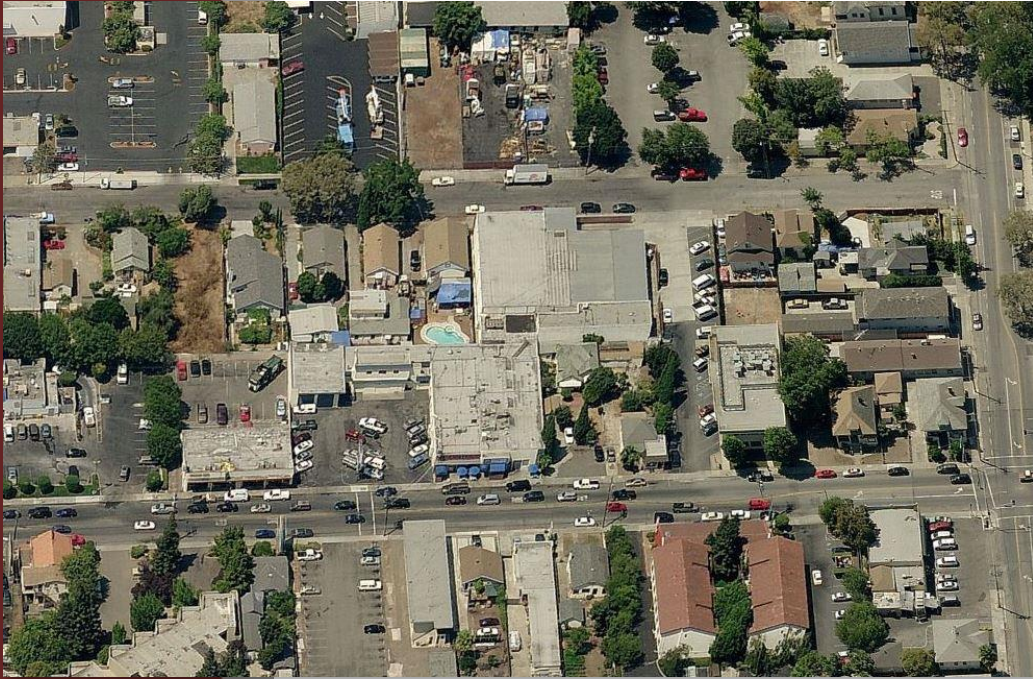


## Race Street Senior and Family Housing Project

237, 243, 245, and 253 Race St.; and 216, 230, 246, 250, and  
260 Grand Ave., San José, Santa Clara County, California

Historic Resources Survey and Report



Prepared for:

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04.25.2017



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# INTRODUCTION

## Project Introduction and Purpose

The Housing Authority of the County of Santa Clara (HACSC) has acquired and is proposing to fund the construction of 201 senior and family housing units on a site in the City of San José on the west side of Race Street between West San Carlos Street and Park Avenue.

The 2.3 gross-acre site spans the block between Race Street and Grand Avenue. Nine properties will be combined and cleared of existing buildings and structures. The primary existing building complex on the site was known as the Race Street Fish & Poultry store, restaurant, and distribution center. Seven other buildings and related accessory structures surround this site and are within the project boundaries.

HSCSC anticipates utilizing funds from the U.S. Department of Housing and Urban Development (HUD) to assist in the construction of the building complex in partnership with a private developer.

This report has been prepared to meet applicable federal regulatory requirements for projects involving historic properties, which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. Since the project proposes to include funding from HUD, it therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800.

The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places (National Register), and prior to approval of an undertaking to afford the Advisory Council on Historic Preservation (Advisory Council) an opportunity to comment on the undertaking.

## Site Location

The site is located within the USGS San José West 7.5 Minute Series Quadrangle, 2005, within Township 7 South; Range 1 East, Mount Diablo Base Meridian.

The UTM coordinates are:

Zone 10S: 596394mE/ 4131493mN.

The existing property addressing within the project site are:

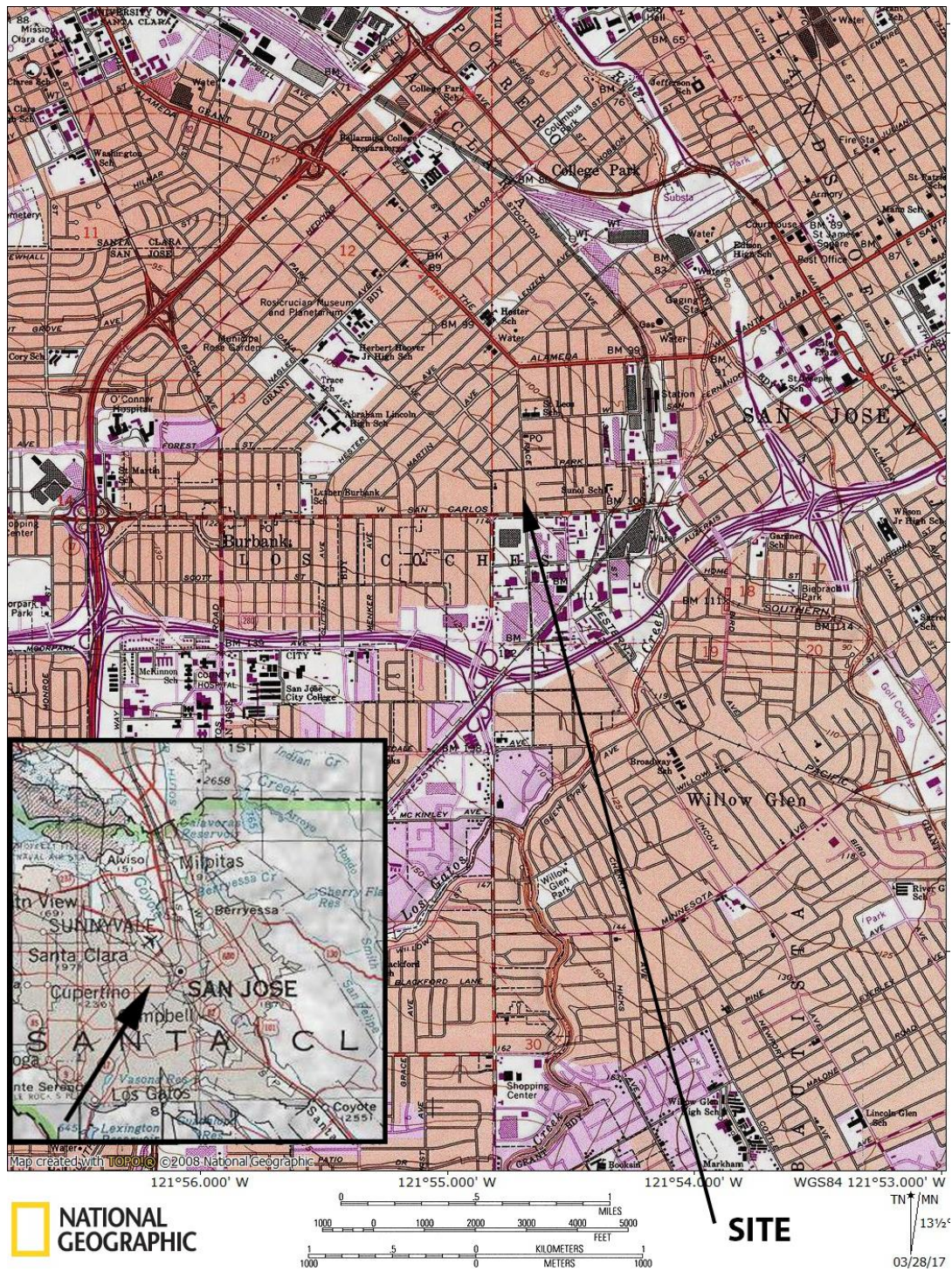
237, 243, 245, and 253 Race St.; and 216, 230, 246, 250, and 260 Grand Ave., San José.

The Santa Clara County Assessor has identified the above properties as:

APNs # 261-42-007, -008, -011, -058, -069, -070, -071, -072, and -079



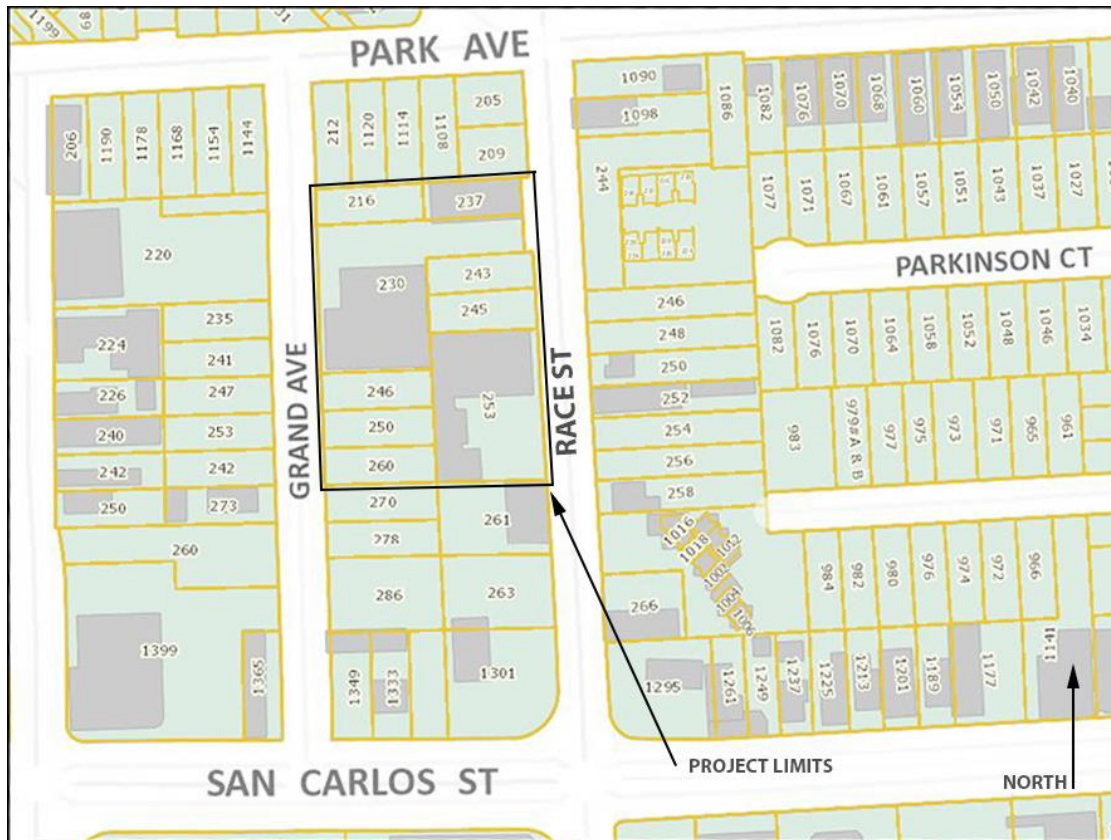
## Regional Map



*San José West, UGSG 1980 (photo revised) with regional insert.*

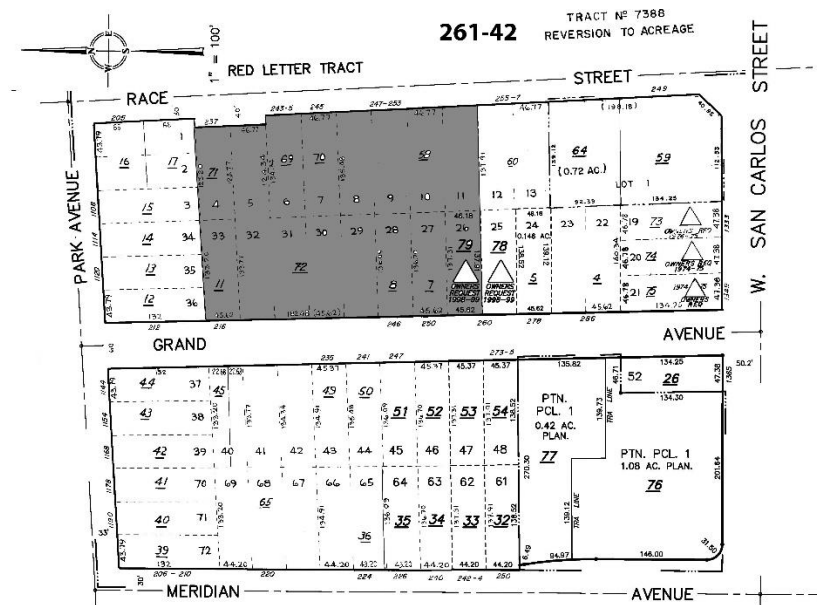


## Address Location Map



County of Santa Clara Information Services Department base map cadastral

## Assessor's Parcel Map



County of Santa Clara Assessor (excerpt)

## Project Summary

The proposed 201-unit senior and family housing project is planned for the west side of Race Street between West San Carlos Street and Park Avenue, and extends through the block to Grand Avenue. The site area is approximately 2.3 acres in size, with senior apartments proposed to be built in one building on 0.9 acres of the site, and family apartments built in a separate building on the remaining 1.4 acres.

The 91-unit senior apartment building will be five stories in height, with the first story dedicated to parking.

The 110-unit family apartment building will be six stories in height with the first story dedicated to parking and an additional level of parking fully submerged under the building. It will contain a mix of (15) one-bedroom apartments, (75) two-bedroom apartments, and (20) three-bedroom apartments.

The buildings will be set back 15 feet from the Race Street and Grand Avenue front property lines, and around 13 feet from the side (interior) property lines.

