

**APPENDIX A**

**HISTORICAL RESOURCE EVALUATIONS FOR  
THE FAIRFIELD AT WEST SAN CARLOS PROJECT,  
800 WEST SAN CARLOS STREET, SAN JOSE,  
SANTA CLARA COUNTY, CALIFORNIA**





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SAN LUIS OBISPO

June 2, 2014

Ed McCoy  
Vice President  
FF Realty II LLC  
385510 Morehouse Drive, Suite 200  
San Diego, California 92121

Subject: Historical Resource Evaluations for the Fairfield at West San Carlos Project, 800 West San Carlos Street, San José, Santa Clara County, California. (LSA Project No. FRC1402)

Dear Mr. McCoy:

This cover letter and attached State of California Department of Parks and Recreation (DPR) 523 Series forms present the results of a National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City of San José Historic Resources Inventory and City Landmark eligibility evaluation conducted by LSA Associates, Inc. (LSA), for the Fairfield at West San Carlos Project (project) in San José, Santa Clara County, California (Figures 1 and 2). The project site is located within the Diridon Station Area Plan area and is bordered by West San Carlos Street to the north, light industrial uses to the east, a Santa Clara Valley Transportation Authority light rail line to the south, and Sunol Street to the west. The approximately 4.7-acre project site comprises two parcels (APNs 264-15-002 and 264-15-062) and contains the former Cheim Lumber Company, a local lumber and building materials provider that operated on the project site between 1954 and 1997. The Cheim Lumber Company facility consists of a 4,500-square-foot (ft<sup>2</sup>) office and showroom building built in 1954 (office), a 24,000-ft<sup>2</sup> warehouse consisting of four pre-manufactured metal buildings built in 1955 (warehouse), a pole barn with approximately 10,500 ft<sup>2</sup> of covered area constructed in 1958 (pole barn), and an associated paved surface parking and yard area (yard). Two inactive railroad spurs are also located in the northwestern and southwestern corners of the project site. Today, the office and pole barn area are leased to Elite Roofing Supply, and the warehouse is occupied by Method 42 Productions, an event design and scene fabrication company.

The proposed project would demolish all the buildings and two railroad spurs in the project site and construct a seven-story residential building with ground-floor commercial space and an interior, above-grade garage. The new building would contain 315 residential units, 23,548 ft<sup>2</sup> of commercial uses, 32,220 ft<sup>2</sup> of shared open space, and ancillary facilities. Retail space would be concentrated along the West San Carlos Street frontage of the project site.

The purpose of this study is to evaluate whether the buildings and associated features in the project site (i.e., the office, warehouse, pole barn, railroad spurs, and yard) qualify as historical resources under the California Environmental Quality Act (CEQA), in accordance with the City of San José (City) *Revised Guidelines for Historic Reports* (Guidelines) issued in February 2010. This evaluation is based on the criteria and requirements of the National Register, the California Register, and Sections 13.48.110 through 13.48.120 of the City of San José Municipal Code. To conduct the

evaluation, LSA completed background research, including records searches and a literature review; local historical society archival research; an architectural field survey; and an eligibility evaluation of the buildings and features in the project site.

### **Regulatory Framework**

The City's Historic Resources Inventory (HRI) identifies known historic resources of relative significance, including properties listed on or eligible for listing in the National Register or California Register, or on the local level as a City Landmark, Candidate City Landmark, Structure of Merit, Contributing Structure, or Identified Site/Structure. A City Landmark is a highly significant historic resource meeting the qualifications for landmark designation as defined in the Historic Preservation Ordinance. A Structure of Merit is a special historic resource that does not merit Landmark designation, but contributes to the City's historic fabric; a Structure of Merit is not considered a historic resource for the purposes of CEQA. A Contributing Structure may be less significant individually than if it were an element of a National Register Historic District, City Landmark Historic District, or Conservation Area. The category of Identified Site/Structure (IS) is applied when further evaluation of the significance of the structure should be undertaken.

### **Findings and Conclusion**

LSA's background research and field survey identified three buildings and associated areas 50 years old and older in the project site: the office, warehouse, pole barn, and yard.

A records search at the Northwest Information Center database identified one resource in the project site: P-43-001374. As recorded by Glory Anne Laffey and Ward Hill (1999), P-43-001374 consists of two elements: the office and warehouse. Laffey and Hill concentrated their evaluation on the office and concluded that "it [P-43-001374, including both buildings] does not appear to be sufficiently significant to meet the National Register criteria of 'exceptional significance' for historic resources less than 50 years old (Criterion G). However, when the office building becomes 50 years old [...] it would likely be eligible for the National Register under Criterion C at a local level of significance."

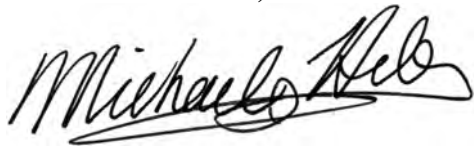
To clarify the status of the buildings and structures on the project site, and to supplement the record for P-43-001374, LSA reevaluated the office, warehouse, pole barn, railroad spurs, and yard collectively as a historic district. The district approach was used because of the interrelated nature of the buildings and structures in the project site and their association with the Cheim Lumber Company. Although the buildings in the Cheim Lumber Company District (District) are now over 50 years old, LSA concludes that they do not appear eligible, either individually or collectively, for inclusion in the National Register, California Register, or in the San José HRI as a City Landmark, Structure of Merit, or as Contributing Structures due to a lack of significant association. The District (including all of its contributing elements) does not qualify as a "historical resource" for purposes of CEQA.

Attached to this cover letter are DPR523 Series forms that contain a historical background of the project site, including a historical context that identifies the ownership history, construction dates, occupants, and land use patterns of the District. Also attached is a completed City Evaluation Criteria Form (Tally Form).

An impacts analysis was not conducted, as the buildings in the project site are not historical resources under the definition at Public Resources Code Section 21084.1.

Sincerely,

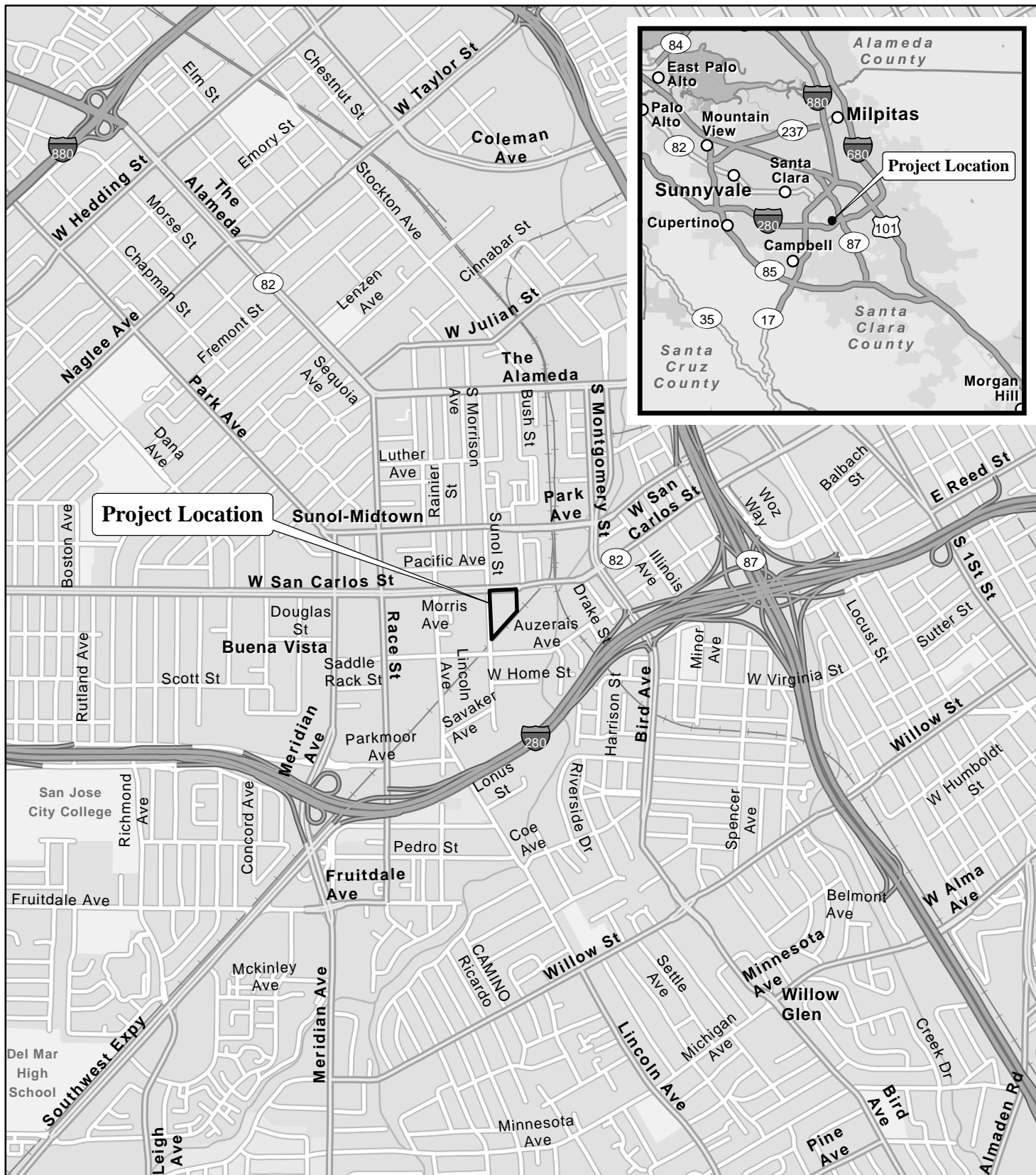
**LSA ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Michael Hibma". The signature is written in a cursive style with a horizontal line underneath the name.

