

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13

Resource name(s) or number (assigned by recorder) 58 Cleveland Avenue

P1. Other Identifier: 58 Cleveland Avenue

***P2. Location:** Not for Publication Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose West, CA

Date 2021

***c. Address** 58 Cleveland Avenue

City San Jose

Zip 95128

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 594842.50mE/ 4131357.55 mN

***e. Other Locational Data:** Assessor's Parcel Numbers 274-17-020; 274-17-021; and 274-17-022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
58 Cleveland Avenue is comprised of three one-story buildings on three adjacent parcels: APN 274-17-020, APN 274-17-021 and APN 274-17-022. The subject parcel is 0.3 acres total and is situated on the east side of Cleveland Avenue, with San Carlos bounding the subject block to the south, Brooklyn Avenue to the east, Cleveland Avenue to the west, and Olive Avenue to the north. It is within the Burbank District of San Jose and is considered an "urban island" due to being an enclosed area of unincorporated Santa Clara County land within the larger city of San Jose. The property is separated into two smaller lots along Cleveland Avenue that are divided by a chain link fence. The larger of the two lots, further north along Cleveland Avenue, features a larger one-story building constructed of wood frame and corrugated metal and surrounded by a surface parking lot. At the northeast corner of the parking lot is a smaller outbuilding obscured from view. On the southernmost lot, there is a smaller building that is one-story and constructed of reinforced concrete and masonry cladding. All three buildings are one story in height and appear to be either commercial or industrial use. The two largest buildings are connected by an intermediate open structure and altogether, the three buildings span the property boundaries. While the Santa Clara County Assessor identifies the date of construction of the parcel as 1950, it appears that the southernmost building was constructed before 1931. All three APNs within the subject property are zoned R1-n2 (100%) (Single-family residential, n2 Burbank District).

***P3b. Resource Attributes:** HP6: 1-3 Story Commercial Building; and HP8: Industrial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
West (primary) facades
January 17, 2024

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1950 (Santa Clara County Assessor)

***P7. Owner and Address:**
PATH Ventures
340 N. Madison Ave,
Los Angeles, CA, 90004, US

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

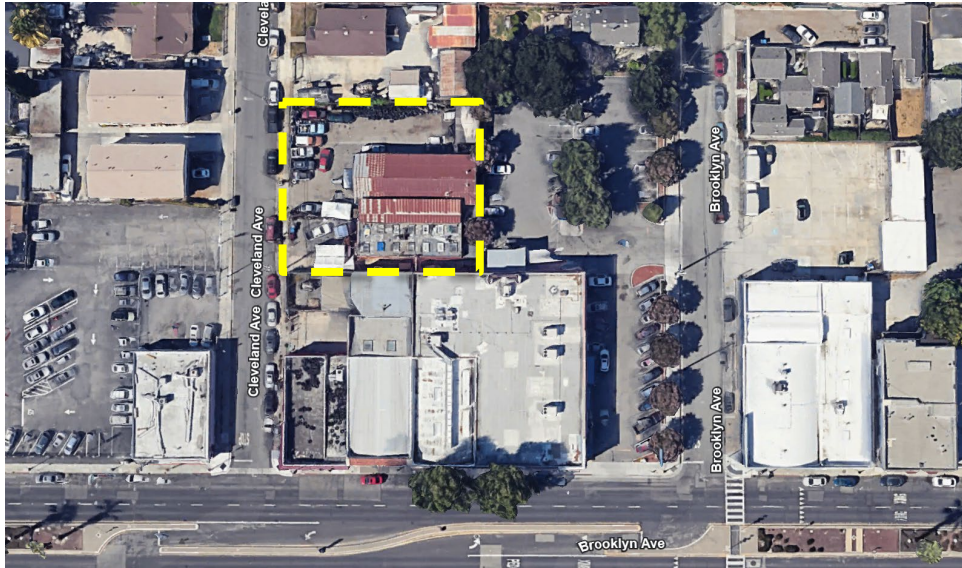
***P9. Date Recorded:**
February 13, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** None Location Map Sketch 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)

***P3a. Description (Continued)**



**Figure 1. Location of 58 Cleveland Avenue, subject property outlined in yellow dashed line.
Source: Google Earth 2022, edited by Page & Turnbull.**

West Façade

The primary west façade of the smaller of the three buildings is set back from the east side of Cleveland Avenue and is partially obscured from view (**Figure 2**). It has a flat roof and is clad with masonry tiles and an egress ladder.



Figure 2: Primary south façade, looking north.

South Façade

The south façade of 58 Cleveland Avenue faces an alleyway between the neighboring buildings at 1921 and 1915 W San Carlos Street (**Figure 3**). From left (west) to right (east), there is a solid metal door, four rolling corrugated metal doors, and a rear woodshed with vertical plank door and shed roof (**Figure 4**). Placed centrally between the rolling doors is an attached metal hanging retail sign.



Figure 3: South façade, looking west.



Figure 4: Rear woodshed, looking northeast.

West Façade of Baja Tires Building

The primary west façade of the Baja Tires building is set back from the east side of Cleveland Avenue behind a gravel parking area (Figure 2). This building was not accessible for documentation; therefore, photographs were taken from the right of way. The Baja Tires building has a gable roof and is clad with corrugated metal. There is a glazed door with metal grille at the grade level and a central electronic garage door covered by a projecting metal awning. Spanning the interim space between the roof of the building and a neighboring building is a connecting shed roof constructed of wood frame beams and corrugated metal. The north façade of the building is not visible from the public right-of-way, but features four garage doors.



Figure 5: West façade of the Baja Tires building.

Surrounding Neighborhood

The subject block is bounded by Olive Avenue to the north, W San Carlos Street to the south, Brooklyn Avenue to the east, and Cleveland Avenue to the west. W San Carlos Street is a major east-west arterial through San Jose and is four lanes wide with a median divider (Figure 6). The portion of W San Carlos Street surrounding the subject property is home to many modest pre-war commercial storefronts and later automotive dealerships set back from the street with large parking lots. Housing in the area consists mainly of prewar one-story wood frame residences (Figure 7).



Figure 6: W San Carlos Street looking east.



Figure 7: A typical residence in the Burbank District; 236 Bellerose Drive.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 12 *NRHP Status Code 6Z

*Resource Name or # 58 Cleveland Avenue

B1. Historic name: _____

B2. Common name: 58 Cleveland Avenue

B3. Original Use: Cleaning facilities

B4. Present use: Auto Garage

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations)

Permit records provided by Santa Clara County Department of Planning and Development did not include the original date of construction nor the original builder for any of the three buildings on the subject property. Elements of the construction chronology were compiled through analysis of aerial photographs and Sanborn insurance maps (Refer to Continuation Sheet, page 7)

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

*B8. Related Features: None

B9a. Architect: _____ Unknown _____ b. Builder: _____ Unknown _____

*B10. Significance: Theme _____ N/A Area _____ N/A

Period of Significance _____ N/A Property Type _____ N/A Applicable Criteria _____ N/A

Historic Context:

San Jose History

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.¹ In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. John Burton, the first American *alcalde*, commissioned a survey of the pueblo of San José not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets not far to the east of the original Spanish/Mexican pueblo. (Refer to Continuation Sheet, page 8)

*B11. Additional Resource Attributes: N/A

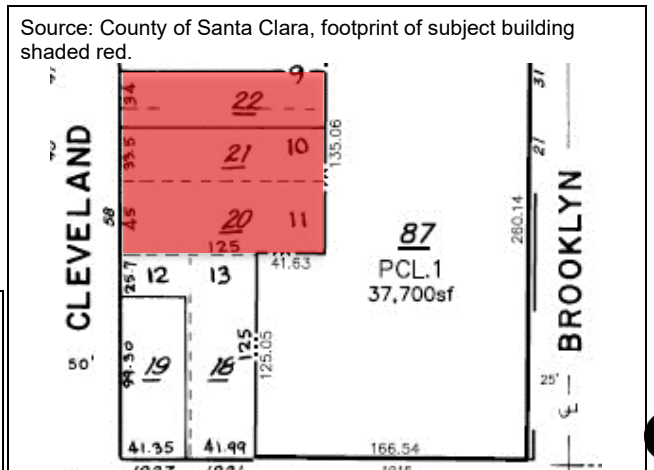
*B12. References: Refer to Continuation Sheet, page 11

*B13. Remarks: N/A

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: February 13, 2024

(This space reserved for official comments.)



¹ BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

***B6. Construction History (continued):**

A Sanborn insurance map from 1915 shows the subject parcel prior to construction of any buildings (**Figure 8**). Note that Stevens Creek Road is now called W San Carlos.

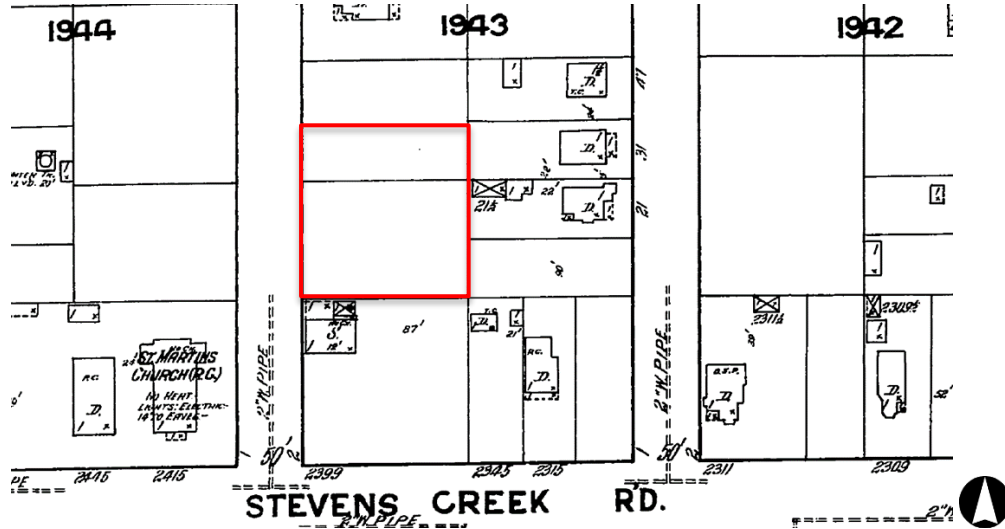


Figure 8. 1915 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Future location of the subject building outlined in red. Source: ProQuest Digital Sanborn Maps, San Francisco Public Library. Edited by Page & Turnbull.