## IDENTIFICATION AND SURVEY METHODOLOGY

This document is presented in a report format, and considers the historic significance of the extant buildings on the project site as well as nearby properties adjacent to the property within the block and directly across Race Street and Grand Avenue. A proposed Area of Potential Effect (APE) for architectural resources has been drafted to map and identify adjacent properties that may be impacted by the undertaking (see map on next page).

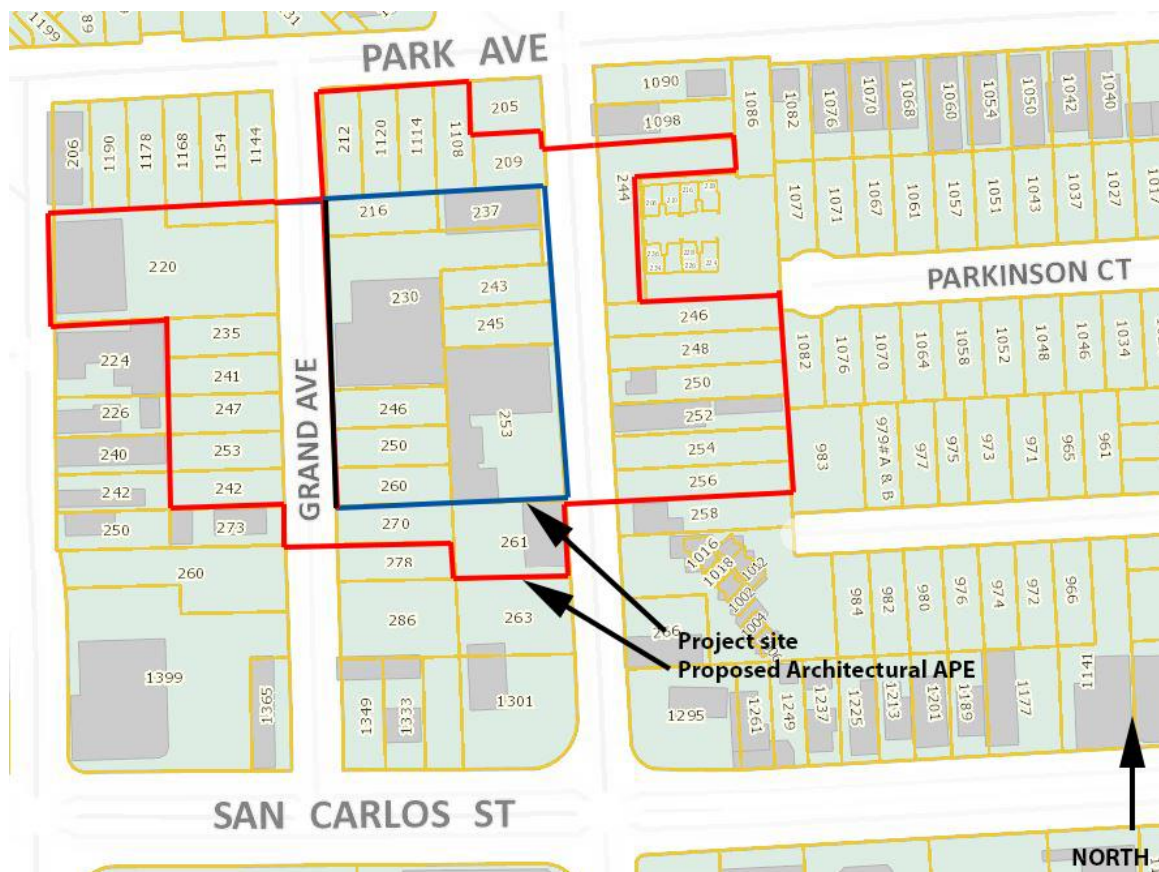
The historical investigation for these properties (both on and off site) and their related buildings and structures was completed by Archives & Architecture, LLC in March and April of 2017. The work is based on a previous investigation by Urban Programmers of San José for a Planned Development Rezoning application related to a mixed-use project that had been proposed previously. This rezoning application was undertaken by a prior property owner in 2012. The earlier report and its conclusions was re-visited as a part of the current study, and updated for this report. DPR523 forms prepared by Urban Programmers are included within the current report, and have been appended with updated Continuation Sheets (DPR523L) that expand upon the information and provide an evaluation for eligibility to the National Register of Historic Places (NRHP).

This current report was prepared utilizing the methodology recommended by the National Park Service, as outlined in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, *Preservation Brief 17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and *Preservation Brief 35 - Understanding Old Buildings: The Process of Architectural Investigation* (1994).



## Area of Potential Effect (APE) for Architectural Resources

This study is intended to evaluate the NRHP eligibility of architectural resources that are at least 50 years of age and are located within the APE, including the subject property. The APE is the “geographic area within which (the) undertaking may cause changes in the character of or use of historic properties” (36CFR 8002(c)). The proposed APE for this project accommodates short- and long-term effects to historic resources, and is proposed as outlined on the following paragraph.



*County of Santa Clara Information Services Department (base map cadastral)*

## Persons and Agencies Contact

The following individuals and agencies were contacted by letter (Attachment: Consultation Letters /Historic) in March 2017 to solicit and allow input towards preparation of this report:

- City of San José Historic Landmarks Commission, c/o Planning Division, Department of PB&CE, 200 East Santa Clara St., San José, CA 95113, Attn: Susan Walsh, Principal Planner

- County of Santa Clara Historical Heritage Commission, c/o Planning Office, County Government Center, East Wing, 7th Floor, 70 West Hedding St., San José, CA 95110, Attn: Robert Salisbury, Historical Heritage Coordinator
- Preservation Action Council of San José, San José Historical Museum, 1650 Senter Road, San José, CA 95112, Attn: Brian Grayson, Executive Director

None of the other persons or agencies contacted have provided comments on the project as of the date of this report.

## Summary of Historic Resources Identification and Evaluation

In compliance with Section 106 of the National Historic Preservation Act, this report provides an overview of potential architectural resources at or near the Race Street Senior and Family Housing Project. The report includes an Appendix that includes State of California DPR523 forms as appended that have been prepared for the extant buildings that are located on the project site.

The purpose of this Historic Resources Survey and Report is to address the eligibility of the buildings and structures within the APE for inclusion on the National Register of Historic Places.

None of the properties within the project site, nor the adjacent properties within the boundaries of the APE, appear on any local, state or federal lists of historically or architecturally significant structures and/or sites, landmarks, or points of interest.

The buildings and associated properties within the project site do not appear to be eligible for the National Register of Historic Places under any of the applicable criteria as evaluated within the attached DPR523 series forms.

None of the nearby properties within the APE appear to be eligible for the National Register of Historic Places under any of the applicable criteria based upon a reconnaissance survey, preliminary historical research, and preliminary evaluation for historic significance as described in the table of properties included within this report.

The impact upon prehistoric resources due to ground disturbance activities is being assessed by others and is not a part of this evaluation. Additionally, none of the properties are likely to yield information beyond that discussed in the evaluations that is important to history. The evaluations for National Register eligibility included within this report therefore do not include reference to Criterion D of the National Register.

Accordingly, it does not appear that the proposed undertaking will affect any properties eligible for or listed on the National Register.

Since the Federal undertaking will therefore not affect any historic properties listed in or eligible for inclusion on the National Register of Historic Places, a determination of No historic properties affected (36 CFR Part 800.4(d)(1)) appears appropriate since no historic properties will be affected by the project (36 CFR Part 800.16(i)).



## REGULATORY CONTEXT OF HISTORIC RESOURCES

This report has been prepared to meet applicable federal regulatory requirements for historic properties (cultural resources) which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. The project proposes to include funding from the Department of Housing and Urban Development, and therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800. The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places.

### Federal Laws and Regulations

Under the National Environmental Policy Act (NEPA), federal agencies must take into account impacts to historic resources or those resources that are eligible for the National Register of Historic Places before an undertaking is approved under NEPA. Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C., Section 470f), as amended, requires that any federal or federally-assisted project or any project requiring federal licensing or permitting consider the effect of the action on historic properties listed in or eligible for the National Register, as outlined in the regulations of 36 CFR Part 800.

The National Register, created under the NHPA, is the federal list of historic, archaeological, and cultural resources worthy of preservation. Resources listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, prehistory, architecture, archaeology, engineering, and culture. The National Register is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

In determining eligibility for the National Register of Historic Places, the National Park Service considers the quality of significance in American history, architecture, archeology, engineering, and culture that are present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Register states, "The significance of a historic property can be judged and explained only when it is evaluated within its historic context." It defines historic contexts as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." Developing a historical context generally begins with compiling information from secondary sources on relevant historical themes. National Register Bulletin 15 defines a theme as "a means of organizing properties into coherent patterns based on elements such as environment,

social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history.”

The Office of Historic Preservation (OHP) in Sacramento, California, administers California’s National Register program under the direction of the State Historic Preservation Officer. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These Criteria are standards used to review and consider every property that is nominated to the National Register.

- Criterion A    Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B    Are associated with the lives of persons significant in our past; or
- Criterion C    Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or
- Criterion D    Has yielded, or may be likely to yield, information important in prehistory or history.

Buildings less than 50 years old do not meet the NRHP criteria unless they are of exceptional importance, as described in the National Park Service Bulletin No. 22, “How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years.”

As a Certified Local Government (CLG), the City of San José can make findings on the potential effect of the proposed project on historic properties for submittal to the State Historic Preservation Officer (SHPO) according to 36 CFR 800.4(d)(1). As a part of making those findings, the City of San José should consult with the San José Historic Landmarks Commission as an interested party, providing public participation to the Section 106 process.

## AFFECTED ENVIRONMENT

### Early Historical Background and Context

The site of the proposed Race Street Senior and Family House Project is situated on a block that was initially subdivided for residential development in 1889. Prior to that time, it was part of larger agricultural lands owned by Henry Morris Naglee.

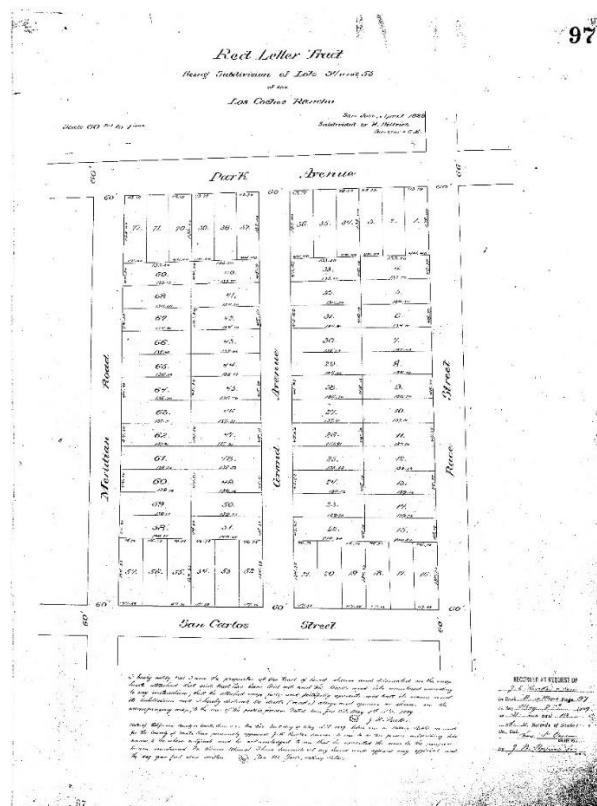
Henry Naglee was a prominent early resident of San José and graduate of West Point. After serving the United States in the Mexican-American War, he settled in San José after a short career in banking in San Francisco. He was co-grantee of a large Mexican-



era land grant known as *Los Coches* southwest of the San José pueblo that had initially been granted to Roberto Bellarmino, an Indian associated with Mission Santa Clara. By 1857 when the rancho was patented by the U.S. Land Commission, the land was co-owned by Naglee, Antonio Sunol, and Sunol's daughter Paula Sainsevain. Two years later, Naglee subdivided his third into parcels around ten acres in size.

The project site is with Lot 55 of Naglee's subdivision. Park Avenue was originally known as South Street. The block to the east was initially Lot 56, and the block now to the west was Lot 54, which extended to Meridian Road (now Avenue). In 1860, Naglee sold 75 acres north of South Street to the Agricultural Society for \$6,142.00 and that became the fairgrounds.

Race Street, a north-south road, was named for the race track which was a popular attraction in the 76-acre Agricultural Park and Fairground, established north of the study area by Santa Clara County in the 1860s. Race Street originally extended south from The Alameda only as far as South Street (present day Park Avenue), one block north of the future location of West San Carlos Street. By 1876 Race Street extended south through the study area, and by the time of the publication of the 1891 Sanborn Map, Race Street is shown extending south of West San Carlos Street, forming the eastern boundary of the O'Connor Sanitarium to the south of the project area. The Sanitarium was the first major development in the vicinity of the Red Letter Tract, to be created within two lots of Naglee's subdivision.



Red Letter Tract map - 1889

By the late 1880s when urban development commenced, Lot 55 was owned by local real estate developer Joseph Rucker. He had the two blocks (Lots 54 and 55) from Race Street to Meridian Road surveyed, and recorded a 69-lot subdivision he named the Red Letter Tract. The lots were a little over 6,000 square feet in size, and were part of the beginning of suburban expansion westward from downtown San José into the unincorporated agricultural hinterlands of western Santa Clara Valley. As there were no industrial or commercial uses in the area, it appears that Rucker initially intended to market to agricultural workers serving the rapidly expanding horticultural lands to the west, or medical workers at the new O'Connor Sanitarium built 1888-1889.