**Michael Hibma, M.A., RPH #603**  
Cultural Resources Manager  
Architectural Historian/Historian

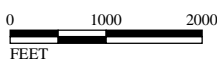
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LSA

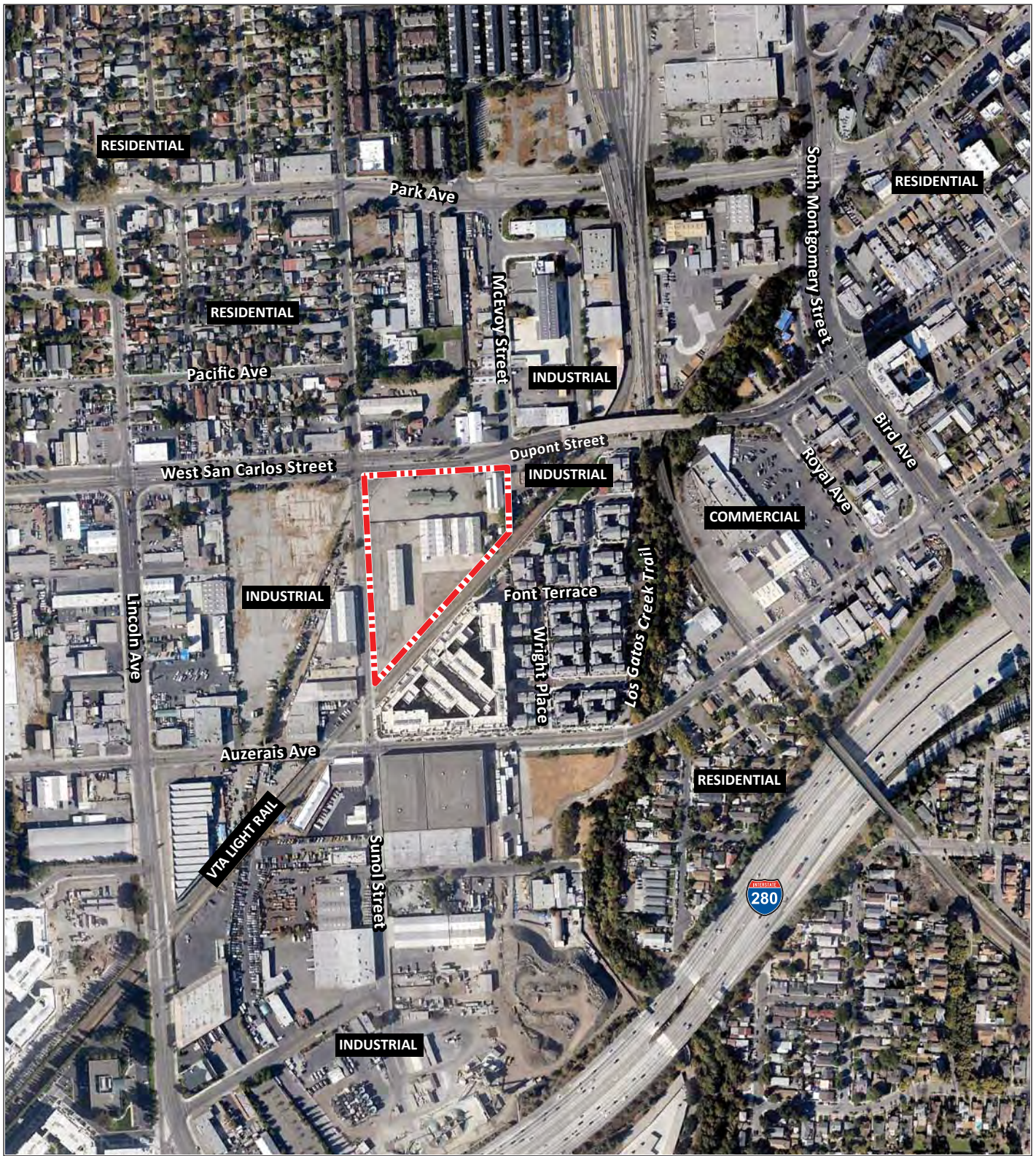
FIGURE 1



SOURCE: ESRI StreetMap North America (2012).

I:\AJC1401 800 W San Carlos\figures\Fig\_1.ai (4/10/14)

Fairfield at West San Carlos  
Project Location and Regional Vicinity Map



LSA

FIGURE 2



Fairfield at West San Carlos  
Aerial Photograph

SOURCES: GOOGLE EARTH 9/11/12; LSA ASSOCIATES, INC., 2014.

I:\AJC1401 800 W San Carlos\figures\Fig\_2.ai (4/11/14)



**California Department of Parks and Recreation (DPR) 523 Series forms**

**P-43-001374 / 800 West San Carlos Street**

“Cheim Lumber Company District”

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

Primary # P-43-001374

HRI #

Trinomial

NRHP Status Code: 6Y

Other Listings: City of San José Historic Resource Inventory  
Review Code: IS Reviewer: City of San José Date: circa 1992

Page 1 of 13

Resource Name: Cheim Lumber Company District

P1. Other Identifier: Cheim Lumber Company

P2. Location  Not for Publication  Unrestricted:

a. County: Santa Clara

b. USGS 7.5' Quad: *San Jose West, Calif.*; Date: 1980; T7S/R1E; unsectioned *Rancho de los Coches*; Mount Diablo Baseline and Meridian

c. Address: 800 West San Carlos Street City: San José Zip: 95126

d. UTM: Zone 10S; 596989mE / 4131270mN

e. Other Locational Data: APNs 264-15-002 and 264-15-062; Lot 69, Rancho Los Coches Subdivision

P3a. Description: The Cheim Lumber Company District at 800 West San Carlos Street is the site of a former lumber mill and yard in the Midtown section of San José. The resource consists of three buildings, two inactive railroad spurs, a staggered, two-part vertical blade sign, and an asphalt-paved parking and materials loading areas. This record updates Laffey (1992) and Laffey and Hill (1999), and reclassifies the resource as a district. (continued on page 2)

P3b. Resource Attributes: HP4 (Ancillary building); HP6 (Commercial property); HP8 (Industrial building)

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

P5. Photograph



P5b. Description of Photo:

Cheim Lumber Company office and showroom building, north and west façades, view southeast. LSA photograph, 5/6/14.

