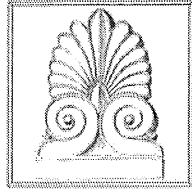


## **APPENDIX E**

### **HISTORIC RESOURCES IMPACT ASSESSMENT**



CAREY & CO. INC.  
ARCHITECTURE

**San José Corporation Yard and 675 North Sixth Street  
San José, California**

**Proposed Project Impact Assessment  
November 16, 2007**

**SUMMARY**

LSA Associates has engaged Carey & Co. Inc. to prepare an analysis of potential impacts to historic resources related to the proposed development of the San José Corporation Yard (696 North Sixth Street, APN 249-39-039) and the City surface parking lot across North Sixth Street to the west (675 North Sixth Street, APN 249-39-011), located in the city's Japantown neighborhood (the "Proposed Project"). This report was completed in conjunction with a Historic Resources Evaluation of the San José Corporation Yard. This report provides the City of San José with an analysis of potential impacts to historic resources related to the Proposed Project.

**METHODOLOGY**

After reviewing the project description provided by LSA, Carey & Co. considered potential impacts of the Proposed Project to adjacent buildings. Because the Historic Resource Evaluation previously completed in conjunction with the Redevelopment Agency's proposed site demolition work found no historic resources within the Corporation Yard site itself, our assessment focused on the historic significance of and potential project-related impacts to the nine buildings across North Sixth Street from the Corporation Yard. Following a reconnaissance level survey, we reviewed and updated the evaluations of these buildings that Carey & Co. completed in 2006 as part of the "San José Japantown Historic Context and Intensive Survey."

This report contains four appendices:

- A. Completed DPR Survey Forms for Buildings along North 6th Street
- B. Completed City of San José Survey Forms for Buildings along North 6th Street
- C. Rendering of Proposed Project
- D. Historic Resource Evaluation, San José Corporation Yard

With only a few minor alterations, the DPR forms in Appendix A duplicate those prepared for the "San José Japantown Historic Context and Intensive Survey."

#### **SUMMARY OF FINDINGS**

Several previously recognized and potential City Landmarks and Structures of Merit are adjacent to the Proposed Project. Due to its overall scale and construction-related activities, the Proposed Project has the potential to affect these properties adversely. This report concludes with measures designed to mitigate these impacts to less than significant levels.

#### SITE DESCRIPTION

The San José Maintenance Corporation Yard is a 5.8-acre site bounded by E. Taylor, Jackson, North 6th and North 7th Streets. Seven permanent buildings (buildings 1 through 7) stand on the site, including one administration building and six shop/warehouse/storage structures. The San José Redevelopment Agency plans to demolish buildings 1 through 7 pursuant to the Japantown Redevelopment Plan. Nine additional structures (buildings 8 through 16) stand across North 6th Street from the Corporation Yard. The surface parking lot proposed for reuse as an affordable senior housing complex is located immediately north of Building 16.





## ADJACENT BUILDINGS

The nine buildings on the west side of North Sixth Street between E. Taylor and Jackson Streets (directly adjacent to the Corporation Yard) were all researched, documented, and evaluated by Carey & Co. during Phase II of the "San José Japantown Historic Context and Reconnaissance Survey." That study determined that all nine structures appear to be eligible for the National Register as a contributor to a National Register eligible district, and that all nine buildings are contributors to a district that is eligible for local listing.<sup>1</sup> As such, Carey & Co. has further determined that all nine buildings appear to be eligible for the California Register as contributors to a historic district. As will be detailed below, some buildings merit distinction individually in the California Register, not simply as a contributor to a district.

The following buildings are already listed on the City of San José Historic Resource Inventory and have been documented on State of California Department of Parks and Recreation (DPR) forms:

- 601-611 North 6th Street: Structure of Merit
- 625 North 6th Street: Eligible for National Register
- 639 North 6th Street: Contributing Structure
- 665 North 6th Street: Structure of Merit

Carey & Co. has completed City of San José Historic Evaluation Sheets for all nine of the properties, including those previously evaluated and listed on the city's Historic Resource Inventory, and has determined that five of the nine buildings on the west side of North 6th Street appear to be eligible for City Landmark status (buildings 8, 9, 10, 13, and 16), while the remaining four (buildings 11, 12, 14 and 15) appear to be eligible for designation as Structures of Merit. More detailed descriptions of the nine buildings are given below.

### Building 8 – 605 North 6th Street (APN 249-39-024)

#### *Description*

This single-story masonry commercial/retail building is rectangular in plan with a flat roof and a stepped parapet. It is located on a corner lot with its primary (south) façade facing Jackson Street. It is clad in stucco with both raised and applied geometric designs at the parapet of the primary facade. A single commercial entry is featured on the two bay primary façade, while multiple entries to individual commercial spaces are set into the east facade. The north and west facades are obscured by adjacent buildings. The primary façade entry consists of a commercial glazed door located off-center and a large commercial metal window to either side. Five commercial entries are featured on the east façade consisting of commercial metal and glass doors with transoms, and fixed wood windows. The building is in good condition, but lies empty. The Santa Clara County Assessor lists the construction date as 1940, but Sanborn Maps indicate that the building may date to as early as 1888.

#### *Evaluation*

According to prior surveys, this building has been designated as a structure of merit and has been recorded on the State of California Historic Resources Inventory form. This building received an overall rating of 67.62 in the City of San José Evaluation Sheet, suggesting that it may qualify as a city landmark. The Santa Clara County Assessor dates this structure to 1940, but Sanborn

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<sup>1</sup> All prior survey results delineated in this section come from Carey & Co., Inc., "San José Japantown Context and Reconnaissance Survey," October 10, 2006, Appendix C.

Maps indicate continuity in use and plan of the site from 1891 to 1967. Following the Loma Prieta earthquake of 1989, moreover, inspectors discovered that this building is an unreinforced concrete building, similar if not identical to the buildings of Heinlenville, the Chinatown constructed in 1888 on the northern two thirds of the Corporation Yard. While the exterior has been altered incontrovertibly beyond recognition if it does date to the 1880s, this building may be the only extant structure of San José's numerous Chinatowns, making it a potential candidate for the California Register, and warrants more research to determine its exact history.

This building also housed several Japanese businesses before and after World War II. Though the ethnic composition of the building's occupants changed after the forced evacuation of Japanese in 1942, prominent Japanese builders made alterations to the building in 1949, and a Japanese American proprietor had acquired ownership of the building by 1962, and more likely by 1950. In addition to its association with Chinatown, then, this building stands as a testament to the unusual level of continuity between the prewar and postwar periods of San José's Japantown.

#### **Building 9 – 615-21 North 6th Street (APN 249-39-040)**

##### *Description*

This two-story commercial/retail building is rectangular in plan with a gable roof concealed by a parapet. The primary (east) façade faces Sixth Street and is clad in stucco. The north, south, and west facades are obscured by surrounding buildings. The primary façade is divided vertically into three portions. The central portion is denoted by a recessed primary entry with a commercial glazed door, a corner display window, and two fixed ten-lite windows at the lower level and a block of four industrial metal hopper windows at the upper level. A blade sign is affixed to the building above the primary entry featuring the name of the central business. The flanking portions of the building are defined by secondary entries and single fixed windows at the lower level and single industrial windows at the upper level. The northern secondary entry provides access to the upper level, while the southern portion features a business identified by an awning over the entry and a flat sign at the upper south corner of the façade. This building has been maintained well and is in excellent condition. According to the Santa Clara County Assessor, this building was constructed in 1954.

##### *Evaluation*

Prior to the historic district evaluation, surveys have not accorded this structure any special designation; however, this building scored a total of 71.98 points by Carey & Co. on the City of San José Historical Evaluation Sheet, which appears to make it eligible as a city landmark. It scored particularly high in categories B (history/association) and C (environmental/context). The building did not exist before World War II, but it demonstrates how Japantown not only retained the geographical continuity of its prewar history, but also grew and thrived in the postwar period.

#### **Building 10 – 625 North 6th Street (APN 249-39-022)**

##### *Description*

This two-story commercial building is rectangular in plan with a gable roof clad in asphalt shingles. The primary (east) facade faces Sixth Street and displays a false-front style parapet; a projecting balcony at the second floor level is covered by a metal-clad barrel vault roof. This balcony is bordered by a metal railing and turned columns support the barrel vault roof. The building is clad in horizontal wood siding with brick veneer present at the facade on the first

floor. The primary entry is located at the north east corner and is denoted by a sign reading "Cuban Restaurant" that projects perpendicular to the facade from the balcony. This entry consists of wood double-doors containing small lites; two other secondary doorways are located at either end of the facade. A door is also present located in the center of the second floor balcony facade. Windows located at the first and second floor of the primary facade are wood double-hung with metal grille coverings. The building is in good condition. Records at the Santa Clara County Assessor show that the building was originally constructed in 1889, with alterations made in 1920 and 1950.

#### *Evaluation*

Prior surveys have designated this building as a City Landmark Structure and have determined that it is eligible for the National Register. A score of 100.72 on the City of San José Historic Evaluation Sheet confirms the building's City Landmark status.

Carey & Co. has determined that this building is also eligible for the California Register. This structure is the oldest or second oldest surviving structure in Japantown and though not the work of a master, its architecture is highly distinctive and rare in the city of San José. Moreover, it is one of the last structures with a direct link to Heinlerville, San José's last Chinatown. It housed for decades a Chinese restaurant that began in Heinlerville and later relocated to this building, where it served as an important social center for both the local Chinese and Japanese communities.

#### **Building 11 – 635 North 6th Street (APN 249-39-042)**

#### *Description*

This one-story community building is rectangular in plan with a gable roof clad in asphalt shingles. It is constructed of concrete block and clad in stucco. The primary (east) facade faces Sixth Street and is the gable end; the primary entry is located at the southeast corner and is recessed with wood doors. The roof at the south elevation overhangs the side patio and an intersecting gable section is visible at the southwest corner. A fabric awning across the primary facade, reading "Filipino Community Center," further denotes the primary entrance. The building is clad in stucco. It has fixed metal-sash windows with metal grille covering at the primary facade. A brick wall with metal gates borders the outdoor area to the south of the community building. This area contains a one-story restroom facility to the south with a shed roof covered in asphalt shingles. The condition of the building is excellent. According to the Santa Clara County Assessor, this building was constructed in 1960.

#### *Evaluation*

Prior to the historic district evaluation, surveys have not accorded this structure any special designation. This building scored a total of 47.92 points by Carey & Co. on the City of San José Historical Evaluation Sheet, however, which appears to make it eligible as a structure of merit. Serving as a Filipino community center since its construction, the history of the building has strong continuity. It also reflects the ethnic diversity that has characterized the neighborhood since the late nineteenth century. For these reasons, it scored particularly high in category B (history/association).

**Building 12 – 639 North 6th Street (APN 249-39-019)**

*Description*

This two-story religious building has a rectangular plan with a flat roof. The exterior walls of the building consist of parged concrete. The primary (east) facade faces Sixth Street with the entry within an inset vestibule at the northeast corner of the building. The entry consists of a glazed wood door with a transom. Large, metal frame, store front windows dominate the primary facade at the first-story level. The low portion of wall below these windows is covered with tile. The second story is set back from the front of the building, creating a balcony that is surrounded by a metal rail and covered by a pent roof covered with clay tiles. A glazed French door is located at the center of the facade at the second story level and is flanked by large wood casement windows. The remnants of a cross that once adorned the building are located on the roof at the center of the front elevation. Recent fire damage has rendered the building vacant and undistinguished. San José building permits reveal that this building was constructed in 1948.

*Evaluation*

Prior surveys have designated this building as a structure of merit and contributing structure. A score of 62.65 on the City of San José Historic Evaluation Sheet confirms these designations as appropriate.

**Building 13 – 651 North 6th Street (APN 249-39-016)**

*Description*

This two-story religious building is rectangular in plan with a flat roof and stucco cladding. It is made of poured concrete construction. The primary (east) facade faces Sixth Street and is distinguished by recessions forming a cross shape at each of three entries; the cross form at the center is elevated above the roof line and also projects from the facade. The primary entry is located under this projection in the center of the facade and consists of two wooden doors. There are also two secondary entrances, one at either end of the facade at the other two cross forms. Windows at the primary facade are wood with stained-glass lites. Other facades display vinyl windows. Notable features also include a neon sign reading "Prayer Garden" situated on the roof above the elevated center section of the facade. The building is in excellent condition, and San José permits show that it was constructed in 1955.

