



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

December 14, 2015

Attention Max Russer
David J. Powers & Associates, Inc.
1871 The Alameda
San Jose, CA 95126

Dear Mr. Russer,

Please find attached documents comprising a historic report prepared for the property located at 1260 East Santa Clara St. in San José. This report was prepared for inclusion in a submittal of an Initial Study for a General Plan amendment and other related future development entitlements associated with the subject property. The project, entitled "Empire Lumber Mixed Use Project," consists of demolition of the buildings and structures on the site, and construction of a five- to seven-story mixed use building with up to 30,000 square feet of ground floor commercial space and 322 residential units. The project proposes a General Plan text amendment and a rezoning to PD – Planned Development.

A historic report, of which this cover letter is a part, is a survey and evaluation that is used to determine the significance of historic buildings, structures, sites, and/or objects. The survey, recorded in the form of DPR523 forms, contains a technical description of the historic property as well as information about its historical background and the surrounding area. The evaluation within this survey is based on specific historic evaluation criteria that have been developed by the City of San José, as well as criteria related to considerations for eligibility for the California Register of Historical Resources.

The Department of Planning, Building and Code Enforcement (PBCE) of the City of San José will use this historic report as a reference to determine whether a project will result in a significant impact to a historic resource(s). A project will have a significant effect on a historic resource if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources or (2) designated or eligible as a City Landmark. It is the responsibility of the Director of the Department of PBCE to make a determination as to whether a project will have a significant impact on a potential historic resource under the California Environmental Quality Act (CEQA).

The Director of the Department of PBCE also uses a historic report to determine whether a property is eligible for listing on the City of San José Historic Resources Inventory.

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also attached to this cover letter is a Historic Evaluation Rating Sheet prepared according to San Jose's

Guidelines for Historic Reports. The numerical scoring within these sheets is used to determine if the property is eligible for listing on the San José Historic Resources Inventory.

The bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 series forms, as well as photos that visually define the character-defining features of the property.

Below is a summary of our investigation and findings:

The property is not listed on the San José Historic Resources Inventory, nor has it been evaluated as a part of any local historic resource survey conducted by the City of San José. In 2002, as a part of the "Technical Memorandum: Historic Resources Evaluation Report for the Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives" study, the property was surveyed by JRP Historical Consulting Services of Davis, California, who found that the property did not appear to meet the criteria for listing in the National Register of Historic Places, nor did it appear to be a historical resource for the purposes of the California Environmental Quality Act.

Based on the 2002 evaluation, the property was subsequently submitted to the Keeper of the National Register in 2006 and given a status code of "6Y," *Determined ineligible for NR by consensus through Section 106 process— Not evaluated for CR or Local Listing.*

The attached DPR523 forms dated December 14, 2015, which we prepared, documents the historical and architectural aspects of the property and associated buildings referred to as 1260 East Santa Clara St., San José. The property was developed subsequent to the Consolidation of the Town of East San Jose into the City of San José on December 1, 1911.

We indicate in the DPR523 series forms that the property at 1260 East Santa Clara St. does not appear to qualify for listing on the California Register of Historical Resources, and that the evaluation performed according to the City of San José historic evaluation-rating system resulted in a point score (15.9) that is under the threshold for listing on the San Jose Historic Resources Inventory. Consequently, the property is not eligible for San José Historic Landmark designation.

There does not appear to be any potential that the property might contribute to a district comprised of similar resources in the area, as the commercial strip along East Santa Clara Street consists of a diverse mix of uses and building types that lack thematic or architectural unity.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San José City Landmark.

Sincerely,



Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 16 *Resource Name or #: (Assigned by recorder) San Jose Lumber Co.

P1. Other Identifier: Empire Lumber Co.

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East

Date 1980 T.6S.; R.1W.; Mount Diablo B.M.

c. Address 1260 East Santa Clara St.

City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 591174mE/ 4142896mN

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

Assessor's Parcel Numbers: 467-33-001, -002, -003, -004, -006, -007, -008
Southeast corner of East Santa Clara and South Twenty-sixth Streets.

