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ARCHITECTURE

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January 13, 2017

David J. Powers & Association, Inc.
1871 The Alameda
San José, CA 95126
Attn: Amber Sharpe

RE: Preliminary Historic Evaluation – 15980 Carlton Avenue, San José,
(APN #421-13-060)

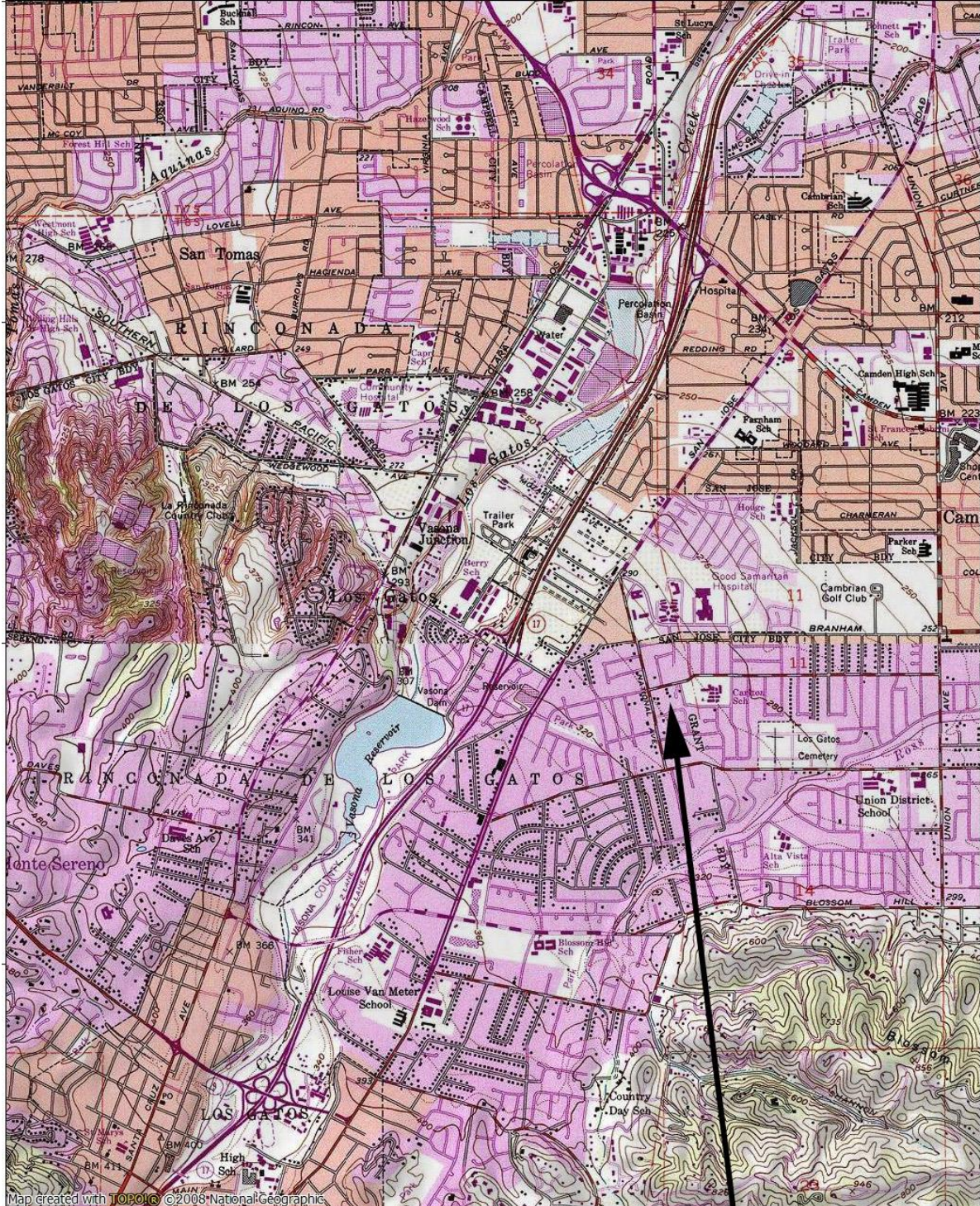
Dear Ms. Sharpe:

This letter constitutes a preliminary historic resource evaluation (letter report) for the property located at 15980 Carlton Avenue in the City of San José, County of Santa Clara, California.