P6. Date Constructed/Age and

Source:  Historic; 1954, building permit, Sanborn Fire Insurance Company Maps for San José (1957, 1958, 1962, 1966)

P7. Owner and Address:

Robert Cheim Trust  
1336 Weaver Drive  
San José, California 95125

P8. Recorded by:

Michael Hibma, M.A., RPH #603  
LSA Associates, Inc.  
157 Park Place,  
Richmond, California 94801

P9. Date recorded: May 9, 2014

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael, 2014. *Historic Report for the Fairfield at West San Carlos Project, 800 West San Carlos Street, City of San José, Santa Clara County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments:  Location Map  Continuation Sheet  District Record

DPR 523A (1/95)

**D1. Historic Name:** Cheim Lumber Company

**D2. Common Name:** 800 West San Carlos Street

**D3. Detailed Description:** The property at 800 West San Carlos Street consists of six built environment elements that comprise a district associated with the themes of commercial development and architecture in San José; the period of significance is from 1954 to 1964. The six elements of the district consist of the Cheim Lumber Building, a Google-styled office building; a prefabricated metal warehouse; a pole barn used to shelter materials storage; two inactive railroad spurs; an open, asphalt-paved yard area for vehicle parking and materials loading; and a staggered, detached vertical blade sign near the sidewalk along West San Carlos Street. The buildings are sited near the northern and western portion of the 4.7-acre parcel with a deep street setback from West San Carlos Street. The office building is situated north of the metal warehouse and northeast of the pole barn. The two inactive railroad spurs are located in the northwestern and southwestern portions of the property and would have transported materials to and from the site. Taken as a whole, the property represents a linkage of buildings and landscape elements united historically by plan and physical development, with the office building exhibiting some of the architectural qualities of the Google design.

**D4. Boundary Description:** The boundary encompasses the built environment components that are located on Assessor Parcel Numbers 264-15-002 and 264-15-062 in the Midtown area of San José.

**D5. Boundary Justification:** This boundary was established based on surviving buildings and associated elements from 1954 to 1964, which encompasses the period from the construction of the contributing elements through their association with the Cheim Lumber Company up to 50 years before the present.

**D6. Significance: Theme** Commercial development and architecture

**Area:** San José, Santa Clara County

**Period of Significance:** 1954-1964

**Applicable Criteria:** N/A

The district at 800 West San Carlos Street is the location of the former Cheim Lumber Company, a company originally founded in the 1930s by Leo Gustave Cheim. The site is bordered by West San Carlos Street to the north; light industrial uses to the east; a segment of the former Southern Pacific Railroad right-of-way to the south; and Sunol Street to the west. Originally located at 1400 The Alameda in San José, the Cheim Lumber Company had acquired the site at 800 West San Carlos Street in 1952 and planned to expand its operations at the site. After a fire razed the company's yard at 1400 The Alameda, Cheim moved his entire business to the 800 West San Carlos Street site. Cheim Lumber was the last of a series of commercial lumber companies to occupy this location for nearly 90 years. Beginning in 1909, the Santa Clara Valley Mill and Lumber Company purchased the parcel and relocated from their downtown yard at South Fourth Street and San Fernando Street. Over the next 88 years, commercial lumber yards continuously operated at this site: the Santa Clara Valley Mill and Lumber Company was followed by the San Jose Lumber Company, the Sunset Lumber Company, and the Tilden Lumber Company. Leo Gustave Cheim founded Cheim Lumber after his earlier lumber business partnership with J.H. McElroy, operating as "J.H. McElroy and L.G. Cheim," dissolved. A building permit application (#19671) was filed on August 20, 1954, by Cheim to build an "Office and sales" building at 780 West San Carlos valued at \$40,000. Cheim was also listed as the building contractor. No information about the building's architect was provided. A year later, Cheim applied for a permit to erect a warehouse valued at \$15,000 for industrial uses. The builder listed was R.M. Neae located at 460 Park Avenue, San José. An article in the November 23, 1958, edition of the *San Jose Mercury News* stated that Cheim Lumber built a 10,000 ft<sup>2</sup> covered, pole-frame style storage building. The lumber business boomed in the 1950s due to the rapid residential development of San José and Santa Clara County following World War II. Cheim Lumber was one of many area and regional lumberyards supplying millwork and building materials to contractors.

**D7. References:**

Hill, Ward and Glory Anne Laffey, 1999. California Department of Parks and Recreation form DPR 523 records for P-43-001374. On file at Northwest Information Center, Sonoma State University, Rohnert Park, California.

Sanborn Fire Insurance Company Maps of San Jose, 1884, 1893, 1915, 1930, 1950, 1957, 1958, 1962, 1966. On file at History San José, 1661 Senter Street, San José, California.

See Continuation sheets.

**D8. Evaluator:** Michael Hibma

**Date:** May 12, 2014

LSA Associates, Inc., 157 Park Place, Point Richmond, California 94801

\*Recorded by: Michael Hibma

\*Date: May 9, 2014     Continuation     Update

**D6. Significance (Continued)**

Sanborn Fire Insurance Company maps from 1957 and 1958 show the office building, warehouse, and two railroad spurs, one labeled “Western Pacific Railroad Freight” at the northwest corner of the property and another labeled “Spur Track” connecting to the Southern Pacific main line at the southeastern corner of the property. Sanborn Fire Insurance Company maps from 1962 and 1966 show the current built environment as unaltered between 1958 and 1966. A review of building permits also indicates a lack of building alterations. Sanborn maps depicts the wood-framed, rectangular, single-story office building resting on concrete slab foundation and covered with incombustible roofing. The single-story warehouse building comprises four distinct units which rest on a concrete slab foundation and have several openings in the connecting interior walls for equipment and materials storage. The structural framing and walls are of iron or steel and the trussed roof is sheathed in incombustible roofing. A square-shaped, single story, wood-framed structure labeled “Dust Bin with Blower” is depicted at the southwestern corner of the metal warehouse. This structure was used to collect sawdust from the milling and wood finishing process. The 1962 Sanborn Map shows the single-story pole barn (addressed as 804¼ West San Carlos Street) located west of the warehouse and near the Southern Pacific Railroad (SPRR) and Western Pacific Railroad (WPRR) spur tracks. Both of these spur tracks were abandoned and cut off from active rail lines. The SPRR spur track at the southwestern corner of the property was not depicted on any Sanborn maps.

**Land Use and Neighborhood Context<sup>1</sup>**

The Cheim Lumber Company site is located in the former Rancho de los Coches, a 8,795-acre rancho granted in 1844 by Mexican Governor Manuel Micheltoarena to Roberto Balemino, a Native American from Mission Santa Clara de Asís Santa Clara. In 1847, Balemino sold Los Coches to Antonio Marie Suñol, a former Alcalde and first Postmaster of Pueblo San José. With the arrival of American immigrants during the 1840s and 1850s, San José changed from a Hispanic pueblo to a typical American town with uniform city blocks bounded in a street grid more familiar to eastern cities; it soon became the mercantile and financial center of Santa Clara County. Outlying areas, such as Rancho de los Coches, were later annexed and subdivided, but growth on the west side was relatively slow, and a prevailing land use pattern of small farms persisted until the early 20<sup>th</sup> century. The late 19<sup>th</sup> century development of San José was influenced by the SPRR and later the WPRR. The SPRR connected agricultural products from the Santa Clara Valley and San José with port facilities in San Francisco and overland routes via Oakland. The connection to distant markets, coupled with the invention of the refrigerated railcar, fostered the growth of San José, including the city’s west side and the vicinity of 800 West San Carlos Street. During the early 20<sup>th</sup> century land uses in the western subdivisions located along the SPRR main line began to change in land use from rural residential and agricultural to urban industrial and commercial, driven principally by the growing fruit packing and canning industry. This change did not proceed in a uniform manner, however, by the 1930s, an area with a mix of commercial and industrial land uses developed among pockets of persistent single and multi-family residential areas.