Real estate listings in the local newspapers show that Rucker began selling his lots in 1889, but many of the initial buyers may have been speculators, and development appears to have stalled during the recession of the mid-to-late 1890s. The subdivision wasn't successfully built out until the early twentieth century.

**\$245 PER LOT.**

**\$10 per Month! No Interest!**

**RED LETTER TRACT**

Between Park avenue and San Carlos street, and  
only two blocks from Santa Clara street

**—WATER AND SEWERAGE PIPES—**

Pass the Property

**Cheapest Lots Ever Offered!**

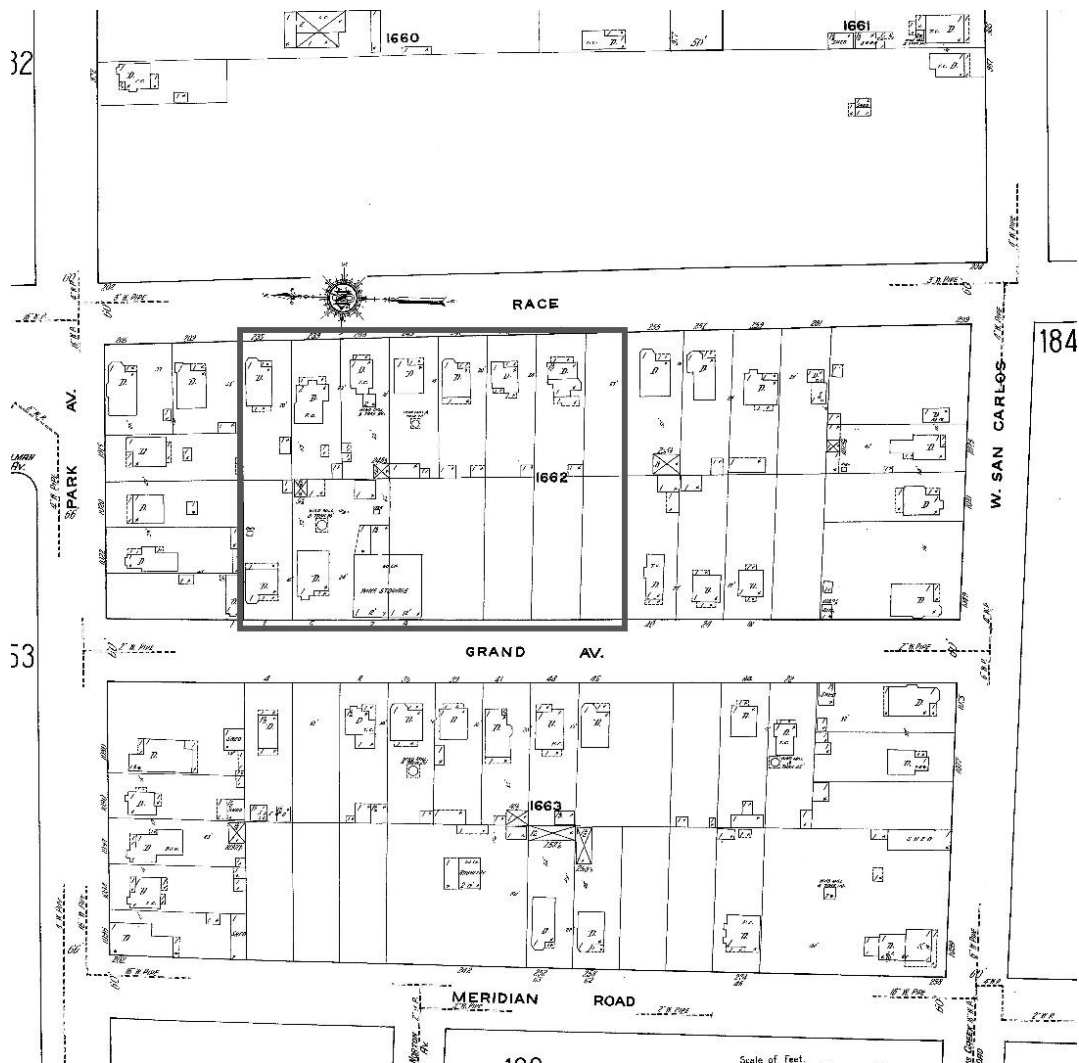
We are selling them daily, so act at once, if  
you would have one

**J. E. RUCKER & SON**  
REAL ESTATE AGENTS,  
**UNDER CITY CLOCK,**  
TELEPHONE NO. 75.

## Twentieth Century Development

In 1903, the San José & Los Gatos Interurban Railroad was constructed along West San Carlos Street and Stevens Creek Road. Easy access to the Interurban from adjacent lands encouraged the development of additional residential subdivisions west of downtown San José beyond those that had reach westward to Meridian Road such as the Red Letter Tract. Six suburban residential subdivisions in what became the Burbank area were first offered to the public between 1904 and 1908. As the community of Burbank, San Jose's first "streetcar suburb," and environs such as the Red Letter Tract grew during the first part of the twentieth century, the residential district and its related neighborhood commercial properties matured into an unincorporated urban pocket. The fruit canning industry quickly followed into areas surrounding this suburban area as did lumber and building materials industries. As the O'Connor Sanitarium on Race Street at West San Carlos Street evolved as a large employer, the Red Letter Tract, which had been slow to develop, quickly built out along with other newer subdivisions in the vicinity.

Newspaper notices from 1889 through the 1890s show a scattering of real estate transactions within the subdivision and some references to house construction. The occupants at the time of the 1900 federal census include farm laborers, a brewer, contractor/carpenters, bookkeeper, a horse trainer, and a fruit dealer as well as others.

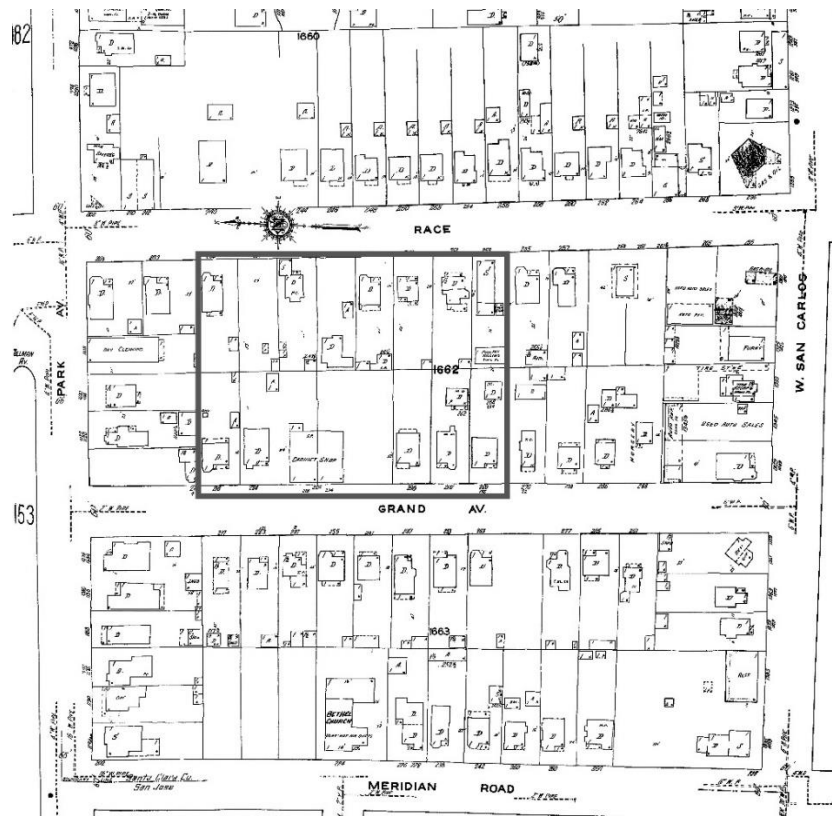


1915 Sanborn Map Co. – limits of project site within outlined area

Much of the development in the tract occurred in the 1907-1914 period shortly after the 1906 Earthquake. Testimonials from longtime residents obtained during the prior study indicated that several houses were moved to these parcels. By the time of the first mapping of the area in 1915 by the Sanborn Map Co. (see above), the newly developed blocks contained a mix of commercial and residential uses.

Race Street evolved as a north/south collector street within the area along with Meridian Road to the west and Lincoln Avenue to the east. Race Street Fish and Poultry was founded at mid-century along the west side of Race Street, and expanded on the site in the 1950s-1960s, replacing their initial building. When the use expanded from the initial building at the southeast corner of the project site, it replaced residential properties that had developed earlier in the century. By the 1950s, additional residential displacements took place along West San Carlos Street and Meridian Road, with office uses along Meridian Road expanding eastward across the block to Grand Avenue for parking.





1950 Sanborn Map Co.

With more commercial infill occurring after 1950 along the West San Carlos Street corridor as well as along Park Avenue and Race Street, the neighborhood evolved to an unincorporated mixed-use urban district. The project site was annexed into the City of San José on Nov. 30, 2009 within Sunol No\_82, as a part of an effort to bring urban pockets into the city limits.

## Property Information

### Properties within the Project Site

The project site contains nine existing parcels that consolidate 16 of the original Red Letter Tract lots. Of these nine parcels, two are associated historically with Race Street Fish and Poultry (247-253 Race St. and 230 Grand Ave.). One property has a two-story contemporary office building (237 Race St.), and the remaining six properties have single family residential detached buildings, of which one has an attached commercial use (barbershop).

These properties are recorded and evaluated in the attached DPR523 series forms prepared in 2012 by Urban Programmers. As a part of the current study, Continuation Sheets (DPR523L) were completed that update the findings and include National Register eligibility statements. Those Sheets, prepared by the author of this report, are attached to their associated DPR523 prepared by Urban Programmers.

Following are summary statements compiled from the DPR23 forms:

- **237 Race St. (261-42-071)** This two-story office building was designed by Robert Kenefick, C.E. for Gino Barsanti, one of the founders of Race Street Fish and Poultry, in 1974. It is around 43 years old. The building is representative of vernacular Modern commercial design of the 1970s. The first principal tenant was the State of California Department of Parole and Community Services. The building replaced an earlier single-family residence. The property does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor is the early use of the building significant in history (Criterion B). The building on this property does not appear to meet the 50-year in age threshold for National Register eligibility, and is not an exceptional design (not meeting Criterion Consideration G). The property does not appear eligible for the National Register of Historic Places.
- **243 Race St. (261-42-069)** This one-story house with an attached barbershop at the front is a foursquare National-style house that was likely built in the late-1890s. It was owned and occupied by the Tony Lamarra family until the early 1930s. Tony was an agricultural worker, and his sons were carpenters. In the 1940s a front addition by the next owner, Peter Alaimo, introduced a barbershop use which continues to the present. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), or do the Lamarra or Alaimo families appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular, and the addition has reduced the integrity of the original residential design. The house is not important for its type, period, or method of construction, nor is it the work of a master architect or builder; it does not possess high artistic value (Criterion C). The property does not appear eligible for the National Register of Historic Places.
- **245 Race St. (261-42-070)** The small dwelling at the rear of this site was built or moved onto the site by the adjacent property owner (Peter Alaimo) for use by his family in the late-1940s after an earlier house on the site had been destroyed by fire. It is a vernacular Minimal Traditional design. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Alaimo family appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method on construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C). The property therefore does not appear eligible for the National Register of Historic Places.
- **247-253 Race St. / 230 Grand Ave. (261-42-058, -072)** Race Street Fish and Poultry was founded in a building (no longer extant) at the southeast corner of this site in 1947 by Ugo Stefani and Gino Barsanti. Later evolving into a popular regional market, restaurant, and distribution center, the use remained at this site for over a half a century until closed in recent years. The current complex of buildings began to appear in 1952 with multiple additions through 1969, replacing three earlier houses

and the original store building. The restaurant was opened that year, which became Seafood Kitchen in 1998. All of the buildings were designed by Robert Kenefick, C.E. The business expanded during the 1960s-1980s to include five other retail locations and warehouses. The building complex is representative of a popular food business and later eatery, but is not a pivotal business that appears to be associated with significant events or trends in local, state, or national history (Criterion A). A number of members of the larger Stefani, Barsanti, and Riparbelli families were involved in ownership and management of the businesses associated with the site over its lifetime; many of them have been involved in the greater community, but none appear to have made significant contributions to local, state or national history to cause the property to be National Register eligible (Criterion B). The designer of the buildings was local engineer Robert Kenefick. They are vernacular and lack any recognizable style. The design of the building complex is not distinctive nor important within their type, period, or method on construction, and are not the work of a master architect or builder nor possesses high artistic value (Criterion C). The complex of buildings known historically as Race Street Fish and Poultry does not appear eligible for the National Register of Historic Places.

- **216 Grand Ave. (261-42-011)** This one-and-one-half story single-family residence appears to have been built at least by 1913 when addressed as 3 Grand Ave., and is first identified with Verna Caccumo, a widow. The property served as home to a number of occupants over the years, who had occupations such as laborer, cannery worker, barber, car washer, and brakeman. During the early 1950s the simple gabled structure had its wood building envelope clad with stucco and slider windows installed. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of the many residents appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not important due to its type, period, or method on construction, nor is it the work of a master architect or builder and does not possess high artistic value (Criterion C). The property does not appear eligible for the National Register of Historic Places.
- **246 Grand Ave. (261-42-008)** This circa 1915 house first appears on this site around 1927 when occupied by Joseph Piazza, a plastering contractor. Piazza likely had relocated this house from another location, as was common practice during this period in the outer areas of the city as the center city underwent redevelopment. Piazza sold the property by the 1940s, and it served as home for various occupants during the following decades. Most of the occupants are identified in local directories as laborers. The building itself is a simple front and rear gabled structure with a slightly inset front porch. It retains a high degree of integrity to its original design, but has deteriorated features. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of the many residents such as the Piazzas or later occupants appear to have made significant contributions to local, state or national history (Criterion B). The






design of the house is vernacular and is not important due to its type, period, or method on construction, nor is it the work of a master architect or builder and does not possess high artistic value (Criterion C). The property does not appear eligible for the National Register of Historic Places.