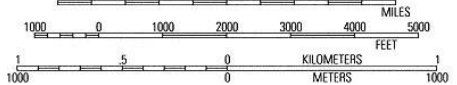
The evaluation is intended to accompany supporting documents to help conduct environmental review under the California Environmental Quality Act (CEQA) for a project at the subject property, filed with the City of San José, under H16-0446, to allow the demolition of four structures and construction of seven new detached single family residences on a 0.48-acre site. The four extant buildings are around 75 years in age. Under CEQA, when projects involving buildings and/or structures over 50 years in age, they have the potential to be considered historic resources and require some level of evaluation for potential significance. The property does not have to be listed on a historic resource inventory or historic property register in order to warrant this type of evaluation as a part of the environmental review process. Depending on the findings of the review, further investigation could subsequently be undertaken, including preparation of Department of Parks and Recreation (DPR)523 recording forms per 2010 San José, Guidelines for Historic Reports, or other detailed assessment per Guidelines of the California Environmental Quality Act.

Project Description

The property is comprised of a single 0.48-acre parcel addressed as 15980 Carlton Avenue, located on the south side of that street east of National Avenue. The site is currently occupied by four buildings that all appear to be occupied as residences. A project is being proposed that includes demolition of all the buildings and structures on this site and construction of a seven-unit multi-family residential project of seven detached units. The property is presently owned by Calero Lot #2 Partners who is the applicant for the permit entitlement.



Map created with **TopoLig** ©2008 National Geographic
 121°59.000' W 121°58.000' W 121°57.000' W WGS84 121°56.000' W



SITE
 TN MN
 13½°
 01/10/17

Policy and Regulatory Background

A preliminary historic evaluation, as presented in this letter, is used to determine the potential for historical significance of a building, structure, and/or site. Under the California Environmental Quality Act (CEQA), when a project has the potential to affect a historic resource listed, or eligible for listing, on the California Register of Historical Resources, or listed or eligible for a local register of historical resources, the lead agency must consider the impact of the project on this significance.

The California Environmental Quality Act (CEQA) requires regulatory compliance regarding projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation. The criteria include resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Additionally, the City of San José has enacted an ordinance providing for the designation of historic resources as City Landmarks. Based upon the Envision 2040 General Plan goals and policies, and the City of San José Historic Preservation Ordinance, the criteria for designation are similar to those for listing on the California Register of Historical Resources but oriented to the local context.

Historical Development of the Property

The subject site was first developed in the early 1940s in unincorporated Santa Clara County in a rural area that had at that time been associated with the Town of Los Gatos.

Known as the Union District, this area had initially been at the edge of the *Rancho Rinconada de los Gatos* when patented by the Mexican government to Sebastian Peralta and José Hernandez in 1840.

During the second half of the nineteenth century, around 150 acres of agricultural land between the then Los Gatos Lexington Road and Los Gatos Almaden Road was later owned by William Griffiths.

This small half-acre parcel (the subject property) was earlier part of a 10-acre ranch that was created from the Griffiths property in 1891 as Lot 12 of the C.M. Schiele Subdivision NO. 3 in rural unincorporated Santa Clara County. It was also known also as the "National Tract," (Maps E, Page 67, 1/16/1891). The fifteen ranch lots of the National Tract were on the east side of Los Gatos San Jose Road and fronted both sides of National Avenue, which was created from Los Gatos San Jose Road to Los Gatos Almaden Road. Eleven of the lots had their access off National Avenue.

During San Jose's and Santa Clara Valley's horticultural period prior to the beginning of the twentieth century, much of the valley's farm lands were subdivided into ten and twenty acre ranchettes to attract new residents, as the booming orchard products industry began to dominate the local economy. The most popular of the orchard products was the prune, with acreage expanding rapidly during the 1890s into the Willows, Berryessa, Los Gatos, and Saratoga. The National Tract is typical of these small-lot agricultural subdivisions, and was quickly developed as orchard land following its creation.

During the early part of the twentieth century, Carlton Avenue had been created between Lots 12, and Lot 13 to the north, and provided a connection from National Avenue to Grant Road that framed the east side of the National Tract to Los Gatos Almaden Road.