An aerial photograph from 1931 shows the subject parcel and the building footprint of the southernmost building prior to the construction of the northern Baja Tires building. It appears that two small residential properties were previously located on the subject parcel (**Figure 9**).

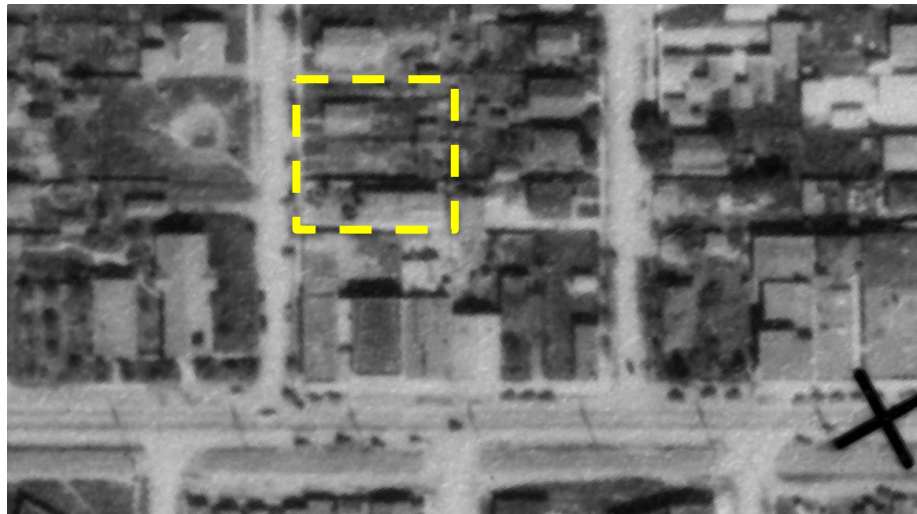


Figure 9. Aerial photograph, dated 1931, with approximate current footprint of 58 Cleveland Avenue outlined in yellow dashed line. Source: Fairchild Aerial Surveys, Flight C-1456, Frame 19. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

The 1950 Sanborn insurance map provides insight into the original construction materials and uses of each building (**Figure 10**). At this time, it appears that the southern building shared a larger parcel with the neighboring properties at 1915, 1921, and 1927 W San Carlos Street. This building was constructed with reinforced concrete and masonry tile cladding and was used as a cleaning facility. The northern Baja Tires building was separated on a different parcel and a remaining residential property can still be seen where there is now surface parking. The northern building was constructed with wood frame, metal cladding, and a concrete floor. It was noted for its use as “rug cleaning” facility.

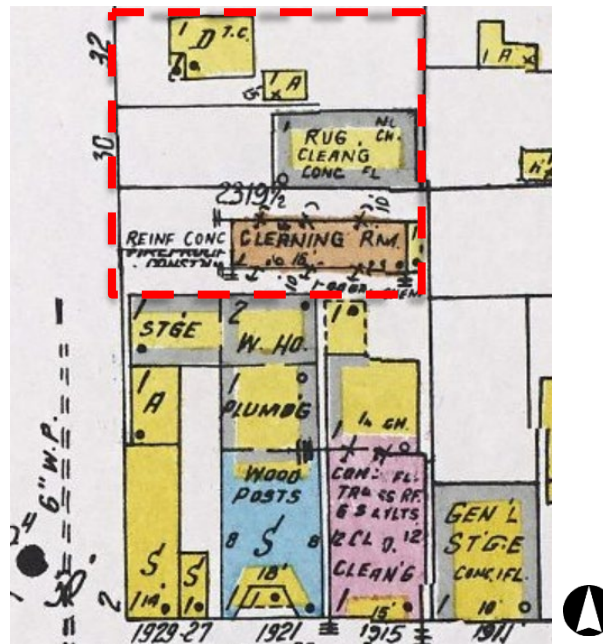


Figure 10. 1950 insurance map of San Jose, Sanborn Map Company, Sheet 36, subject property outlined in red. Source: Historical Information Gatherers Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.

A Sanborn map from 1962 shows that between 1950 and 1962, a structure was built between the two buildings, and two smaller buildings to the north of the subject parcel were demolished. The parcel to the north was then combined with the subject parcel to create a larger parking surface (Figure 11). The original address of the northernmost two parcels were 30 and 32 Cleveland Avenue. It is not clear when the address was changed to 58 Cleveland Avenue, but it can be inferred that the change occurred sometime after 1962, as the 1962 Sanborn insurance map still reads 30 Cleveland Avenue where the two parcels were combined.



Figure 11. 1962 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Subject property outlined in yellow dashed line. Source: Source: San Jose Public Library, California Room. Edited by Page & Turnbull.

An aerial photograph from 1968 shows that there was a porch structure attached to the west façade of the northern Baja Tires building (**Figure 12**). Research did not uncover when this porch was removed, or when the rear outbuilding in the northeast corner of the property was constructed.



Figure 12. Aerial photograph, dated 1968, with approximate current footprint of the combined parcels at 58 Cleveland Avenue outlined in yellow dashed line. Source: Cartwright Aerial Surveys, Flight CAS 2310, Frame 2-41. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

***B10. Significance:**

Historic Context (continued)

In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country. For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Parallel with its early agricultural history, the urban fabric of San Jose developed to accommodate the region's increasingly large labor force. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Beginning in the late 1860s through the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.² As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread and it became a major population center rivaling San Francisco, Oakland, and Berkeley.³

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept

² Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

³ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

the city afloat. When World War II occurred and demand for canned and shelf-stable produce increased, San Jose was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.⁴

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farmland for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.⁵ Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

Burbank District⁶

The Burbank District is an unincorporated area within boundaries of the the larger city of San Jose. The district was established in 1906 and named for Luther Burbank (1849-1926), a well-known horticulturalist from Santa Rosa.⁷ The area is bounded roughly by Bascom Avenue to the west, Forest Avenue to the north, Willard Avenue to the east, and Scott street to the south.⁸ In 1904, developers platted the first residential tracts within this area after the train tracks were laid for the nearby San Jose-Los Gatos Interurban Railroad along Stevens Creek Road (later renamed to W San Carlos). This early residential subdivision was called "Interurban Park." Tracts within the subdivision sold for \$100 to \$275 through 1921.

As Santa Clara County's early history was grounded in agricultural practices, most of Burbank's early residents either operated or were employed by small local orchards and dairy farms. The McGinty brothers had a large walnut orchard on Bascom Avenue, and other early residents grew pears, cherries, peaches, prunes, and apricots. Typically, the head of the household was employed in either picking or processing fruit or nuts, and mothers and children often had seasonal jobs in canneries or picking and packing crops. The DiFiore Cannery was one such employer, and several other canneries were nearby and easily accessible via the public Interurban streetcar that travelled along Stevens Creek Road. Fruit picking and packing as the main source of commerce lasted through World War II, after which a boom in population growth throughout the Bay Area forced housing production to replace existing orchards and local canneries therefore went out of business. Aside from agriculture, other sources of local employment were working in lumber and planing mills, along with small local concrete and brick businesses. West San Carlos from Bascom Avenue to Richmond Avenue became a prosperous business district during the 1920s with shops that employed many residents. The first concrete commercial building was built in 1921 by prominent local businessman Elwood Hiatt at the corner of Brooklyn Avenue and West San Carlos Street. Early businesses along West San Carlos included a cleaner, a creamery, grocery, hardware, oil station, bar, bakery, and cannery.

The district retained a semi-rural character with unpaved gravel streets and the presence of farm animals into the 1930s. Stevens Creek Road, later renamed to West San Carlos, was originally unpaved with four lanes; two each for cars and the Interurban streetcar. The streetcar was eventually dismantled in the 1930s as automobile and bus travel became more common. The earliest homes built for residents around this time were modest in scale and style and constructed mostly of wood frame or stucco. Many homes used wells for water supply until 1940 when the San Jose Water Company took over operation in the area. Through the 1920s and 1930s, parcels were further subdivided and additional housing units were either supplemented to existing structures or added to many lots as families grew and the local economy expanded.

The years postwar saw further population growth and addition of new automobile dealerships along West San Carlos Street, along with infill of appliance and larger grocery stores. However overall, the Burbank District retains much of its original residential and commercial fabric.

⁴ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

⁵ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

⁶ The following context is adapted from Marben Associates. "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

⁷ Luther Burbank is not known to have been directly involved with the founding of the Burbank District, or even visited the area.

⁸ Marben Associates, "Burbank Historic Home Survey," Project Report (Santa Clara County, District 4: County of Santa Clara, 194 1993), History San Jose.