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

The now mostly vacant Empire Lumber Co. buildings at the southeast corner of East Santa Clara Street and South Twenty-Sixth Streets in San Jose's Five Wounds/Brookwood Terrace neighborhood is representative of a neighborhood lumber yard and building materials retailer that was founded in this location in 1912. The building coverage on this site has expanded and contracted over time, and for about 40 years, the lumber yard shared the property with a feed and fuel business that sold wood and coal as well as hay and feed to local residents and farmers. For the last decade, the property has been adaptively reused as an auto sales facility, with prep spaces within portions of the old lumber sales building. The west end of the large building that is a combination of three earlier buildings along East Santa Clara Street has been stripped of its interiors and is in a state of deterioration.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #)

View facing southeast,
November 2015.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1912, city directories, 103
years old.

*P7. Owner and Address:

James Buch Investment Co.
PO Box 1300
Morgan Hill, 95038

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

Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Dec. 14, 2015

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture LLC: Historic Report, 1260 East Santa Clara St., 2015.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

*Recorded by Franklin Maggi

*Date 12/14/2015

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

The site fills a city block, with the primary building on the property located in its northwest corner along East Santa Clara Street just east of South Twenty-Sixth Street. East Santa Clara Street is a commercial corridor, anchored by the Five Wounds Catholic Church across the street to the northeast. A portion of the former Western Pacific railroad right-of-way (later Union Pacific), now owned by the Santa Clara Valley Transportation Authority, frames the site at its east end—a spur from the railroad line previously bisected the site east to west.

The original 1912 office building on this site was located at its northwest corner and is no longer extant. By the end of 1914, four large lumber sheds had been built (no longer extant) that filled much of the south four-fifths of the block. A woodworking building with planing mill to the rear had also been constructed along East Santa Clara Street to the east of the office (still extant today), and a large T-shaped lumber shed was to its east at the street (no longer extant). The woodworking building/planing mill is the only remnant of the original San Jose Lumber Co. facility. By the 1920s, the lumber sheds were shortened to accommodate the railroad spur line that bisected the site, and a large 20' wide lumber shed and small display room building replaced the earlier T-shaped shed adjacent to the street. This replacement shed and room exist today embedded in the large interconnected structure that includes the original woodworking building/planing mill and a later lumber shed added to the rear of the display room (see page 9).

In the 1920s, additional buildings were added to the site along the north side of the railroad spur. One of these buildings exists today at the center of the site. Its original function is unknown. It is in a deteriorated state (see page 13). Other lumber yard buildings were added at various times, and the lumber mill was shifted during the 1930s onsite to a replacement building close to Shortridge Avenue to the south. That mill structure was demolished after 1962. A metal storage shed was added to the site in the later part of the twentieth century and continues to exist parallel and adjacent to South Twenty-Sixth Street. The site contains two other small semi-portable ancillary buildings of unknown use.