Single family homes occupied the area east of Los Gatos Creek, between San Salvador and San Carlos streets. Examples of industries operating in the area around the railroad tracks included the San Jose Fruit Packing Company and a lumber mill. Agricultural land use patterns remained in place in areas to the south, marking this neighborhood at the southern edge of San José’s development up to 1900. The property at 800 West San Carlos Street and the surrounding area was annexed by the City as part of the Gardner Annexation on March 16, 1911. From that time, the area developed as an industrial and commercial area dominated by the Del Monte Cannery and related businesses such as box and packing container makers. According to Sanborn Maps of the area from 1915, the southern boundary of the parcel containing 800 West San Carlos Street corresponded to the city limit of San José (Sanborn Map Company 1915). For most of the early-to-mid 20<sup>th</sup> century, this area remained largely industrial in nature, as Santa Clara Valley farmers were famous for their plums, prunes, peaches, and other specialty crops. After World War II, the Santa Clara Valley’s agricultural industry steadily gave way to the growing demand for housing by returning veterans, new residents from the East Coast, and California’s overall growing population. Although farms in the area remained productive during the mid-20<sup>th</sup> century, San Jose grew steadily between 1950 and 1970, expanding from 17 to nearly 140 square miles. Following the war, the number of building permits issued by the City of San José grew from 2,852 in 1950 to 3,478 in 1955. The high housing demand required lumber yards to provide contractors with the necessary building materials (San Jose Mercury News 1/11/56).

<sup>1</sup> Unless noted, this section is adapted from *Historic Resources Inventory and Evaluation Report for the Los Gatos Creek Bridge Replacement/South Terminal Phase III Project, San José, Santa Clara County, California* (2013). JRP Historical Consulting, LLC., Davis, California.

\*Recorded by: Michael Hibma

\*Date: May 9, 2014

Continuation

Update

**D6. Significance** (Continued)

**Land Use and Neighborhood Context<sup>1</sup>**

The property at 800 West San Carlos is located in Lot 69 of the Rancho Los Coches Subdivision that was bounded on the north by modern West San Carlos Street, on the south by Auzerais Avenue, on the west by Sunol Street, and on the east by Pinard's Lot 70. The lot was originally purchased in 1861 by an E. Freeman and in 1876, most of the lot was owned by the Estate of George Rines. The Rines home was located in the northwest corner of the lot, near the intersection of West San Carlos and Sunol streets. By 1892, Lot 69 was divided into two parcels, the northern portion was owned by Mrs. H. Rines, and the southern portion owned by A. Zicovich. In 1909, the Santa Clara Valley Mill and Lumber Company purchased the Rines property and relocated their lumber mill there from South Fourth and San Fernando streets that same year. The Santa Clara Valley Mill and Lumber Company was founded by W. P. Dougherty, a pioneering San José lumberman who founded the Dougherty Lumber Company which later merged the Burkett & Metclaf Planing Mill with the McMurdy & McClellan Lumber Company to form the Santa Clara Valley Mill and Lumber Company. The company operated at this location until 1918 when it was replaced by the San Jose Lumber Company. In 1923, the site was the location of the Sunset Lumber Company, and two years later the Tilden Lumber Company operated at the site until 1934, when it reverted back to the Sunset Lumber Company ownership. In 1950, the buildings were demolished and West San Carlos Street widened to accommodate the four-lane San Carlos Street Overpass built in 1934 as part of a SPRR track realignment and surface-grade automobile crossing reduction project. As previously discussed, in 1952, the Cheim Lumber Company relocated to 800 West San Carlos from 1400 The Alameda and opened a mill at this location.

**Architectural Context<sup>2</sup>**

Although no individual architect or architectural firm responsible for designing any of the buildings at 800 West San Carlos Street was identified, the office building, known as the "Cheim Lumber Building," is an example of Googie-inspired commercial architecture. Googie was a popular American design motif between 1952 and 1965. Originating in southern California, Googie combined the angular, swooping, futuristic designs found on automobiles, consumer products, and fanciful "astro-spaceship" consumerist designs inspired by a post-war confidence of the future. Similar to Streamline Moderne's influence on architecture and consumer product design in the 1930s, Googie-influenced shapes were incorporated into neon and electric signage, primarily expressed in automobile-related sales and service establishments and leisure establishments such as casinos, motels, and shopping strips. In San José, Googie design is concentrated on commercial arterial streets such as West San Carlos Street, Alum Rock Avenue, and Bascom Avenue.

The character-defining features of Googie architecture include:

- 1) Abstract, curvilinear, or stylized organic shapes;
- 2) Multi-story sweeping and soaring lines;
- 3) Exaggerated rooflines in steel and concrete, often in repetitive or curvilinear patterns;
- 4) Large expanses of glass in the primary building, set within flush-mounted steel or aluminum frames;
- 5) Use of modern materials of steel, concrete, porcelain enamel, ceramic tile, prismatic glass, and glass block;
- 6) Space-age motifs of rockets and aircraft; and
- 7) Prominent signage integrated with the building design or as a large free-standing composition, often electrified with swooping designs in neon.

**Significance Evaluation**

**Previous Surveys.** The property at 800 West San Carlos Street was previously evaluated in 1992 as part of a Phase II Inventory Update (Map Reference No. 266). The form was prepared by Glory Anne Laffey of Archives and Architecture who focused her evaluation upon the office building and noted that, although it was not yet 50 years old, it "expressed society's preoccupation with technological advancement" through its Googie architectural style. No presentation and discussion of the building's eligibility for inclusion in the National Register, California Register, or San José Historic Resources Inventory was presented because the building was less than 50 years old at the time. Laffey assigned a San José Historic Resources Inventory designation rating of "IS" to the building, indicating it as an "Identified Site/Structure" that should be further evaluated.

The property was reevaluated in 1999 by Archives and Architecture as part of a Historic Properties Survey Report for the Vasona Corridor Light Rail Project. A DPR 523 record, prepared by Archives and Architecture historians Ward Hill and Glory Anne Laffey, concluded that "800 W. San Carlos does not currently appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B, or C. The office building will likely be eligible for the National Register under Criterion C at a local level of significance when it becomes 50 years old. The buildings do not appear to be contributing structures to a potentially National Register eligible historic district."

<sup>1</sup> Unless noted, this section is adapted from *Historic Properties Survey Report for the Vasona Corridor Light Rail Project, Santa Clara County, California*. 1999. Basin Research Associates, Inc., San Leandro, California.

<sup>2</sup> Unless noted, this section is adapted from *San Jose Modernism Historic Context Statement*. 2009. PAST Consultants, LLC., Petaluma, California.

\*Recorded by: Michael Hibma

\*Date: May 9, 2014     Continuation     Update

**D6. Significance (Continued):**

**Evaluation.** The buildings which comprise the Chiem Lumber Company contains built environment elements that are now over 50 years old. LSA reevaluated them as a district, as they clearly exhibit a concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development as demonstrated by their association with the Cheim Lumber Company. Although the buildings in the District are now over 50 years old, LSA concurs with Hill and Laffey's previous conditional findings made in 1999 and despite being over 50 years old, the District does not appear eligible for listing in the National Register, California Register, or in the San José Register as a San José City Landmark, Structure of Merit, or Contributing Structures to an identified district due to a lack of significant association with a historic context.

As previously discussed, commercial and industrial activity at this location dates to 1909 when the Santa Clara Valley Mill and Lumber Company purchased the parcel from the Rines family. Over the following 88 years, this site was continuously used as a commercial lumber yard and building supply business. The current buildings, associated with the Cheim Lumber Company, began operations in 1954 at 800 West San Carlos Street until 1997. The buildings at 800 West San Carlos Street express architectural design and materials dating from the mid-20<sup>th</sup> century. The buildings were constructed to contain office and showroom space as well as warehouse and lumber milling operations. The office building design is inspired by the Googie architectural design, a style motif popular in the mid-20<sup>th</sup> century. The warehouse building was constructed as a warehouse vernacular, the character-defining features of which include a large, open interior spaces and a straight-forward, fire-resistant design based on economy and safety with minimal to no ornamentation. These features reflected the practical need for an all-weather; fire-resistant building to house flammable materials.

The District was originally developed in the early 1950s by the Cheim Lumber Company as a commercial lumber yard with an office and product showroom space. Cheim Lumber was one of many similar companies supplying building contractors who were then rapidly building residential development in the City of San José and the Santa Clara Valley during the 1950s. Although the District is associated with the general commercial development of San José during the mid-20<sup>th</sup> century, background research indicates that this specific association with that historic context is not prominent or important and as such, did not demonstrate eligibility under **Criterion A/1**.