Ownership and Occupancy Summary

The address(es) associated with the subject parcel have changed over time, and therefore the earliest owners and occupants cannot be identified with exact certainty. The 1932 San Jose city directory lists one of the storefront buildings along W San Carlos Street as "Economy Cleaners Inc. plant and office," which could possibly connect to the usage of the southernmost masonry building that functioned as a cleaning facility. City directories from 1940 list the occupant of 32 Cleveland Avenue as "B L Countrymen," and no address is listed for 30 Cleveland Avenue. There is no record of any buildings on Cleveland Avenue in the 1950 city directory, and the 1960 city directory again does not list 30 Cleveland but lists the owner of 32 Cleveland Avenue as Isidro Lopez. In the 1970 city directory, there is no address listed for 30 Cleveland Avenue or 58 Cleveland Avenue. The street numbers begin at 45, which could possibly indicate that the address had been changed to another number in between 30 and 58. The lowest street number on Cleveland Avenue in the 1976 San Jose city directory is 40 Cleveland Avenue, which is listed as "Carpet Professionals and Industrial Cleaning Equipment," which possibly aligns with the larger building's original use as a rug cleaning facility. From analysis of Google Street view data, it appears the larger of the three buildings has most recently been occupied by Baja Tires since 2019, Monster Tires from 2016 to 2019, and Ministry of Transport Foreign Car Repair and Art Gallery from 2007 and prior.

Statement of Significance:

In order for a property to be considered eligible for the National Register of Historical Resources (National Register) or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Criteria for significance A through D for the National Register are nearly identical in wording and scope to California Register 1 through 4. As such, discussion of National Register and California Register criteria are combined below. Each criterion is followed by discussion relative to the property at 58 Cleveland Avenue.

Criterion A/1 (Events): 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.

58 Cleveland Avenue does not appear to be individually eligible for listing in the National Register under Criterion A or the California Register under Criterion 1 (Events), as the subject building does not appear to have contributed to the broad patterns of history in the Burbank community, San Jose, the state, or the nation. The date of original construction is unknown, but buildings on the subject property were likely built between 1920 and 1945. At the time of the subject buildings' construction, the Burbank District was undergoing increasing development and infill as population growth increased and the town's business district expanded along W San Carlos Street. The property at 58 Cleveland Avenue does not appear to have been early, influential, or significant as part of this growth, both within the historic context of Burbank and specially within the development of the W San Carlos Street business district. No significant events were known to have occurred at 58 Cleveland Avenue, such that it would be individually eligible under Criterion A/1.

Criterion B/2 (Persons): Associated with the lives of persons important to local, California or national history.

58 Cleveland Avenue does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Research did not identify any owners or occupants of the property whose association with 58 Cleveland Avenue was significant to the history of San Jose, the state, or nation.

Criterion C/3 (Architecture): 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.

58 Cleveland Avenue does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture). The original builder or designer was not identified for any of the buildings. The buildings also do not possess high artistic value and are utilitarian in design and materials, therefore not a good example of an identifiable architectural style.

Criterion D/4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 58 Cleveland Avenue does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

City of San Jose Landmark Eligibility

As described by the City of San Jose Municipal Code Section 13.48.110, potentially historic properties within San Jose which meet specific significance criteria may be designated as Landmarks by City Council.⁹ The eight criteria generally considered in evaluation of potential landmarks are as follows:

⁹ City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

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

As discussed above, the property at 58 Cleveland Avenue is not associated with significant developments in the history of San Jose, or the broader region, state, or nation. It therefore does not meet Criteria 1, 2, or 4 for consideration as a potential Landmark. No individuals or groups significant to the history of San Jose, the state, or nation have been found to be associated with the property at 58 Cleveland Avenue, and as such it does not appear to meet Criteria 3 for consideration as a potential Landmark. The design of the building at 58 Cleveland Avenue is not a distinctive example of a particular style, and is not associated with a significant group, architect, or builder. It is not an example of innovation in engineering or architecture. As such, the property does not meet Criteria 5, 6, 7, or 8 for consideration as a potential Landmark. Overall, the property at 58 Cleveland Avenue does not appear to be eligible for designation as a City of San Jose Landmark.

Conclusion

The property at 58 Cleveland Avenue does not appear to be individually eligible for listing in the National Register or California Register under any criteria. It does not appear to meet eligibility criteria for designation as a City of San Jose Landmark. Therefore, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that the property has been "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹⁰

Resources

BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

Cartwright Aerial Surveys. *Flight CAS-2310, Frame 2-41*. 1968. Aerial Photograph. University of California, Santa Barbara Special Collections. https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=CAS-65-130.

City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodid=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.

Marben Associates. "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18 – Residential and Commercial Architectural Periods and Styles in San Francisco* (January 2003).

Santa Clara County Zoning Ordinance, District (Burbank) § 2.30.010, 3.40.040 (2022).

¹⁰ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 12 of 12

*Recorded by Page & Turnbull, Inc.

Resource Name or # #1921 W San Carlos Street

*Date February 13, 2024 Continuation Update

Statement of Professional Qualifications:

This historic documentation and evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Project Manager and Cultural Resources Planner; and Samantha Purnell, Cultural Resources Planner and primary author; all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 13 Resource name(s) or number (assigned by recorder) 1921 W San Carlos Street

P1. Other Identifier: 1921 W San Carlos Street

- *P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 *b. USGS 7.5' Quad San Jose West, CA Date 2021
 *c. Address 1921 W San Carlos Road City San Jose Zip 95128
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S 594837.82 mE/ 4131316.97 mN
 *e. Other Locational Data: Assessor's Parcel Number 274-17-018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 1921 W San Carlos Street is a commercial property in the Burbank District of San Jose, Santa Clara County. The Burbank District of San Jose is considered an "urban island" due to being an enclosed area of unincorporated Santa Clara County land within the larger city of San Jose. The subject property is comprised of four interconnected buildings in an ell footprint, with a commercial storefront facing W San Carlos and three connected industrial buildings extending to the rear of the property facing Cleveland Avenue (Figure 1). The primary building facing W San Carlos is constructed of concrete block with sections of wood frame and stucco cladding. It was designed in a modest Spanish Colonial Revival style. All three buildings at the rear of the property are constructed of wood frame with corrugated metal cladding and vary in height and roof massing. While the original dates of construction and builder for each structure are unknown, visual analysis of materials and stylistic features as well as consultation of aerial photographs, allows for an approximated construction date between 1920 and 1940. The subject parcel is zoned CG (100%) for (General Commercial District) within Santa Clara County.¹

- *P3b. Resource Attributes: HP6: 1-3 Story Commercial Building
 *P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
 South (Primary) Façade,
 January 17, 2024

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 c. 1920-1931 (aerial photograph)

*P7. Owner and Address:
 PATH Ventures
 340 N. Madison Ave,
 Los Angeles, CA, 90004, US

*P8. Recorded by:
 Page & Turnbull, Inc.
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108

*P9. Date Recorded:
 February 13, 2024

*P10. Survey Type: Intensive

*P11. Report Citation: None

- *Attachments: None Location Map Sketch 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)

¹ "County of Santa Clara Zoning Ordinance," n.d.
 DPR 523A (9/2013)

***P3a. Description (Continued)**



**Figure 1. Location of 1921 W San Carlos Street, subject property outlined in yellow dashed line.
Source: Google Earth 2022, edited by Page & Turnbull.**

South (Primary) Façade

The primary south façade of 1921 W San Carlos Street is one story in height and faces W San Carlos Street (**Figure 2**). It features stucco cladding, an angled parapet with terracotta roof tiles, and a glazed metal storefront system with recessed central entryway. Centered within the storefront system is a glazed metal double door with transom. The storefront system is asymmetrical and features different gazing and materials at either side. The left (west) side of the storefront system has aluminum sash windows and a short stucco bulkhead. The right (east) side of the storefront system features aluminum sash windows with thicker sections of wood frame. Above the entryway is a thick band course of stucco, and at either side of the façade are simple stucco piers beneath the parapet.



Figure 2: Primary south façade, looking north.

West Façades

The northern and western portion of 1921 W San Carlos Street consists of three connected rear industrial buildings with corrugated metal cladding that front Cleveland Avenue to the west (**Figure 3**). These buildings are partially obstructed from view and are set back from the street behind a chain link fence that encloses a rear paved area. To the right (south), there is a two-story building with corrugated metal siding, flat roof, and no openings or ornamentation. This facade continues to a building further north and recessed back from Cleveland Avenue. This building is also two-stories in height with corrugated siding and a shed roof. Forming the end of the ell is a one-story building with corrugated siding and gable roof, set back slightly from Cleveland Avenue. The primary west façade of this smaller building has two vinyl doors, each with sidelights (**Figure 4** **Figure 5**).



Figure 3: West façade, looking east.

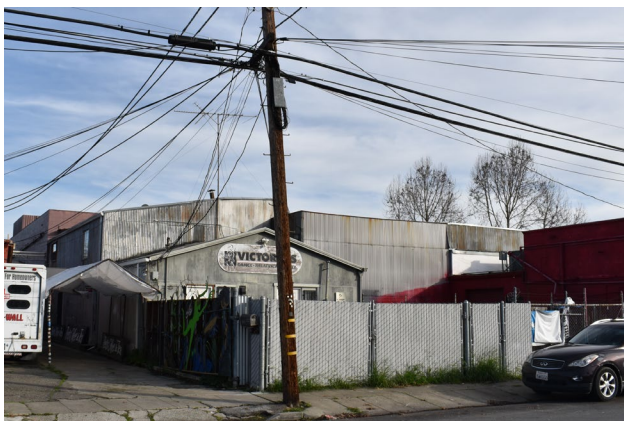


Figure 4. South facade, view east.



Figure 5. South facade, view northeast.

Rear (North) Façade

The rear north façade of 1921 W San Carlos Street faces an alleyway between the neighboring building at 58 Cleveland Avenue. At the grade level, there is a metal door. At the second floor, there are two windows: one double-hung and one slider, both with metal sash (**Figure 6** **Figure 7**).



Figure 6. Oblique view of the rear north façade, looking west.



Figure 7. Rear north façade, looking east.

