
	--	.10	.20	.40	.10 x * 50 = 5 *from B Subtotal
16. SITE	--	.10	.20	.40	-- x * 0 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 18.08

ADJUSTED SUBTOTAL: 86 - 18.08 = 67.92
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 70.92

HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

			E	VG	G	FP
1.	EXTERIOR	The 1890 Reservoir		✓		
2.	STYLE	not applicable - typical engineered reservoir			✓	
3.	DESIGNER	unknown				✓
4.	CONSTRUCTION	good example			✓	
5.	SUPPORTIVE ELEMENTS	the supporting elements are present such as the 1924 Pump House and		✓		

B. HISTORY/ASSOCIATION

			E	VG	G	FP
6.	PERSON/ORGANIZATION	A connection with Wilbur J. Wilcox who is credited for the construction su	✓			
7.	EVENT	Associated with the development and production of water in San Jose; however would not be individually eligible for listing		✓		
8.	PATTERNS	The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua		✓		
9.	AGE	1890			✓	

C. ENVIRONMENTAL/CONTEXT

			E	VG	G	FP
10.	CONTINUITY	The reservoir is not visible from the street view, but the association with the 1924 Pump House appears to e				✓
11.	SETTING	The reservoir is unique, but is not visible from the street setting, which is commercial and residential				✓
12.	FAMILIARITY	The reservoir is familiar to the city and neighborhood, although in a fairly abstract context		✓		

D. INTEGRITY

			E	VG	G	FP
13.	CONDITION	good		✓		
14.	EXTERIOR ALTERATIONS	minor repairs and maintenance	✓			
15.	STRUCTURAL REMOVALS	minor repairs and maintenance	✓			
16.	SITE	has not been moved	✓			

E. REVERSIBILITY

			E	VG	G	FP
17.	EXTERIOR	almost all appears to exist; however maintenance to water storage and upgrades are part have taken place that would	✓			

REVIEWED BY: _____ **DATE:** _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	0
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		50
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	0
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		14

"A" & "C" SUBTOTAL:	36
"B" SUBTOTAL:	50
TOTAL:	86

(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x * 86 = 2.58 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 36 = 1.8 *from A and C Subtotals
	--	.03	.05	.10	.03 x * 50 = 1.5 *from B Subtotal
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INTEGRITY DEDUCTIONS SUBTOTAL: 18.08

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(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 70.92

HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A.	**VISUAL QUALITY/DESIGN**					
1.	EXTERIOR The 1890 Reservoir	E	VG	G	FP	✓
2.	STYLE not applicable - typical engineered reservoir	E	VG	G	FP	✓
3.	DESIGNER unknown	E	VG	G	FP	✓
4.	CONSTRUCTION good example	E	VG	G	FP	✓
5.	SUPPORTIVE ELEMENTS the supporting elements are present such as the 1924 Pump House and	E	VG	G ✓	FP	
B.	**HISTORY/ASSOCIATION**					
6.	PERSON/ORGANIZATION A connection with Wilbur J. Wilcox who is credited for the construction su	E	VG ✓	G	FP	
7.	EVENT Associated with the development and production of water in San Jose; however would not be individually eligible for listing	E	VG	G ✓	FP	
8.	PATTERNS The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua	E	VG	G	FP	✓
9.	AGE 1890	E	VG	G ✓	FP	
C.	**ENVIRONMENTAL/CONTEXT**					
10.	CONTINUITY The reservoir is not visible from the street view, but the association with the 1924 Pump House appears to e	E	VG	G	FP	✓
11.	SETTING The reservoir is unique, but is not visible from the street setting, which is commercial and residential	E	VG	G	FP	✓
12.	FAMILIARITY The reservoir is familiar to the city and neighborhood, although in a fairly abstract context	E	VG	G ✓	FP	
D.	**INTEGRITY**					
13.	CONDITION good	E	VG	G	FP	✓
14.	EXTERIOR ALTERATIONS minor repairs and maintenance	E	VG	G ✓	FP	
15.	STRUCTURAL REMOVALS minor repairs and maintenance	E	VG	G ✓	FP	
16.	SITE has not been moved	E ✓	VG	G	FP	
E.	**REVERSIBILITY**					
17.	EXTERIOR almost all appears to exist; however maintenance to water storage and upgrades are part have taken place that would	E	VG	G	FP	✓