While research did indicate that the District is associated with local businessman and founder Leo Gustave Cheim, he was one of many local businessmen associated with San José's rapid development in the 20<sup>th</sup> century. Background research did not indicate that he played a prominent or important role in San José's development during this period, and as such, does not demonstrate eligibility under **Criterion B/2**.

The architectural qualities of the District contain expressions of Googie design, as expressed in the office building, and industrial vernacular, as expressed in the metal warehouse building and pole-barn materials shelter building. While the office retains several character-defining features of Googie design such as an exaggerated roofline with a repetitive, overlapping triangular-shaped pattern in stamped copper and large expanses of glass in the primary, street-facing façade; the building overall is a restrained example of the Googie style without the signature space-age design and decoration, neon signage, and multi-story roofline. The lack of concrete, steel, porcelain enamel ceramic tiles, prismatic glass and glass block materials incorporated in the building design further diminishes its representative qualities of Googie design. Background research indicated that although the office building was built by the Cheim Lumber Company, no evidence identifying the architect or architectural firm responsible for the building's design was located. The metal warehouse and pole-barn materials shelter building are common building types found in industrial areas in San José, Santa Clara County, and statewide. Therefore, the District does not demonstrate eligibility under **Criterion C/3**.

The District is not likely to yield information important in building construction or design and therefore, does not demonstrate eligibility under **Criterion D/4**.

**D7. References (Continued):**

San José Building Permits. On file at California Room, San José Public Library, San José, California.

*San José Modernism Historic Context Statement*, PAST Consultants, 2009. Electronic document, <http://www.sjredevelopment.org/publicationsplans/sanjosemodernismjune2001.pdf>, accessed May 1, 2014.

*Historic Resources Inventory and Evaluation Report for the Los Gatos Creek Bridge Replacement/South Terminal Phase III Project, San José, Santa Clara County, California*. 2013. JRP Historical Consulting, LLC., Davis, California.

*Historic Properties Survey Report for the Vasona Corridor Light Rail Project, Santa Clara County, California*. 1999. Basin Research Associates, Inc., San Leandro, California.

Lumber Company Building Planned. *San Jose Mercury News*, 1951. On file at California Room, San José Public Library, San José, California.

Lumber Firm Adds Shelter. *San Jose Mercury News*, 23 November 1958. On file at California Room, San José Public Library, San José, California.

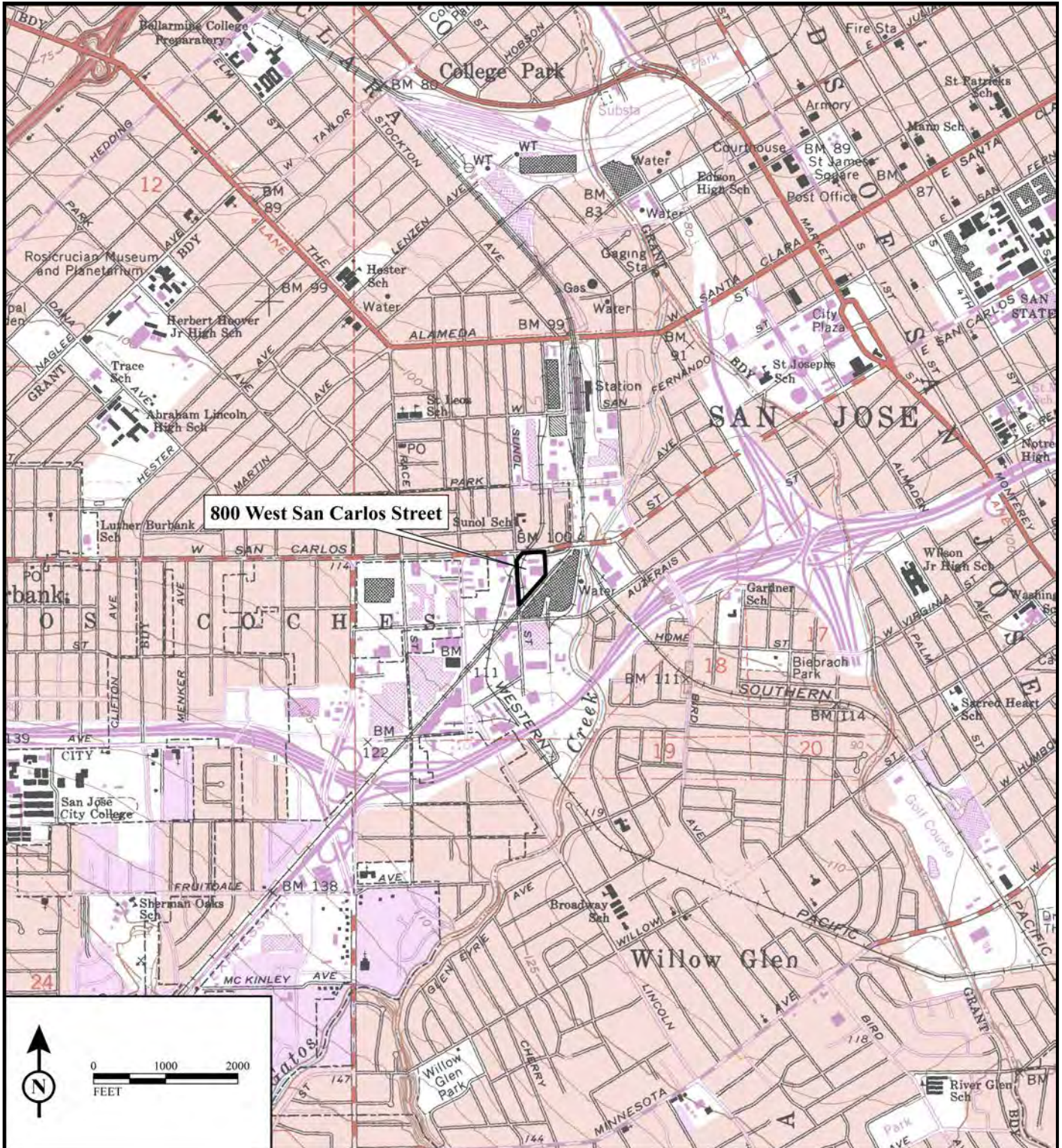
How Lumber Looks. *The California Lumber Merchant*. 1 February 1923. Electronic document, <http://www.books.google.com>, accessed May 8, 2014.

DPR 523 record for Chiem Lumber. Inventory Update Phase III. Glory Ann Laffey, 1992. On file at History San José, San José, California.

DPR 523 record for P-43-001374. On file at Northwest Information Center, Sonoma State University, Rohnert Park, California.







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

Primary # P-43-001374

HRI #

Trinomial

NRHP Status Code: 6Y

Other Listings: City of San José Historic Resource Inventory  
Review Code: IS Reviewer: City of San José Date: circa 1992

Page 8 of 13

Resource Name: Cheim Lumber Company District

- P1. Other Identifier:** Cheim Lumber Company
- P2. Location**  Not for Publication  Unrestricted:
- a. **County:** Santa Clara
  - b. **USGS 7.5' Quad:** *San Jose West, Calif.*; **Date:** 1980; **T7S/R1E**; unsectioned *Rancho de los Coches*; Mount Diablo Baseline & Meridian
  - c. **Address:** 800 West San Carlos Street **City:** San José **Zip:** 95126
  - d. **UTM: Zone** 10S; 596994mE / 4131312mN
  - e. **Other Locational Data:** APNs 264-15-002 and 264-15-062

**P3a. Description:** This single-story, wood-framed, commercial office building on a rectangular plan, built 1954, is situated on a 4.7-acre irregularly-shaped parcel in an urban setting. The building is comprised of two elements, a high-roofed showroom space with vertical expanses of glass at the western end and a shorter, portion at the eastern end used as office space. The building is covered by a low-pitched, end-gabled roof with projecting eaves sheathed in stamped copper with a repetitive, overlapping triangular-shaped pattern. The building rests on a concrete slab foundation. The walls are clad in wood siding with a variation of board and batten siding. The main entrance is on the northern, street-facing facade and consists of a pair of swinging wooden doors. The windows are fixed-paned, consist of full-height vertical panes and shorter ribbon windows located at the roof peak, and are in wooden casements. Landscape elements include planter areas, concrete walkways along the northern and western facades that are styled to mimic the repetitive triangular roof features. This building appears in excellent condition.