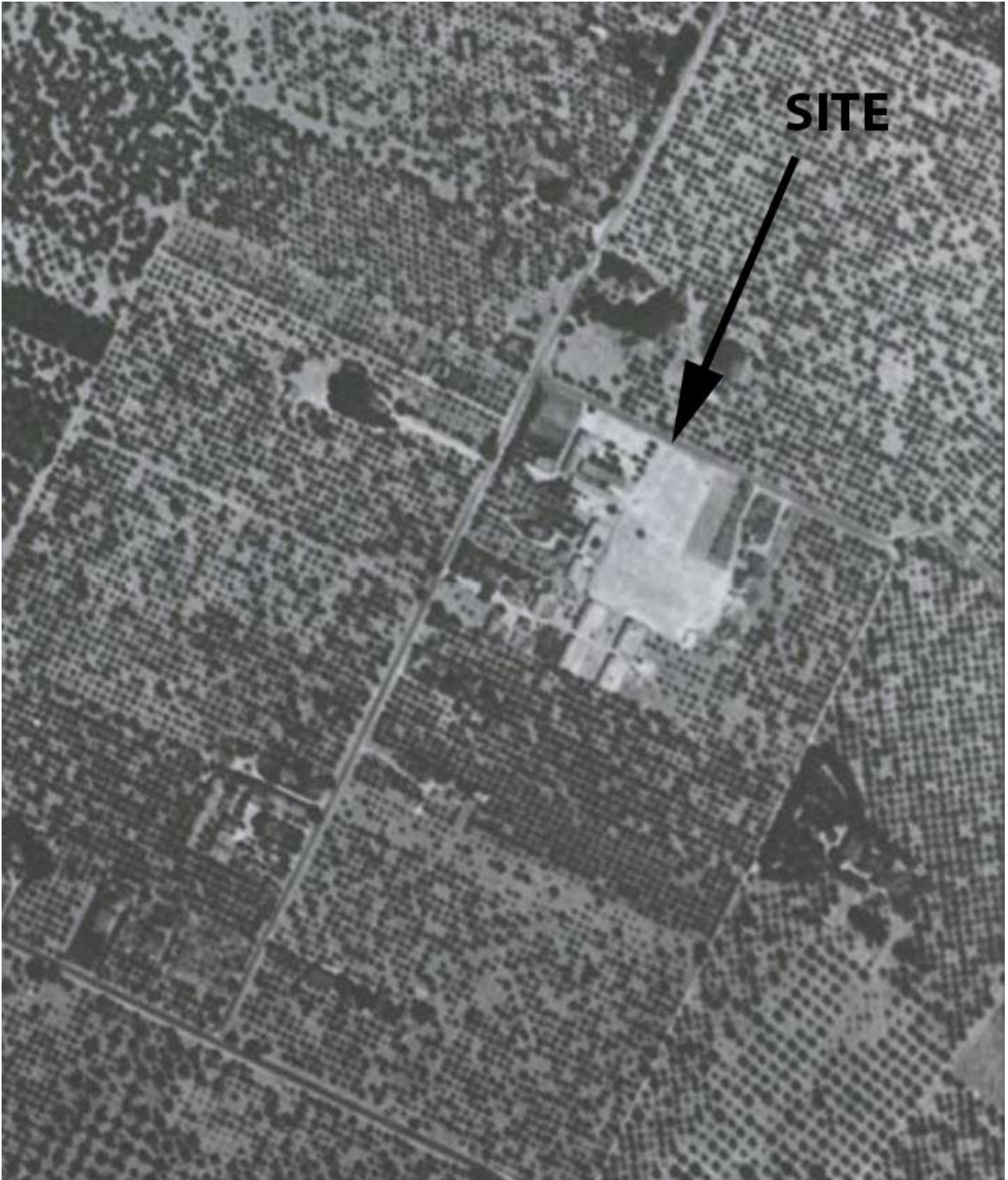
The 10-acre ranch on Lot 12 was split into three properties sometime in the 1920s or 1930s, and the corner property at National and Carlton Avenue was acquired by Russell and Sadie Wilson during this period, where they continued the agricultural operation, as indicated in the 1940s census. The other two property owners during this period within Lot 123 were Florence Frye and Peter and Carrie Peterson.

By 1939 when the USGS photographed the area from above, the subject site was vacant and had been cleared of trees along with a portion of the property of the Petersons to the east (see aerial next page).