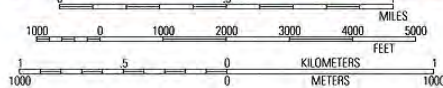
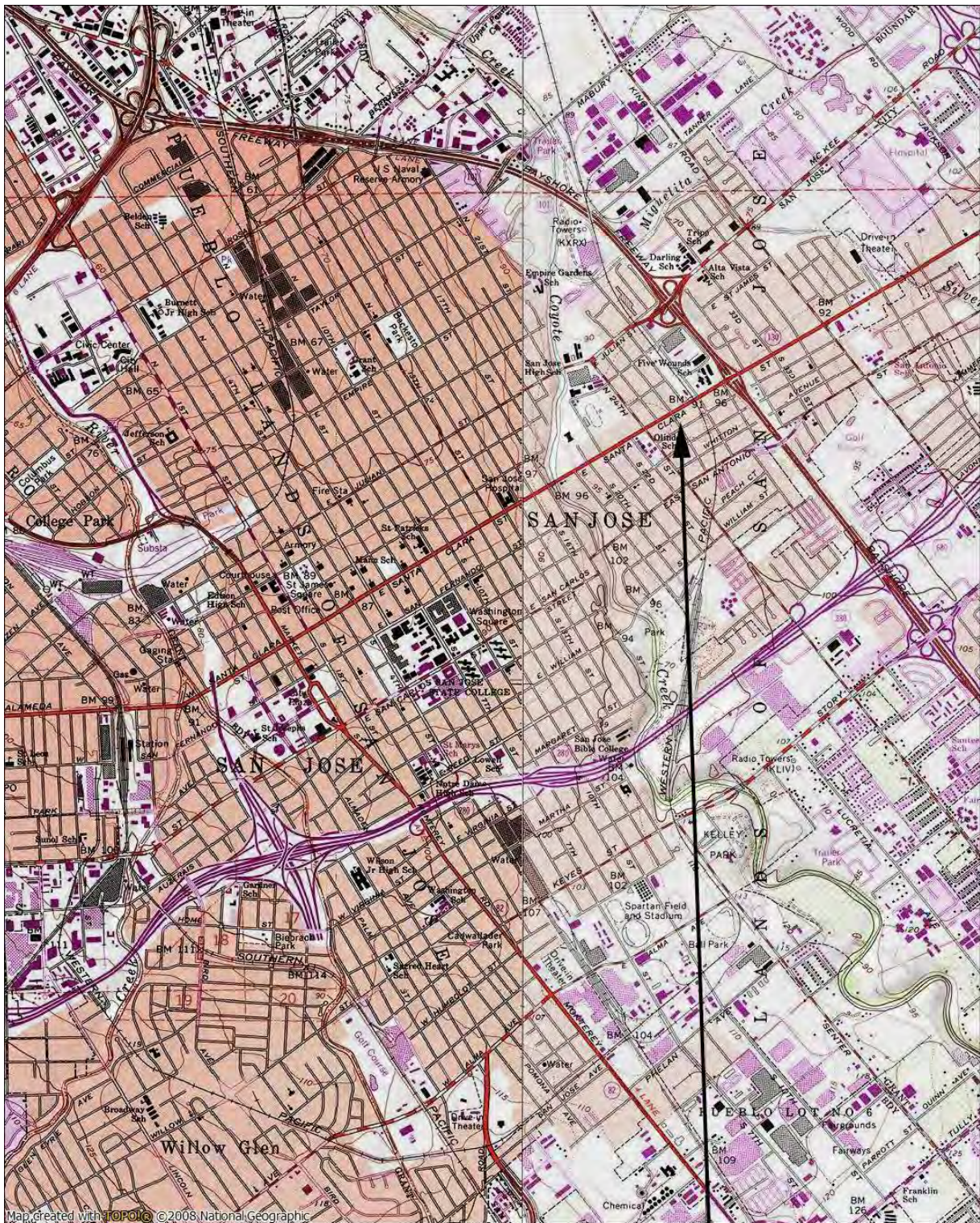
Other buildings had also existed on the site east of the lumber yard. These buildings housed a separate feed and fuel business. They were all demolished in mid-century.

The buildings that exist today are of wood framed construction, and are clad with a mix of stucco, ribbed metal panels, and wood sheathing. The structures are all one story in height, although a mezzanine has been added to the rear of the original woodworking building where the mill was located. The façade along East Santa Clara Street is a stucco-clad false front of modern proportions and detailing, incorporating large display storefronts that are now hidden behind plywood security covers. The roofing structures are gabled (and in one case, barrel-vaulted), with shed extensions bridging spaces between the older discrete buildings and extending outward at the rear, having covered work or materials storage areas.

The open site is a mix of concrete slabs and asphalt paving. Chain-link fencing encloses the site at the property lines, and separates auto sales/storage areas within the east portions of the site.

Integrity and character-defining features

The property maintains only portions of its historical integrity as per the National Register's seven aspects of integrity. The buildings remain on their original location, although most of the early buildings and structures are now gone. The historic setting is much the same as it has existed over the last century, set within a commercial corridor along East Santa Clara Street. The buildings retain their original scale, but the massing has been compromised over time as the buildings were merged together. The detailing is vernacular and reflects piecemeal construction techniques, and the early buildings are in deteriorated condition. Original structural materials remain, but interior finishes are gone, and the front façade is representative of recent use of the site as a hardware store. The building complex has lost its feeling as an earlier lumber yard and mill.



SITE

TN MN
13 1/2
11/16/15

*Resource Name or # (Assigned by recorder) San Jose Lumber Co.