Surrounding Neighborhood

The subject block is bounded by Olive Avenue to the north, W San Carlos Street to the south, Brooklyn Avenue to the east, and Cleveland Avenue to the west. W San Carlos Street is a major east-west arterial through San Jose and is four lanes wide with a median divider (**Figure 8**). The portion of W San Carlos Street surrounding the subject property is home to many modest pre-war commercial storefronts and later automotive dealerships set back from the street with large parking lots. Housing in the area consists mainly of prewar one-story wood frame residences (**Figure 9**).



Figure 8: W San Carlos Street looking east.



Figure 9: A typical residence in the Burbank District; 236 Bellerose Drive.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 13 *NRHP Status Code 6Z

*Resource Name or # 1921 W San Carlos Street

B1. Historic name: _____

B2. Common name: 1921 W San Carlos Street

B3. Original Use: Commercial Storefront

B4. Present use: Commercial Storefront

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Permit records provided by Santa Clara County Department of Planning and Development did not include the original date of construction nor the original builder for any of the four buildings on the subject property. Elements of the construction chronology were compiled through analysis of aerial photographs, Sanborn insurance maps, and permit records from the Santa Clara County Department of Planning and Development (Refer to Continuation Sheet, page 6)

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Historic Context:

San Jose History

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.² In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. John Burton, the first American *alcalde*, commissioned a survey of the pueblo of San José not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. (Refer to Continuation Sheet, page 9)

B11. Additional Resource Attributes: N/A

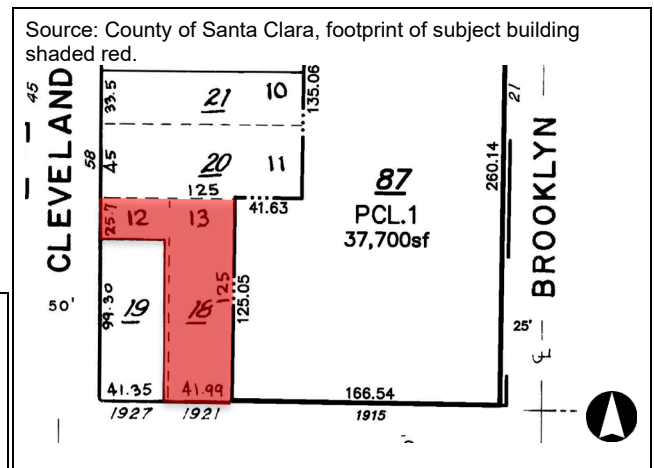
*B12. References: Refer to Continuation Sheet, page 12

B13. Remarks: N/A

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: February 13, 2024

(This space reserved for official comments.)



² BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

***B6. Construction History (continued):**

The following table includes building permits for the subject property on file at the Santa Clara County Department of Planning and Development.

Permit #	Date	Owner	Architect/Contractor	Description
B-8834	6/15/1948	Peer's Hardware	K. Bonham	Alter existing one-story storefront

A Sanborn insurance map from 1915 shows the subject parcel prior to construction of the main storefront building at 1921 W San Carlos Street. At this time, there was a larger parcel occupying the northeast corner of Stevens Creek Road (now W San Carlos), and Cleveland Avenue. There are two small wood frame buildings in the northwest corner of the parcel, including one storefront. The parcel's address was 2999 Steven's Creek Road, indicating the address of the subject property was eventually changed to sometime prior to 1930.

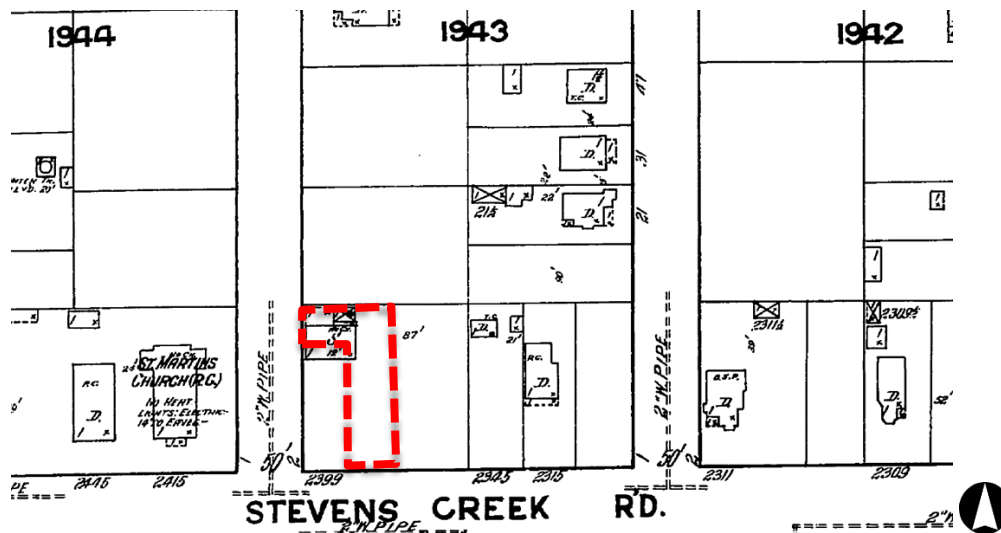


Figure 10. 1915 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Future location of the subject building outlined in red. Source: ProQuest Digital Sanborn Maps, San Francisco Public Library. Edited by Page & Turnbull.

An aerial photograph from 1931 shows the subject parcel and the building footprint of the storefront building facing W San Carlos, prior to the construction of the rear buildings facing Cleveland Avenue. It appears the lot directly north was partially undeveloped at this point (**Figure 10**).



Figure 11. Aerial photograph, dated 1931, with approximate current footprint of 1921 W San Carlos Street outlined in yellow dashed line. Source: Fairchild Aerial Surveys, Flight C-1456, Frame 19. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

Permit records from Santa Clara County indicate that alterations were made in 1948 to the storefront of Peer's Hardware at 1921 W San Carlos Street, comprising the storefront section of the property facing W San Carlos Street. No further alterations were identified in review of available permit records. The 1950 Sanborn insurance map provides insight into the original construction materials and uses of each building (**Figure 11**). The main storefront building facing W San Carlos Street was mostly constructed with concrete block and sections of wood posts with stucco cladding around the recessed entryway and the rear north façade. The map shows that the buildings were interconnected internally, and that the rear buildings were constructed of wood frame with metal cladding. The rear buildings functioned as space for plumbing, a warehouse, and storage. It appears that 1921 W San Carlos Street possibly shared a larger parcel with the neighboring properties at 1915 W San Carlos Street and 1927-1929 W San Carlos, along with a building located further north on the parcel labeled "cleaning room." This rear building likely served as a shared cleaning facility for the three storefronts facing W San Carlos Street.

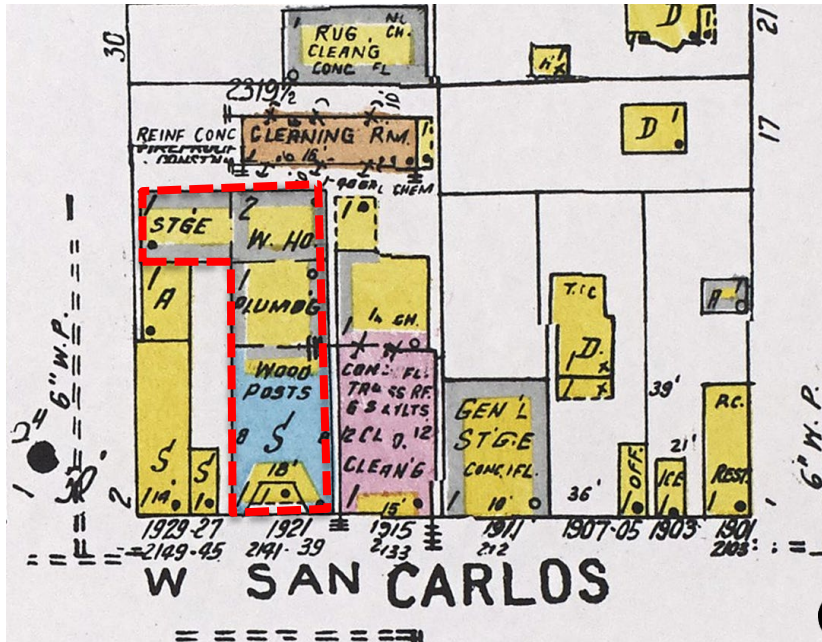


Figure 12. 1950 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Subject property outlined in red. Source: Historical Information Gatherers Fire Insurance Maps Online, via San Francisco Public Library.

A Sanborn map from 1962 shows that between 1950 and 1962, the former storage building forming the rear ell was partially demolished or rebuilt to create the setback that currently exists from Cleveland Avenue (Figure 14). This configuration of buildings can be seen in an aerial photograph from 1968 (Figure 15).

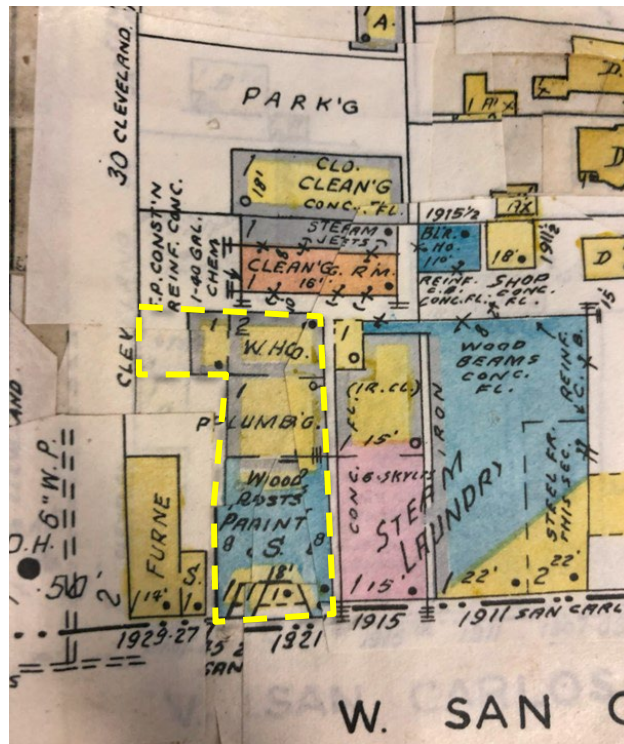


Figure 13. 1962 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Subject property outlined in yellow dashed line. Source: San Jose Public Library, California Room.