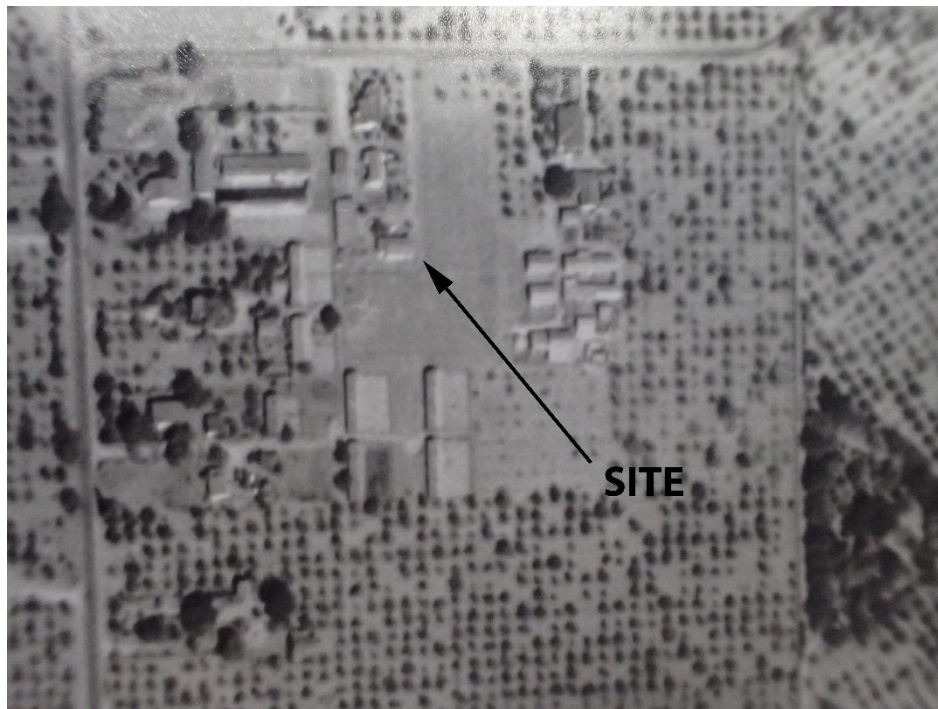
The Wilson property as well as the Peterson property were at the corner of National and Carlton Avenues and along the south side of Carlton Avenue, and appear to have contained a number of agricultural related buildings, perhaps used for animal husbandry.

The Wilsons during this period are identified in census and local directories as residing on National Avenue, initially addressed as Route 3 box 86, and then after 1940 as Route 1 box 1070. The 1940 census lists Russell Wilson as a farmer, although it appears that he had previously been a carpenter/contractor. Identification of his trade through local directories is not conclusive, as there are conflicting listings in local directories of both he and his wife Sadie.

The four buildings on the subject site were likely built as rental/worker units during the early World War II period. The local agricultural economy responded during the war to increased demand to serve troops overseas, and agricultural workers were brought into the valley from Mexico to meet the need for workers. Later directories show transient tenants and often vacant units, indicating that they property remained in rental use for most of the 75 years since built.



1939 USGS Aerial flight CIV 286-020



1948 aerial, courtesy California Room, SJPL

Sadie Wilson died in 1956, and Russell seven years later in 1963. The corner at Carlton and National Avenues that had been owned by the Wilsons in the 1940s, including the subject property, was annexed into the City of San José on February 13, 1958. The subject property, then appearing to be owned by Raymond C. and Bernice M. Means, was sold by 1960 to George C. and Jeanne Warfield. The Warfields also bought the corner property that was later developed as two separate apartments in 1963 and 1964 by Clarence Minnerly and Joe Monty. Around this time, the subject half-acre property was sold to Mary McIntire.

McIntire was owner for around 15 years, selling it to Phillip A. and Annette Steele in 1977. The property remained in that ownership until 2016, when Phillip Steele sold the property to the current applicants.

Permits for the development of the subject property were not found, as County of Santa Clara permits are only available back to 1947. By the time of the printing of the 1943 USGS map for this area, three buildings had been identified as existing on the subject property. It appears that the fourth building located at the southwest rear corner of the property may have originally been intended as only a garage. By the 1950s directories show four residences located on this property.

No permits were found within County of Santa Clara permit indexes from 1947 to 1958, the year when the property was annexed into the City of San José as Union No. 8. This annexation at the far edge of the city's urban area appears to have leapfrogged the expanding urban boundaries along Carlton Avenue to reach the National Tract, and the willingness of the City to initially zone the property for multi-family residential within a predominately single family district may have been

tied to the larger growth scenario that had existed during this time under City Manager Anthony “Dutch” Hamann.

No other permits were found for the extant buildings on this property after 1958 other than some minor permits in 1983 for gas and piping, although the exterior of the two front buildings appear to have been remodeled in the recent past with new siding and retrofit windows.

Building and Structure Characteristics

All of the buildings on the subject site are vernacular in character and associated with the early 1940s time period. None appear to be architect-designed, and all are modest in detailing, representing Minimal Tradition styles.

The front house is a front and rear gabled rectangular volume with a front wing with a separate door. It is a frame building on a perimeter foundation, and the main volume is accessed via a front wood deck adjacent a small shed addition added to this façade along the driveway. The building has been clad with T1-11 plywood, and vinyl windows have been retrofit into the openings and new trim added.