- **250 Grand Ave. (261-42-007)** This circa 1916 house was initially occupied by laborer Ernesto Valente and his family, and then later Vincent Badam, a tailor. Since the 1940s it has served as a two-dwelling property for a number of different residents, with the rear unit a detached second unit. The main house is a simple front and rear gabled building with an inset front porch and a small angled bay window on the front façade. The building has received a new cladding of stucco, likely covering the original wood siding. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of the many residents such as the Valentines or later occupants appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not important due to its type, period, or method on construction, nor is it the work of a master architect or builder and does not possess high artistic value (Criterion C). The original building has lost its integrity due to the replacement siding. The property does not appear eligible for the National Register of Historic Places.
- **260 Grand Ave. (261-42-079)** This circa 1940 house was built just before World War II. First occupied by cannery workers Ralph and Conchetta Rova, it was purchased in 1943 by plumber Paul and Fenisa Rizio who remained on the property until the 1960s. The house is a vernacular, front and rear gabled building, with an inset front porch and wood cladding. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of the residents appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not important due to its type, period, or method on construction, nor is it the work of a master architect or builder and does not possess high artistic value (Criterion C). The property does not appear eligible for the National Register of Historic Places.

### Nearby Properties Outside the Project Site

There are 21 properties located adjacent to or across the street from the project site and within the proposed APE. The APE includes those properties to the north and south adjacent to the project site within the block, and those properties directly across from the project site to the east on Race Street to the west on Grand Avenue. Of these 21 properties, nine are vacant or contain parking areas related to other buildings. Six are residential properties of which one is an apartment building. The remaining six properties are commercial, or residential that have been converted to commercial uses.

The following pages contain a table of these properties with summary information and preliminary statement of significance for National Register eligibility:





Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
209 Race St. 261-42-017	Single-family Colonial Revival. Probable work on the firm of Wolfe & McKenzie <sup>1</sup>	Ca. 1905	Not eligible	
244 Race St. 261-41-102	Neo- Mediterranean Eclectic	Ca. 1985	Not eligible less than 50 years in age	
246 Race St. 261-41-026	Craftsman /vernacular design with clipped gable roof and multi-lite windows and door	Ca. 1923	Not eligible	

<sup>1</sup> A visual survey of this house has found a number of character-defining features that associate it with the local architectural firm of Wolfe & McKenzie. The firm and its founder Frank Delos Wolfe was prolific from the mid-1890s to 1926, and produced over 1000 designs, of which eight buildings are now on the National Register. Although no specific citation could be located for this house, Wolfe & McKenzie designed many common Colonial Revival/Neoclassical cottages such as 209 Race St. during the first decade of the twentieth century. While these houses have some secondary local importance within their larger portfolio of work, but because of the broad implementation of this building type during the 1910s, these cottages do not appear to be individually eligible for the National Register for their association with these master architects.

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
248 Race St. 261-41-025	Whether the original 1920s house remains cannot be determined – no remaining integrity	Ca. 1920s	Not eligible	
250 Race St. 261-41-024	Craftsman /vernacular design converted to commercial use – fenestration replaced	1925	Not eligible	
252 Race St. 261-41-023	Vernacular mixed-use commercial /residential design of the 1950s	Ca. 1956	Not eligible	





Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
254 Race St. 261-41-022, 012	Two lots	N/a	Vacant / no buildings	
261 Race St. 261-42-060	Vernacular commercial storefront building form the 1950s.	Ca. 1952	Not eligible	
1108 Park Ave. 261-42-015	Vernacular commercial building from the late 1930s - early 1940s	Ca. 1940	Not eligible	

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
1114 Park Ave. 261-42-014	Vernacular Ranch-style apartment building	Ca. 1956	Not eligible	
1120 Park Ave. 261-42-013	Vernacular Queen Anne, likely moved to the site around 1900 – has lost original features and fenestration	Ca. 1880	Not eligible	
212 Grand Ave. 261-42-012	Small vernacular National-style cottage that may have been moved to this site around 1902 and re-clad with tri-bevel siding	Ca. 1902	Not eligible	
235 Grand Ave. 261-42-049	Used for storage	N/a	Vacant /no buildings	

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
241 Grand Ave. 261-42-050	Used for storage	N/a	Vacant /no buildings	
247 Grand Ave. 261-42-051	Used for storage	N/a	Vacant /no buildings	
253 Grand Ave. 261-42-052	Rear parking for building on Meridian Avenue	N/a	Vacant /no buildings	
270 Grand Ave. 261-42-078	Contemporary house	1999	Not eligible	



Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
220 Meridian Ave. 261-42-065, -045	Rear parking for building on Meridian Avenue	n/a	Parking only on east portion of site / Not eligible	
242 Meridian Ave. 261-42-053	Rear parking for building on Meridian Avenue	N/a	Vacant /no buildings	

## ASSESSMENT OF POSSIBLE PROJECT EFFECTS

### Analysis of Potential Adverse Effects of the Federal Undertaking

The proposed Race Street Senior and Family Housing project will not have an effect on significant or potentially significant architectural resources.

The buildings surveyed, evaluated, and recoded as a part of this study within the project site do not appear to be eligible for the National Register of Historic Places under any of the applicable criteria, as enumerated on the attached DPR523 recordings

Properties adjacent to the project site, and across Race Street to the east and Grand Avenue to the west that are considered for the purposes of this report to be within the Area of Potential Effect were also surveyed and investigated. None of the 21 properties have been previously surveyed, evaluated, or recorded as a part of any local, state, or national historic resource survey. Three of these properties have buildings constructed less than 50 years ago, and ten have buildings constructed over 50 years ago. The remainder are vacant and used for parking. None of the properties with buildings have

been previously identified as being associated with important personages, events, or patterns in history. None appear to be potentially eligible for the National Register of Historic Places.

The project as planned, including demolition of the buildings on the project site and the construction of a new multi-family buildings, will negatively affect the adjacent historically significant properties, thus negating the need for detailed evaluations of those properties according to National Register Criteria.

The proposed undertaking therefore does not appear to affect any properties potentially eligible for or listed on the National Register of Historic Places.

Franklin Maggi, an Architectural Historian for Archives & Architecture, LLC, meets the Secretary of the Interior's Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A) and has found as a part of this study, that the Federal undertaking proposed to help fund the affordable multi-family house project in San José on the 200 block of Race Street will not affect any historic properties eligible for inclusion or listed on the National Register of Historic Places. A determination of No historic properties affected (36 CFR Part 800.4(d) (1)) appears appropriate since no historic properties will be affected by the project (36 CFR Part 800.16 (i)).

## SOURCES OF INFORMATION

### Primary and Unpublished Sources

City of San José Building Permits.

County of Santa Clara, Deeds, maps, and Official Records.

Herrmann Brothers, Map of the City of San Jose and Vicinity, 1892.

McMillan, James G. Map of the City of San Jose and Vicinity, 1904.

Sanborn Fire Insurance Company. 1915-1962

San José City Directories, 1870-1978.

State of California, Directory of Properties (Santa Clara County) in the Historic Property Data File.

United States Geological Survey, U.S. Department of the Interior, San José West (photo revised) map, 1980 and 2003.

United States Bureau of the Census, Population Census for Santa Clara County, California, 1860-1940.

## Secondary and published sources

Dobkin, Marjorie, Ph.D. "West San Carlos Street Historic Context, City of San Jose, Santa Clara County," 2011.

Espinola, George. *Cottage, Flats, Buildings and Bungalows, 102 Designs from Wolfe & McKenzie*, 1907.

Loomis, Patricia. *Signposts Revisited: a collection of streets and roads where we live*, 2009.

Thompson & West. *Historical Atlas Map of Santa Clara County*, California, 1876.

Urban Programmers. "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California," 2012.

## Qualifications of the Consultants

The principal author of this report and evaluator for significance was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

The evaluator meets the Secretary of the Interior's Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A), and is listed with the California Historical Resource Information System ([www.chrisinfo.org](http://www.chrisinfo.org)) under Architectural Historian.

## **APPENDIX**

### **DPR523 series forms**

### **Letters sent to interested parties**



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

Primary #  
HRI #  
Trinomial

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 237 Race Street, San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation

☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This two-story office building was designed by Robert Kenefick, C.E. for Gino Barsanti, one of the founders of Race Street Fish and Poultry, in 1974. It is around 43 years old. The building is representative of vernacular Modern commercial design of the 1970s. The first principal tenant was the State of California Department of Parole and Community Services. The building replaced an earlier single-family residence.

The property at 237 Race St. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The property does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor is the early use of the building significant in history (Criterion B). The building on this property does not appear to meet the 50-year in age threshold for National Register eligibility, and is not an exceptional design (not meeting Criterion Consideration G).



Viewed facing northwest, April 2017.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 3 Resource Name or #: (Assigned by recorder) 237 Race Street, San Jose

**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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 237 Race Street. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 596417 mE/ 41 31506 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 216-42-071

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

The property is located on the west side of Race Street between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009.

The building at 237 Race Street is a two story office building constructed in 1974 and includes the parcel to the south for a parking lot that extends through the block to Grand Avenue.. The 9,286 square foot building is constructed in a contemporary style with a broad overhang that also conceals the mechanical equipment on the roof. Designed by Bob Kenovick, the two-story office building uses precast panels and was constructed by Pardini Construction, for the owner Gino Barsanti. Bands of rectangular windows line two floors along the south side of the building- which is the prime façade. Divided at the center with a core for utilities and stairs the building extends the full depth of the parcel. The decoration on the building occurs on the Race Street façade where stamped concrete replicating brick divisions wraps around to the south façade. This façade contains the same bands of windows divided by an entry door. Trees have obscured the Race Street façade and lessened the focus on that front façade. Parking lots on the south encourage that façade as the main one of the building.



\*P3b. **Resource Attributes:** (List attributes and codes)

HP 61-3 story commercial bldg.

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

\*P5b. **Description of Photo:** (view, date, accession #)

View

South Façade, 7/21/2012

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

Constructed: c. 1974 Official Records

\*P7. **Owner and Address:**

Race Street Investments  
1130 Olinder Ct, San Jose 95122

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

Bonnie Bamberg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

\*P9. **Date Recorded:** 7/10/2012

\*P10. **Survey Type:** (Describe) Intensive

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

Plan Amendment EIR 2001

\*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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 237 Race St.

**B1. Historic Name:**

**B2. Common Name:** Barsanti Office Building

**B3. Original Use:** Commercial-office **B4. Present Use:** Commercial-office

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

\***B6. Construction History:** (Construction date, alterations, and date of alterations)  
Constructed 1974

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

\***B8. Related Features:**

none

**B9a. Architect:** Bob Kenovick **b. Builder:** Pardini Construction

\***B10. Significance: Theme** Commercial Architecture **Area** San Jose

**Period of Significance** 1950-1990 **Property Type** office building **Applicable Criteria** NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not individually eligible for listing in the California Register of Historic Resources because it is not 50 years old and lacks significant attributes. It is not significant to the history or architectural heritage of San Jose at the level of a City Landmark because it is not associated with individuals or events that have contributed in a significant way to the history of San Jose. The architecture is not definitive of the Mid-century designs or later Contemporary Commercial design. The property is located in mixed-use area where commercial and industrial uses are mixed with single family residential. The variety of ages and uses precludes a historic district.

Completed in 1974, the first tenant of the building was the State of California Department of Parole and Community Service. Since that time there have been many tenants. Current tenant is the program office of the Utility Car Group- a not- for- profit organization that has been in the building since 2009.

**B11. Additional Resource Attributes:** (List attributes and codes) HP 6 one -three story commercial building

\***B12. References:** Interview with Jim Riparbelli one of the owners

**B13. Remarks:**

\***B14. Evaluator:** Bonnie Bamburg

\***Date of Evaluation:** 7/25/2012

(Sketch Map with north arrow required.)