B1. Historic Name: San Jose Lumber Co./Crescent Lumber Co./ Tilden Lumber/ Mayfair Lumber/ Wilmar's Inc.
 B2. Common Name: Empire Lumber Co./ Builder's Emporium/ Builderama / Alberto's Auto Sales
 B3. Original use: Lumber yard / Hardware store B4. Present Use: Vacant / auto sales lot

*B5. Architectural Style: Modern / utilitarian

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

Original construction beginning about 1912. Mill structure 1914. Recorded permits for remodels and expansion, including for hardware sales from 1948-1992.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commerce Area Five Wounds/Brookwood Terrace Neighborhood
 Period of Significance 1912-1914 Property Type Commercial Applicable Criteria None

San Jose Lumber Co. was founded in 1912 at what is now 1260 East Santa Clara St. in San Jose. The firm operated a lumber yard and mill at this location for about seven years until acquiring Santa Clara Valley Mill & Lumber Co. and moving the main operation to West San Carlos Street. The site remained a secondary lumber yard for about 20 years until reconstituted as a separate entity at the end of the 1930s. Since World War II, the lumber yard and hardware store has continued under a number of owners/operators until permanently closed in the mid-2000s. The site and buildings have since been used for used auto sales.

The neighborhood, which had originally been a part of the Town of East San Jose, had just been annexed into the City of San Jose (East San Jose Consolidation, December 1, 1911) the year before San Jose Lumber Co. was established at this site. The surrounding blocks had been platted in 1887 (Lendrum Tract & Brassy-Ahlers Tract, Maps: Book B Page 73, 8/25/1887) for residential use, but by 1912, this block, consisting of 26 house lots, had not been undeveloped and thus was capable of supporting a large industrial/commercial use. Prior to annexation, East San Jose had a population of 1,661 at the time of publication of the 1910 federal census.

(Continued on next page, DPR523L)

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

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

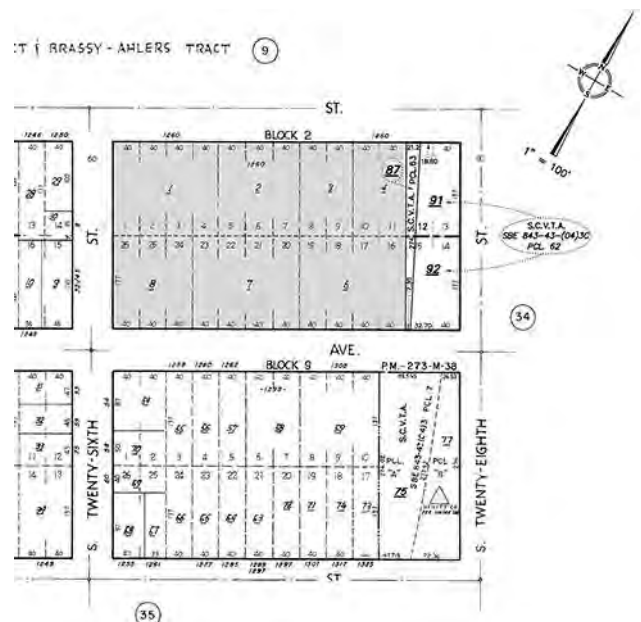
(See page 7)

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/14/2015

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

East San Jose had been laid out in 1869 as a subdivision for Samuel A. Bishop's East San Jose Homestead Association (recorded on February 17, 1870). The Lendrum and Brassy-Ahlers Tracts, containing 23 blocks from McLaughlin Avenue to then Parkhurst Avenue, and Alum Rock Road to Lendrum Avenue expanded the town eastward in 1887, and on July 20, 1906, the Town of East San Jose was incorporated as a General Law City.

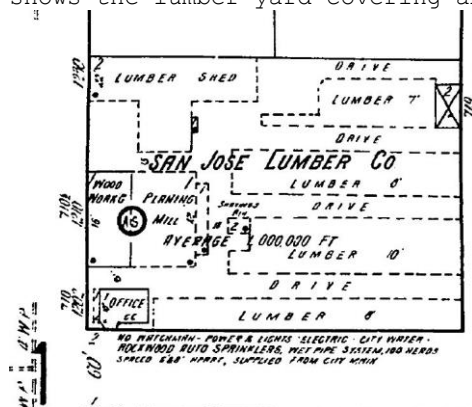
Planing mills and lumber yards were common uses in San Jose since wood was first used to construct buildings during the Early American Period in the mid-nineteenth century. The first systematic logging in the area took place in what is now Woodside in the 1830s. Following the Gold Rush, a series of mills were constructed at the base of the Santa Cruz Mountains, and as the commercial and industrial demand for wood grew during the latter part of the century, Alviso and Redwood City became active ports for export, and eventually for receiving of lumber from the forests of northwestern United States.