REVIEWED BY: _____ **DATE:** _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	0
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		50
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	0
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		14

"A" & "C" SUBTOTAL:	36
"B" SUBTOTAL:	50
TOTAL:	86

(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x * 86 = 2.58 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 36 = 1.8 *from A and C Subtotals
	--	.03	.05	.10	.03 x * 50 = 1.5 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x * 36 = 7.2 *from A and C Subtotals
	--	.10	.20	.40	.10 x * 50 = 5 *from B Subtotal
16. SITE	--	.10	.20	.40	-- x * 0 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 18.08

ADJUSTED SUBTOTAL: 86 - 18.08 = 67.92
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 70.92

HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

			E	VG	G	FP
1.	EXTERIOR	The 1890 Reservoir		✓		
2.	STYLE	not applicable - typical engineered reservoir				✓
3.	DESIGNER	unknown				✓
4.	CONSTRUCTION	good example			✓	
5.	SUPPORTIVE ELEMENTS	the supporting elements are present such as the 1924 Pump House and			✓	

B. HISTORY/ASSOCIATION

			E	VG	G	FP
6.	PERSON/ORGANIZATION	A connection with Wilbur J. Wilcox who is credited for the construction su				✓
7.	EVENT	Associated with the development and production of water in San Jose; however would not be individually eligible for listing				✓
8.	PATTERNS	The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua				✓
9.	AGE	1890			✓	

C. ENVIRONMENTAL/CONTEXT

			E	VG	G	FP
10.	CONTINUITY	The reservoir is not visible from the street view, but the association with the 1924 Pump House appears to e				✓
11.	SETTING	The reservoir is unique, but is not visible from the street setting, which is commercial and residential				✓
12.	FAMILIARITY	The reservoir is familiar to the city and neighborhood, although in a fairly abstract context				✓

D. INTEGRITY

			E	VG	G	FP
13.	CONDITION	good			✓	
14.	EXTERIOR ALTERATIONS	minor repairs and maintenance		✓		
15.	STRUCTURAL REMOVALS	minor repairs and maintenance		✓		
16.	SITE	has not been moved	✓			

E. REVERSIBILITY

			E	VG	G	FP
17.	EXTERIOR	almost all appears to exist; however maintenance to water storage and upgrades are part have taken place that would		✓		

REVIEWED BY: _____ **DATE:** _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	0
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		50
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	0
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		14

"A" & "C" SUBTOTAL:	36
"B" SUBTOTAL:	50
TOTAL:	86

(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x * 86 = 2.58 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 36 = 1.8 *from A and C Subtotals
	--	.03	.05	.10	.03 x * 50 = 1.5 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x * 36 = 7.2 *from A and C Subtotals
	--	.10	.20	.40	.10 x * 50 = 5 *from B Subtotal
16. SITE	--	.10	.20	.40	-- x * 0 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 18.08

ADJUSTED SUBTOTAL: 86 - 18.08 = 67.92
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 70.92

HISTORIC EVALUATION SHEET

Historic Resource Name: Cambrian Station - 1890 Reservoir

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			E	VG	G	FP
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B. HISTORY/ASSOCIATION

			E	VG	G	FP
6.	PERSON/ORGANIZATION	A connection with Wilbur J. Wilcox who is credited for the construction su				✓
7.	EVENT	Associated with the development and production of water in San Jose; however would not be individually eligible for listing				✓
8.	PATTERNS	The 1890 reservoir is associated with patterns of importance to the City of San Jose; however, may not be individua				✓
9.	AGE	1890			✓	

C. ENVIRONMENTAL/CONTEXT

			E	VG	G	FP
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