See attached map

(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

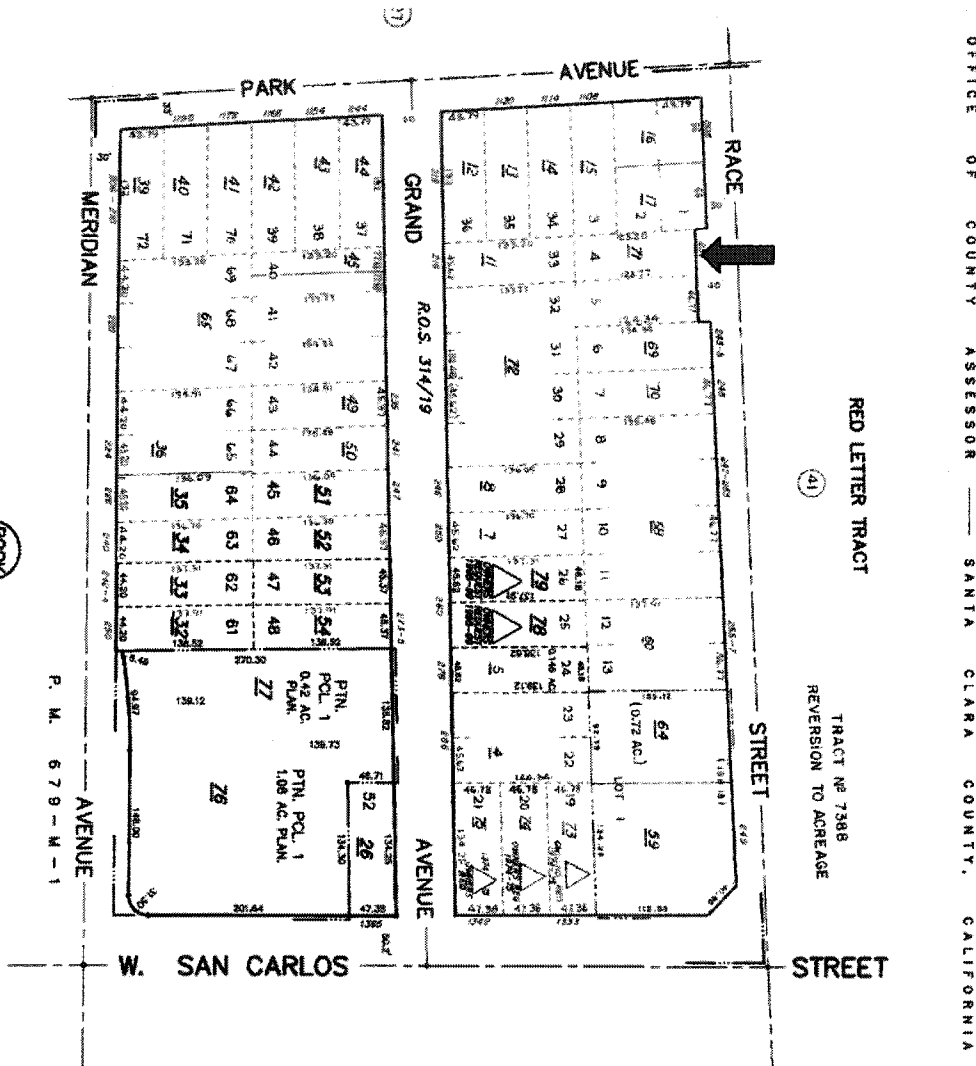
\*Resource Name or # (Assigned by recorder) 237 Race Street, San Jose

\*Recorded by: Urban Programmers

\*Date 7/25/2012

x Continuation Update

**Location Map**



1. JAMES E. STONE, ASSESSOR  
2. JAMES E. STONE, ASSESSOR  
3. JAMES E. STONE, ASSESSOR  
4. JAMES E. STONE, ASSESSOR  
5. JAMES E. STONE, ASSESSOR  
6. JAMES E. STONE, ASSESSOR  
7. JAMES E. STONE, ASSESSOR  
8. JAMES E. STONE, ASSESSOR  
9. JAMES E. STONE, ASSESSOR  
10. JAMES E. STONE, ASSESSOR

BOOK 261  
PAGE 42

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

Primary #  
HRI #  
Trinomial

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 243 Race Street, San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation

☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This one-story house with an attached barbershop at the front is a foursquare National-style house that was likely built in the late-1890s or earlier. It was owned and occupied by the Tony Lamarra family until the early 1930s. Tony was an agricultural worker, and his sons were carpenters. In the 1940s a front addition by the next owner, Peter Alaimo, introduced a barbershop use which continues to the present.

The property at 243 Race St. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), or do the Lamarra or Alaimo families appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular, and the addition has reduced the integrity of the original residential design. The house is not important for its type, period, or method of construction, nor is it the work of a master architect or builder; it does not possess high artistic value (Criterion C).



Viewed facing west, April 2017.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 241-243 Race Street, San Jose

**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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 241-243 Race Street. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 596417 mE/ 41 31506    mN

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

APN 216-42-069

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

The property is located on the west side of Race Street between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, and at least one was moved in the 1950's. During the first decade after 1900 the bloc remained primarily agricultural with only two houses on the south half.

The building at 243 -241 Race Street is set at the front of the parcel. It is a hipped roof cottage c. 1897. A small commercial addition c. 1945, is attached to the front southeast corner of the cottage (241 Race St). The small cottage is wood frame and sided with horizontal dropped siding. The pyramidal hipped roof has been extended to cover the raised porch and this roof is supported by two full height turned posts and a wall at the south end of the porch. The posts are the only decorative elements on the front façade. The south side façade has one window toward the rear. A shed addition is attached to the rear.



\*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Residential HP6 comm.

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

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

Front Façade, 7/21/2012

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

Constructed: c. 1930

\*P7. Owner and Address:

Race Street Investments  
1130 Olinder Ct, San Jose 95122

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

Bonnie Bamberg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

\*P9. Date Recorded: 7/10/2012

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") West Race Street General Plan  
Amendment EIR 2001

\*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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 4 \*Resource Name or # (Assigned by recorder) 243-241 Race Street, San Jose

B1. Historic Name: Antone LaMarra House

B2. Common Name: Alaimo Barber Shop

B3. Original Use: Residential B4. Present Use: Residential/ Commercial

\*B5. Architectural Style: Vernacular Victorian Cottage

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

Constructed 1897, addition added 1941 (remodeled c.1950)

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

\*B8. Related Features:

none

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Residential Architecture & commerce Area San Jose

Period of Significance 1890-1990 Property Type mixed use Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is located in mixed-use area where commercial and industrial uses are closely mixed with single family residential and multi-family residential uses.

The property is not significant to the history or architectural heritage of San Jose. It is not associated with individuals or events that have contributed in a significant way to the history of San Jose. The original architecture was not an important example of Victorian Cottage design and it has been altered by the addition of a small mid-century commercial barber shop. This example of neighborhood mixed use is typical for many in San Jose and is not an outstanding example of this type of development.

The City Directories from 1907-14 list Antone LaMarra (Lamara), a farmer is the owner of the property, living with his son Nicholas a carpenter, Joseph a student and Antone Jr. From 1914 through 1929, Joseph LaMarra and his wife Ethel live in the house however the farming is limited to this parcel as the other parcels had been developed. They are followed by Antonio LaMarra in 1930. He was a clothes cleaner with Economy Cleaners. In 1935, Eugene DeMello a woodworker and his wife Rosa are the occupants. In 1940 Mrs Mariacha Lema lived in the house. In 1941 Vincent Alaimo, a barber, purchased the house with his wife Sarah and added a small barbershop to the front of the building.

B11. Additional Resource Attributes: (List attributes and codes) HP 6  
commercial (retail) & HP 2 residentail

\*B12. References: Official Records, City Directories, West Race St  
GPA 2001 EIR

B13. Remarks:

\*B14. Evaluator: Bonnie Bamburg

\*Date of Evaluation: 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 4

(This space reserved for official comments.)

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 243-241 Race St., San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 ☒ Continuation ☐ Update

### P3.Description cont

The square, single story addition was "updated" in the late 1950's with stone veneer at the bottom of the horizontal wood-sided wall. The front façade exhibits a tripartite display window and glass panel entry door that are framed in flat trim boards. The roof is a shake covered mansard style that is flat on the top. The element of distinction is the projecting barber pole sign. The addition was constructed as and has remained a Barber Shop. Over-all the building(s) are in fair condition with only evidence of minor deferred maintenance.

The remainder of the parcel is developed with small buildings that have been moved to the site or were constructed in the late 1950's..

The building does not exhibit extremely fine design or unusual craftsmanship in the construction. It is typical of many buildings in San Jose that have been altered with a commercial addition tacked on to the front facades. It is not significant to the architectural heritage of San Jose.

### B10 Significance Continued

The Alaimo Barber Shop was operated by the family until the 1980's when it appears to be rented to a non-family member. In the early 1950's the house may have been shared with Alphonse and Mary Pepstone, but more likely they occupied one of the buildings in the rear. In the 1960's through 2000 John Alaimo, Samuel Alaimo, Sarah Alaimo and Anthony Alaimo were listed as occupants at various times. 1970 Sarah is listed at the barbershop, and Anthony is listed as the barber. The house, barber shop and ancillary buildings in the rear remained in the Alaimo family with Anthony Alaimo and his family renting the house at the time it was sold to Orexciti III LLC in June 2001, and 2 months later to Race Street Investments LLC, the current owner.

The house/barber shop represent a neighborhood establishment that is like so many in San Jose that develop where the street becomes predominately commercial and the, additions to residences were made to accommodate neighborhood service business. This property is not associated with events or individuals that have influenced the history of San Jose. It is not individually eligible for listing in the California Register of Historic Resources or as a San Jose Historic Landmark. The building generated a score of 20.42 using the San Jose Historic Resource Evaluation and Tally process. The score is within the non-significant range of 1-32.

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

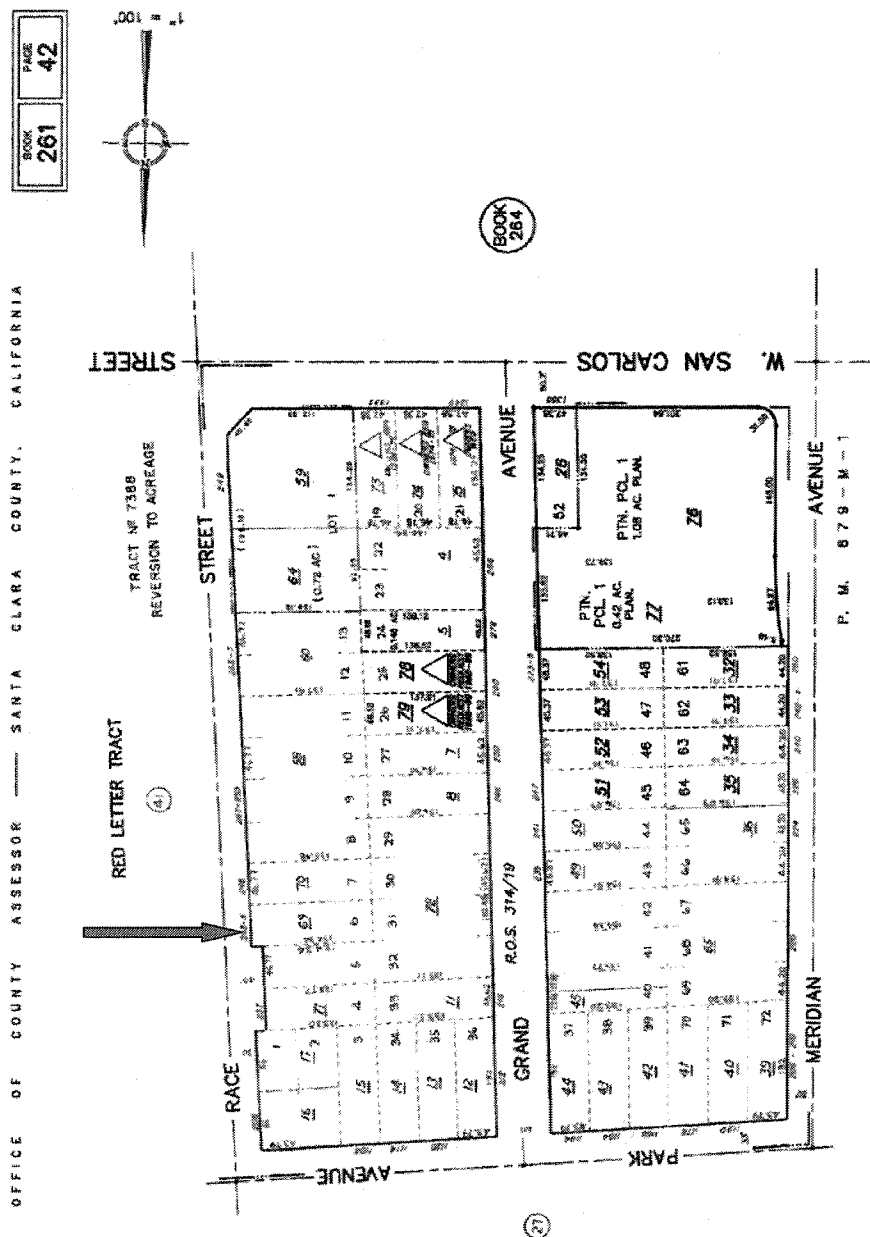
Primary  
HRI #  
Trinomial

#

Page 4 of 4 \*Resource Name or # (Assigned by recorder) 243-241 Race St., San Jose

\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

**Location Map**



Page 1 of 1 \*Resource Name or # (Assigned by recorder) 245 Race Street, San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation

☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

The small dwelling at the rear of this site was built or moved onto the site and remodeled by the adjacent property owner (Peter Alaimo) for use by his family in the late-1940s after an earlier house on the site had been destroyed by fire. It is a vernacular Minimal Traditional design.

The property at 245 Race St. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Alaimo family appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method on construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C).



Viewed facing west, April 2017.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 245 Race Street, San Jose

**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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 245 Race Street. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 696409 mE/ 4131457 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 216-42-070

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

The property is located on the west side of Race Street between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, and at least one was moved in the 1950's. This house was not constructed or moved to the site until 1930.