San Jose experienced rapid growth following the Gold Rush, and the introduction of the railroad to the area in the late 1860s facilitated the establishment of new large-scale planing mills in the downtown that could facilitate the transfer of finished wood products from locally harvest forests to regional markets. The Santa Clara Valley Mill and Lumber Co. founded by A. F. Dougherty was one of the first of a number of mills that were started in the 1860s, and by 1870 Dougherty had consolidated two of his competitors and established a large operation along the railroad line on Fourth Street at East San Fernando Street. Dougherty's lumber operation lasted over half a century, eventually moving to West San Carlos Street at Sunol Street, until his successors sold out to San Jose Lumber Co. in 1918.

By the 1880s, San Jose had a number of local companies running mills and selling lumber, such as Glenwood Lumber, and Independent Mill & Lumber. Local lumber companies were gaining competitors from regionally based lumber companies by then, as local lumber harvesting in Santa Clara Valley declined due to clear-cutting, and raw wood had to be imported. Sierra Lumber, a Red Bluff company, opened a lumber yard on West Santa Clara Street in the 1880s, and by the first decade of the twentieth century, other companies such as S. H. Chase Lumber Co., Alameda Lumber Co., Gillespie Planing Mill, and Hubbard & Carmichael Bros. increased competition.

San Jose Lumber Co.'s establishment of a mill and lumber yard on East Santa Clara predated Western Pacific Railroad's new line from Niles to South San Jose to the east of the downtown, eventually creating a beltway by the 1920s that wrapped through the Willow Glen district west of the downtown to the Westside railyards.

By 1914, the lumber yard had expanded into the block and a planing mill was constructed to process the lumber that was sourced from Washington State and Mendocino County. The office was at the corner of East Santa Clara and South Twenty-Sixth Streets (previously Hale Avenue), and a woodworking building (still extant) was located immediately to the east of the office in front of a covered planning mill. The lumber was stacked in five open sheds, estimated in 1915 to average a million feet on site. The 1915 Sanborn Fire Insurance map shows the lumber yard covering about 4/10s of the block.



1915 Sanborn map

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 6 of 16

*Resource Name or # (Assigned by recorder) San Jose Lumber Co.

*Recorded by Franklin Maggi

*Date 12/14/2015

Continuation Update

(Continued from previous page)

By the late teens or early twenties, a spur line was built through the block, apparently serving both San Jose Lumber and the newly established East End Feed and Fuel at the east end of the block, owned by the Bisceglia family.

San Jose Lumber Co. was first managed in its founding year by Frank W. Prideaux of Sunnyvale. He had opened Western Lumber in the newly formed community of Sunnyvale around 1907, and by 1913, was listed as a lumber broker in San Jose's downtown. In 1913, C.H. Green became manager of San Jose Lumber Co., and management changed again in 1915 when G. W. Dobson took over. Dobson expanded operations and was responsible for the acquisition of Santa Clara Valley Mill & Lumber in 1918. Dobson moved the main office to West San Carlos Street at Sunol Street, and by the time of an industry-wide strike in 1922, he had an employment force of 150 workers at the East Santa Clara Street mill, with an even larger staff at West San Carlos Street.

At the conclusion of the strike, San Jose Lumber either was sold or was reconstituted, and the property transferred to Sunset Lumber; the new business was advertised as Sunset Lumber. Sunset was run by James McElroy, and the the East Santa Clara Street yard was supervised under a variety of managers. The larger organization had its main location on West San Carlos Street and another lumber yard in Milpitas. Changing names again to Tilden Lumber and Mill by 1925, the San Jose Lumber Co. name returned in 1929 when Sunset sold the site to a new organization head by W. H. Besecker that year. McElroy subsequently founded McElroy and Cheim on South First Street, which ultimately returned to the West San Carlos Street mill as Cheim Lumber at mid-century.