*Evaluation*

Prior to the historic district evaluation, surveys have not accorded this structure any special designation. This building scored a total of 80 points by Carey & Co. on the City of San José Historical Evaluation Sheet, however, which appears to make it eligible as a Candidate City Landmark. It stands out on this block as the most stylized example of modern architecture in the postwar period. A church founded by the African American community in the postwar period, it stands as a reflection of the mass migration of African Americans to California during World War II and their tendency to settle in largely abandoned Japantowns. This relationship to the history of African Americans in San José makes it a candidate for the California Register as well.

**Building 14 – 655 North 6th Street (APN 249-39-015)**

*Description*

This one-story commercial building is rectangular in plan with a flat roof. The primary (east) facade faces Sixth Street and displays a slightly projecting roof overhang; the primary entry is located near the center of the facade and is denoted by an arched projecting fabric awning. The

building is clad in stucco. The entrance consists of wood double doors with one-lite glass panel over wood panel. One window is visible at the primary facade to the south of the doorway; it is vinyl flanked by shutters with a semi-circular pediment above and projecting molding below. Notable features include faux quoining at the projecting north and south walls on the primary facade and a metal gate-like ornamentation on the roof. A temporary banner reading "Rehoboth Ethiopian Cafe & Restaurant coming soon" is affixed to the primary facade north of the entrance. The building is in excellent condition. According to Santa Clara County Assessor records, the building was constructed in 1953.

#### *Evaluation*

Prior to the historic district evaluation, surveys have not accorded this structure any special designation. This building scored a total of 64.08 points by Carey & Co. on the City of San José Historical Evaluation Sheet, however, which appears to make it eligible as structure of merit. Originally built by the African American community, it reflects patterns of mass migration of African Americans to California during World War II, their not infrequent settlement in abandoned Japantowns, and the cultural diversity that has been a hallmark of the neighborhood since the late nineteenth century.

#### **Building 15 – 657 North 6th Street (APN 249-39-014)**

##### *Description*

This one-story commercial building is rectangular in plan with a flat roof; a hip roof section is present at the rear of the building. The building is clad in stucco with horizontal wood siding on portions of the front facade. The primary (east) facade faces Sixth Street; it is characterized by a recessed primary entry. The door is wood with glass panel and a transom above. Windows are boarded over. Notable features include a faded commercial sign at the west end of the north facade. The building is in fair condition and, according to the Santa Clara County Assessor, was constructed in 1949.

##### *Evaluation*

Prior to the historic district evaluation, surveys have not accorded this structure any special designation. This building scored a total of 35.1 points by Carey & Co. on the City of San José Historical Evaluation Sheet, however, which appears to make it eligible as a structure of merit. It scored particularly high in category B (history/association) for its longtime link to the Japanese community.

#### **Building 16 – 665 North 6th Street (APN 249-39-012)**

##### *Description*

This two-story commercial building is rectangular in plan with a flat roof. The building is clad in brick. The primary (east) facade faces Sixth Street and displays a shaped parapet with inset blue tile decoration; evidence of past signage affixed to the facade is also visible above the storefront. The primary entrance is located in the center of the east facade, a doorway flanked by fixed windows; all of these openings appear to be boarded up at present. Windows at the second story of the primary facade are one-over-one wood double-hung, around the sides they are metal industrial type. Notable features include the brick bearing walls, decorative brickwork at the parapet, and the tile base at the main entry. Apart from some broken windows and faded signs, the building is in good condition. San José building permits show that it was constructed in 1929.

*Evaluation*

Prior surveys have designated this building as a structure of merit and as recorded on the California Historic Resources Inventory form. A score of 93.66 on the City of San José Historic Evaluation Sheet, however, suggests that this structure merits the distinction of city landmark. The building is the second oldest structure on the street and, apart from the Japanese internment period of World War II, it has always been owned and occupied by people in the Japanese community. Its brick architecture is unique on this street and unusual for the city of San José more generally. Apart from some broken windows, it also retains a high level of integrity. Both its historical association and architectural merits warrant this building to be listed on the California Register as well.

## DESCRIPTION OF PROPOSED PROJECT

According to the project description given to Carey & Co.,

The proposed project would redevelop a total of 6.35 acres consisting of the City's former Corporation Yard and associated surface parking lot as a mixed-use development. The proposed project would include up to 600 market-rate residential units, between 15,000 and 30,000 square feet of retail space, a 10,000 square foot community amenity space, and up to 900 underground/ surface parking spaces on the Corporation Yard site. As a variation on the proposed project, up to 15,000 square feet of retail space may be replaced with up to 24 live/work units. The existing surface parking lot would be redeveloped as an affordable senior housing complex including up to 85 units of affordable housing and 40 parking spaces. Project buildings would range from 6 to 14 stories for the residential/mixed-uses and 1 to 2 stories for the community amenity uses. As the location and height of project buildings is conceptual at this time, this EIR evaluates a 14-story building envelope for the Corporation Yard site. A six-story building envelope is evaluated for the surface parking lot site. The location and height of residential/mixed use buildings would be determined based on standards to be established in the Planned Development Zoning for the proposed project and individual Planned Development permits. The proposed project would require City entitlement actions including subsurface demolition, construction, and development permits.

As shown in Appendix C, the Proposed Project includes a public plaza in the middle of the block, across North Sixth Street from Buildings 13, 14, 15, and 16.

## REGULATORY FRAMEWORK – SIGNIFICANCE CRITERIA

The following identification of potential historic resources is based primarily on architectural evaluation and general history of the subject area. The regulatory background provided below offers an overview of local, state and federal criteria used to assess historic significance. In determining potential historic resources within the study area, Carey & Co. applied the lowest threshold for significance offered by state and local criteria for designation.

### *Federal Criteria*

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."<sup>2</sup> The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.

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<sup>2</sup> National Park Service, National Register Bulletin 15, 3.

- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.<sup>3</sup>

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>4</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>5</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.<sup>6</sup>

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>7</sup>

### **State Criteria**

California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the

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<sup>3</sup> National Park Service, National Register Bulletin 16A, 75

<sup>4</sup> National Park Service, National Register Bulletin 15, 3.

<sup>5</sup> Ibid, 44.

<sup>6</sup> Ibid, 44-45.

<sup>7</sup> Ibid, 45.



California Register are very similar, with emphasis on local and state significance. A building or structure has historic significance if:

1. It is 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.<sup>8</sup>

Like the NRHP, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the California Register.<sup>9</sup>

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.<sup>10</sup>

In addition to separate evaluations for eligibility to the California Register, the state will automatically list resources if they are listed or determined eligible for the NRHP through a complete evaluation process.<sup>11</sup>

#### *California Historical Resource Status Codes*

The California Historic Resource Status Codes (status codes) are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.

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<sup>8</sup> California Office of Historic Preservation, Technical Assistance Series 6, 1.

<sup>9</sup> Ibid, 1.

<sup>10</sup> Ibid, 2.

<sup>11</sup> All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. (California Office of Historic Preservation, Technical Assistance Series 5, 1.)

6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

***City of San José Criteria***

The San José General Plan states that: "Because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process" (City of San José, 1994). According to the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
  - a. Of an architectural style, design or method of construction;
  - b. Of a master architect, builder, artist or craftsman;
  - c. Of high artistic merit;
  - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
  - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists. (Sec. 13.48.020.A)

The ordinance also provides a definition of a district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

Although the definitions listed are the most important determinants in evaluating the historic value of San José resources, the City of San José also has a numerical tally system that must be used in identifying potential historic resources. The "Historic Evaluation Sheet" requires resources to be rated according to visual quality/design; history/association; environment/context; integrity; reversibility; interior quality and conditions; and NRHP/CRHR status.

Based upon the criteria of the City of San José Historic Preservation Ordinance, the San José Historic Landmarks Commission has established a quantitative process by which historical resources are evaluated for significance. The numerical evaluation system has the following categories of significance:

- Candidate City Landmark (CCL): 67-134 points
- Structure of Merit (SM) and/or Contributing Structure (CS): 33-66 points
- Non-Significant (NS)/Non-Contributing (NCS): 0-32

According to the City of San José's *Guide to Historic Reports*, a City Landmark is "a significant historic resource having the potential for landmark designation as defined in the Historic Preservation Ordinance. Preservation of this resource is essential." The preservation of Structures of Merit "should be a high priority."<sup>12</sup> The list of historically significant resources in San José is called the "Historic Inventory List."

For CEQA purposes, the City has considered designated City Landmarks, structures scoring 67 points and above (Candidate City Landmark) as a threshold of significance.<sup>13</sup> Structures scoring lower than 67 points may have historical importance, but for the purposes of CEQA, are not automatically considered historically significant. In particular, Structures of Merit are typically properties that, while currently ineligible for the California Register, may become eligible in the future through advancing age, through inclusion in a newly identified historic district, or through additional historical research.

## REGULATORY FRAMEWORK – CALIFORNIA ENVIRONMENTAL QUALITY ACT

When a proposed project may cause a substantial adverse change in the significance of an historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of an historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" in the significance of an historical resource is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the significance of an historic resource is "materially impaired" when a project:

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<sup>12</sup> City of San José, 12.

<sup>13</sup> This threshold has been reflected in EIRs promulgated by City staff, certified by the Planning Commission, and approved by the City Council.

- “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (Guidelines Section 15064.5(b))

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historical resource (Guidelines Section 15064(f)(1)). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Guidelines Section 15064(f)(2)). For example, a mitigated Negative Declaration may be adopted for a project which mitigates significant effects on an historical resource by meeting the Secretary of Interior’s Standards for Rehabilitation and local historic preservation regulations.

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

## IMPACTS AND MITIGATION MEASURES

Historical resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would “cause a substantial adverse change in the significance” of that resource. Specifically, “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

Proposed Project-related impacts to the nine buildings across North Sixth Street are potentially significant. Each of these structures was previously found to be a contributor to the San José Japantown historic district, which has been deemed a National Register-eligible historic district. As described above, the integrity of a historic resource is typically evaluated according to seven components: location, design, setting, materials, workmanship, feeling and association. Specifically, the Proposed Project has the potential to adversely impact the historic setting and feeling of these nine contributors to the Japantown historic district. If implemented, Mitigation Measures 1a and 1b below would reduce these impacts to **less-than-significant**.

Construction-related impacts to Buildings 8-15 would be **less-than-significant**. When large enough, groundborne vibrations deriving from construction-related activities can have a significant adverse impact on adjacent structures. When assessing annoyance from groundborne noise, vibration is typically expressed as root mean square (rms) velocity in units of decibels of 1 micro-inch per second. To distinguish vibration levels from noise levels, the unit is written as “VdB.” Human perception to vibration starts at levels as low as 67 VdB and sometimes lower. Annoyance due to vibration in residential settings starts at approximately 70 VdB. The damage threshold for buildings considered of particular historical significance or that are particularly fragile structures is approximately 96 VdB; the damage threshold for other structures is 100 VdB.<sup>14</sup> Typical groundborne vibration levels measured at a distance of 50 feet from heavy construction equipment in full operation, such as bulldozers or other heavy tracked equipment, range up to approximately 94 VdB. This is below the damage threshold for historic or fragile buildings. Thus, there would be no construction impacts to Buildings 8-15, as they are each located more than 50 feet from any proposed construction.

Instead of pile-driving, the Proposed Project would employ auger cast piles, which are a drilled and pumped pile, not a driven pile. Auger cast piles are not accompanied by the hammer impact

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<sup>14</sup> Harris, C.M., *Handbook of Acoustical Measurements and Noise Control*, 1998.

noise and vibration created by driving piles. The elimination of a pile-driving hammer allows the installation of auger cast piles adjacent to existing structures without the danger of settlement or damage to existing footings, walls, other structural components, or nearby equipment.<sup>15</sup> Therefore, damage to historic buildings in the project vicinity due to construction related groundborne vibration is not expected with implementation of the project.