Set at the rear of the property this much altered house is behind large trees and is barely visible from the street. The house appears to have been a Neoclassic Row House with a pyramidal roof. Two projecting front facing gables on the front façade appear to be additions. A metal awning extends across the southern gable above a multi-pane window. The center and entry are accessed by red tile steps which form a small landing in front of the door. The entry now is centered between the gables. Stucco covers the building and windows are wood and metal frame. An addition in the rear has a low roof. Records indicate the house was moved to this site. The house appears in good condition. A wood garage/shed is in the front along the southern property line. This board and batten building is in poor condition showing sagging and deteriorated wood pieces. A chain link fence wraps around the front of the property. The focal point of the property is the large trees, particularly a very large orange tree. There is almost no other landscaping. The building with the additions and alterations does not represent fine architecture and does not exhibit high craftsmanship in the construction.

\*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Residential



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

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

Front Façade, 7/21/2012

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

Historic Prehistoric Both

Constructed: c. 1930

\*P7. Owner and Address:

Race Street Investments

1130 Olinder Ct, San Jose 95122

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

Bonnie Bamberg

Urban Programmers

10710 Ridgeview Avenue

San Jose CA 95127

\*P9. Date

Recorded: 7/10/2012

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other

sources, or enter "none.") West Race Street General Plan Amendment EIR 2001

\*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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 245 Race Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: residential B4. Present Use: Residential

\*B5. Architectural Style: modified Neoclassic Row House

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

Constructed c. 1930, it appears the building was moved to the site and altered c.1947

\*B7. Moved? No ☒ Yes ☐ Unknown ☐ Date: 1947 Original Location: unknown

\*B8. Related Features:

large trees

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme residential architecture Area San Jose

Period of Significance 1930-1970 Property Type retail & I house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not significant to the history or architectural heritage of San Jose. The house on the property has been relocated to this site and was later enlarged and altered. The building does not represent architectural design quality or high quality construction. None of the owners or tenants were found to have contributed in an important way to the history of San Jose.

The first year the address is listed is 1907, when a house is owned by Frank Dutra, a laborer at the San Jose Brick Company and in 1935, to J.F. Guardino, and in 1940 Chris Edsberg and his wife Henrietta. In 1945 Mrs. Henrietta Edsberg is shown alone in the house. This appears to be the same year that the house was destroyed.

A house was located on the rear of the lot c. 1947. It may have incorporated a building that already existed on the site or one that was moved to the site.

In 1948-1949 Peter Alaimo, a barber, and his wife Anna Alaimo, a beauty operator live in the house. By this time most of their 9 children were grown. It appears the Alaimo family moved a house to the rear of the property and by 1955, the house has been enlarged and Vincent Alaimo is living in the house.

(Sketch Map with north arrow required.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2  
Residential

\*B12. References: Official Records, City Directories and West Race  
GPA 2001, EIR

B13. Remarks:

\*B14. Evaluator: Bonnie Bamburg

\*Date of Evaluation: 7/15/2012

See attached map page 4

(This space reserved for official comments.)

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

Primary  
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Trinomial

#

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 245 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

B 10 Significance Continued

Vincent emigrated from Italy in 1910 and is shown in the 1930 U.S. Census living 428 N. 11<sup>th</sup> Street close where he worked in the canneries. By the time they live on Race Street, Vincent and Sarah work at the Alaimo Barber Shop next door (243 Race Street). Sarah Alaimo continued to live in the house into the 1980's.

The house has been moved, enlarged and altered, actions that diminish the architectural integrity. The house is not associated with events or individuals that have influenced the history of San Jose. Lacking significant historical associations or architectural quality it is not individually eligible for listing in the California Register of Historical Resources or as a San Jose City Landmark. The building generated a score of 16.02 using the San Jose Historic Resource Evaluation and Tally process. The score is within the non-significant range of 1-32.

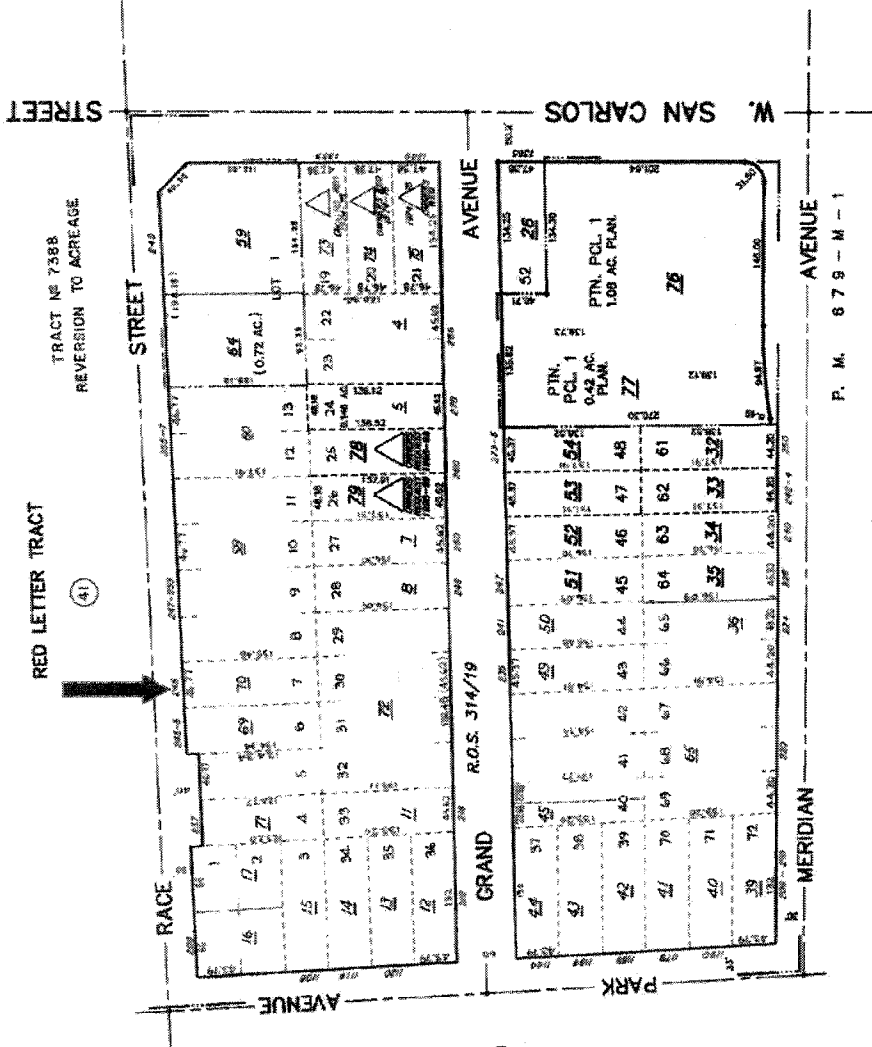
State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary  
HRI #  
Trinomial

#

Page 4 of 4 \*Resource Name or # (Assigned by recorder) 245 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

Location Map



LANDSCAPE & STONE - ARCHITECTURE  
Consulting and Design Services  
Completed under B. & T. Code, Sec. 327  
Effective Roll Year 2009-2013



Page 1 of 2

\*Resource Name of # (Assigned by recorder) 247-253 Race St., San Jose

\*Recorded by Franklin Maggi

\*Date

☐ Continuation ☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

Race Street Fish and Poultry was founded in a building (no longer extant) at the southeast corner of this site in 1947 by Ugo Stefani and Gino Barsanti. Later evolving into a popular regional market, restaurant, and distribution center, the use remained at this site for over a half a century until closed in recent years. The current complex of buildings began to appear in 1952 with multiple additions through 1969, replacing three earlier houses and the original store building. The restaurant was opened that year, which became Seafood Kitchen in 1998. All of the buildings were designed by Robert Kenefick, C.E. The business expanded during the 1960s-1980s to include five other retail locations and warehouses.

The property at 247-253 Race St. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The building complex is representative of a popular food business and later eatery, but is not a pivotal business that appears to be associated with significant events or trends in local, state, or national history (Criterion A). A number of members of the larger Stefani, Barsanti, and Riparbelli families were involved in ownership and management of the businesses associated with the site over its lifetime; many of them have been involved in the greater community, but none appear to have made significant contributions to local, state or national history to cause the property to be National Register eligible (Criterion B). The designer of the buildings was local engineer Robert Kenefick. They are vernacular and lack any recognizable style. The design of the building complex is not distinctive nor important within their type, period, or method on construction, and are not the work of a master architect or builder nor possesses high artistic value (Criterion C).



View facing west from across Race Street, April 2017

Page 2 of 2

\*Resource Name of # (Assigned by recorder) 247-253 Race St., San Jose

\*Recorded by Franklin Maggi

Date April 25, 2017

☒ Continuation

☐ Update



View facing southwest from across Race Street, April 2017



View facing northeast from across Grand Avenue, April 2017



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 9 Resource Name or #: (Assigned by recorder) 253-247 Race Street San Jose

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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 247-253 Race Street. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 696409 mE/ 4131457 mN

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

APN 216-42-072 & 216-42-058

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

The property is located on the west side of Race Street between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, although it appears at least one was moved in the 1950's.

The Race Fish & Poultry building complex, including the Seafood Kitchen is a collection of retail and industrial buildings that are utilitarian and functional in design with straight walls and flat roofs. The predominant material is concrete and concrete block, and includes utility lines that are attached on the outside of the earlier buildings. Industrial and storage buildings are on the south part of the property set behind a parking lot. These include a 16 foot tall processing plant with two industrial doors that face into the parking lot, a two story building that has offices above storage was constructed in 1969, and to the rear of that a tilt-up concrete storage building that is no longer needed and leased to other businesses. (

Continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP 6 commercial ; HP8 Industrial

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

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

Front Façade, 7/21/2012

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

Constructed: 1952-1966 owners records

\*P7. Owner and Address:

Race Street Investments LLC  
1130 Olinder Ct, San Jose 95122

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

Bonnie Bamburg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

\*P9. Date Recorded: 7/10/2012

\*P10. Survey Type: (Describe)



Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") West RACE General Plan Amendment EIR 2001

\*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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 9

\*Resource Name or # (Assigned by recorder) 247-253 Race Street

B1. Historic Name: Race Street Fish & Poultry

B2. Common Name: Race Street Fish & Poultry and Seafood Kitchen

B3. Original Use: Retail/Industrial Warehouse B4. Present Use: Retail/Industrial warehouse

\*B5. Architectural Style: stripped industrial - mid century

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

Constructed 1952, added buildings 1960 & 1966 remodeled; alteration 1967

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

\*B8. Related Features:

none

B9a. Architect: Bob Kenovich b. Builder: Robert Fletscher Contractor & EMI Construction

\*B10. Significance: Theme commerce Area San Jose

Period of Significance 1950-1970 Property Type retail & Industrial warehouse Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not significant to the history or architectural heritage of San Jose. The property and buildings have been associated with local families, Barsanti and Riparbelli and the business is well known in the City. However,

it is not associated with individuals or events that have contributed in a significant way to the food processing industry or in other ways to the history of San Jose. Further the original architecture was not an important example of Mid-century design and it has been altered.

The property is located in mixed-use area where commerce and industrial uses are mixed with single family residential.

Established in 1947, the company first operated in a single-story market (store) with a separate building in the rear for "poultry processing" on the vacant half of a parcel with the address of 253 Race Street. Ugo Stefani and his nephew, Gino Barsanti who came to San Jose from McCloud, California, purchased the property with the existing store from Matt Calandrino. In 1950 Stefani sold his interest in the poultry and fish business to another nephew, Paride Riparbelli. In 1952 the business expanded to take over the property at 251-249 Race Street where a single-story market building was designed by Bob Kenovick and constructed by Robert Fletscher.

B11. Additional Resource Attributes: (List attributes and codes) HP 6 commercial (retail) & HP 8 Industrial (storage and poultry processing)

\*B12. References: see attached

B13. Remarks:

\*B14. Evaluator: Bonnie Bamberg

\*Date of Evaluation: 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 9

(This space reserved for official comments.)

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

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HRI #  
Trinomial

#

Page 3 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 x Continuation  
Update

### P3.Description cont

On the north side are the retail fish and poultry store and a converted storage building that is now a restaurant. In 1952, the commercial building was constructed at 249 Race Street, and the former store at 253 Race Street was demolished to provide parking on site. This single story commercial building was designed in a rectangular form with a flat roof and is constructed of reinforced concrete. The front façade is a typical storefront with display windows and front entry using an extruded metal frame system. A cantilevered box canopy extends the full width of the façade above the windows. The 6-foot high sign band above the canopy is filled with the name of the business "RACE ST. FISH AND POULTRY". The south façade exhibits a multitude of piping and vents to serve the HVAC and refrigeration within the building. The building was constructed by Robert Fletscher Contractor. The building at 247 Race Street was constructed in 1960. Designed by Bob Kenovick, it was constructed by Houret Construction in concrete to be a cold storage warehouse. In 1969, Bob Kenovick designed the remodeling to house a prepared food and restaurant business. The contractor was E.M.I. Construction. At that time display windows were punched into half of the front façade. The sign over the entry reads SEAFOOD KITCHEN. The north half of the façade retains doors for the storage building. The unusual feature of the complex is the outside brick stove structure constructed in the late 1960's that is fitted with large pots and used as a "crab cooker". When the restaurant was installed next door a wood fueled stove was installed on that side of the property creating a small patio.

In the rear, the poultry preparation building was also remodeled and extending to the parcels of Grand Avenue, a concrete cold storage building and dock was added to the rear extending the complex in 1960. A series of connecting canopies and infill buildings connect the complex. A c. 1960, "roadside" pole sign is at the front of the parking lot and incorporates the company name in the top panel and below an advertising block with changing advertisements. The two sections are fixed at the sides on two steel poles that extend above the panels and across the top. Asphalt driveways and parking fill the remainder of the property. Overall the buildings are constructed of common materials and stripped industrial design, other than the crab cooker they are not unique or of fine design. The remodeled buildings are not important to understanding of the architectural heritage of San Jose.