The new San Jose Lumber Co.'s name was changed again under Besecker ten years later, when it was advertised as Crescent Lumber, and the property ownership changed to Ira E. Brink, who then changed the name again to Mayfair Lumber. After World War II, Wilmer's, Inc. replaced Mayfair. Wilmer's, Inc. diversified the site by including a paint store at the northwest corner of the site, and Travco, Inc. wholesale lumber at the rear.

During the second half of the twentieth century, the indoor retail area became Builder's Emporium in 1964, and then Builderama in 1970, and the site was sold in 1980 and subsequently branded as Empire Lumber. Alberto's Car Sales replaced the lumber yard and hardware store uses in the mid-2000s, and the site is now known as ALLUSA Motors.

East End Feed and Fuel

In 1916, a wood and fuel yard was opened on the east end of the block by the Bisceglia family of Morgan Hill. They had established their wood and fuel business in the South County along with their large agricultural operation, and the family's move to San Jose from 1911-1913 included a wood and fuel yard at 984 South First Street and the building of a cannery on Monterey Road south of Alma Street. Their cannery, later the site of Sun Garden Packing, quickly evolved into the largest of its type in the world. As the Bisceglia brothers focused on developing their cannery operation, they turned over management of the wood and fuel business in 1916 to family member Paul Cribari, who opened the East Santa Clara Street Feed and Fuel that year. Cribari eventually expanded operations at the site to include retail sales of feed, hay, coal, wood, gasoline and oils.

Paul Cribari (1886-1945) was a native of Cosenza, Italy. The oldest of five children, Paul was 14 when he came to California with his parents in 1900. Paul's mother, Clementina Bisceglia Cribari, was a member of a family of seven children, several of whom had emigrated from Italy about 1895. Clementina and her children lived near Morgan Hill with one of her brothers, Joseph Bisceglia.

During World War II, Paul Cribari sold his feed and fuel business and in 1945, opened a liquor store on Santa Clara Street. This was about the time that the Bisceglia Brothers opened their winery in Fresno, and Paul Cribari's cousins relocated part of the "House of Cribari" from South Santa Clara County to Fresno and moved their Santa Clara County headquarters to the former Wehner Winery in Evergreen. Cribari's younger sister Clara and her sons founded Casa de Fruta, on the Pacheco Pass Highway in South Santa Clara County.

(Continued on next page)

(Continued from previous page)

EVALUATION

The property was originally developed in 1912, with buildings and structures added or removed as the site evolved primarily as a lumber yard, mill, and hardware and materials sales business. The buildings are vernacular in construction, and the façade renovations along East Santa Clara Street have modified the historic character of the original embedded structures. The surrounding area today consists of a mix of older commercial buildings along East Santa Clara Street, and mixed neighborhood residential development to the south and west.

The buildings as they exist today do not architecturally represent important patterns of development or events, nor do they contribute to a recognized district of historical significance. The use has important roots in the history of the neighborhood, providing building materials and supplies for an extended period of time as the area developed adjacent the east portions of the downtown frame. The commercial strip that exists today along East Santa Clara Street has a long shared and varied history, but the buildings are not architecturally bound together in a way that represents any particular era or architectural style. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, respectively.

The historical narrative attempted to identify the primary persons associated with the lumber yard and feed and fuel uses during the first 50 years of operation. None of these persons were found to be historically significant in the history of San Jose, or the development of the local lumber processing and sales industry. Therefore, the property would not be eligible for the National or California Registers based on its association with personages, Criteria B and 2.

The buildings and structures on this property are difficult to understand in their historic context because most of them evolved piecemeal over an extended period of time. The earliest building existing on the site today, located at the northwest corner of the block near South Twenty-Sixth Street, is associated with the original development of the site in 1914, but today cannot be distinguished from its expansion areas, and the original façade cannot be deciphered from the more recent façade remodeling. The interior finishes have been removed. A later building to the east that once housed indoor lumber storage retains a unique arched truss system, but the interconnected building spaces and structures lacks visual distinction with the commercial architecture of its time. The buildings are presently in a deteriorated condition. The site and its buildings do not appear eligible for National Register listing under Criterion C or the California Register according to Criterion 3, as the buildings are not distinctive architectural specimens. Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory, and would therefore not qualify for designation as a City Landmark under the City's Historic Preservation Ordinance.