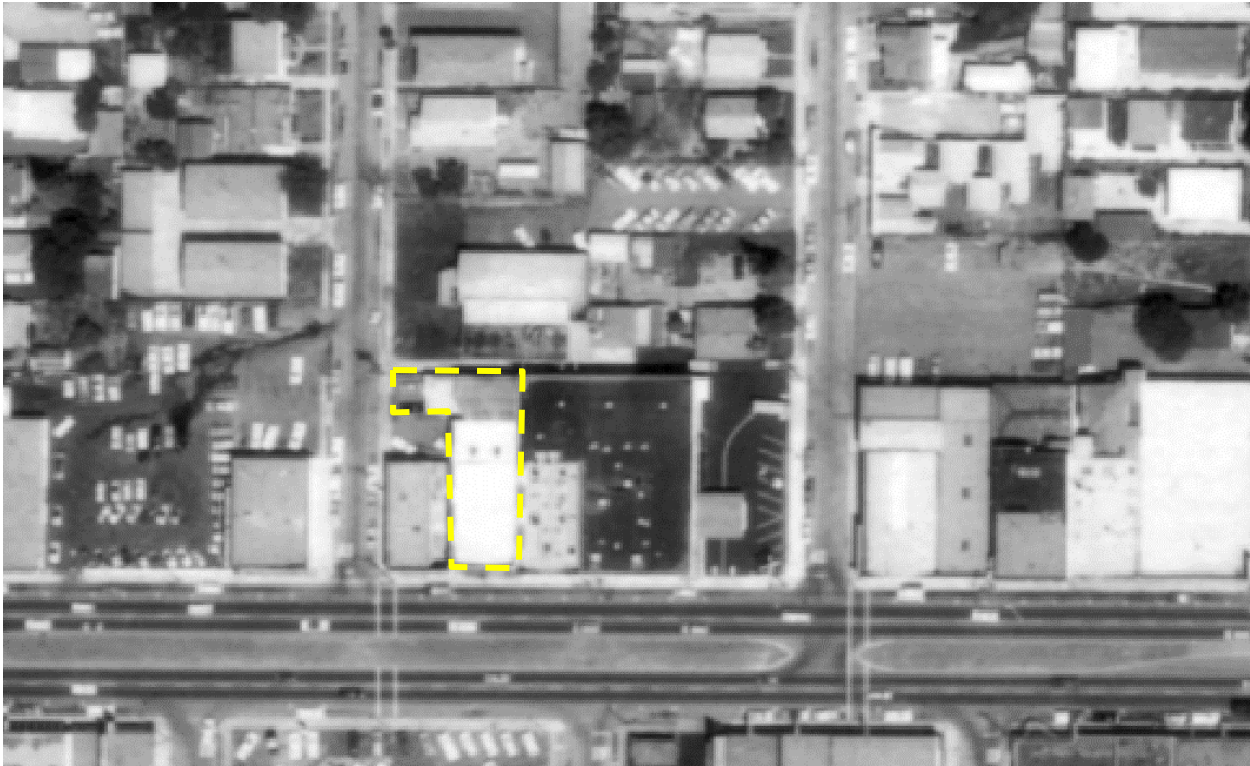


Figure 14. Aerial photograph, dated 1968, with approximate current footprint of 1921 W San Carlos Street outlined in yellow dashed line. Source: Cartwright Aerial Surveys, Flight CAS 2310, Frame 2-41. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

***B10. Significance:**

Historic Context (continued)

In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country. For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Parallel with its early agricultural history, the urban fabric of San Jose developed to accommodate the region's increasingly large labor force. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Beginning in the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.³ As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread, and it became a major population center rivaling San Francisco, Oakland, and Berkeley.⁴

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept the city afloat. When World War II increased demand for canned and shelf-stable produce, San Jose was able to respond with an

³ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

⁴ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.⁵

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farmland for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.⁶ Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

Burbank District⁷

The Burbank District is an unincorporated area within boundaries of the larger city of San Jose. The district was established in 1906 and named for Luther Burbank (1849-1926), a well-known horticulturalist from Santa Rosa.⁸ The area is bounded roughly by Bascom Avenue to the west, Forest Avenue to the north, Willard Avenue to the east, and Scott street to the south.⁹ In 1904, developers platted the first residential tracts within this area after the train tracks were laid for the nearby San Jose-Los Gatos Interurban Railroad along Stevens Creek Road (later renamed to W San Carlos). This early residential subdivision was called "Interurban Park." Tracts within the subdivision sold for \$100 to \$275 through 1921.

As Santa Clara County's early history was grounded in agricultural practices, most of Burbank's early residents either operated or were employed by small local orchards and dairy farms. The McGinty brothers operated a large walnut orchard on Bascom Avenue, and other early residents grew pears, cherries, peaches, prunes, and apricots. Typically, the head of the household was employed in either picking or processing fruit or nuts, and mothers and children often had seasonal jobs in canneries or picking and packing crops. The DiFiore Cannery was one such employer, and several other canneries were nearby and easily accessible via the public Interurban streetcar that travelled along Stevens Creek Road. Fruit picking and packing as the main source of commerce lasted through World War II, after which a boom in population growth throughout the Bay Area forced housing production to replace existing orchards and local canneries therefore went out of business. Aside from agriculture, other sources of local employment were working in lumber and planing mills, along with small local concrete and brick businesses. In the 1920s, West San Carlos from Bascom Avenue to Richmond Avenue became a prosperous business district with shops that employed many residents. The first concrete commercial building was built in 1921 by prominent local businessman Elwood Hiatt at the corner of Brooklyn Avenue and West San Carlos Street. Early businesses along West San Carlos included a cleaner, a creamery, grocery, hardware, oil station, bar, bakery, and cannery.

The district retained a semi-rural character with unpaved gravel streets and the presence of farm animals into the 1930s. Stevens Creek Road, later renamed to West San Carlos, was originally unpaved with four lanes; two each for cars and the Interurban streetcar. The streetcar was eventually dismantled in the 1930s as the automobile and bus travel became more common. The earliest homes built for residents around this time were modest in scale and style and constructed mostly of wood frame or stucco. Many homes used wells for water supply until 1940 when the San Jose Water Company took over operation in the area. Through the 1920s and 1930s, parcels were further subdivided, and additional housing units were either supplemented to existing structures or added to many lots as families grew and the local economy expanded.

The years after World War II saw further population growth and addition of new automobile dealerships along West San Carlos Street, along with infill of appliance and larger grocery stores. However overall, the Burbank District retains much of its original residential and commercial fabric.

⁵ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

⁶ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

⁷ This context is adapted from Marben Associates, "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

⁸ Luther Burbank is not known to have been directly involved with the founding of the Burbank District, or even visited the area.

⁹ Marben Associates, "Burbank Historic Home Survey," Project Report (Santa Clara County, District 4: County of Santa Clara, 194 1993), History San Jose.

Spanish Colonial Revival Style

Historically rooted in the building traditions of early Spanish and Mexican settlers of California and other Spanish colonies, this revival style was popular in California and the rest of the Southwest from the early 1900s to the 1920s, with variations on the style remaining popular today. Earlier Hispanic Revival styles were rooted in regional interpretations of traditional Spanish, Native American, and Mexican design and construction techniques, which were indigenous to California. Not as ornate as its earlier Mexican prototypes, the Mission Revival style was characterized by low-pitched or flat roofs (often composed of thatch, terracotta tile or tar), thick masonry walls of adobe brick or stucco, multiple doorways, deeply recessed openings with multi-light windows, arcades, sculpted parapets resembling the typical *Espadaña* or belfry, and red clay tile roofs. The Mission Revival style was popular in California and much of the Southwest because it was derived from indigenous prototypes.

By the 1920s, the Mission Revival in California was joined by the more elaborate Mediterranean and Spanish Colonial Revival styles. Making use of terracotta tile gabled roofs, thick masonry walls, plaster finishes, wrought iron grilles, balconies, and smaller fenestration openings, the Spanish Colonial Revival style was popular for commercial buildings, institutions, apartments, and houses. In California, the Spanish Colonial Revival came into prominence after the Panama-California Exposition in San Diego in 1915 and was very popular through the 1930s.¹⁰

The subject building exemplifies a modest commercial variation of the Spanish Colonial Revival style, with minimal façade ornamentation and a simplified storefront system.