Construction-related impacts do have the potential, however, to cause a substantial adverse change in the significance of Building 16, which is the only structure of historic significance that would be located within 50 feet of heavy construction equipment in operation on the project site. Because it could produce vibrations exceeding the 96 VdB threshold, the operation of heavy construction equipment within 50 feet of Building 16 could impact that building adversely. In addition, given the proximity of proposed construction, construction-related machinery and materials could come into contact with Building 16 if they are not used and stored appropriately. The project sponsor could consider redesigning the proposed structure so that heavy construction did not occur within 50 feet of Building 16. Absent such a redesign, Mitigation Measures 2a and 2b below would, if implemented, reduce impacts related to the proposed structure to **less-than-significant**.

**Impact 1:** Implementation of the Proposed Project may have a significant adverse impact on the integrity of the nine contributors to the San José Japantown historic district along North Sixth Street.

The Proposed Project entails construction of approximately four buildings ranging in height from six to fourteen stories on the east side of North Sixth street, and one structure up to six stories in height on the west side of North Sixth Street. These buildings would be markedly taller than the nine existing structures across North Sixth Street. Presumably, they will also be of markedly different design. The following mitigation measures are intended to ensure that the new buildings do not clash with or overwhelm the existing historic structures.

**Mitigation Measure 1a:** The Proposed Project should have regular commercial ground-floor entries along the portions of North Sixth Street (1) across from Buildings 8-12 and (2) adjacent to Building 16 (i.e., on the west side of North Sixth Street).

While of varying scales and designs, the nine historic buildings along the west side of North Sixth Street, although interpreted by vacant parcels and surface parking lots, create a pedestrian-scaled rhythm of ground floor entries and storefronts. Buildings 13-16 will be across North Sixth Street from a proposed public open space; Buildings 8-12, however, will be across the street from proposed structures. To the extent possible, these proposed structures, along with the proposed structure immediately adjacent to Building 16, should maintain and extend the scaled rhythm established by the historic buildings along North Sixth Street. The Proposed Project should not "wall off" this portion of North Sixth Street with an undifferentiated, continuous façade. Nor should the buildings of this portion of the Proposed Project be set so far back from the street that North Sixth Street fails to feel like a commercial-lined street. Building to the property line on North Sixth Street from Jackson Street to approximately Building 12 would be desirable.

**Mitigation Measure 1b:** The portion of the Proposed Project (1) directly across North Sixth Street from Buildings 8-12 and (2) immediately adjacent to Building 16 should employ setbacks

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<sup>15</sup> AugerCastPiles.com, "Auger Cast Piles Technology Overview," <http://www.augercastpiles.com/auger-cast-piles-technology/auger-cast-piles-technology.asp#2>, August 27, 2007.

and horizontal façade elements to reflect the scale of the Japantown historic district contributors along North Sixth Street. (This mitigation measure shall not be construed to require specific building materials or design elements.)

The proposed structures directly across North Sixth Street from Buildings 8-12, along with the proposed structure immediately adjacent to Building 16, should incorporate horizontal façade elements to distinguish the first story or two from the stories above. These proposed structures should also employ setbacks so that their North Sixth Street façades do not exceed six stories. Such elements will prevent the taller buildings associated with this portion of the Proposed Project from overwhelming the historic one- and two-story buildings across North Sixth Street.

**Impact 2:** Proposed development of the surface parking lot at 675 North Sixth Street may have a significant adverse impact on the integrity of Building 16, a potential City landmark and a contributor to the San José Japantown historic district.

**Mitigation Measure 2a:** A qualified geologist or other professional with expertise in ground vibration and its effect on existing structures shall prepare a study of the potential of vibrations caused by demolition, excavation and construction activities associated with the portion of the proposed project immediately adjacent to Building 16. Based on the results of the study, specifications regarding the restriction and monitoring of construction activities shall be incorporated into the contract. Initial construction activities shall be monitored and if vibrations are above threshold levels, modifications shall be made to reduce vibrations to below established levels.

If a qualified geologist concludes that significant groundborne vibration is possible, a registered structural engineer, with a minimum of five years of experience in the rehabilitation and restoration of historic buildings, shall prepare a report of findings, recommendations and any related design modifications necessary to retain the structural integrity of Building 16. In addition, the structural engineer (with geotechnical consultation as necessary) shall determine whether, due to the nature of the excavations, soils, method of soil removal, and the existing conditions of Building 16, the potential for settlement would require underpinning and/or shoring. If underpinning and/or shoring is determined to be necessary, appropriate designs shall be prepared. All documents prepared in accordance with this Measure would be reviewed and approved by the City of San José's Historic Preservation Officer.

If the structural engineer concludes that groundborne vibration has the potential to affect Building 16, a historic preservation architect (meeting the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards) and a registered structural engineer (with a minimum of five years of experience in the rehabilitation and restoration of historic buildings) shall undertake an existing condition study of Building 16. The purpose of the study would be to establish the baseline condition of the building prior to construction, including the location and extent of any visible cracks or spalls. The documentation would take the form of written descriptions and photographs, and shall include those physical characteristics of the resource that convey its historic significance and that justify its inclusion on, or eligibility for inclusion on, the California Register of Historical Resources and local register. The documentation would be reviewed and approved by the City of San José's Historic Preservation Officer.

The historical architect and structural engineer shall monitor Building 16 during construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted to the city's historic preservation officer on a periodic basis. The structural engineer would consult with the historic preservation architect, especially if any problems with character defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the monitoring team shall so inform the project sponsor or sponsor's designated representative responsible for construction activities. The project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including (1) halting construction in situations where construction activities would imminently endanger historic resources and (2) redesigning the project to avoid future endangerment. The Historic Preservation Officer shall establish the frequency of monitoring and reporting.

The project sponsor would respond to any claims of damage by inspecting the affected property promptly, but in no case more than five working days after the claim was filed and received by the project sponsor's designated representative. Any new cracks or other changes in the structure will be compared to pre-construction conditions and a determination made as to whether the Proposed Project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage would be repaired to the pre-existing condition.

Site visit reports and documents associated with claims processing would be provided to the City of San José's Historic Preservation Officer.

**Mitigation Measure 2b:** The historic preservation architect shall establish a training program for construction workers involved in the project that emphasizes the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near historic structures, including storage of materials away from historic buildings. It will also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resources in the area. A provision for establishing this training program shall be incorporated into the contract, and the contract provisions would be reviewed and approved by the City of San José's Historic Preservation Officer.

With implementation of Measures 1a, 1b, 2a and 2b, project-related impacts to identified historic resources would be reduced to **less-than-significant**.

**Impact 3.** The Historic Resource Evaluation, San José Corporation Yard notes that the Heinlenville Chinatown was formerly located on a portion of the Corporation Yard site. Since the Proposed Project may require below-grade excavation and foundation work, a potential exists for buried resources associated with Heinlenville which will require evaluation by a qualified historic archaeologist. The archaeology section outlines specific mitigation measures to address this potential impact.

#### **Improvement Measure**

We conclude with the following suggested measure, which would further reduce the potentially significant impacts of the proposed project by enhancing enhance the historic landscape.



**Improvement Measure (Interpretive Exhibit).** The project sponsor could, with the assistance of History San José or other professionals experienced in creating historical exhibits, incorporate into the publicly accessible portion of any subsequent development on the site interpretive displays featuring historic photos and maps of San José's Chinatown, as well as a description of its significance to the historical development of San José.

## BIBLIOGRAPHY

California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, Sacramento, CA: California Department of Parks and Recreation, n.d.

California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, Sacramento, CA: California Department of Parks and Recreation, 2001.

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

City of San José, *Guidelines for Historic Reports*, [http://www.sanJoseca.gov/planning/Historic/pdf/Historic\\_Report\\_Guides.pdf](http://www.sanJoseca.gov/planning/Historic/pdf/Historic_Report_Guides.pdf).

Harris, Cyril M., *Handbook of Acoustical Measurements and Noise Control*, Acoustical Society of America, 1998.

National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, Washington, DC: United States Department of the Interior, 1997.

National Park Service, *How to Complete the National Register Registration Form*, National Register Bulletin 16A, Washington, DC: United States Department of the Interior, 1997.

U.S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, Washington, DC: United States Department of the Interior, 1995.

## **Appendix A**

Completed DPR Survey Forms for Adjacent Buildings along North 6th Street

Proposed Project Impact Assessment, San José Corporation Yard  
Carey & Co., Inc.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 605 N. 6th (Building 8)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; N 1 of 3 of Sec 5; B.M.

c. Address 605 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939024

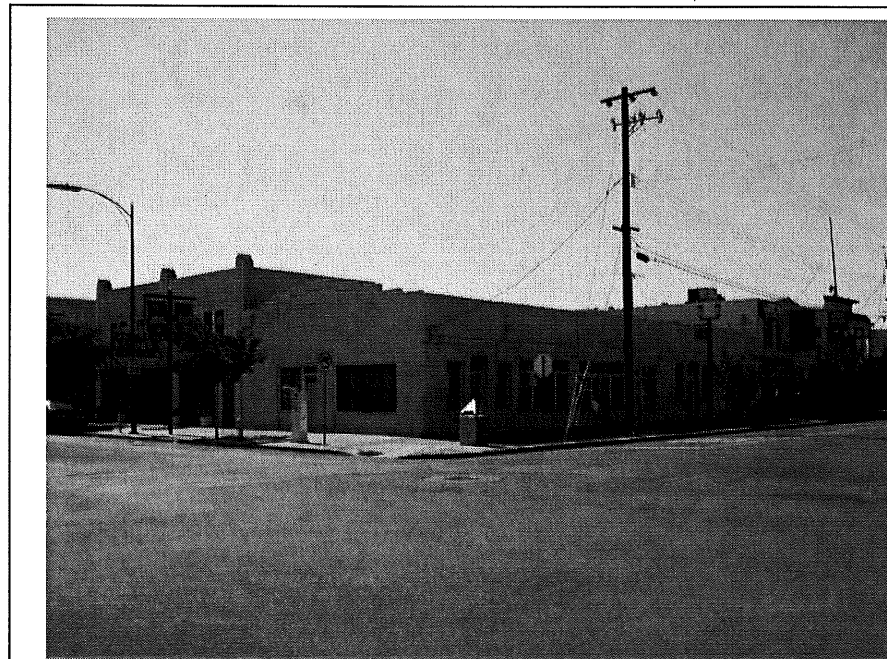
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story masonry commercial/retail building is rectangular in plan with a flat roof and a stepped parapet. It is located on a corner lot with its primary (south) façade facing Jackson Street. It is clad in stucco with both raised and applied geometric designs at the parapet of the primary facade. A single commercial entry is featured on the two bay primary façade, while multiple entries to individual commercial spaces are set into the east facade. The north and west facades are obscured by adjacent buildings. The primary façade entry consists of a commercial glazed door located off-center and a large commercial metal window to either side. Five commercial entries are featured on the east façade consisting of commercial metal and glass doors with transoms, and fixed wood windows.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) South-east corner. April 2004



\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1940, Santa Clara County Assessor

\*P7. Owner and Address:

KOGURA JAMES & T 2003 TRUST

729 N 19th ST

SAN JOSE, CA 95112-3039

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

7/3/2007

\*P10. Survey Type: (Describe)

intensive

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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 3D

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 605 N. 6th Street

B1. Historic Name: Kogura Building

B2. Common Name: Kogura Building

B3. Original Use: Retail

B4. Present Use: Vacant

\*B5. Architectural Style: Art Deco

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

Built 188. Alterations, including new cladding and deco style exterior, 1940/1949. Exterior stucco, 1962. Facade improvements, 1990.

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

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Cultural neighborhood development

Area Japantown, San Jose, CA.

Period of Significance 1888-present

Property Type Commercial

Applicable Criteria A

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

The Santa Clara County Assessor dates this structure to 1940, but Sanborn Maps indicate continuity in use and plan of the site from 1891 to 1967. A series of six small adjoined shops first appear on this property in the 1891 Sanborn Map, though the map does not indicate if they constitute a single large building. Charley Kow-Kee, a prominent Chinese merchant, was one of the first people to have rented the property from John Heinlen, a German immigrant who in 1888 had paid for the construction of a Chinatown on the northern two thirds of the block bounded by N. 6th, E. Jackson, N. 7th, and E. Taylor Streets. This provenance makes the structure one of the only extant buildings associated with Heinlerville, San José's most enduring Chinatown. Businesses related to the Chinese community continued to occupy the space throughout much of its history.