**P3b. Resource Attributes:** HP4 (Ancillary building); HP6 (Commercial property)

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

**P5. Photograph**



**P5b. Description of Photo:**

800 West San Carlos Street, office building north and west façades. View southeast. LSA photograph, 5/6/14.

**P6. Date Constructed/Age and Source:**  Historic; 1954, building permit, Sanborn Fire Insurance Company Maps for San José, 1957, 1958, 1962, 1966.

**P7. Owner and Address:**  
Robert Cheim Trust,  
1336 Weaver Drive  
San José, California 95125

**P8. Recorded by:**  
Michael Hibma, M.A., RPH #603  
LSA Associates, Inc.  
157 Park Place,  
Richmond, California 94801

**P9. Date recorded:** May 9, 2014

**P10. Survey Type:** Intensive

**P11. Report citation:** Hibma, Michael, 2014. *Historic Report for the Fairfield at West San Carlos Project, 800 West San Carlos Street, City of San José, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

**Attachments:**  Continuation Sheet

DPR 523A (1/95)



800 West San Carlos Street, former Cheim Lumber Company office and showroom.  
North and east façades, view southwest. LSA photograph, 5/6/14.



800 West San Carlos Street, former Cheim Lumber Company office and showroom.  
South and east façades, view northwest. LSA photograph, 5/6/14.



800 West San Carlos Street, former Cheim Lumber Company office and showroom.  
South and west façades, view southeast. Note blad sign in background. LSA photograph, 5/6/14.



800 West San Carlos Street, former Cheim Lumber Company office and showroom.  
Main entrance. North façade, view southwest. LSA photograph, 5/6/14.

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

Primary # P-43-001374

HRI #

Trinomial

NRHP Status Code: 6Y

Other Listings: City of San José Historic Resource Inventory

Review Code: IS Reviewer: City of San José Date: circa 1992

Page 11 of 13

Resource Name: Cheim Lumber Company District

P1. Other Identifier: Cheim Lumber Company

P2. Location  Not for Publication  Unrestricted:

a. County: Santa Clara

b. USGS 7.5' Quad: *San Jose West, Calif.*; Date: 1980; T7S/R1E; unsectioned *Rancho de los Coches*; Mount Diablo Baseline & Meridian

c. Address: 800 West San Carlos Street City: San José Zip: 95126

d. UTM: Zone 10S; 597019mE / 4131275mN

e. Other Locational Data: APNs 264-15-002 and 264-15-062

P3a. Description: This single-story, metal-framed, industrial warehouse building on a rectangular plan, built 1955, is situated on a 4.7-acre irregularly-shaped parcel in an urban setting. The building is comprised of four distinct sections, joined together. The building is covered by a low-pitched, end-gabled roof with shallow eaves sheathed in stamped, corrugated metal roofing. The building rests on a concrete slab foundation. The walls are clad in metal siding. The building has nine entrances, four on the northern street-facing façade, four on the south façade, and one on the west façade and consists of metal, roll-up shop doors. The windows are fixed-paned, metal awning windows. A metal manufacturer's badge which states "Butler Manufacturing" are affixed near the gable peaks on the south facing façade. This building appears in good condition.

P3b. Resource Attributes: HP4 (Ancillary building); HP6 (Commercial property)

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

P5. Photograph



P5b. Description of Photo:

800 West San Carlos Street, metal warehouse building north façade. View southwest. LSA photograph, 5/6/14.

P6. Date Constructed/Age and

Source:  Historic; 1955, building permit, Sanborn Fire Insurance Company Maps for San José, 1957, 1958, 1962, 1966.

P7. Owner and Address:

Robert Cheim Trust,  
1336 Weaver Drive  
San José, California 95125

P8. Recorded by:

Michael Hibma, M.A., RPH #603  
LSA Associates, Inc.  
157 Park Place,  
Richmond, California 94801

P9. Date recorded: May 9, 2014

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael, 2014. *Historic Report for the Fairfield at West San Carlos Project, 800 West San Carlos Street, City of San José, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

Attachments:  Continuation Sheet

DPR 523A (1/95)



800 West San Carlos Street, former Cheim Lumber Company warehouse.  
North and west façades, view southeast. LSA photograph, 5/6/14.



800 West San Carlos Street, former Cheim Lumber Company warehouse.  
South façade, view northeast. LSA photograph, 5/6/14.

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

Primary # P-43-001374

HRI #

Trinomial

NRHP Status Code: 6Y

Other Listings: City of San José Historic Resource Inventory

Review Code: IS Reviewer: City of San José Date: circa 1992

Page 13 of 13

Resource Name: Cheim Lumber Company District

P1. Other Identifier: Cheim Lumber Company

P2. Location  Not for Publication  Unrestricted:

a. County: Santa Clara

b. USGS 7.5' Quad: *San Jose West, Calif.*; Date: 1980; T7S/R1E; unsectioned *Rancho de los Coches*; Mount Diablo Baseline & Meridian

c. Address: 800 West San Carlos Street City: San José Zip: 95126

d. UTM: Zone 10S; 596965mE / 4131231mN

e. Other Locational Data: APNs 264-15-002 and 264-15-062

P3a. Description: This single-story, pole-framed, rectangular materials storage building, built 1958, is situated on a 4.7-acre irregularly-shaped parcel in an urban setting. The open building is covered by a low-pitched roof with sheathed in corrugated metal roofing. The building rests on a pole supports set in a concrete slab foundation. This building appears in good condition.

P3b. Resource Attributes: HP4 (Ancillary building); HP6 (Commercial property)

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

P5. Photograph



P5b. Description of Photo:

800 West San Carlos Street, pole-framed materials storage building. View southwest. LSA photograph, 5/6/14.

P6. Date Constructed/Age and Source:  Historic; 1958, building permit, Sanborn Fire Insurance Company Maps for San José, 1957, 1958, 1962, 1966. *San Jose Mercury News* 23 November 1958.

P7. Owner and Address:  
Robert Cheim Trust,  
1336 Weaver Drive  
San José, California 95125

P8. Recorded by:  
Michael Hibma, M.A., RPH #603  
LSA Associates, Inc.  
157 Park Place,  
Richmond, California 94801

P9. Date recorded: May 9, 2014

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael, 2014. *Historic Report for the Fairfield at West San Carlos Project, 800 West San Carlos Street, City of San José, Santa Clara County, California*. LSA Associates, Inc., Point Richmond, California.

Attachments:  Continuation Sheet

DPR 523A (1/95)

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

Primary # P-43-001374  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (assigned by recorder) 800 W. San Carlos Street

- P1. Other Identifier: Big 4 Rents Ref. No. 44
- P2. Location:  Not for Publication  Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
  - a. County Santa Clara
  - b. USGS 7.5' Quad San Jose West (4273) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.
  - c. Address 800 W. San Carlos Street City San Jose Zip 95126
  - d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN
  - e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 264-15-001

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

800 West San Carlos includes a rectangular plan metal warehouse building and an adjacent single story office building. The simply detailed, wood-frame warehouse building has a concrete foundation and a wood-truss roof structure. The exterior walls and roof of the building are covered with bolted metal plates. The roof of the warehouse has four, contiguous parallel gables running north/south. Each of the four gabled sections of the warehouse are approximately the same dimensions. The north facades of the three easternmost gables have large, central, sliding metal doors. The north facade of the western fourth section has three, evenly spaced, nine light, industrial sash windows. Several galvanized circular vents project above the roof. The fourth section also has a garage opening and four industrial sash windows on its west facade.

The adjacent single-story office building has a low slung, gable roof covered with metal triangular sections. The point of the triangular roof sections projects out from the eaves. The wood-frame roof structure is set on concrete pylons covered with stone facing. The area between the pylons is filled with metal framed glazing. The east and west facades have a central wall projecting out at an oblique angle. Covered with vertical metal panels this central area has side, glazed entrance doors and transom windows above.