Ownership and Occupancy Summary

Ownership and occupancy history of 1921 W San Carlos Street was compiled from Santa Clara County Assessor records, city directories, the California Digital Newspaper Collection, NewsBankInc. access through the San Jose Public Library, and other available resources. The address of the subject buildings has changed over time and therefore the earliest owners and occupants cannot be identified with exact certainty. The subject parcel was originally part of a larger parcel occupying the northeast corner of Stevens Creek Road (now W San Carlos) and Cleveland Avenue. Based on visual analysis of the 1915 Sanborn map, it can be estimated that the subject buildings were the last two-three odd numbered businesses along the western side of the block. In 1932, the earliest occupants of the storefront buildings within the subject block appear to be Meyers Hardware Co. at 2323-23 W San Carlos Street, W.S. Burns Barber at 2323 ½ W San Carlos Street, and L.D. Chadwick grocery and Parmenter J.R. meats at 2325 W San Carlos Street. Later known occupants of the subject building include Ida and J.K. Peer, who owned and operated a hardware and appliance shop called Peer's Hardware from 1948 to 1972, Tri-J Fabrics (1972-1977), Craftsmen Auto Upholstery (1977-1979), and Karate and Kung Fu Studio (1984). The subject property was vacant from 1979 to 1984. From analysis of Google Street view data, it appears the west-facing unit with gable roof along Cleveland Avenue was occupied by Victoria's Dance and Theater Supply from 2007 to present day, although earlier occupants of this building and the other rear buildings are not known. The most recent owner of the subject property was Robert D. Thomas, who transferred ownership in 2018 to San Carlos Square LLC.¹¹

Statement of Significance:

In order for a property to be considered eligible for listing in the National Register of Historical Resources (National Register) or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Criteria for significance A through D for the National Register are nearly identical in wording and scope to California Register 1 through 4. As such, discussion of National Register and California Register criteria are combined below. Each criterion is followed by discussion relative to the property at 1921 W San Carlos Street.

Criterion A/1 (Events): 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.

1921 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion A or the California Register under Criterion 1 (Events), as the subject building does not appear to have contributed to the broad patterns of history in the Burbank community, San Jose, the state, or the nation. The date of original construction is unknown, but the property was likely built between 1920 and 1940. At the time of the subject building's construction, the Burbank District was undergoing increasing development and infill as population growth increased and the town's business district expanded along W San Carlos Street. The property at 1921 W San Carlos Street does not appear to have been early, influential, or significant as part of this growth, both within the historic context of Burbank and specially within the development of the W San Carlos Street business district. No significant events were known to have occurred at 1921 W San Carlos Street, such that it would be individually eligible under Criterion A/1.

Criterion B/2 (Persons): Associated with the lives of persons important to local, California or national history.

¹⁰ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18 – Residential and Commercial Architectural Periods and Styles in San Francisco* (January 2003).

¹¹ "Auction Thursday Night," *San Jose Mercury Herald-News*, July 30, 1944, 31.

1921 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Research did not identify any owners or occupants of the property whose association with 1921 W San Carlos Street was significant to the history of San Jose, the state, or nation.

Criterion C/3 (Architecture): 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.

1921 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture). The original builder or designer was not identified. Overall, the building's storefront has a simple one-story design with stucco and masonry façades and typical fenestration systems with minimal architectural details in the Spanish Colonial Revival style. It is not a unique or thorough expression of this style as applied to a small commercial building. The later, rear portions of the building are utilitarian in their type and materials, and do not strongly express a particular style. The building does not possess high artistic value.

Criterion D/4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 1921 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

City of San Jose Landmark Eligibility

As described by the City of San Jose Municipal Code Section 13.48.110, potentially historic properties within San Jose which meet specific significance criteria may be designated as Landmarks by City Council.¹² The eight criteria generally considered in evaluation of potential landmarks are as follows:

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

As discussed above, the property at 1921 W San Carlos Street is not associated with significant developments in the history of San Jose, or the broader region, state, or nation. It therefore does not meet Criteria 1, 2, or 4 for consideration as a potential Landmark. No individuals or groups significant to the history of San Jose, the state, or nation have been found to be associated with the property at 1921 W San Carlos Street, and as such it does not appear to meet Criteria 3 for consideration as a potential Landmark. The design of the building at 1921 W San Carlos Street is not a distinctive example of the Spanish Colonial Revival style, and is not associated with a significant group, architect, or builder. It is not an example of innovation in engineering or architecture. As such, the property does not meet Criteria 5, 6, 7, or 8 for consideration as a potential Landmark. Overall, the property at 1921 W San Carlos Street does not appear to be eligible for designation as a City of San Jose Landmark.

Conclusion

The property at 1921 W San Carlos Street does not appear to be individually eligible for listing in the National Register or California Register under any criteria. It does not appear to meet eligibility criteria for designation as a City of San Jose Landmark. Therefore, the California Historical Resource Status Code (CHRSC) of "6Z" has been recommended for the property, meaning that the property has been "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹³

Resources

"Auction Thursday Night." *San Jose Mercury Herald-News*, July 30, 1944, 31.

¹² City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

¹³ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 13

Resource Name or # 1921 W San Carlos Street

*Recorded by Page & Turnbull, Inc.

*Date February 13, 2024 Continuation Update

BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

Cartwright Aerial Surveys. *Flight CAS-2310, Frame 2-41*. 1968. Aerial Photograph. University of California, Santa Barbara Special Collections. https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=CAS-65-130.

City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodet=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.

Marben Associates. "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18 – Residential and Commercial Architectural Periods and Styles in San Francisco* (January 2003).

Sanborn Map Company. *Insurance Maps of San Jose, California*. New York, NY: Sanborn Map Company, Volume 2, Sheet 194, 1915, ProQuest Digital Sanborn Maps, San Francisco Public Library.

Sanborn Map Company. *Insurance Maps of San Jose, California*. New York, NY: Sanborn Map Company, Volume 2, Sheet 194, 1950, Historical Information Gatherers Fire Insurance Maps Online, San Francisco Public Library.

Sanborn Map Company. *Insurance Maps of San Jose, California*. New York, NY: Sanborn Map Company, Volume 2, Sheet 194, 1962, San Jose Public Library, California Room.

Santa Clara County Zoning Ordinance, District (Burbank) § 2.30.010, 3.40.040 (2022).

Statement of Professional Qualifications:

This historic documentation and evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Project Manager and Cultural Resources Planner; and Samantha Purnell, Cultural Resources Planner and primary author; all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13 Resource name(s) or number (assigned by recorder) 1927 W San Carlos Street

P1. Other Identifier: 1927 W San Carlos Street

***P2. Location:** Not for Publication Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose West, CA

Date 2021

***c. Address** 1927 W San Carlos Road

City San Jose

Zip 95128

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 594822.02 mE/ 4131312.81 mN

***e. Other Locational Data:** Assessor's Parcel Number 274-17-019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1927 W San Carlos Street is a one-story commercial property in the Burbank District of San Jose, Santa Clara County located at the northeast corner of W San Carlos Street and Cleveland Avenue (**Figure 1**). Note that the address listed on the building is 1929, and that the building is listed in records as both 1927 and 1929 W San Carlos Street. The Burbank District of San Jose is considered an "urban island" due to being an enclosed area of unincorporated Santa Clara County land within the larger city of San Jose. The subject building features a modest commercial storefront facing W San Carlos Street. It is constructed of wood frame with stucco and concrete masonry unit cladding. Research did not identify the original date of construction or builder; however visual analysis of stylistic features and historical materials allows for an approximated construction date in phases between 1920 and 1968. The subject parcel is zoned CG (100%) for (General Commercial District) within Santa Clara County.¹

***P3b. Resource Attributes:** HP6: 1-3 Story Commercial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
South (Primary) Façade,
January 17, 2024

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
c. 1920-c. 1968, Aerial photograph

***P7. Owner and Address:**
PATH Ventures
340 N. Madison Ave,
Los Angeles, CA, 90004, US

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**
February 13, 2024

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** None Location Map Sketch 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)

¹ "County of Santa Clara Zoning Ordinance," n.d.
DPR 523A (9/2013)

***P3a. Description (Continued)**



**Figure 1. Location of 1927 W San Carlos Street, subject building outlined in yellow dashed line.
Source: Google Earth 2022, edited by Page & Turnbull.**

South (Primary) Façade

The primary south façade of 1927 W San Carlos Street is one story in height and faces W San Carlos Street to the south and Cleveland Avenue to the west (**Figure 2**). It features stucco cladding, a flat roof behind a simple parapet, and a glazed storefront system with recessed entryway set within the west side. The front entryway features a metal door with glazing and transom. The storefront system has aluminum sash windows and a masonry bulkhead, however, note that all glazing shown in photographs is covered with cardboard. Above the storefront windows, a fabric awning extends along the entire south façade and wraps around to the west façade.



Figure 2: Primary south façade, looking north.

West Façade

1927 W San Carlos Street fronts Cleveland Avenue to the west (**Figure 3**). It features stucco cladding, a flat roof behind a simple, stepped parapet, and a projecting fabric awning. The masonry bulkhead continues along the entire base of the west façade. There are two small openings: an aluminum slider window with two lights and a fixed window.



Figure 3. West façade, view east.



Figure 4. West façade, view northeast.

North (Rear) Façade

The north façade faces a rear paved courtyard that is shared with the buildings at 1921 W San Carlos Street (**Figure 5**). The paved area is enclosed by a large chain-link fence and therefore the rear north façade of 1927 W San Carlos Street is largely obscured from view. Oriented towards the left (east), the north façade is lower in height and features a roll-up metal garage door and metal door with grille. The portion of the façade towards the right (west) is consistent in height with the rest of the building and features a single metal door, possibly with a small section of glazing.



Figure 5: Oblique view of the rear north façade, looking southeast.

Surrounding Neighborhood

The subject block is bounded by Olive Avenue to the north, W San Carlos Street to the south, Brooklyn Avenue to the east, and Cleveland Avenue to the west. W San Carlos Street is a major east-west arterial through San Jose and is four lanes wide with a median divider (**Figure 6**). The portion of W San Carlos Street surrounding the subject property is home to many modest pre-war commercial storefronts and later automotive dealerships set back from the street with large parking lots. Housing in the area consists mainly of prewar one-story wood frame residences (**Figure 7**).



Figure 6: W San Carlos Street looking east.