(Continued from page 4, DPR523B, B12 References)

Brown, Alan K. *Sawpits in the Spanish Red Woods 1787-1849*. San Mateo: San Mateo County Historical Association, 1966.

Kennedy, Kathleen, DPR523 for Map Reference #10B-01 by JRP Historical Consulting Service, 2002.

Polk Directories for San Jose and Santa Clara County, 1910-1978.

Sanborn Fire Insurance Co., Maps of San Jose, 1915, 1932, 1939, 1950, 1958, 1962.

San Jose, City of. Building Permits, via www.sjpermits.org, accessed November 16, 2015.

San Jose Mercury Herald/Evening News: San Jose Lumber Co. 2 years established, 4/19/1914; Santa Clara Valley Mill & Lumber merged, 11/3/1918; Reporter visits Mills to Get Firsthand view, 3/9/1922

Santa Clara County Clerk-Recorder. Maps, Deeds, and Official Records.

Stanger, Frank M. *Sawmills in the Redwoods, Logging on the San Francisco Peninsula 1849-1967*.

San Mateo: San Mateo County Historical Association, 1967.

Thomas Brothers, Block Books of San Jose, 1924.

USGS aerials, by Fairchild Maps, California Room, San Jose Public Library, 1931, 1948, 1960.

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*Resource Name or # (Assigned by recorder) San Jose Lumber Co.

*Recorded by Franklin Maggi

*Date 12/14/2015

Continuation

Update



1931 Aerial



1939 Aerial



- Portable buildings
- Covered walkway
- Office and 1930s lumber shed
- 1920s lumber shed with barrel vaults
- Open sided building
- Original workworking building & mill
- Metal clad open shed



Front façade at East Santa Clara Street, viewed facing east.



Detail view of front façade at boarded-up entry to hardware store area of Empire Lumber Co., viewed facing southwest.



East elevation at car lot of ALLUSA Motors office entry, viewed facing west.



Empire Lumber Co. sign, viewed facing east.



Northwest corner of site - original location of San Jose Lumber Co. office, viewed facing north.



Southwest corner of building at rear, viewed facing northeast.



Rear of building, viewed facing west.



Drive-through, viewed facing northeast.



Ancillary structure at rear of car lot, viewed facing northeast.



Open shed at west end of site, viewed facing northwest.



Interior of original mill area (later hardware store), viewed facing northeast.



Rear addition area, viewed facing southeast.



Original lumber store area, viewed facing southwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: San Jose Lumber Co. - 1260 E Santa Clara St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Designer unknown				X
4. CONSTRUCTION	Good example of barrel vault design			X	
5. SUPPORTIVE ELEMENTS	None				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	Secondary importance intimately connected		X		
9. AGE	1912-1914			X	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not area of primary or secondary importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar to neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Significant surface wear and structural prob.			X	
14. EXTERIOR ALTERATIONS	Overall character changed			X	
15. STRUCTURAL REMOVALS	Entire features removed but with traces			X	
16. SITE	Has not been moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Not easily reversible			X	

REVIEWED BY: Franklin Maggi

DATE: 12/14/15

EVALUATION TALLY SHEET

Historic Resource Name: San Jose Lumber Co. - 1260 E Santa Clara St.

<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	4			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		4	
								<hr/>
<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	9			
9. AGE	8	6	3	0	3		12	
								<hr/>
<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	4		6	22
								<hr/>
					(SUM OF A+C) =	10		
								<hr/>
<u>D. INTEGRITY</u>	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.05	x	22	1.1
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x	10	1.0
	.00	.03	.05	.10	0.05	x	12	0.6
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.3	x	10	3.0
	.00	.10	.20	.40	0.2	x	12	2.4
16. SITE	.00	.10	.20	.40	0	x	12	0.0
								<hr/>
							8.1	
							<hr/>	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								13.9
								<hr/>
<u>E. REVERSIBILITY</u>	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	2			15.9
								<hr/>
EVALUATION TOTAL: (Adjusted subtotal)								15.90