The remodeled and expanded building complex is utilitarian in design and does not exhibit artistic retail or industrial design or quality of craftsmanship in construction. It is not significant to the architectural heritage of San Jose.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Page 4 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 x Continuation  
Update



Race Street Fish & Poultry complex.  
Photograph date: 7/21/2012  
Camera facing: NW



Page 5 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 ☒ Continuation  
Update



Rear of 253 Race Street (grand avenue- tilt-up concrete warehouse)  
Photograph Date: 7/21/2012  
Camera facing: East

#### **B 10: Significance Continued:**

Also in 1952, the original store at 253 Race Street was demolished and a new concrete block receiving building was constructed on the rear of the parcel with parking/delivery in the front. The fish and poultry preparation and storage complex was extended to the rear of the property through the block to Grand Avenue where a concrete cold storage warehouse with a loading dock was constructed. In front of the retail store, a brick stove was constructed with kettles to cook crab. In 1960, the house at 247 was removed and a new cold storage building was added to the north side of the store. Bob Kenovick designed this, and all other buildings and alterations. In 1969, the cold storage building at 247 Race Street was remodeled to accommodate the prepared food and restaurant business of the next generation of cousins James Riparbelli and Dan Barsanti who opened Mr. Chef's Fish and Chix. In 1998, a brick- wood fueled-

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

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Page 6 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 ☒ Continuation  
Update

stove and grill was constructed in front of the restaurant and the name was changed to Seafood Kitchen. The sidewalk cooking facilities have become a trademark of the business. During the late 1960's and into the 1980's, the business expanded its wholesale business with warehouses in other locations and the retail to include five different retail locations. The building complex on Race Street has remained relatively unchanged since 1969. The business remains family owned and operated.

The well known business has provided residents and businesses of San Jose and Santa Clara County with fresh poultry and seafood for over 65 years. During this time it has been part of the retail and wholesale industries in Santa Clara County and the families have participated in various charity and religious organizations. However, this is a pattern of solid business activity and the firm is not known for industry innovation nor has it contributed in other significant ways to the history of San Jose or the local food service industry. The buildings do not have associations that are significant in the history of San Jose and are not eligible for listing in the California Register of Historic Resources or as San Jose Historic Landmarks.

## Sources Consulted

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State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Page 7 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 ☒ Continuation  
Update

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State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Page 8 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose  
\*Recorded by: Urban Programmers \*Date July 10, 2012 x Continuation  
Update

updated to 1930, 1915, 1915-1961

San Jose Mercury, Sunshine Fruit and Flowers, A Souvenir of the San Jose Mercury, 1885, San Jose Mercury Publishing and Printing Co., 1895

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## Interviews:

Anthony Alaimo, resident and business at 241- 243 Race Street regarding the neighborhood and his family. July 2001

James Riparbelli regarding the history of Race Street Fish and Poultry and the related businesses, July 17, 2001, August 2, 2001



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

Primary  
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Trinomial

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Page 9 of 9 Resource Name or # (Assigned by recorder) 247-253 Race Street, San Jose

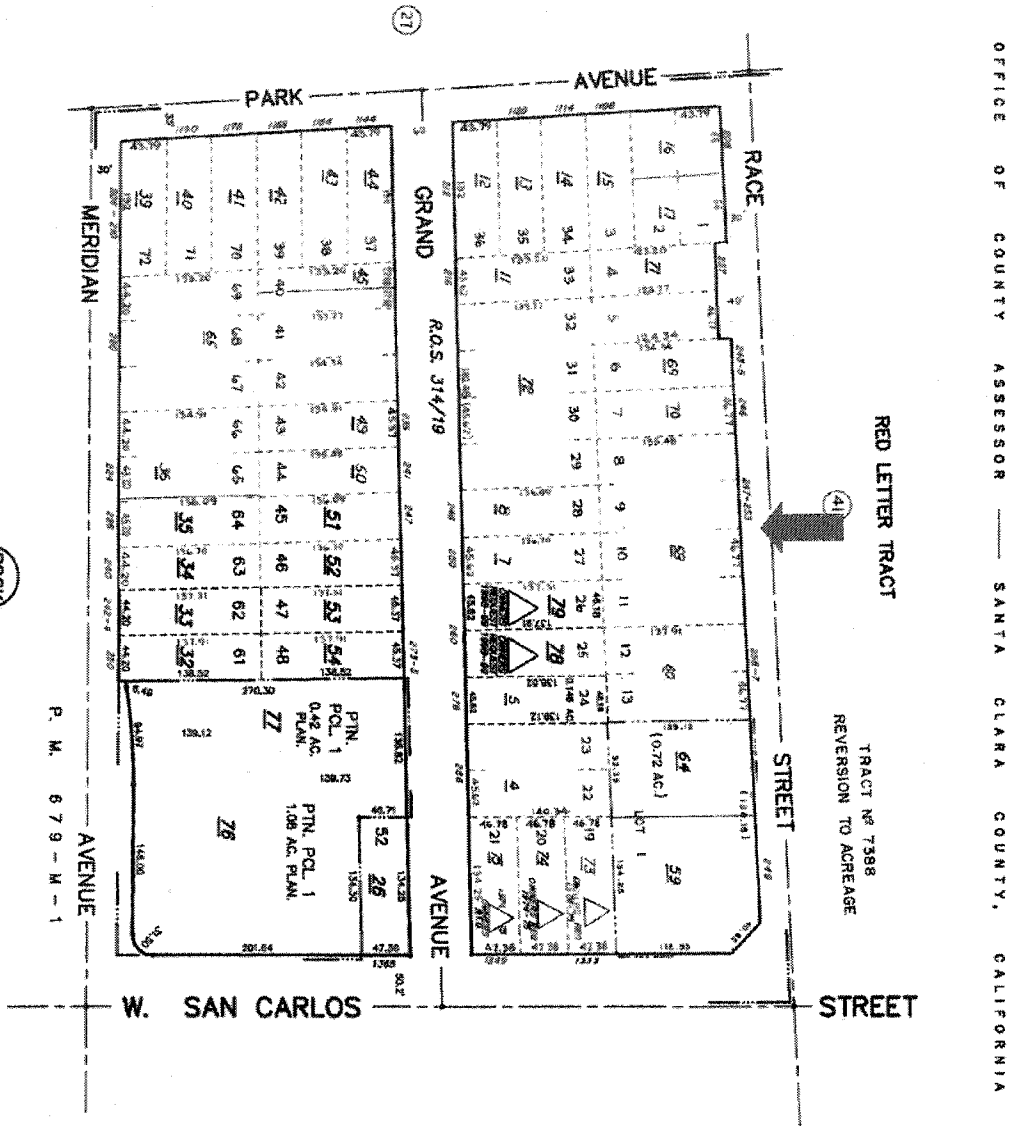
\*Recorded by: Urban Programmers

\*Date

July 10, 2012

x Continuation

Update



BOOK 261  
PAGE 42

LANCE C. STONE - ASSESSOR  
Created map by personal property  
Controlled under R & T Code, Sec. 377  
Effective Roll Year 2008-2010

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 216 Grand Ave., San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation ☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for inclusion in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This one-and-one-half story single-family residence appears to have been built at least by 1913 when addressed as 3 Grand Ave., and is first identified with Verna Caccumo, a widow. The property served as home to a number of occupants over the years, who had occupations such as laborer, cannery worker, barber, car washer, and brakeman. During the early 1950s the simple gabled structure had its wood building envelope clad with stucco and slider windows installed.

The property at 216 Grand Ave. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Caccumo family or others have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method of construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C). The building has a reduced level of historic integrity due to the replacement of the building envelope materials.



Viewed facing east, April 2017

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 216 Grand Avenue San Jose **P1.**  
\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) Page 9  
\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.  
c. Address 216 Grand Avenue City San Jose Zip 95126  
d. UTM: (Give more than one for large and/or linear resources) Zone 10, mE/    mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 261-42-011

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The property is located on the east side of Grand Avenue between Park Avenue and San Carlos Street in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, although it appears at least one was moved in the 1950's. During the first decade after the turnoff the century most of the block was agricultural with only two houses on the lower half. The block developed most parcels between 1910 and 1920.

This house may have been a transitional Queen Anne Cottage that was enlarged and given a second story space under a broad pitched roof. Severely altered in form and design the building has been covered in stucco. The house is raised a half level indicating a basement, although there are no openings. The curious design element is the form of a projecting slanted bay with a closed pediment on the north third of the front façade. The slated bay that has been modified to eliminate the side windows and add a door, still it gives a clue to the origins of the house. ( Continued on page 3)



\*P3b. **Resource Attributes:** (List attributes and codes) HP2 & HP3 Residential and Multi-family Residential

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

**P5b. Description of Photo:** (view, date, accession #) View  
Front Façade, 7/21/2012

**\*P6. Date Constructed/Age and Source:** ☒  
Historic Prehistoric Both  
Constructed: c. 1912 City Directory

**\*P7. Owner and Address:**  
Race Street Investments LLC  
1130 Olinder Ct, San Jose 95122

**\*P8. Recorded by:** (Name, affiliation, and address)  
Bonnie Bamburg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

**\*P9. Date Recorded:** 7/10/2012

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Race West General Plan Amendment EIR  
2001

**\*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 6Z

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 216 Grand Avenue San Jose

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential **B4. Present Use:** Residential

\***B5. Architectural Style:** Altered vernacular design with Queen Anne elements

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

Constructed c.1912, alterations and additions c. 1945

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

\***B8. Related Features:**

none

**B9a. Architect:** unknown **b. Builder:** unknown

\***B10. Significance:** Theme Residential Architecture Area San Jose

**Period of Significance** 1900-1950 **Property Type** house **Applicable Criteria** NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not individually significant to the history or architectural heritage of San Jose at the level of a City Landmark. It is not associated with individuals or events that have contributed in a significant way to the history of San Jose. Further the original architecture has been altered by additions and materials which are not in keeping with the original style. The property is located in mixed-use area where commerce and industrial uses are mixed with single family residential. The variety of ages and uses precludes a historic district.

The first resident is listed in 1913 as Mrs. Verna Caccumo, the widow of Ralph. Around the corner on Park were relatives, Antone and Lena Caccumo and their sons John and Thomas. This family stayed in the neighborhood moving to 249 Race Street. Six years later, in 1919, Verna Caccumo leaves and Andrea Bonanno, a barber moves to the house. The next resident is Paul Rizzio, who is a laborer and moves down the block to 270 Grand Avenue in 1925. At that time Joseph and Maria Bua move in to remain until 1931. In 1930, Isador (Nachino) Surantos, a laborer, and his wife Maria are shown as the owners of this house, and Joseph and Carrie Bua, cannery workers are also living there. The resident in 1935 was Mrs. Adora H. Rickert, and in 1940 Samuel Puckett, a car washer at L.D. Normandin Co., was the resident.

**B11. Additional Resource Attributes:** (List attributes and codes) HP 2  
Single Family Residential; HP3 Multi-family  
residential

\***B12. References:** Official records, City Directories and West Race  
GPA, 2001, EIR

**B13. Remarks:**

\***B14. Evaluator:** Bonnie Bamburg

\***Date of Evaluation:** 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 4

(This space reserved for official comments.)

Page 3 of 4 Resource Name or # (Assigned by recorder) 216 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 ☒ Continuation ☐ Update

### P3.Description cont

A shed roof over the porch extends across the rest of the façade. The porch is accessed by stairs with wood railings and a half wall across the front and side. Common square posts support the porch roof. The front facing gable design has a broad medium pitch roof with a metal slider window in the gable. Windows through have been replaced and the building has been covered with stucco. The building appears to have been recently repaired and painted. The front yard is surrounded by an unpainted 4 foot high wood fence. The building exhibits significant alterations that cover the original architecture. This property does not contribute to the architectural heritage of San José.

### B10 Significance Continued

By 1945, John, a barber, and Josephine Spano were the residents. In the years 1949-1950, the occupants were John G. and Julia Gibron. John Gibron is a brakeman. It appears that in the early 1950's, the second floor, expansion of the house and the stucco exterior coating were added. For the past 50 years the building has changed owners several times and almost always has other people living in the house. The owners and occupants of the house have all been working families or widows with children close by.

The property does not have associations with significant events or persons who were important in the history of San Jose. The building has been so altered that it does not retain architectural integrity.

The property was considered in the historical context era of the of Horticulture 1970-1919. It was during this era that the building was constructed. The later part of this era is when the block between Park Avenue and San Carlos Street was developed. This building represents the broadest pattern of infill, however it is not eligible for listing in the California Register of Historic Resources or as a San Jose Historic Landmark because of the lack of significant associations and the significantly altered architecture.