Figure 7: A typical residence in the Burbank District; 236 Bellerose Drive.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 13 *NRHP Status Code 6Z

*Resource Name or # 1927 W San Carlos Street

B1. Historic name: _____

B2. Common name: 1927 W San Carlos Street

B3. Original Use: Commercial Storefront

B4. Present use: Commercial Storefront

*B5. Architectural Style: Early 20th Century One-Part Commercial Block

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Permit records provided by Santa Clara County Department of Planning and Development did not include the original date of construction nor the original builder for the subject building. Elements of the construction chronology were compiled through analysis of aerial photographs, Sanborn insurance maps, newspaper records, and permit records from the Santa Clara County Department of Planning and Development (Refer to Continuation Sheet, page 7).

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Historic Context:

San Jose History

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.² In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. John Burton, the first American *alcalde*, commissioned a survey of the pueblo of San José not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets not far to the east of the original Spanish/Mexican pueblo. (Refer to Continuation Sheet, page 10)

B11. Additional Resource Attributes: N/A

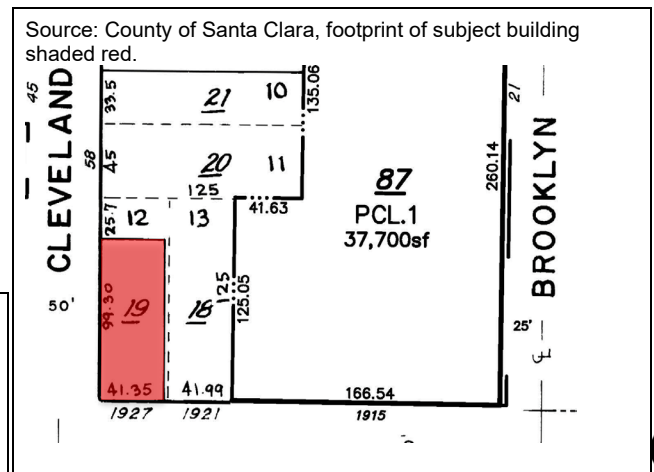
*B12. References: Refer to Continuation Sheet, page 12

B13. Remarks: N/A

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: February 13, 2024

(This space reserved for official comments.)



² BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

***B6. Construction History (continued):**

The following table includes building permits for the subject property on file at the Santa Clara County Department of Planning and Development.

Permit #	Date	Owner	Architect/Contractor	Description
Unknown	11/22/1958	John Klichin	Unknown	Demolish three garages
28211	11/3/2003	Unknown	Unknown	Exterior façade remodel, replace windows, replace door; install sign and area lighting, refurbish existing awning

A Sanborn insurance map from 1915 shows the subject parcel prior to construction of the main storefront building at 1927 W San Carlos Street. At this time, there was a larger parcel occupying the northeast corner of Stevens Creek Road (now W San Carlos), and Cleveland Avenue. There are two small wood frame buildings in the northwest corner of the parcel, including one storefront. The parcel's address was 2999 Steven's Creek Road, indicating the address of the subject property was eventually changed to sometime prior to 1930.

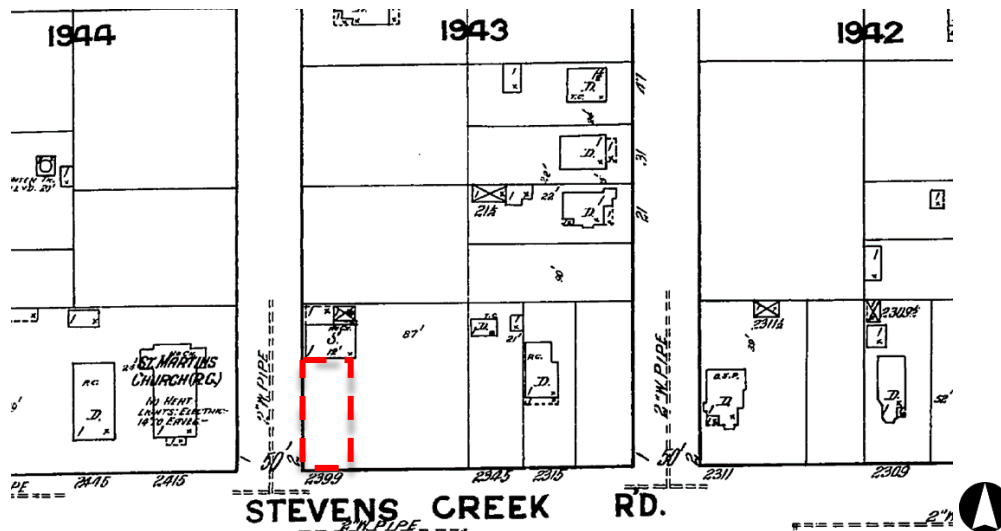


Figure 8. 1915 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Future location of the subject building outlined in red. Source: ProQuest Digital Sanborn Maps, San Francisco Public Library. Edited by Page & Turnbull.

An aerial photograph from 1931 shows the subject parcel with what appears to be two smaller adjacent buildings (**Figure 8**).



Figure 9. Aerial photograph, dated 1931, with approximate current footprint of 1927 W San Carlos Street outlined in yellow dashed line. Source: Fairchild Aerial Surveys, Flight C-1456, Frame 19. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

The 1950 Sanborn insurance map provides insight into the original construction materials and use of the building (**Figure 9**). There were two separate storefront buildings, one larger on the corner of W San Carlos Street and Cleveland Avenue, and one smaller building adjacent to the neighboring building at 1921 W San Carlos Street. There was also a separate rear auto garage building facing Cleveland Avenue. All three buildings were constructed of wood frame with stucco cladding. It appears that 1927 W San Carlos Street possibly shared a larger parcel with the neighboring properties at 1921 W San Carlos Street and 1915 W San Carlos, along with a building located further north on the parcel labeled “cleaning room.” This rear building may have served as a shared facility for the three storefronts facing W San Carlos Street.

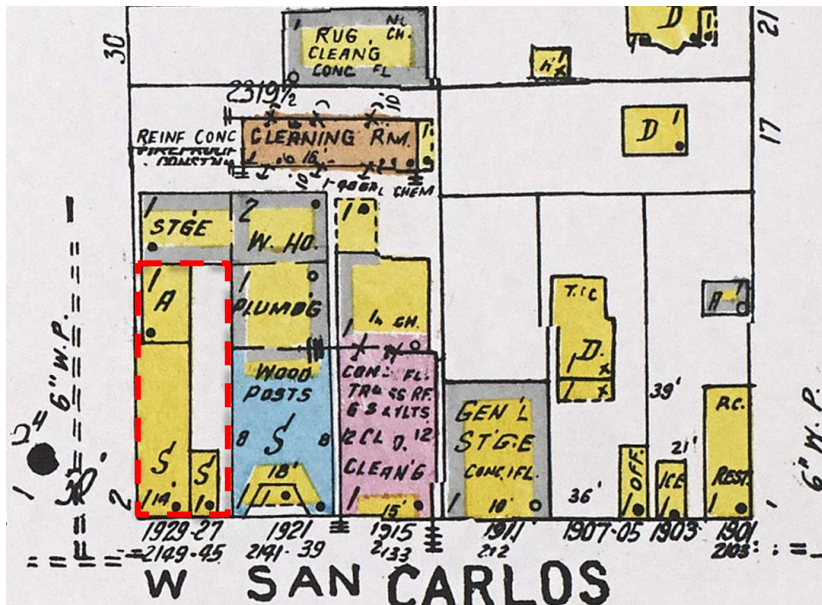


Figure 10. 1950 insurance map of San Jose, Sanborn Map Company, Sheet 36, subject property outlined in red. Source: Historical Information Gatherers Fire Insurance Maps Online, via San Francisco Public Library.

A 1958 county permit record documented by the *San Jose Mercury Financial News* indicates that “three garages” were demolished on the subject property.³ This information is partly corroborated by a 1962 Sanborn map, which shows that the rear auto building was demolished and the area was paved over (**Figure 10**). It is unclear where the remaining two garages were located, if they were in fact located on the subject property. By 1968, the smaller of the two storefront buildings was also extended to the same length as the larger storefront, and any gap between the neighboring building was enclosed (**Figure 11**). While research could not confirm the exact date that 1927-29 were combined into one unit, it appears likely that this occurred in the late 1960s, and 1929 was the predominantly used street number.

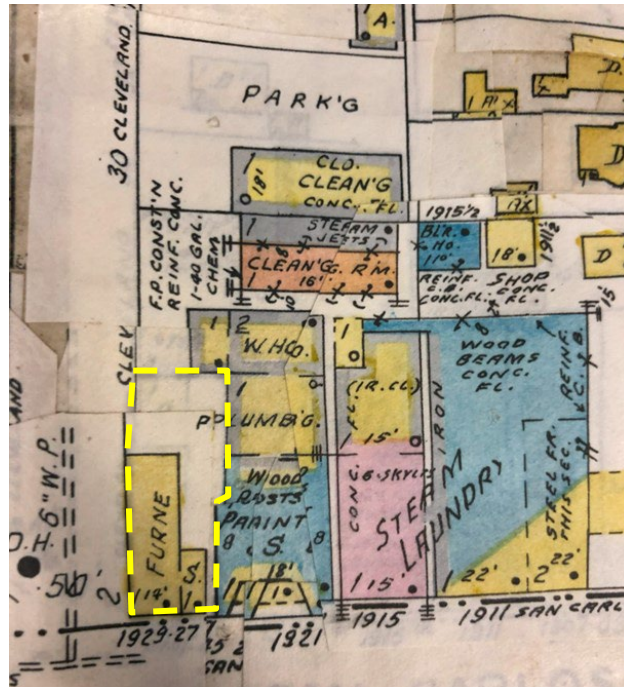


Figure 11. 1962 insurance map of San Jose, Sanborn Map Company, volume 2, p.194. Subject property outlined in yellow dashed line. Source: San Jose Public Library, California Room.