San José's Japantown has a long association with the building too. The Monterey Fish Market or "Shiromoto Sakanaya" is said to have been located on this site (615 N. 6th at the corner of 6th and Jackson) around 1915. The Jackson Street (south) façade had a brick surface at that time and was used as a community bulletin board for Japantown's residents. (see cont. sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

\*B12. References:

(see continuation sheet)

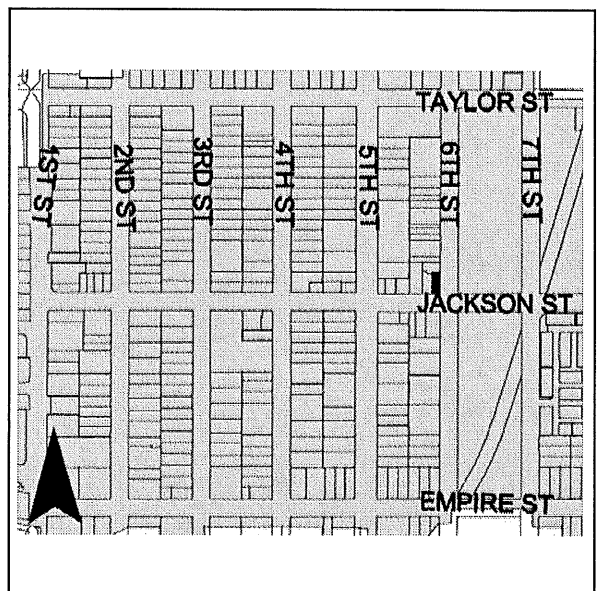
B13. Remarks:

Contributor to San Jose Japantown Historic District

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: November 15, 2007

(This space reserved for official comments.)



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

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 605 N. 6<sup>th</sup> Street

\*Recorded by: Carey & Co. Inc.

\*Date: 11/15/2007

☒ Continuation

☐ Update

**B10. Significance**

The Nishiura Brothers, prominent Japantown builders, were responsible for alterations made to the building in 1949 and contractors Taketa & Ikemoto were involved with stuccoing the exterior of the building in 1962. The Kogura name appears on building permits in 1962, though it seems likely that the Kogura's owned the building from at least 1950 onward. Kohei Kogura had immigrated to California from Japan in 1906 and worked as a farmer in Gilroy before moving to San Jose's Japantown (sometime before 1930) to start a grocery store. His family included his wife, Hatsuyo, and their four children. His youngest son, James, took over the family holdings and this building is still owned by the James and Toshiko Kogura Trust.

In general, a variety of commercial interests representing a variety of ethnic groups have occupied the building. In 1940, the building was occupied by L.M. Escalante's barbershop, Kami Kumahiko grocery, Escalante billards and Furuta Ogitoro cigars, Donald McDonald's tailor shop, and the Ideal Laundry Service. In 1943, at the height of the war and Japanese internment, an obvious shift in ethnic occupancy occurs. The tenants are then F.D. Dait's grocery, Todtod Pacita billards, C.R. Magdasila's shop, and Frank Zignay's clothes cleaner. A number of the shops remain vacant. Post-war, in 1947, the building houses Pearl Bard's barber shop, M.F. Kohn's liquor store, Chong Chan's grocery, and A.R. Antolin's shop. In 1955, businesses in the building include Kay's Liquor Store (which is listed as the owner on a 1949 permit), Chong Co. grocery store, and Wakariama Jujiro's Lucky Barber Shop. It is also noted that Salvation Army musicians would play religious music and give a sermon outside the building on Sunday evenings. The building has been vacant for years, since being redtagged as an unreinforced masonry building following the Loma Prieta earthquake.

This building has undergone significant alterations. It currently has five entries along the east elevation, indicating that the original shops were either replaced or altered, and its windows certainly do not date to the nineteenth century. The style of the building further suggests that it was either rebuilt or remodeled around 1940, which is the date given by the County Assessor's Office. Despite these alterations, this commercial property contributes to the Japantown historic district. Its architecture dates to just before World War II, when Japantown was flourishing as an ethnic community. Though its ethnic occupancy changed during World War II, it shifted back to primarily Japanese related businesses after the war, showing the reestablishment of the community. The property also came to be owned by a Japanese-American family after the war and is still owned by that family today. Moreover, this building may bear important information regarding San José's last Chinatown and may stand as the last artifact of all four of San José's Chinatowns.

**B12. References**

Charlene Duval to Karen McNeill, November 15, 2007.

City of San Jose Permits.

City of San Jose Deed Records.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

Japanese American Museum of San Jose, historic photographs and captions.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 615-621 N. 6th (Building 9)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; N 14 of 34 of Sec 5; B.M.

c. Address 615-621 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone 18, 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939040

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

This two-story commercial/retail building is rectangular in plan with a gable roof concealed by a parapet. The primary (east) façade faces Sixth Street and is clad in stucco. The north, south, and west façades are obscured by surrounding buildings. The primary façade is divided vertically into three portions. The central portion is denoted by a recessed primary entry with a commercial glazed door, a corner display window, and two fixed ten-lite windows at the lower level and a block of four industrial metal hopper windows at the upper level. A blade sign is affixed to the building above the primary entry featuring the name of the central business. The flanking portions of the building are defined by secondary entries and single fixed windows at the lower level and single industrial windows at the upper level. The northern secondary entry provides access to the upper level, while the southern portion features a business identified by an awning over the entry and a flat sign at the upper south corner of the façade.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) East facade looking southwest  
April 2004.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both  
1954, Santa Clara County Assessor

\*P7. Owner and Address:  
ALBERT T. & JANICE T. KOGURA  
1129 CALCATERRA CT  
SAN JOSE, CA 95120-4114

\*P8. Recorded by: (Name, affiliation, and address)  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: 7/3/2007

\*P10. Survey Type: (Describe)  
intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3

**\*Resource Name or #** (Assigned by recorder) 615-621 N. 6th Street (Building 9)

B1. Historic Name: Kogura Appliance Co./ Sakamoto Barbershop

B2. Common Name: Nikaku Japanese Arts/ Minato Restaurant

B3. Original Use: Retail

B4. Present Use: Retail/ restaurant

**\*B5. Architectural Style:** Modern commercial

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

Built 1954. Altered in 1964. Facade improvements, 1990. Exterior alterations including new storefront, 2003.

**\*B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

**\*B8. Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Sokoguchi Construction

**\*B10. Significance: Theme** Cultural neighborhood development

**Area** Japantown, San Jose, CA

**Period of Significance** 1954-present

**Property Type** Commercial

**Applicable Criteria** A

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

Before this building was constructed, this portion of N. 6th Street was dominated by Chinese businesses that were associated with Hienlerville, across the street. In 1915 Sanborns, 621 N. 6th Street, on the approximate site of the current building, was a Chinese establishment called Club Ho. It is also noted that a Chinese-owned house was located here sometime between 1910 and 1935, and the owner made caned chairs. In 1950 the site was vacant.

The current building was constructed in 1954 by a Japanese construction company (Sokoguchi Construction) and was owned by K. Kogura, who is associated with two other buildings that now occupy the southeast corner of the block. City Directories list Kogura Appliance Co. at 617 N. 6th Street and Sakamoto Barbershop at 621 N. 6th Street in 1955. The building now houses Nikaku Japanese Arts & Crafts shop and the Minato Restaurant.

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

**\*B12. References:**

(see continuation sheet)

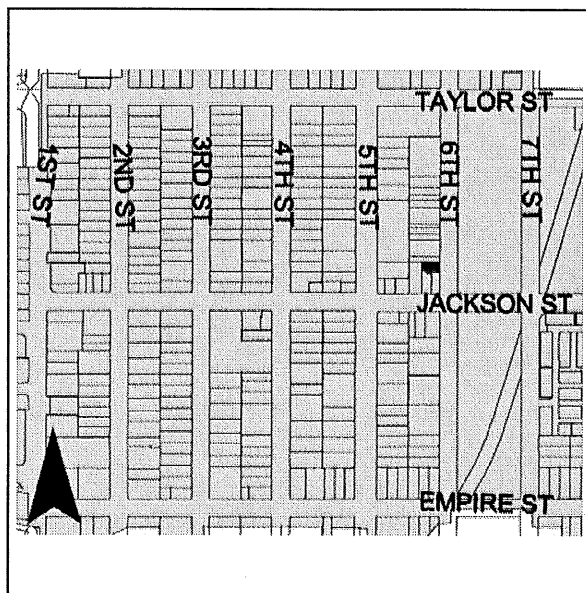
B13. Remarks:

Contributor to San Jose Japantown Historic District

**\*B14. Evaluator:** Carey & Co., Inc.

**\*Date of Evaluation:** 6/1/06

(This space reserved for official comments.)





\*Recorded by: Carey & Co. Inc.

\*Date: 5/12/06

☒ Continuation

☐ Update

**B10. Significance**

This commercial property contributes to the Japantown historic district. Its architecture dates to the resettlement period after World War II, when Japanese Americans began returning to San Jose's Japantown to reestablish their homes and businesses. This property has been owned by the same Japanese-American family since 1954, illustrating the continuity of Japanese-American occupancy in this neighborhood. The building's mid-century architecture is characteristic of the post-war era and buildings constructed as part of the resettlement efforts in Japantown. Its current uses as a Japanese restaurant and arts and crafts shop reflects a connection to the Japanese-American community.

**B12. References**

City of San Jose Permits.

City of San Jose Deed Records.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 625 N. 6th (Building 10)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; N 14 of 34 of Sec 5; B.M.

c. Address 625 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone 18, 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939022

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

This two-story commercial building is rectangular in plan with a gable roof clad in asphalt shingles. The primary (east) facade faces Sixth Street and displays a false-front style parapet; a projecting balcony at the second floor level is covered by a metal-clad barrel vault roof. This balcony is bordered by a metal railing and turned columns support the barrel vault roof. The building is clad in horizontal wood siding with brick veneer present at the facade on the first floor. The primary entry is located at the north east corner and is denoted by a sign reading "Cuban Restaurant" that projects perpendicular to the facade from the balcony. This entry consists of wood double-doors containing small lites; two other secondary doorways are located at either end of the facade. A door is also present located in the center of the second floor balcony facade. Windows located at the first and second floor of the primary facade are wood double-hung with metal grille coverings.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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



P5b. Description of Photo: (view, date, accession #) Northeast facade looking southwest. April 2004.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

c. 1889/1920/50

Santa Clara County Assessor

\*P7. Owner and Address:

CORPUS CHRISTOPHER & LINDIS

212 LAKERIDGE WAY

SAN RAMON, CA 94582

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

7/3/2007

\*P10. Survey Type: (Describe)

intensive

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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3

**\*Resource Name or #** (Assigned by recorder) 625 N 6th St. (Building 10)

B1. Historic Name: Ken Ying Low Restaurant

B2. Common Name: Cuban International Restaurant

B3. Original Use: Restaurant

B4. Present Use: Restaurant

**\*B5. Architectural Style:** Commercial False Front

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

Built 1887. Has undergone various alterations over the years. Front facade altered, 1948.

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

**\*B8. Related Features:**

None.