P3b. Resource Attributes: HP6-Commercial Property

- P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo: \_\_\_\_\_

P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1950-19952 warehouse, 1955 office

P7. Owner and Address  
Cheim, Robert, et al  
800 W. San Carlos Street  
San Jose, CA 95126

P8. Recorded by:  
(Name, affiliation, and address)  
Ward Hill and Glory Anne Laffey,  
Archives and Architecture,  
353 Surber Drive,  
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)  
Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

- 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) \_\_\_\_\_

5-25680



State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE AND OBJECT RECORD**

Primary # P-43-001374  
 HRI # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 2 of 4 Resource Name or #: (assigned by recorder) 800 W. San Carlos Street

B1. Historic Name: Cheim Lumber Company B2. Common Name: Big 4 Rents  
 B3. Original Use: Lumber Yard B4. Present Use: Equipment Rental  
 B5. Architectural Style: industrial  
 B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect Unknown B9b. Builder: Unknown

B10. Significance: Theme Architecture Area San Jose

Period of Significance 1952-present Property Type Commercial Applicable Criteria C (office in 5 years)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Cheim Lumber Company is one of a series of lumber companies which has occupied the 800 W. San Carlos Street parcel. In 1909, the Santa Clara Valley Mill and Lumber Company relocated from S. Fourth and San Fernando Street to the parcel. They were followed by the San Jose Lumber Co., the Sunset Lumber Company, and the Tilden Lumber Company. In 1950, the old buildings on the parcel were cleared and San Carlos Street widened. In 1952, Cheim Lumber Company, owned by Leo G. Cheim, opened its mill at this location. Cheim had been operating at 1400 The Alameda since the early 1930s and was preceded by "J.H. McElroy and L.G. Cheim", named for the co-owners. McElroy had managed the San Jose Lumber Company, which had occupied the San Carlos Street site in the early 1920s. In 1954, plans were made to move the Cheim office and sales to the San Carlos location and build a \$40,000 building. On April 15, 1955, The Alameda location was destroyed in a spectacular fire. As a result, 800 W. San Carlos Street became the main location of the Cheim Lumber Company with a full range of lumber millwork and other building materials. Though no longer occupied by Cheim Lumber Company, the property is still owned by the Cheim family. In 1990, Alan Hess, *San Jose Mercury* columnist and architectural historian, cited the Cheim Lumber Company sales office as an example of San Jose architecture that reflects the design influences of Frank Lloyd Wright, with its "broad decorative zigzag stripes, along with unique geometric lettering on its sign."

The warehouse and office buildings at 800 W. San Carlos Street appear to retain a good level of historic integrity from their original construction in the 1950s. This simply detailed metal warehouse is not a distinguished example of its type in San Jose, and thus it does not appear to be individually eligible for the National Register under Criterion C. The circa 1955 office building is an unusual and accomplished example of a commercial building in San Jose influenced by the contemporary work of Frank Lloyd Wright. This building does not appear to be sufficiently significant to meet the National Register criteria of "exceptional significance" for historic resources less than 50 years old. However, when the office building becomes 50 years old in approximately five years, it would likely be eligible for the National Register under Criterion C at a local level of significance. The Cheim Lumber Company and the associated Cheim family do not appear to be of sufficient historic significance for the buildings to be eligible under Criteria A or B. The buildings do not appear to be related to other historic themes or cultural patterns of significance. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

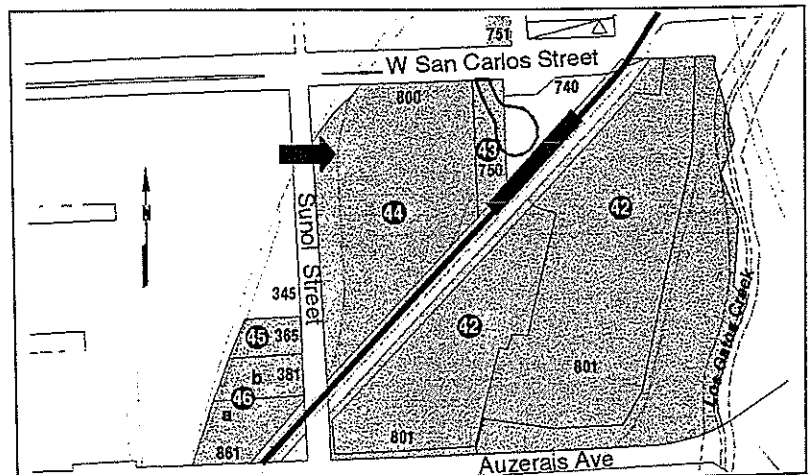
B12. References:  
 (see continuation sheet)

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



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

Primary # P-43-001374

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: (assigned by recorder) 800 W. San Carlos Street

Recorded by Ward Hill and Glory Anne Laffey

Date: February 1999

Continuation

Update

Item B10. Continued

In conclusion, 800 W. San Carlos does not currently appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B or C. The office building will likely be eligible for the National Register under Criterion C at a local level of significance when it becomes 50 years old. The buildings do not appear to be contributing structures to a potentially National Register eligible historic district.

Item B12. Continued

Hess, Alan

1990 Valley Offers Glimpses of Wright's Visionary City. *San Jose Mercury*. February 25.

Munro-Fraser, J.

1881 History of Santa Clara County, California: Including its Geography, Geology, Topography, Climatopography and Description. Alley, Bowen and Co., San Francisco.

Nailen, R.L.

1972 Guardians of the Garden City. Smith & McKay, San Jose.

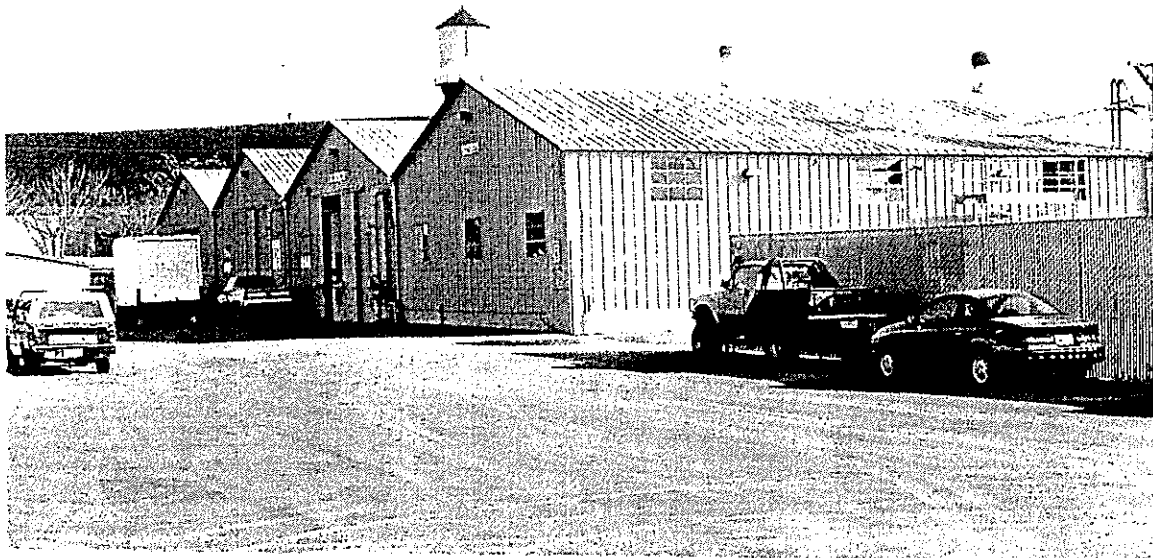
San Jose Assessor's Block Book 1924.

San Jose Building Permit #19671. August 20, 1954.

San Jose City Directories, 1909-1979.