³ “County Building Permits,” *San Jose Mercury Financial News*, November 22, 1958, 18.



Figure 12. Aerial photograph, dated 1968, with approximate current footprint of 1927 W San Carlos Street outlined in yellow dashed line. Source: Cartwright Aerial Surveys, Flight CAS 2310, Frame 2-41. Source: University of Santa Barbara Special Collections. Edited by Page & Turnbull.

Permit records from Santa Clara County indicate that a significant façade remodel was implemented in 2003 including replacement of all windows and doors, installation of signs and area lighting, and refurbishment of existing awning. No further alterations were uncovered from permit records.

***B10. Significance:**

Historic Context (continued)

In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country. For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

In parallel to its early agricultural history, the urban fabric of San Jose developed to accommodate the region's increasingly large labor force. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Beginning in the late 1860s through the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.⁴ As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread and it became a major population center rivaling San Francisco, Oakland, and Berkeley.⁵

⁴ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

⁵ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept the city afloat. When World War II occurred and demand for canned and shelf-stable produce increased, San Jose was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.⁶

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farmland for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.⁷ Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

Burbank District⁸

The Burbank District is an unincorporated area within boundaries of the larger city of San Jose. The district was established in 1906 and named for Luther Burbank (1849-1926), a well-known horticulturalist from Santa Rosa.⁹ The area is bounded roughly by Bascom Avenue to the west, Forest Avenue to the north, Willard Avenue to the east, and Scott street to the south.¹⁰ In 1904, developers platted the first residential tracts within this area after the train tracks were laid for the nearby San Jose-Los Gatos Interurban Railroad along Stevens Creek Road (later renamed to W San Carlos). This early residential subdivision was called "Interurban Park." Tracts within the subdivision sold for \$100 to \$275 through 1927.

As Santa Clara County's early history was grounded in agricultural practices, most of Burbank's early residents either operated or were employed by small local orchards and dairy farms. The McGinty brothers had a large walnut orchard on Bascom Avenue, and other early residents grew pears, cherries, peaches, prunes, and apricots. Typically, the head of the household was employed in either picking or processing fruit or nuts, and mothers and children often had seasonal jobs in canneries or picking and packing crops. The DiFiore Cannery was one such employer, and several other canneries were nearby and easily accessible via the public Interurban streetcar that travelled along Stevens Creek Road. Fruit picking and packing as the main source of commerce lasted through World War II, after which a boom in population growth throughout the Bay Area forced housing production to replace existing orchards and local canneries therefore went out of business. Aside from agriculture, other sources of local employment were working in lumber and planing mills, along with small local concrete and brick businesses. West San Carlos from Bascom Avenue to Richmond Avenue became a prosperous business district with shops that employed many residents. The first concrete commercial building was built in 1927 by prominent local businessman Elwood Hiatt at the corner of Brooklyn Avenue and West San Carlos Street. Early businesses along West San Carlos included a cleaner, a creamery, grocery, hardware, oil station, bar, bakery, and cannery.

The district retained a semi-rural character with unpaved gravel streets and the presence of farm animals into the 1930s. Stevens Creek Road, later renamed to West San Carlos, was originally unpaved with four lanes; two each for cars and the Interurban streetcar. The streetcar was eventually dismantled in the 1930s as the automobile and bus travel became more common. The earliest homes built for residents around this time were modest in scale and style and constructed mostly of wood frame or stucco. Many homes used wells for water supply until 1940 when the San Jose Water Company took over operation in the area. Through the 1920s and 1930s, parcels were further subdivided and additional housing units were either supplemented to existing structures or added to many lots as families grew and the local economy expanded.

⁶ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

⁷ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

⁸ The following context is adapted from Marben Associates. "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

⁹ Luther Burbank is not known to have been directly involved with the founding of the Burbank District, or even visited the area.

¹⁰ Marben Associates, "Burbank Historic Home Survey," Project Report (Santa Clara County, District 4: County of Santa Clara, 194 1993), History San Jose.

The years postwar saw further population growth and addition of new automobile dealerships along West San Carlos Street, along with infill of appliance and larger grocery stores. However overall, the Burbank District retains much of its original residential and commercial fabric.

Ownership and Occupancy Summary

Ownership and occupancy history of 1921 W San Carlos Street was compiled from Santa Clara County Assessor records, city directories, the California Digital Newspaper Collection, NewsBankInc. access through the San Jose Public Library, and other available resources. The address of the subject buildings has changed over time and therefore the earliest owners and occupants cannot be identified with exact certainty. The subject parcel was originally part of a larger parcel occupying the northeast corner of Stevens Creek Road (now W San Carlos) and Cleveland Avenue, and was subdivided to the current parcel footprint sometime prior to 1950. Based on visual analysis of the 1915 Sanborn map, it can be estimated that the subject buildings were the last two-three odd numbered businesses along the western side of the block. In 1932, the earliest occupants of the storefront buildings withing the subject block appear to be Meyers Hardware Co. at 2323-23 W San Carlos Street, W.S. Burns Barber at 2323 ½ W San Carlos Street, and L.D. Chadwick grocery and Parmenter J.R. meats at 2325 W San Carlos Street. The earliest documented owner of the subject property was a furniture auction gallery in 1944. Later known occupants include Stanley E. Vaughn (1947), Burbank Furniture (1960), Mattress Mart (1965-1967), and Jerry's Used Furniture (1967-1968).¹¹

Statement of Significance:

In order for a property to be considered eligible for listing in the National Register of Historical Resources (National Register) or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Criteria for significance A through D for the National Register are nearly identical in wording and scope to California Register 1 through 4. As such, discussion of National Register and California Register criteria are combined below. Each criterion is followed by discussion relative to the property at 1927 W San Carlos Street.

Criterion A/1 (Events): 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.

1927 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion A or the California Register under Criterion 1 (Events), as the subject building does not appear to have contributed to the broad patterns of history in the Burbank community, San Jose, the state, or the nation. The date of original construction is unknown, but the property was likely built between 1920 and 1930. At the time of the subject building's construction, the Burbank District was undergoing increasing development and infill as population growth increased and the town's business district expanded along W San Carlos Street. The property at 1927 W San Carlos Street does not appear to have been early, influential, or significant as part of this growth, both within the historic context of Burbank and specially within the development of the W San Carlos Street business district. No significant events were known to have occurred at 1927 W San Carlos Street, such that it would be individually eligible under Criterion A/1.

Criterion B/2 (Persons): Associated with the lives of persons important to local, California or national history.

1927 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Research did not identify any owners or occupants of the property whose association with 1927 W San Carlos Street was significant to the history of San Jose, the state, or nation.

Criterion C/3 (Architecture): 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.

1927 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture). The original builder or designer was not identified. Overall, the building's storefront has a simple one-story design with stucco and masonry façades and typical fenestration systems. The building does not possess high artistic value and is not a good example of an identifiable architectural style.

Criterion D/4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 1927 W San Carlos Street does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

City of San Jose Landmark Eligibility

¹¹ "Compare Prices, Weigh Quality...In Your Beverly-Burbank Shopping District," *San Jose Mercury Herald-News*, April 27, 1947, 40.

As described by the City of San Jose Municipal Code Section 13.48.110, potentially historic properties within San Jose which meet specific significance criteria may be designated as Landmarks by City Council.¹² The eight criteria generally considered in evaluation of potential landmarks are as follows:

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

As discussed above, the property at 1927 W San Carlos Street is not associated with significant developments in the history of San Jose, or the broader region, state, or nation. It therefore does not meet Criteria 1, 2, or 4 for consideration as a potential Landmark. No individuals or groups significant to the history of San Jose, the state, or nation have been found to be associated with the property at 1927 W San Carlos Street, and as such it does not appear to meet Criteria 3 for consideration as a potential Landmark. The design of the building at 1927 W San Carlos Street is not a distinctive example of early 20th-century commercial architecture, and is not associated with a significant group, architect, or builder. It is not an example of innovation in engineering or architecture. As such, the property does not meet Criteria 5, 6, 7, or 8 for consideration as a potential Landmark. Overall, the property at 1927 W San Carlos Street does not appear to be eligible for designation as a City of San Jose Landmark.

Conclusion

The property at 1927 W San Carlos Street does not appear to be individually eligible for listing in the National Register or California Register under any criteria. It does not appear to meet eligibility criteria for designation as a City of San Jose Landmark. Therefore, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that the property has been "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹³

Resources

"Auction Thursday Night." *San Jose Mercury Herald-News*, July 30, 1944, 31.

BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

Cartwright Aerial Surveys. *Flight CAS-2310, Frame 2-41*. 1968. Aerial Photograph. University of California, Santa Barbara Special Collections. https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=CAS-65-130.

City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeld=TIT13STSIUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

"Compare Prices, Weigh Quality...In Your Beverly-Burbank Shopping District." *San Jose Mercury Herald-News*, April 27, 1947, 40.

"County Building Permits." *San Jose Mercury Financial News*, November 22, 1958, 18.

Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.

Marben Associates. "Burbank Historic Home Survey." Project Report. Santa Clara County, District 4: County of Santa Clara, 194 1993. History San Jose.

¹² City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeld=TIT13STSIUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

¹³ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by Page & Turnbull, Inc.

Resource Name or # 1927 W San Carlos Street

*Date February 13, 2024 Continuation Update

Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18 – Residential and Commercial Architectural Periods and Styles in San Francisco* (January 2003).

Santa Clara County Zoning Ordinance, District (Burbank) § 2.30.010, 3.40.040 (2022).

Statement of Professional Qualifications:

This historic documentation and evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Project Manager and Cultural Resources Planner; and Samantha Purnell, Cultural Resources Planner and primary author; all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.