B9a. Architect: Unkown

b. Builder: Unknown

**\*B10. Significance: Theme** Cultural neighborhood development

**Area** Japantown, San Jose, CA

**Period of Significance** 1887 - present

**Property Type** Restaurant

**Applicable Criteria** A

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

The building at 625 N. 6th Street was built in 1887 (Ishikawa says 1908), but has undergone many additions and alterations during its lifetime. It began as a Japanese boarding house for workers from Kumamoto-ken. The area bounded by 5th, 7th, Taylor and Jackson Streets, was a Chinatown known as Heinlenville from 1887 into the 1930s. A few Chinese businesses were established in the area outside of Heinlenville and in 1915 this building came to house the Ken Ying Low restaurant under Chinese ownership. The Ng family had operated a restaurant within Heinlenville under the same name. They were responsible for having the Nishura Brothers construct the distinctive balcony on the front facade, which was identical to the one found on their original restaurant. When Heinlenville was razed in the 1930s, Ken Ying Low was one of the few Chinese establishments to remain. It was first listed in city directories around 1935. In 1943, it retains the name, but appears to be under different ownership, with N.G. Guey listed as owner or proprietor. Similarly, Gim Wah, is listed at the restaurant in 1947. Though now functioning as a Cuban restaurant, it is recorded that it was a chop suey restaurant for some time, probably through most of its Chinese ownership, up through 1955. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

**\*B12. References:**

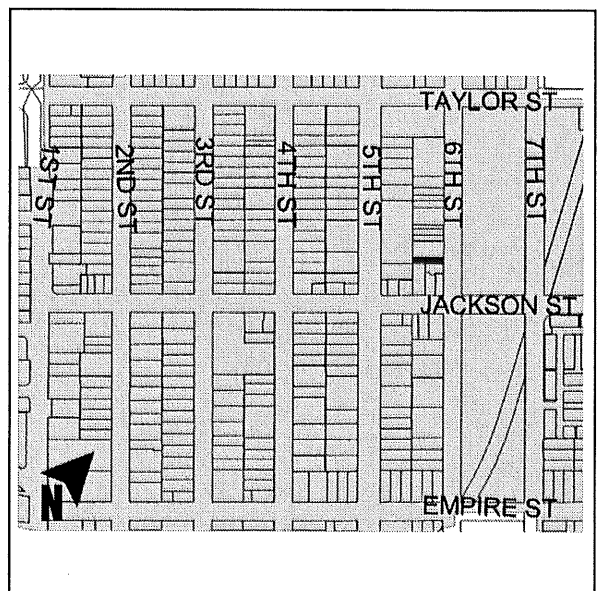
(see continuation sheet)

B13. Remarks:

**\*B14. Evaluator:** Carey & Co., Inc.

**\*Date of Evaluation:** 3/1/2006

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: 3/1/06

☒ Continuation

☐ Update

**B10. Significance**

This commercial property contributes to the Japantown historic district. It dates to an early period in Japantown's history, when the Japanese immigrants brought to Santa Clara County by agricultural work were establishing a permanent community in San Jose and when Hienlenville still existed nearby. It illustrates the interconnectedness of these two minority groups, which settled in close proximity to each other for security and tolerance. The restaurant was owned by Chinese Americans throughout much of its history, including the war years when there was little Japanese American presence in the area. Its current use as a restaurant reflects its historic use and its current Cuban ethnic affiliation is indicative of the continued presence of other ethnic minority groups in the neighborhood.

**B12. References**

Chinese Historical and Cultural Project. "Heinlenville, San Jose." Internet: <<http://www.chcp.org/heinlen.html>> accessed 2/24/06.

City of San Jose On-line Permits.

City of San Jose Deed Records.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

National Park Service. History of Japanese Americans in California: Historic Sites. Ken Ying Low Restaurant. Internet: <[www.cr.nps.gov/history/onlinebooks/5views/5views3h45.htm](http://www.cr.nps.gov/history/onlinebooks/5views/5views3h45.htm)> accessed 2/9/2006.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 635 N. 6th (Building 11)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; NW ☒ of SW of Sec 5; B.M.

c. Address 635 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone 18, 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939042

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

This one-story community building is rectangular in plan with a gable roof clad in asphalt shingles. It is constructed of concrete block and clad in stucco. The primary (east) facade faces Sixth Street and is the gable end; the primary entry is located at the southeast corner and is recessed with wood doors. The roof at the south elevation overhangs the side patio and an intersecting gable section is visible at the southwest corner. A fabric awning across the primary facade, reading "Filipino Community Center," further denotes the primary entrance. The building is clad in stucco and windows are fixed metal-sash with metal grille covering at the primary facade. A brick wall with metal gates borders the outdoor area to the south of the community building. This area contains a one-story restroom facility to the south with a shed roof covered in asphalt shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) Southeast facade looking northwest. April 2004.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

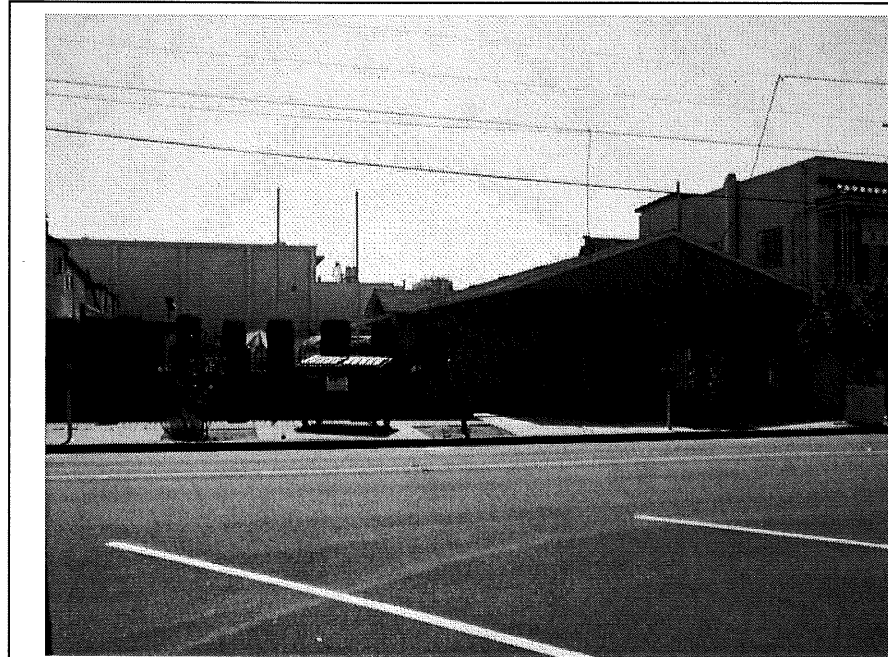
☐ Both  
1960, Santa Clara County Assessor

\*P7. Owner and Address:  
FILIPINO COMMUNITY OF S C CO I  
2487 GLEN ELM WAY  
SAN JOSE, CA 95148-2565

\*P8. Recorded by: (Name, affiliation, and address)  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: 7/3/2007

\*P10. Survey Type: (Describe)  
intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 1 of 3

**\*Resource Name or #** (Assigned by recorder) 635 N 6th Street (Building 11)

B1. Historic Name: \_\_\_\_\_

B2. Common Name: Filipino Community Center

B3. Original Use: \_\_\_\_\_

B4. Present Use: Social Hall

**\*B5. Architectural Style:** Contemporary

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

Built, 1960. Patio cover addition, 1978. Restrooms/kitchen added, 1984/86. Roof redesigned, restrooms relocated, 1999. Structural roof replacement, alterations to non-bearing walls, kitchen and restrooms remodeled, 2002/03. Awning, 2003.

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

**\*B8. Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Hughes Construction Co.

**\*B10. Significance: Theme** Cultural neighborhood development

**Area** Japantown, San Jose, CA

**Period of Significance** 1960-present

**Property Type** Community

**Applicable Criteria** A

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

Between 1910 and 1935, the land on which this building now sits was occupied by a group of Japanese businesses. The Nomitsu Tofu-ya was located on the site where the current building now stands and H. Nomitsu is listed at the address in the 1925 city directory. This and a few other Japanese establishments were largely surrounded by Chinese shops and residences that dominated the west side of 6th street, between Taylor and Jackson Streets. From 1935 through 1940, Chioda Yoshisato's confectionary shop was located at the property. Once World War II began, the property came to be owned by Antonio L. Vertodes, a Filipino man who ran a restaurant there until at least 1955. The current building was constructed in 1960 to serve as a Filipino Community Center.

This community property contributes to the Japantown historic district. Its architecture dates to the period after World War II, when Japanese Americans were returning to San Jose's Japantown to reestablish their homes and businesses. However, this property has been Filipino affiliated since 1943, and indicates the presence of other ethnic groups (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

**\*B12. References:**

(see continuation sheet)

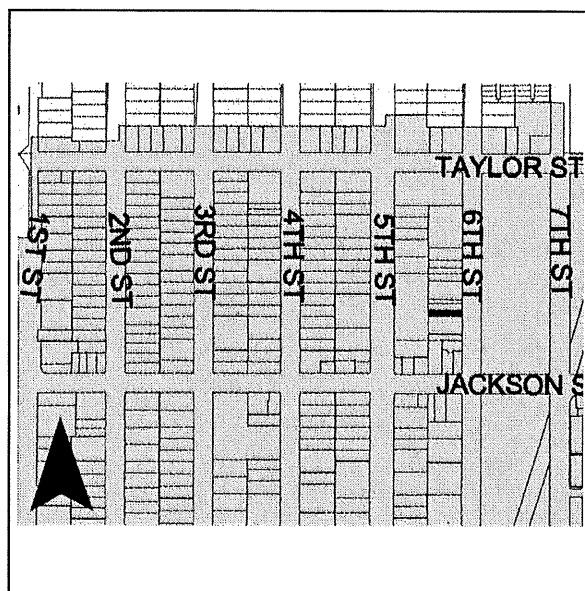
B13. Remarks:

Contributor to San Jose Japantown Historic District

**\*B14. Evaluator:** Carey & Co., Inc.

**\*Date of Evaluation:** 7/17/06

(This space reserved for official comments.)



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

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 635 N. 6th Street (Building 11)

\*Recorded by: Carey & Co. Inc.

\*Date: 7/17/2006

☒ Continuation

☐ Update

**B10. Significance**

in the Japantown neighborhood. Filipinos were probably present in the area due to an atmosphere of tolerance that they found within the largely Japanese-American community. The presence of Mr. Vertodes restaurant during the years of World War II indicates that Filipinos were one of the minority groups that moved into the Japantown neighborhood and occupied Japanese-American properties while the Japanese-American community was interned. Before the war, the property had been affiliated with the Japanese-American community since as early as 1910, housing at least two Japanese-American businesses.

**B12. References**

City of San Jose Permits.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

National Park Service. Five Views: An Ethnic Historic Site Survey for California. 2004.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 639 N. 6th (Building 12)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; ~~N~~ W of ~~S~~ W of Sec 5; B.M.

c. Address 639 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone 18, 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939019

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

This two-story religious building has a rectangular plan with a flat roof. The exterior walls of the building consist of parged concrete. The primary (east) facade faces 6th Street with the entry within an inset vestibule at the northeast corner of the building. The entry consists of a glazed wood door with a transom. Large, metal frame, store front windows dominate the primary facade at the first-story level. The low portion of wall below these windows is covered with tile. The second story is set back from the front of the building, creating a balcony that is surrounded by a metal rail and covered by a pent roof covered with clay tiles. A glazed French door is located at the center of the facade at the second story level and is flanked by large wood casement windows. The remnants of a cross that once adorned the building is located on the roof at the center of the front elevation.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) East facade looking southwest  
June 2007.

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1948 building permits

\*P7. Owner and Address:

San Jose Buddhis Church Betsuin

639 N. 6th Street

San Jose, CA 95112

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

7/3/2007

\*P10. Survey Type: (Describe)

intensive

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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 639 N 6th Street (Building 12)

B1. Historic Name: Hip Sing Association Building

B2. Common Name: Oriental Christian Center

B3. Original Use: Social Hall

B4. Present Use: Religious

\*B5. Architectural Style: Modern Spanish Colonial

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

Built, 1948. Repairs due to fire damage from fire on neighboring lot, 2002.