Sanborn Fire Insurance Maps for San Jose, 1901-1966

Item P5a. Photo, continued



DEPARTMENT OF PARKS AND RECREATION  
Office of Historic Preservation  
**Historic Resources Inventory**

Survey Ref. No. 266

Ser. No. \_\_\_\_\_

National Register Status \_\_\_\_\_

Local designation IS

**Identification and Location**

1. Historic name Cheim Lumber

\*2. Common name or current name Same

\*3. Number & street 800 W. San Carlos Street Cross-corridor \_\_\_\_\_

City San Jose Vicinity only \_\_\_\_\_ Zip 95126 County Santa Clara

4. UTM Zone \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

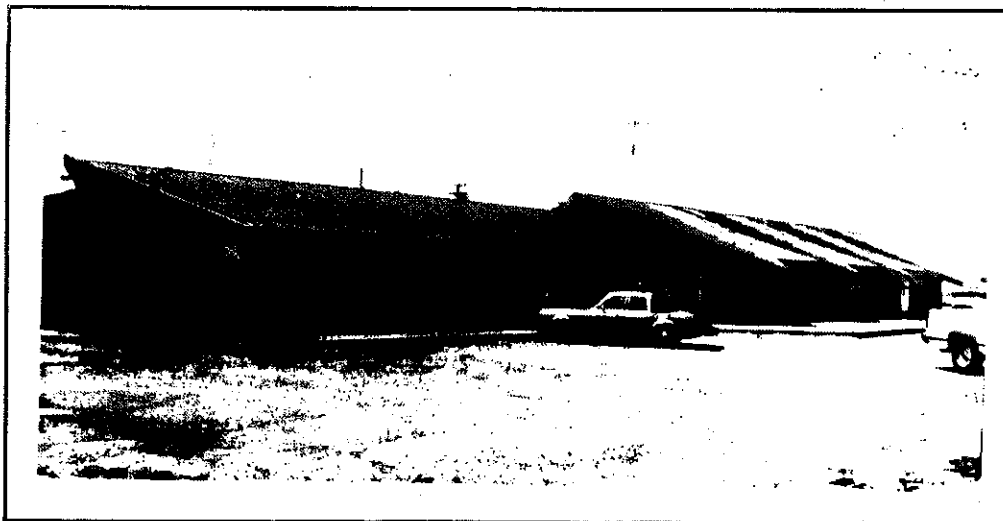
5. Quad map No. (83) Parcel No. 264 15 001 Other \_\_\_\_\_

**Description**

6. Property Category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The architectural style of the Cheim building is best described as "Googie," a term devised by architectural historian Alan Hess to refer to this distinctive style of the 1950s. Illustrating society's preoccupation with technological advancement, this architectural style features bold geometric shapes and cantilevered, projecting trusses. This building has a gabled roof textured with triangular shapes that come to a series of points at the eaves. The end walls come to a point under the similarly projecting gables. Fenestration consists of full glazed panels separated by flagstone pillars. The building annex has clerestory windows and the pointed end of the building has large angled windows. Four large metal-sided warehouses are located on the back of the parcel.



8. Planning agency Planning Dept.

9. Owner Address Robert E. Cheim et al  
800 W. San Carlos  
San Jose, CA 951267

10. Type of Ownership Private

11. Present Use Commercial

12. Zoning M-4

13. Threats Development pressures

Send a copy of this form to: State Office of Historic Preservation,  
PO Box 942896, Sacramento, CA 94287-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**Historical Information**

- \*14. Construction date(s) 1955A Original location same Date moved \_\_\_\_\_  
 15. Alterations & date \_\_\_\_\_  
 16. Architect Unknown Builder Unknown  
 17. Historic attributes (with number from list) 06--lumber yard

**Significance and Evaluation**

18. Context for evaluation: Theme Commerce Area San Jose  
 Period Ind./Suburb. 1945-1991 Property Type retail Context developed? yes  
 \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

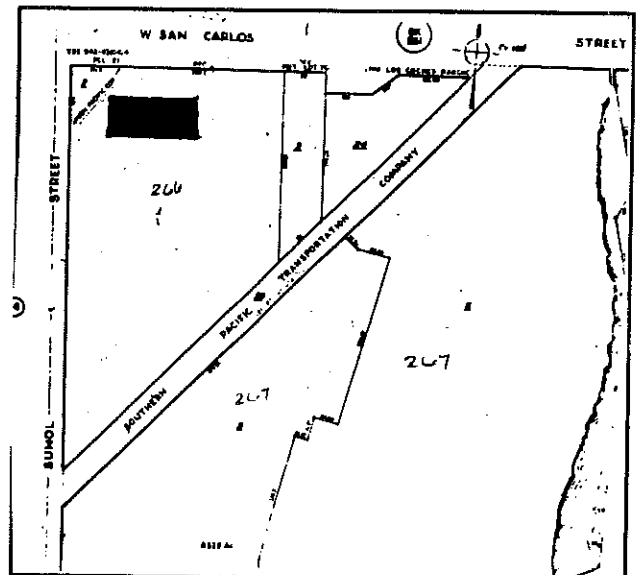
Constructed in the 1950s, the Cheim Lumber Co. relocated to this location after the yard at 1400 The Alameda burned. The company has its roots in the Sunset Lumber Co., owned by James McElroy in the 1920s, which was located at this same location.

## 20. Sources:

Visual Survey, 6/10/92; City Directories 1923-1949; McAlester & McAlester, A Field Guide to American Houses, 1986; A. Hess, Google, 1985.

## 21. Applicable National Register criteria

22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_  
 23. Evaluator Glory Anne Laffey  
 Date of evaluation 7/3/92  
 24. Survey type Project Related  
 25. Survey name Inventory Update Phase II  
 26. Year form prepared 1992  
 By (name) Glory Anne Laffey  
 Organization Archives & Architecture  
 Address 353 Surber Drive  
 City & Zip San Jose, CA 95123  
 Phone (408) 227-2657





## City of San José Evaluation Tally Form Record

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 800 West San Carlos Street (Cheim Lumber Company District)

	<u>RATING</u>	<u>VALUE</u>
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: excellent overall visual quality	G	6
2. STYLE: Googie and industrial vernacular.	G	4
3. DESIGNER: Unknown	FP	0
4. CONSTRUCTION: materials	VG	8
5. SUPPORTIVE ELEMENTS: Metal warehouse and pole-barn materials storage structure	G	3
<b>SUBTOTAL A:</b>		<b>21</b>

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Leo Gustave Cheim, Cheim Lumber Company	FP	0
7. EVENT: 20th century development of San José	VG	15
8. PATTERNS: Commerce/Industry	VG	9
9. AGE: 1954-1958 (city building permits/Sanborns)	FP	0
<b>SUBTOTAL B:</b>		<b>24</b>

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: Diridon Station Area	G	3
11. SETTING: compatible with remaining commercial/industrial surroundings	G	2
12. FAMILIARITY: conspicuous or familiar in neighborhood context	G	4
<b>SUBTOTAL C:</b>		<b>9</b>

<b>SUBTOTAL A + SUBTOTAL C:</b>	<b>30</b>
<b>SUBTOTAL B:</b>	<b>24</b>
<b>PRELIMINARY TOTAL (A+B+C):</b>	<b>54</b>

<b>D. INTEGRITY</b>	<u>RATING</u>	<u>VALUE</u>	<u>DEDUCTION</u>
13. CONDITION: excellent / good	VG	0.03	1.62
14. EXTERIOR ALTERATIONS: No major exterior alterations detected.	E	0.00	0
	VG	0.03	0.72
15. STRUCTURAL REMOVALS: Northwest Pacific RR spur track	E	0.00	0
	VG	0.10	2.4
16. SITE: not moved	E	0.00	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>			<b>4.74</b>

<b>ADJUSTED TOTAL:</b>	<b>49.26</b>
------------------------	--------------

	<u>RATING</u>	<u>VALUE</u>
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: reversible/ irreversible	E	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>		
18. INTERIOR/VISUAL QUALITY		
19. HISTORY/ASSOCIATION OF INTERIOR	<i>Not</i>	
20. INTERIOR ALTERATIONS	<i>Applicable</i>	
21. REVERSIBILITY/INTERIOR		
22 NATIONAL OR CALIFORNIA REGISTER: does not appear eligible		

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	<b>3</b>
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	<b>52.26</b>
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REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_