A second small residence sits to its rear and has similar characteristics, but rests on a concrete slab foundation. It has a short wing extending west at the front corner. The west wall has an entry door at the southwest rear corner, and an additional exterior door at the east side; both flush with the exterior walls and protected by braced canopies. The east entry is from a second driveway that runs the length of the site along the east property line.

A third residence is located at the rear of the site at the end of the secondary driveway. It is also a simple rectangle in shape with side gables, but retains original v-groove lap siding. The windows have been replaced with vinyl inserts. The frame building sits on a concrete slab foundation, and has a flush front door with canopy resting on two 4x4 wood posts. An additional unprotected exterior door is set on the west side elevation providing entrance to a small shed addition.

The fourth residence is located at the rear southwest corner of the site. This wide building has a low slope roof with front mansard and is sided with plywood. It has two open carports, and two entry doors that appear original, as are the windows. This frame building rests on a concrete slab.

Preliminary Evaluation for Historical Significance

The four buildings on this site are around 75 years in age.

The property has not been previously evaluated, listed, or designated as a part of any local, state, or national survey of historic resources.

The buildings are not representative of any important patterns of development within San José or its environs. While likely associated with a mid-century response to agricultural housing needs, that use was short lived, and over most of the built history of this site the buildings have served as rentals to transient tenants.

The use has not been identified as important within the history of the city, and the rural characteristics of the neighborhood disappeared during the early 1950s. The property is not bound by any consistent thematic or physical attributes. The property therefore is not associated with

significant patterns and/or events, and would not qualify for the California Register of Historic Resources or as a San José City Landmark under this criterion.

A review of the persons known to be associated with this property, members of the Wilson, Means, Warfield, McIntire, and Steele families, found none that are historic personages of importance; therefore, the property would not be eligible for the California Register or a San José City Landmark under personages.

The buildings all are of vernacular construction. They are not distinguished representations of any particular style or type of building construction from the mid-twentieth century period. The two front houses on this site has been substantially compromised in their integrity. None exemplify distinctive designs. The buildings would therefore not qualify for the California Register or as San José City Landmarks for their architecture.

City of San Jose Evaluation Ratings Sheets have been completed for this site, and are attached at the end of the letter. The property does not qualify for listing on the City’s Historic Resources Inventory.

Qualifications

Archives & Architecture, LLC, is a cultural resource consulting firm located in San José, California. Franklin Maggi, a partner in the firm and the preparer of this letter, meets the Secretary of the Interior’s qualifications within the field of architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS) operated under the authority of the California Office of Historic Preservation. The standards are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an on-site visual inspection of the extant buildings conducted in January 2017, a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area and development in the City of San José.

In summary, this property and its extant buildings do not appear to be historic resources within the criteria of the California Register of Historical Resources or the City of San José Historic Preservation Ordinance as a City Landmark. The demolition of the buildings and structures will not have an adverse effect on historic resources under the California Environmental Quality Act.

Sincerely,

Franklin Maggi, Architectural Historian



Overview of front house, viewed facing southeast.



Rear view of front house, viewed facing northwest.



West elevation of second house, viewed facing north.



Rear (east) elevation of second house, viewed facing northwest.



Rear building at southeast corner of site, viewed facing southeast.



House and carport at southwest corner of site, viewed facing west.

HISTORIC EVALUATION SHEET

Historic Resource Name: 15980 Carlton Ave., San Jose

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	No identifiable visual value				X
2. STYLE	No style				X
3. DESIGNER	Vernacular				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	Multiple buildings			X	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	Minor patterns at mid-century			X	
9. AGE	Circa 1940			X	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Not conspicuous				X

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	In very good condition		X		
14. EXTERIOR ALTERATIONS	Changes to siding and windows		X		
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	X			

REVIEWED BY: Franklin Maggi

DATE: 01/13/17

EVALUATION TALLY SHEET

Historic Resource Name: 15980 Carlton Ave., San Jose

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		<u>3</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	3		<u>8</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	0		<u>2</u>	<u>13</u>
	(SUM OF A+C) =				<u>5</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	13	0.4
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	5	0.3
	.00	.03	.05	.10	0.03	x	8	0.2
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	5	0.0
	.00	.10	.20	.40	0	x	8	0.0
16. SITE	.00	.10	.20	.40	0	x	8	0.0
								<u>0.9</u>
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								<u>12.12</u>
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			<u>15.12</u>
EVALUATION TOTAL: (Adjusted subtotal)								15.12