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

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Doyle & Newell

\*B10. Significance: Theme Cultural neighborhood development

Area Japantown, San Jose, CA

Period of Significance 1948-present

Property Type Religious

Applicable Criteria A

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

Between 1910 and 1935, the land on which this building now sits was occupied by a group of Japanese businesses. The Nishimura Meat Market, the Nomitsu Tofu-ya, and the Kusaka's Manju shop were located in the vicinity. Parcel boundaries were rearranged since that time, making it difficult to determine exactly what was located on the site of 639 N 6th Street. These Japanese establishments were largely surrounded by Chinese shops and residences that dominated the west side of 6th street, between Taylor and Jackson Streets. This Chinese influence would be apparent later when a building at 639 N 6th Street was owned by the Young family from 1935 to 1940, Y. Tung in 1943, and Lum Sam in 1947. The subject building was not constructed until 1948. Permits state that it was constructed for use as a retail store by the Hip Sing Association. A shop front at the street level indicates that this may have been one use, though the building was probably also used for the operation of the Hip Sing Tong, a prominent Chinese social/business organization. The building now functions as a church with a Protestant Evangelical congregation related to the Assemblies of God church. The church serves a Chinese congregation. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

\*B12. References:

(see continuation sheet)

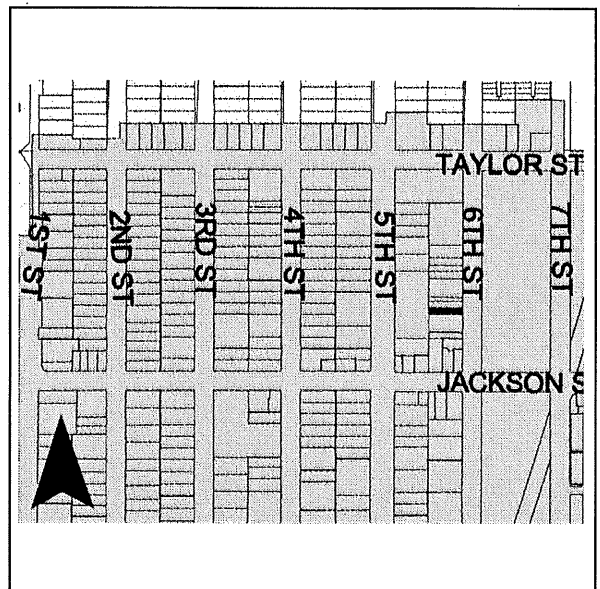
B13. Remarks:

Contributor to San Jose Japantown Historic District

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: 7/17/06

(This space reserved for official comments.)



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

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 639 N. 6th Street (Building 12)

\*Recorded by: Carey & Co. Inc.

\*Date: 7/17/2006

☒ Continuation

☐ Update

**B10. Significance**

This property contributes to the Japantown historic district. Its architecture dates to the period after World War II, when Japanese Americans began returning to San Jose's Japantown to reestablish their homes and businesses. This property has been Chinese affiliated since the 1930s however. Though not owned or occupied by a Japanese-American party, it reflects the cultural developments of the Japantown neighborhood by belonging to another ethnic minority group. Chinese influence in Japantown came from the proximity of Hienlenville, which existed at the corner of 6<sup>th</sup> and Taylor Streets from the late 1800s to the 1930s. Many Chinese stayed in the Japantown area after the demolition of Heinlenville, because it was a safe and familiar environment that was accepting of other ethnic minority groups. This building first housed a social organization and now functions as a religious establishment, continuing a general social/cultural use.

**B12. References**

City of San Jose Permits.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

National Park Service. Five Views: An Ethnic Historic Site Survey for California. 2004.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 651 N. 6th (Building 13)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; NW 1 of SE 1 of Sec 5; \_\_\_\_\_ B.M.

c. Address 651 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939016

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

This two-story religious building is rectangular in plan with a flat roof and stucco cladding. It is made of poured concrete construction. The primary (east) facade faces Sixth Street and is distinguished by recessions forming a cross shape at each of three entries; the cross form at the center is elevated above the roof line and also projects from the facade. The primary entry is located under this projection in the center of the facade and consists of two wooden doors. There are also two secondary entrances, one at either end of the facade at the other two cross forms. Windows at the primary facade are wood with stainedglass lites. Other facades display vinyl windows. Notable features also include a neon sign reading "Prayer Garden" situated on the roof above the elevated center section of the facade.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) Northeast facade looking southwest. April 2004.

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1955, City of San Jose permits

\*P7. Owner and Address:

Garden Prayer Church of God

651 N. 6th St.

San Jose, CA 95112-3240

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded: \_\_\_\_\_

7/3/2007

\*P10. Survey Type: (Describe)

intensive

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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 651 N 6th Street (Building 13)

B1. Historic Name: Unknown

B2. Common Name: Prayer Garden Church

B3. Original Use: Church

B4. Present Use: Church

\*B5. Architectural Style: Modernistic

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

Built, 1955.

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

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Cultural neighborhood development

Area Japantown, San Jose, CA

Period of Significance 1955 - present

Property Type Commercial

Applicable Criteria A

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

The west side of North 6th Street between Jackson and Taylor Streets was originally dominated by Chinese homes and businesses, with a few Japanese businesses at the center of the block. Between 1910 and 1935, the site of the current Prayer Garden Church may have been occupied by the Nomitsu Tofu-ya, a manju shop, or the Sakamoto family's Tokiwa Boarding House. A 1935 city directory lists I. Tsurukawa at 651 N. 6th Street, and in 1940 the Kani Kumakiko restaurant was located at the address. The Church of God in Christ begins appearing at the address in 1947, however, building permits indicate that the current building was not constructed until 1955. The name Church of God in Christ is the name of the religious denomination that established the Prayer Garden Church, which refers to this specific church in San Jose. The Prayer Garden Church is affiliated with the African American community and is another indication of a minority group settling in or near Japantown due to the cultural tolerance they found there.

This religious property contributes to the Japantown historic district. Its architecture dates to just (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

\*B12. References:

(see continuation sheet)

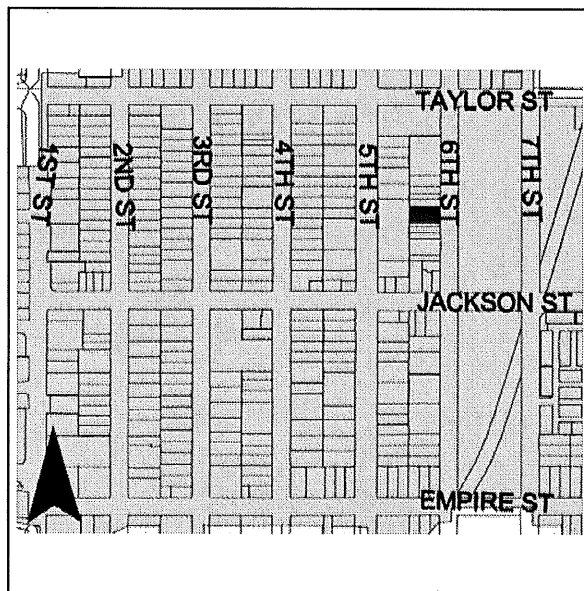
B13. Remarks:

Contributor to San Jose Japantown Historic District

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: 7/17/06

(This space reserved for official comments.)



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

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 651 N. 5th Street (Building 13)

\*Recorded by: Carey & Co. Inc.

\*Date: 7/17/2006

☒ Continuation

☐ Update

**B10. Significance**

the end of World War II, when Japantown had been vacated by the Japanese American community due to internment and was largely occupied by parties of other ethnic minorities. This property was owned by an African-American religious entity from around 1947 and the current building was constructed in 1955. This same organization owns the property up to the present day. This illustrates the ethnic minority occupancy that prevails in this neighborhood and alludes to the atmosphere of acceptance that drew ethnic minorities to settle in and around Japantown when they encountered discrimination in other areas of San Jose. The building's mid-century architecture is characteristic of the World War II era.

**B12. References**

City of San Jose permits.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 655 N. 6th (Building 14)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; NW 1/4 of S 1/4 of Sec 5; B.M.

c. Address 655 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939015

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

This one-story commercial building is rectangular in plan with a flat roof. The primary (east) facade faces Sixth Street and displays a slightly projecting roof overhang; the primary entry is located near the center of the facade and is denoted by an arched projecting fabric awning. The building is clad in stucco. The entrance consists of wood double doors with one-lite glass panel over wood panel. One window is visible at the primary facade to the south of the doorway; it is vinyl flanked by shutters with a semi-circular pediment above and projecting molding below. Notable features include faux quoining at the projecting north and south walls on the primary facade and a metal gate-like ornamentation on the roof. A temporary banner reading "Rehoboth Ethiopian Cafe & Restaurant coming soon" is affixed to the primary facade north of the entrance.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) Northeast facade looking southwest. April 2004.

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both  
1953, Santa Clara County Assessor

\*P7. Owner and Address:

Garden Prayer Church of God

651 N. 6th St.

San Jose, CA 95112-3240

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

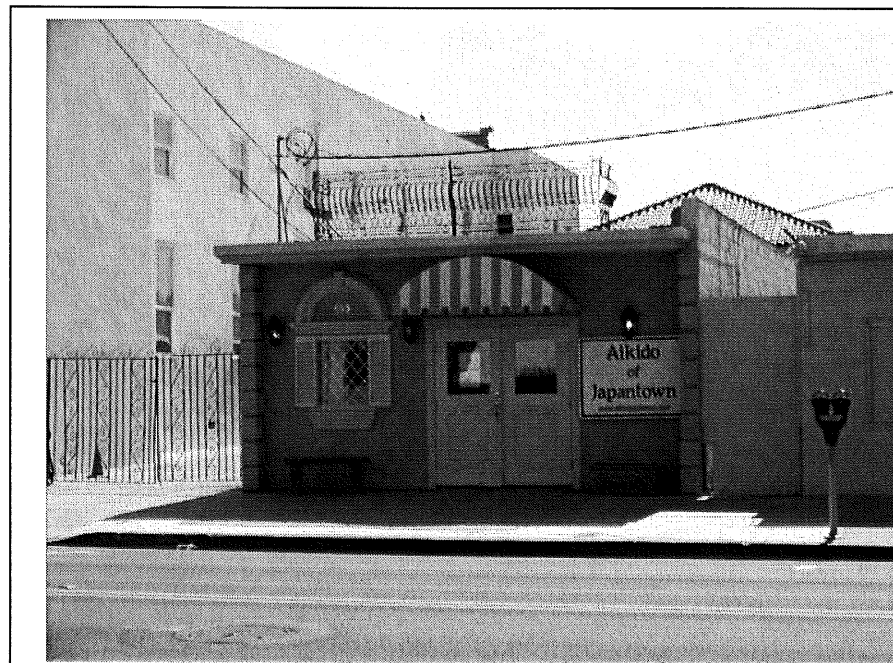
San Francisco, CA 94108

\*P9. Date Recorded:

7/3/2007

\*P10. Survey Type: (Describe)

intensive



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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3

**\*Resource Name or #** (Assigned by recorder) 655 N 6th Street (Building 14)

B1. Historic Name: Unknown

B2. Common Name: Aikido of Japantown

B3. Original Use: Restaurant

B4. Present Use: Recreation

**\*B5. Architectural Style:** Modern Commercial w/ quasi-Georgian details

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

Built, 1953. Addition, 1965.

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

**\*B8. Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Unknown

**\*B10. Significance: Theme** Cultural neighborhood development

**Area** Japantown, San Jose, CA

**Period of Significance** c. 1960 - present

**Property Type** Commercial

**Applicable Criteria** A

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

The west side of North 6th Street between Jackson and Taylor Streets was originally dominated by Chinese homes and businesses, with a few Japanese businesses at the center of the block. A building that was originally located at 655 N 6th Street was owned by John Young from around 1935 through 1940, reflecting the Chinese influence of the area. Matilde Garcia occupied the building in 1943. Judging by occupancy of the neighboring building at 657 N 6th Street, some Hispanic presence was found in this area during World War II. When the subject building was constructed in 1953 the owner is unknown, however, the building was used as a laundry. It is listed as the Valley Laundrette & Cleaners in a 1955 city directory. By the 1960s, the building was owned by the neighboring Prayer Garden Church of God in Christ. An addition was constructed by this group in 1965 and the building was apparently being used as a restaurant at this time. Though the Prayer Garden Church was affiliated with the African American community, it is another indication of a minority group settling in or near Japantown due to the cultural tolerance they experienced there. While the Prayer Garden Church continues to own the property today, a sign on the building denotes its use by the Aikido of Japantown group. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

**\*B12. References:**

(see continuation sheet)

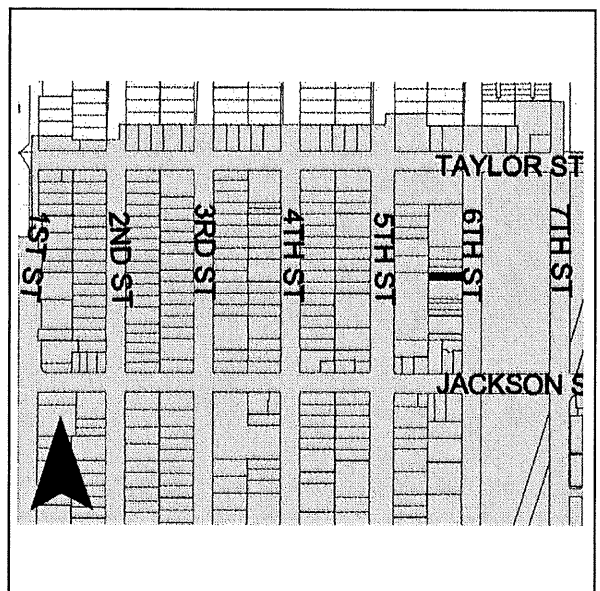
B13. Remarks:

Contributor to San Jose Japantown Historic District

**\*B14. Evaluator:** Carey & Co., Inc.

**\*Date of Evaluation:** 7/17/06

(This space reserved for official comments.)



\*Recorded by: Carey & Co. Inc.

\*Date: 7/17/2006

☒ Continuation

☐ Update

### B10. Significance

This commercial property contributes to the Japantown historic district. Its architecture dates to the period after World War II, when Japanese Americans began returning to San Jose's Japantown to reestablish their homes and businesses. This property has been affiliated with various minority groups since the 1930s and the current building has been minority affiliated since its construction. Though not occupied by a Japanese-American party until the present day, it reflects the cultural developments of the Japantown neighborhood by belonging to other ethnic minority groups. Chinese influence in Japantown came from the proximity of Hienlerville, which existed at the corner of 6<sup>th</sup> and Taylor Streets from the late 1800s to the 1930s. Many Chinese stayed in the Japantown area after the demolition of Heinlerville, because it was a safe and familiar environment that was accepting of other ethnic minority groups. The same is true for the African American group, which apparently had difficulty finding property available to them in other parts of San Jose. Japantown was an ethnic enclave and minority dominated neighborhood where the African American church was welcomed in the 1960s.

### B12. References

City of San Jose Permits.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

National Park Service. Five Views: An Ethnic Historic Site Survey for California. 2004.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 657 N. 6th (Building 15)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; ~~N~~ E of S of Sec 5; B.M.

c. Address 657 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN# 24939014

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

This one-story commercial building is rectangular in plan with a flat roof; a hip roof section is present at the rear of the building. The building is clad in stucco with horizontal wood siding on portions of the front facade. The primary (east) facade faces Sixth Street; it is characterized by a recessed primary entry. The door is wood with glass panel and a transom above. Windows are boarded over. Notable features include a faded commercial sign at the west end of the north facade.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) Northeast facade looking southwest. April 2004.

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1949, Santa Clara County Assessor

\*P7. Owner and Address:

George H. & Tamotsu Nishioka

199 Brooklyn Ave.

San Jose, CA 95128-1910

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded: \_\_\_\_\_

7/3/2007

\*P10. Survey Type: (Describe)

intensive

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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

## \*NRHP Status Code

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 657 N 6th Street (Building 15)

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Unknown

B4. Present Use: Vacant

\*B5. Architectural Style: Modern Commercial/ No Style

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

Built, 1949. Addition of patio roof(?), 1963.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Cultural neighborhood development

Area Japantown, San Jose, CA

Period of Significance 1949- present

Property Type Commercial

Applicable Criteria A

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

The west side of North 6th Street between Jackson and Taylor Streets was originally dominated by Chinese homes and businesses, with a few Japanese businesses at the center of the block. A building that was originally located at 657 N 6th Street in 1915 was used as a shop, but was not listed in city directories. When the address is finally listed in city directories in 1935, it was occupied by H. Nakashima's photography studio. Photography was very important in the Japanese American community and a number of photography studios were located in Japantown. It was customary for the Japanese American community to have important life events documented in formal photographs. The property was vacant in 1940, and occupied by Domingo Mendosa in 1943. Judging by occupancy of the neighboring building at 655 N 6th Street, some Hispanic presence was found in this area during World War II. The address does not appear in a 1947 city directory, possibly related to the fact that a new building would be constructed on the property in 1949. The subject building housed Candice's Barber Shop in the 1950s. It was owned by a Henry F. Brooks in the 1960s, though its use is unknown. Today it is owned by the Nishioka family, which owns the neighboring fish market building at 665 N 6th Street. A plan to relocate the (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

\*B12. References:

(see continuation sheet)

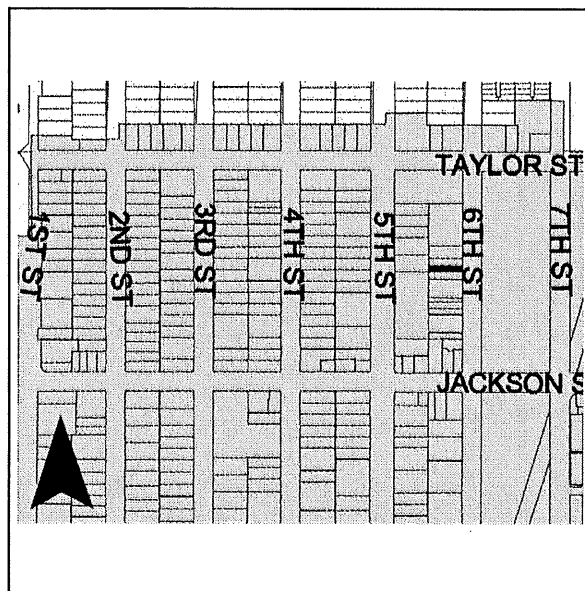
B13. Remarks:

Contributor to San Jose Japantown Historic District

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: 7/17/06

(This space reserved for official comments.)



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

Primary #  
HRI#  
Trinomial

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 657 N. 6th Street (Building 15)

\*Recorded by: Carey & Co. Inc.

\*Date: 7/17/2006

☒ Continuation

☐ Update

**B10. Significance**

The Nishioka's market to this building was proposed in 2000, but was never realized. The building now stands vacant.

This commercial property contributes to the Japantown historic district. Its architecture dates to the period after World War II, when Japanese Americans began returning to San Jose's Japantown to reestablish their homes and businesses. This property has been affiliated with various minority groups since the 1930s. Its early history was Japanese-American affiliated and it is again owned by a Japanese-American party today. It reflects the cultural developments of the Japantown neighborhood by belonging to other ethnic minority groups, particularly Hispanic, which may have found such an ethnic enclave to be a accepting environment in which to settle.

**B12. References**

City of San Jose Permits.

Environmental Clearance Application for project at 665 N 6<sup>th</sup> St., 1999.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

National Park Service. Five Views: An Ethnic Historic Site Survey for California. 2004.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 665 N. 6th (Building 16)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; NW 1 of SE 1 of Sec 5; B.M.

c. Address 665 N 6th ST City San Jose Zip 95112-3240

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN# 24939012

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

This two-story commercial building is rectangular in plan with a flat roof. The building is clad in brick. The primary (east) facade faces Sixth Street and displays a shaped parapet with inset blue tile decoration; evidence of past signage affixed to the facade is also visible above the storefront. The primary entrance is located in the center of the east facade, a doorway flanked by fixed windows; all of these openings appear to be boarded up at present. Windows at the second story of the primary facade are one-over-one wood double-hung, around the sides they are metal industrial type. Notable features include the brick bearing walls, decorative brickwork at the parapet, and the tile base at the main entry.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 JA

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

P5b. Description of Photo: (view, date, accession #) Northeast facade looking southwest. April 2004.

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both  
1929, San Jose building permits

\*P7. Owner and Address:

George H. & Tamotsu Nishioka

199 Brooklyn Ave.

San Jose, CA 95128-1910

\*P8. Recorded by: (Name, affiliation, and address)

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded: \_\_\_\_\_

7/3/2007

\*P10. Survey Type: (Describe)

intensive



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

Carey & Co., Inc., "San Jose Corporation Yard Historic Resources Evaluation," July 2007.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 665 N. 6th Street (Building 16)

B1. Historic Name: Ideal Laundry/ Nishioka Fish Market

B2. Common Name: \_\_\_\_\_

B3. Original Use: Laundry/ residence B4. Present Use: Vacant

\*B5. Architectural Style: Commercial

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

Built 1929. Concrete footings installed, 1949. Reroofing, 1978. Seismic upgrade (begun but not completed?), 1999.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

None.

B9a. Architect: Unknown b. Builder: Roberts (Brothers?)

\*B10. Significance: Theme Cultural neighborhood development Area Japantown, San Jose, CA

Period of Significance 1929-present Property Type Commercial Applicable Criteria A

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

This building was constructed in 1929 by a contractor named Roberts (possibly the Roberts Brothers) for Ichimatsu Tsurukawa, who owned the Ideal Laundry Company. Tsurukawa was born in Japan and immigrated to California in 1903. He is listed as a laundryman in 1920 census records, indicating that he was in this business before owning the facility at 665 N. 6th Street. His wife may have been one, Tatsu Tsurukawa, who worked as maid in a private home. Tsurukawa's business would have been the largest Japanese laundry in San Jose, but failed almost immediately due to the Depression. The building was designed for laundry facilities on the first floor and residential quarters for workers on the second floor. The building was later taken over by a fertilizer company and was used as a restaurant during World War II. By 1949, the building was owned by George Nishioka, who operated the Nishioka Fish Market on the premises. Frank Kurotsuchi's barber shop was also located in the building. In 2000, it was proposed that the fish market be moved from 665 N 6th to 657 N. 6th Street. Bini's Bar & Grille was to open in the 1st floor space of this building while the second floor remained a residential space. Those plans were apparently not realized and the building is now vacant. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6, HP36 JA

\*B12. References:

(see continuation sheet)

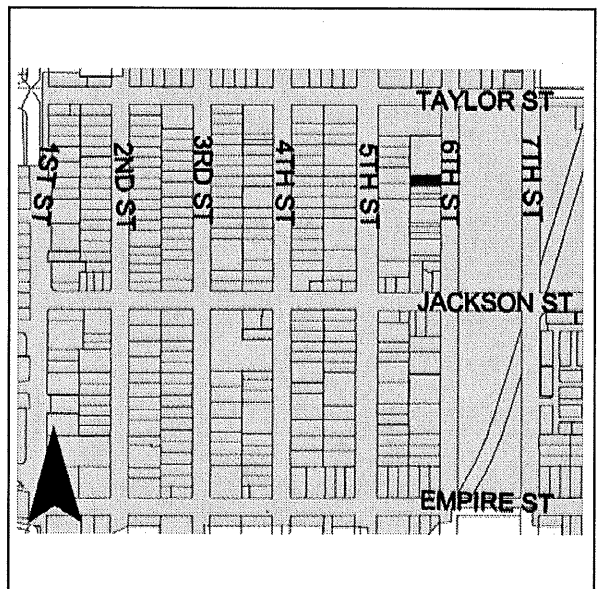
B13. Remarks:

Contributor to San Jose Historic District

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: 6/1/06

(This space reserved for official comments.)



\*Recorded by: Carey & Co. Inc.

\*Date: 6/1/2006

☒ Continuation

☐ Update

### B10. Significance

This commercial property contributes to the Japantown historic district. Its architecture dates to an early period in Japantown's history, when the Japanese immigrants brought to Santa Clara County by agricultural work were establishing a permanent community in San Jose. The building provided both employment and housing for Japanese-American workers. It was occupied by Japanese-American businesses throughout much of its history, except during the war years when there was little Japanese-American presence in the area. When resettlement occurred after the war, this property came to be owned by a Japanese-American family and is still owned by that family today. It is therefore significant for its role in Japantown both before and after World War II.

### B12. References

City of San Jose Permits.

City of San Jose Deed Records.

Ishikawa, Tokio. San Jose Japantown, 1910-1935 (guide map and notes). 1996.

Laffey, Glory Anne. DPR Historic Resources Inventory: 665 N. 6<sup>th</sup> St. 1991.

Polk City Directories. San Jose, 1915-1955.

Sanborn Fire Insurance Maps. 1891-1950.

United States Census records.



## **Appendix B**

Completed City of San José Survey Forms for Adjacent Buildings along North 6th Street

Proposed Project Impact Assessment, San José Corporation Yard  
Carey & Co., Inc.





# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 605 N. 6th Street (Building 8)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: raised & applied designs on parapet	G	6
2. STYLE: Art deco	G	4
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		10

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Chinatown, Kogura family	VG	15
7. EVENT: Japanese internment, WWII	G	7
8. PATTERNS: development of Chinatown and Japantown	E	12
9. AGE: built ca. 1888	VG	6
<b>SUBTOTAL B:</b>		40

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: Chinatown and Japantown	E	8
11. SETTING: important	VG	4
12. FAMILIARITY: conspicuous corner location	G	4
<b>SUBTOTAL C:</b>		16

<b>SUBTOTAL A + SUBTOTAL C:</b>	26
<b>SUBTOTAL B:</b>	40
<b>PRELIMINARY TOTAL (A+B+C):</b>	66

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: minor for deco façade	VG	0.03	66	1.98
14. EXTERIOR ALTERATIONS: heavily altered so as to be unrecognizable, except in plan/footprint and massing	FP	0.20	26	5.2
	FP	0.10	40	4
15. STRUCTURAL REMOVALS: unclear	VG	0.20	26	5.2
	VG	0.10	40	4
16. SITE: not moved	E	0.00	40	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				20.38

<b>ADJUSTED TOTAL:</b>	45.62
------------------------	-------

	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: very difficult to reverse	FP	2

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	E		20

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	22
---	----

<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	67.62
--	-------

REVIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 615-621 N. 6th Street (Building 9)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: multi-lite windows	G	6
2. STYLE: modern commercial	G	4
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: crafts shop & restaurant	G	3
<b>SUBTOTAL A:</b>		13

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Kogura family	VG	15
7. EVENT: Japanese internment, WWII	G	7
8. PATTERNS: development of Japantown	VG	9
9. AGE: built in 1954	FP	0
<b>SUBTOTAL B:</b>		31

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: Japantown	VG	6
11. SETTING: important	VG	4
12. FAMILIARITY: conspicuous	G	4
<b>SUBTOTAL C:</b>		14

<b>SUBTOTAL A + SUBTOTAL C:</b>	27
<b>SUBTOTAL B:</b>	31
<b>PRELIMINARY TOTAL (A+B+C):</b>	58

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION:	VG	0.03	58	1.74
14. EXTERIOR ALTERATIONS: new signs & storefront	VG	0.05	27	1.35
	VG	0.03	31	0.93
15. STRUCTURAL REMOVALS: none	E	0.00	27	0
	E	0.00	31	0
16. SITE: not moved	E	0.00	31	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				4.02

<b>ADJUSTED TOTAL:</b>	53.98
------------------------	-------

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

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
---	----

<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	71.98
--	-------

REVIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 625 N. 6th Street (Building 10)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: false front, decorated balcony	E	16
2. STYLE: commercial false front	E	10
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: restaurant	G	3
<b>SUBTOTAL A:</b>		29

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Ken Ying Low Restaurant	VG	15
7. EVENT: none	FP	0
8. PATTERNS: development of China and Japantowns	E	12
9. AGE: built in 1889; additions in 1920 & 1950	E	8
<b>SUBTOTAL B:</b>		35

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: Chinatown and Japantown	E	8
11. SETTING: highly important	E	6
12. FAMILIARITY: prominent neighborhood feature	G	4
<b>SUBTOTAL C:</b>		18

<b>SUBTOTAL A + SUBTOTAL C:</b>		47
<b>SUBTOTAL B:</b>		35
<b>PRELIMINARY TOTAL (A+B+C):</b>		82

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: minor surface wear	VG	0.03	82	2.46
14. EXTERIOR ALTERATIONS: front facade altered	VG	0.05	47	2.35
significantly in 1920; otherwise minor alterations	VG	0.03	35	1.05
15. STRUCTURAL REMOVALS: none	E	0.00	47	0
	E	0.00	35	0
16. SITE: not moved	E	0.00	35	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				5.86

<b>ADJUSTED TOTAL:</b>		76.14
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>		18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>		94.14
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REVIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 635 N. 6th Street (Building 11)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: undistinguished	FP	0
2. STYLE: contemporary	FP	0
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: courtyard, landscaping	FP	0
<b>SUBTOTAL A:</b>		0

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Filipino community center	VG	15
7. EVENT: none	FP	0
8. PATTERNS: development of ethnic neighborhood	VG	9
9. AGE: built in 1960	FP	0
<b>SUBTOTAL B:</b>		24

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: incompatible	FP	0
11. SETTING: incompatible	FP	0
12. FAMILIARITY: familiar neighborhood feature	G	4
<b>SUBTOTAL C:</b>		4

<b>SUBTOTAL A + SUBTOTAL C:</b>	4
<b>SUBTOTAL B:</b>	24
<b>PRELIMINARY TOTAL (A+B+C):</b>	28

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: very good	VG	0.03	28	0.84
14. EXTERIOR ALTERATIONS: front facade altered	VG	0.05	4	0.2
significantly in 1920; otherwise minor alterations	VG	0.03	24	0.72
15. STRUCTURAL REMOVALS: adjacent building	E	0.00	4	0
demolished for courtyard	E	0.00	24	0
16. SITE: not moved	E	0.00	24	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				1.76

<b>ADJUSTED TOTAL:</b>	26.24
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	E	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	44.24
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DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 639 N. 6th Street (Building 12)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: balcony, French doors	G	6
2. STYLE: compromised example of modern Spanish colonial	FP	0
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		6

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Assemblies of God church	VG	15
7. EVENT: none	FP	0
8. PATTERNS: ethnic neighborhood	VG	9
9. AGE: built in 1948	FP	0
<b>SUBTOTAL B:</b>		24

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: contributes to historic neighborhood	VG	6
11. SETTING: helps maintain character of neighborhood	VG	4
12. FAMILIARITY: familiar neighborhood feature	G	4
<b>SUBTOTAL C:</b>		14

<b>SUBTOTAL A + SUBTOTAL C:</b>	20
<b>SUBTOTAL B:</b>	24
<b>PRELIMINARY TOTAL (A+B+C):</b>	44

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: fire damage	G	0.05	44	2.2
14. EXTERIOR ALTERATIONS: minor	E	0.00	20	0
	E	0.00	24	0
15. STRUCTURAL REMOVALS: none	E	0.00	20	0
	E	0.00	24	0
16. SITE: not moved	E	0.00	24	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				2.2

<b>ADJUSTED TOTAL:</b>	41.8
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	59.8
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DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 651 N. 6th Street (Building 13)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: stained glass lites, crosses	VG	12
2. STYLE: modernistic	G	4
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		16

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Garden Prayer Church of God	E	20
7. EVENT: none	FP	0
8. PATTERNS: WWII migration	VG	9
9. AGE: built in 1955	FP	0
<b>SUBTOTAL B:</b>		29

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: contributes to historic neighborhood	VG	6
11. SETTING: helps maintain character of neighborhood	VG	4
12. FAMILIARITY: familiar neighborhood feature	G	4
<b>SUBTOTAL C:</b>		14

<b>SUBTOTAL A + SUBTOTAL C:</b>	30
<b>SUBTOTAL B:</b>	29
<b>PRELIMINARY TOTAL (A+B+C):</b>	59

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: excellent	E	0.00	59	0
14. EXTERIOR ALTERATIONS: minor	E	0.00	30	0
	E	0.00	29	0
15. STRUCTURAL REMOVALS: none	E	0.00	30	0
	E	0.00	29	0
16. SITE: not moved	E	0.00	29	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				0

<b>ADJUSTED TOTAL:</b>	59
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	E	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	77
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DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 655 N. 6th Street (Building 14)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: quoins, lattice work on lites, awning	G	6
2. STYLE: modern commercial w/ quasi Georgian details	G	4
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		10

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Garden Prayer Church of God	VG	15
7. EVENT: none	FG	0
8. PATTERNS: ethnic neighborhood	VG	9
9. AGE: built in 1953	FP	0
<b>SUBTOTAL B:</b>		24

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: contributes to historic neighborhood	VG	6
11. SETTING: helps maintain character of neighborhood	G	4
12. FAMILIARITY: familiar neighborhood feature	G	4
<b>SUBTOTAL C:</b>		14

<b>SUBTOTAL A + SUBTOTAL C:</b>	24
<b>SUBTOTAL B:</b>	24
<b>PRELIMINARY TOTAL (A+B+C):</b>	48

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: excellent	E	0.00	48	0
14. EXTERIOR ALTERATIONS: doors & windows	VG	0.05	24	1.2
not original	VG	0.03	24	0.72
15. STRUCTURAL REMOVALS: none	E	0.00	24	0
	E	0.00	24	0
16. SITE: not moved	E	0.00	24	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				1.92

<b>ADJUSTED TOTAL:</b>	46.08
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	E	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	64.08
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RE VIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07



# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 657 N. 6th Street (Building 15)

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

	RATING	VALUE
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: undistinguished	FP	0
2. STYLE: modern commercial of no particular interest	FP	0
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		0

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: ethnic neighborhood	VG	9
9. AGE: built in 1949	FP	0
<b>SUBTOTAL B:</b>		9

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: contributes to historic neighborhood	G	3
11. SETTING: helps maintain character of neighborhood	G	2
12. FAMILIARITY: familiar neighborhood feature	G	4
<b>SUBTOTAL C:</b>		9

<b>SUBTOTAL A + SUBTOTAL C:</b>	9
<b>SUBTOTAL B:</b>	9
<b>PRELIMINARY TOTAL (A+B+C):</b>	18

	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: windows boarded over, door unhinged	G	0.05	18	0.9
14. EXTERIOR ALTERATIONS: minor	E	0.00	9	0
	E	0.00	9	0
15. STRUCTURAL REMOVALS: none	E	0.00	9	0
	E	0.00	9	0
16. SITE: not moved	E	0.00	9	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				0.9

<b>ADJUSTED TOTAL:</b>	17.1
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	RATING	VALUE
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	35.1
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REVIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 655 N. 6th Street (Building 16)

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

	<u>RATING</u>	<u>VALUE</u>
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: brick cladding; inset, decorative ceramic tiles, false parapet	VG	12
2. STYLE: brick commercial	VG	8
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: wood frame	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
<b>SUBTOTAL A:</b>		20

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: Nishioka fish market	VG	15
7. EVENT: Japanese Internment, WWII	VG	15
8. PATTERNS: ethnic neighborhood	VG	9
9. AGE: built in 1929	G	3
<b>SUBTOTAL B:</b>		42

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: contributes highly to historic neighborhood	E	8
11. SETTING: significant to character of neighborhood	VG	4
12. FAMILIARITY: prominent neighborhood feature	G	4
<b>SUBTOTAL C:</b>		16

<b>SUBTOTAL A + SUBTOTAL C:</b>	36
<b>SUBTOTAL B:</b>	42
<b>PRELIMINARY TOTAL (A+B+C):</b>	78

	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
<b>D. INTEGRITY</b>				
13. CONDITION: windows broken or boarded over	VG	0.03	78	2.34
14. EXTERIOR ALTERATIONS: minor	E	0.00	36	0
	E	0.00	42	0
15. STRUCTURAL REMOVALS: none	E	0.00	36	0
	E	0.00	42	0
16. SITE: not moved	E	0.00	42	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				2.34

<b>ADJUSTED TOTAL:</b>	75.66
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	<u>RATING</u>	<u>VALUE</u>
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: easily reversible	E	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>			
18. INTERIOR/VISUAL QUALITY	No		
19. HISTORY/ASSOCIATION OF INTERIOR	Interior		
20. INTERIOR ALTERATIONS	Evaluation		
21. REVERSIBILITY/INTERIOR	Conducted		
22 NATIONAL OR CALIFORNIA REGISTER: appears eligible	VG		15

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	18
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	93.66
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REVIEWED BY K. McNeill, Carey & Co., Inc.

DATE: 7/6/07

## Appendix C

### Rendering of Proposed Project

Proposed Project Impact Assessment, San José Corporation Yard  
Carey & Co., Inc.