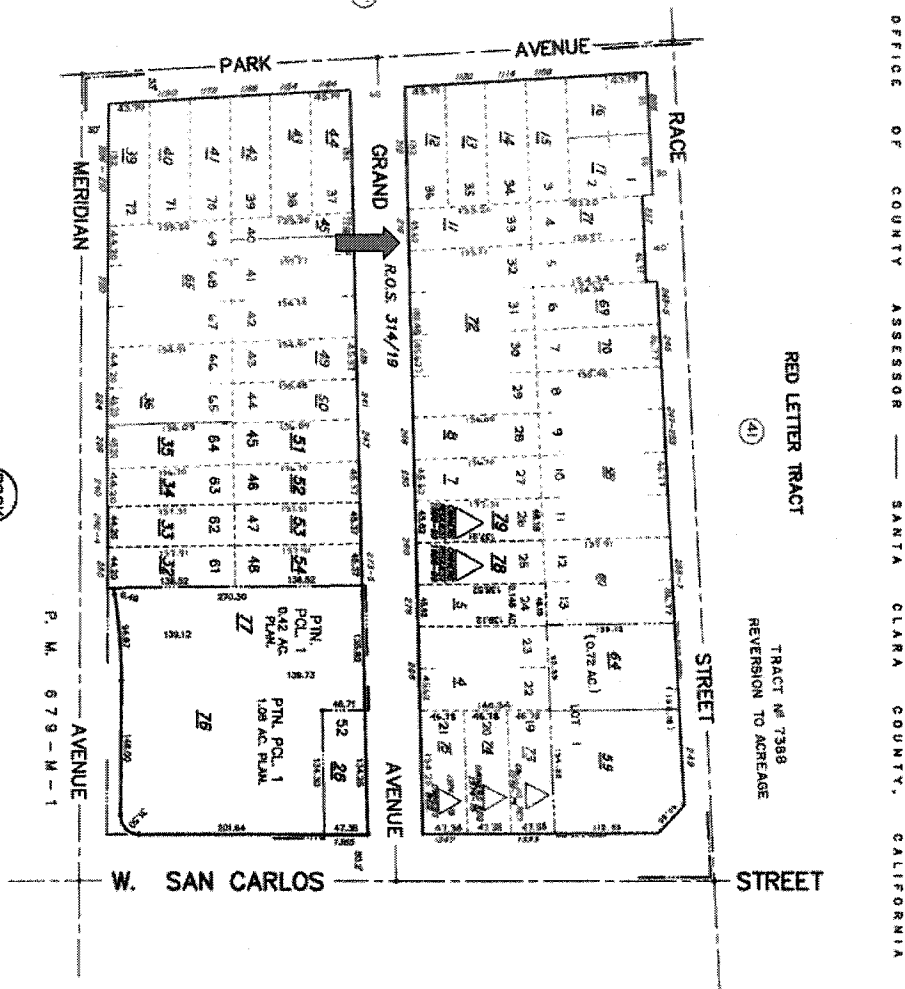
State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary  
HRI #  
Trinomial

#

Page 4 of 4 Resource Name or # (Assigned by recorder) 216 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

**LOCATION MAP**



BOOK  
261  
PAGE  
42

LAURENCE E. STONE - ASSESSOR  
Clerk of the Board of Supervisors  
San Jose, California  
Revised July 2008

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

Primary #  
HRI #  
Trinomial

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 246 Grand Ave., San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation

☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This circa 1915 house first appears on this site around 1927 when occupied by Joseph Piazza, a plastering contractor. Piazza likely had relocated this house from another location, as was common practice during this period in the outer areas of the city as the center city underwent redevelopment. Piazza sold the property by the 1940s, and it served as home for various occupants during the following decades. Most of the occupants are identified in local directories as laborers. The building itself is a simple front and rear gabled structure with a slightly inset front porch. It retains a high degree of integrity to its original design, but has deteriorated features.

The property at 246 Grand Ave. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Piazza family appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method on construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C).



Viewed facing east, April 2017



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 246 Grand Avenue San Jose

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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 250 Grand Avenue City San Jose Zip 95126

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 261-42-008

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

The property is located on the east side of Grand Avenue between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, although it appears at least one was moved as late as the 1950's. At the turnoff the century most of the block was agricultural with only two houses on the lower half but by 1915 most of the block between Grand Avenue and Race Street was developed.

The rectangular form, single story, wood frame building is a transitional style with bungalow elements. The building appears to have been constructed c. 1915 and was moved to this site c. 1935. The front façade exhibits a projecting porch on the north that is covered by a gable roof supported by square columns. Behind the porch on the building face are a paired window and the entry in the center. To the right, a three-section window, with pivot style lower sections, fills the remaining section of the wall forming the south side of the facade. Seven steps lead to the porch, which exhibits a replaced cut design decorative balustrade. (Continued on page 3)



\*P3b. Resource Attributes: (List attributes and codes) HP 2 Residential; HP3 Residential

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

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

Front Façade, 7/21/2012

\*P6. Date Constructed/Age and Source: ☒ X

Historic Prehistoric Both  
Constructed: c. 1915 Official Records

\*P7. Owner and Address:  
Race Street Investments LLC  
1130 Olinder Ct. San Jose 95122

\*P8. Recorded by: (Name, affiliation, and address)  
Bonnie Bamburg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

9. Date Recorded: 7/10/2012

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") West Race General Plan Amendment EIR  
2001

\*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 6Z

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 246 Grand Avenue San Jose

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: vernacular design Neo Classical Row House

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

Constructed c.1915, alterations and additions c. 1945

\*B7. Moved? No XYes Unknown Date: 1935 Original Location: unknown

\*B8. Related Features:

none

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1900-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not individually significant to the history or architectural heritage of San Jose at the level of a City Landmark. It is not associated with individuals or events that have contributed in a significant way to the history of San Jose. The building was moved from its original site to this location c. 1935. The property is located in mixed-use area where commerce and industrial uses are mixed with single family residential. The variety of ages and uses precludes a historic district.

This c. 1915, house is first shown on this site in 1935, when the resident was Joseph Piazza. The residents change every five years or so. In 1940, Marco Runey, a gardener, and his wife Mary were the occupants. By 1945 William Abbott, a pressman with San Jose Mercury Herald & News, and his wife Evelyn were the residents. The next residents are Charles Brown, a laborer, and his wife Sally M. in 1947 and into the 1950's. Recent owner, Linda Cline-Brown grew up in the house.

B11. Additional Resource Attributes: (List attributes and codes) HP 2 Single Family Residential; HP3 Multi-family residential

\*B12. References: Official records, City Directories and West Race GPA, 2001, EIR

B13. Remarks:

\*B14. Evaluator: Bonnie Bamburg

\*Date of Evaluation: 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 4

(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 4 Resource Name or # (Assigned by recorder) 246 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 ☒ Continuation ☐ Update

### P3.Description cont

Under the peak of the roof is a five-sided louvered vent with the top following the line of the roof. The pitched roof has exposed straight cut rafters and a longer verge board, typical of the modest bungalow style. The house is raised a half level and has a skirt covering the foundation that is in the same horizontal dropped siding as all the walls. The building is in poor conditions with sections of the eve boards missing and peeling paint on the walls. There is no landscaping, the front is packed dirt. A shed roof ancillary building is in the rear of the property.

The building does not exhibit fine design or unique construction. It is not significant in the architectural heritage of San Jose.

### B10 Significance Continued

The property was considered in the historical context era of the of Horticulture 1970-1919. It was during this era that the building was constructed. The later part of this era is when the block between Park Avenue and San Carlos Street was developed, however this building was constructed elsewhere and moved to the block c.1935. Buildings that have been relocated are generally considered to have lost integrity. This building represents the broadest pattern of infill, however it is not a significant example and is not eligible for listing in the California Register of Historic Resources or as a San Jose Historic Landmark because it does not have significant associations or high quality architecture.

The mixed ages and uses in the neighborhood preclude a historic district. The building generated a score of 14.5 following the San Jose Historic Resource Evaluation and Tally criteria. This score is within the range of 1-32, the category of non-significant.

井

X Continuation Update

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

RED LETTER TRACT

TRACT No. 7388  
REVERSION TO ACREAGE

41

AVENUE

STREET

W. SAN CARLOS STREET

MERIDIAN AVENUE

P. M. 679-M-1

OFFICE OF COUNTY ASSESSOR ----- SANTA CLARA COUNTY, CALIFORNIA

RED LETTER TRACT

TRACT # 7389  
CONVERSION TO ACREAGE

BOOK	PAGE
261	42



LAURENCE E. STONE is ASSOCIATE  
Counseling staff for assessment purposes only.  
Completed under R. & T. Code, Sec. 377.  
Effective from Year 2008-2010



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

Primary #  
HRI #  
Trinomial

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 250 Grand Ave., San Jose

\*Recorded by Franklin Maggi

\*Date april 25, 2017

☐ Continuation

☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This circa 1916 house was initially occupied by laborer Ernesto Valente and his family, and then later Vincent Badam, a tailor. Since the 1940s it as served as a two-dwelling property for a number of different residents, with the rear unit a detached second unit. The main house is a simple front and rear gabled building with an inset front porch and a small angled bay window on the front façade. The building has received a new cladding of stucco, likely covering the original wood siding.

The property at 250 Grand Ave. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Valente or Badam families appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method on construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C).



View facing southeast, April 2017

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 250 Grand Avenue San Jose P1.  
\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) Page 9  
\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.  
c. Address 250 Grand Avenue City San Jose Zip 95126  
d. UTM: (Give more than one for large and/or linear resources) Zone 10, mE/    mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 261-42-007

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The property is located on the east side of Grand Avenue between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, although it appears at least one was moved as late as the 1950's. At the turnoff the century most of the block was agricultural with only two houses on the lower half but by 1915 most of the block between Grand Avenue and Race Street was developed.

The building appears to date from c. 1916 and was likely a simple California Bungalow. The design is now eclectic with a slanted bay and entry door on one side and recessed porch on the other. Originally wood siding it had stucco sheathing and simple flat board framed windows. The recessed porch has a half wall with square post supports. Three concrete steps lead to the porch floor. The form is a rectangle. In the rear, a c. 1940 wood frame apartment building has been constructed over a double car garage. The siding on this building is horizontal wood. The stair and open corridor/porch has a vertical board balustrade.

(Continued on page 3)



\*P3b. **Resource Attributes:** (List attributes and codes) HP 2 Residential; HP3 Residential

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

**P5b. Description of Photo:** (view, date, accession #) View  
Front Façade, 7/21/2012

\*P6. **Date Constructed/Age and Source:** ☒  
Historic Prehistoric Both  
Constructed: c. 1916 Official Records

\*P7. **Owner and Address:**  
Race Street Investments LLC  
1130 Olinder Ct, San Jose 95122

\*P8. **Recorded by:** (Name, affiliation, and address)  
Bonnie Bamberg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

**9. Date Recorded:** 7/10/2012

\*P10. **Survey Type:** (Describe) Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") West Race General Plan Amendment EIR  
2001

\*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 6Z

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 250 Grand Avenue San Jose

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential **B4. Present Use:** Residential

\***B5. Architectural Style:** vernacular design Neo Classical Row House

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

Constructed c.1916, alterations and additions c. 1945-60

\***B7. Moved?** No **X**Yes **Unknown** **Date:** c. 1916 **Original Location:** unknown

\***B8. Related Features:**

none

**B9a. Architect:** unknown **b. Builder:** unknown

\***B10. Significance:** Theme Residential Architecture Area San Jose

Period of Significance 1900-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not individually significant to the history or architectural heritage of San Jose at the level of a City Landmark. It is not associated with individuals or events that have contributed in a significant way to the history of San Jose. The building was moved from its original site to this location c. 1945. The property is located in an area of mixed-uses where commerce and industrial uses are mixed with single family residential. The variety of ages and uses precludes the immediate area from being considered a historic district.

Although appearing to be an earlier building, the house is not shown on the 1915 Sanborn Insurance Map. On a later map it appears to have been a transitional cottage with a slanted bay in the front, a style that was popular at the turn of the century. The building was likely moved to the property in 1916. The City Directory for 1915-16 lists the owner is Ernesto Valente, a laborer, and his wife Annie owning the property. They moved from Meridian Road where they lived close to Paula. In 1925, the occupant is Vincent Badam, a tailor. By 1945 a second house in the rear (250 1/2) is rented to William Squalio, a station attendant and his wife Jean. Since their development on Grand Avenue, the two houses have been the residences for several workforce families.

**B11. Additional Resource Attributes:** (List attributes and codes) HP 2  
Single Family Residential; HP3 Multi-family  
residential

\***B12. References:** Official records, City Directories and West Race  
GPA, 2001, EIR

**B13. Remarks:**

\***B14. Evaluator:** Bonnie Bamburg

\***Date of Evaluation:** 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 4

(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 4 Resource Name or # (Assigned by recorder) 250 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 ☒ Continuation ☐ Update

### P3.Description cont

A third building appears to be a garage that is covered in stucco, c. 1950. The landscaping is minimal and the buildings are well maintained and in good condition. The main house was moved to the site c.1916.

The building does not exhibit fine design or unique construction. It is not significant in the architectural heritage of San Jose.

### B10 Significance Continued

In 1978, this rental property was purchased by Isidoro and Carol Maytorena. It was sold in 2003 by the partnerships of the Barsanti Family and Riparbelli Family to the Race Street Investments LLC.

The integrity has been lost due to remodeling and exterior stucco that covers the original materials and architectural details. In addition, the house appears to have been moved to the site.

The property was considered in the historical context era of the of Horticulture 1970-1919. It was during this era that the building was constructed c. 1910. The later part of this era is when the block between Park Avenue and San Carlos Street was developed, however this building was constructed elsewhere and moved to the block c.1916. Buildings that have been relocated are generally considered to have lost integrity. This building represents the broadest pattern of infill, however it is not a significant example and is not eligible for listing in the California Register of Historic Resources or as a San Jose Historic Landmark because it does not have significant associations or high quality architecture.

The house is not individually eligible for listing in the California Register of Historic Resources, and the mixed ages and uses of the neighborhood precludes a historic district. The building generated a score of 9.56 using the San Jose Historic Resource Evaluation and Tally process. This is a score in the non-significant range of 1-32.



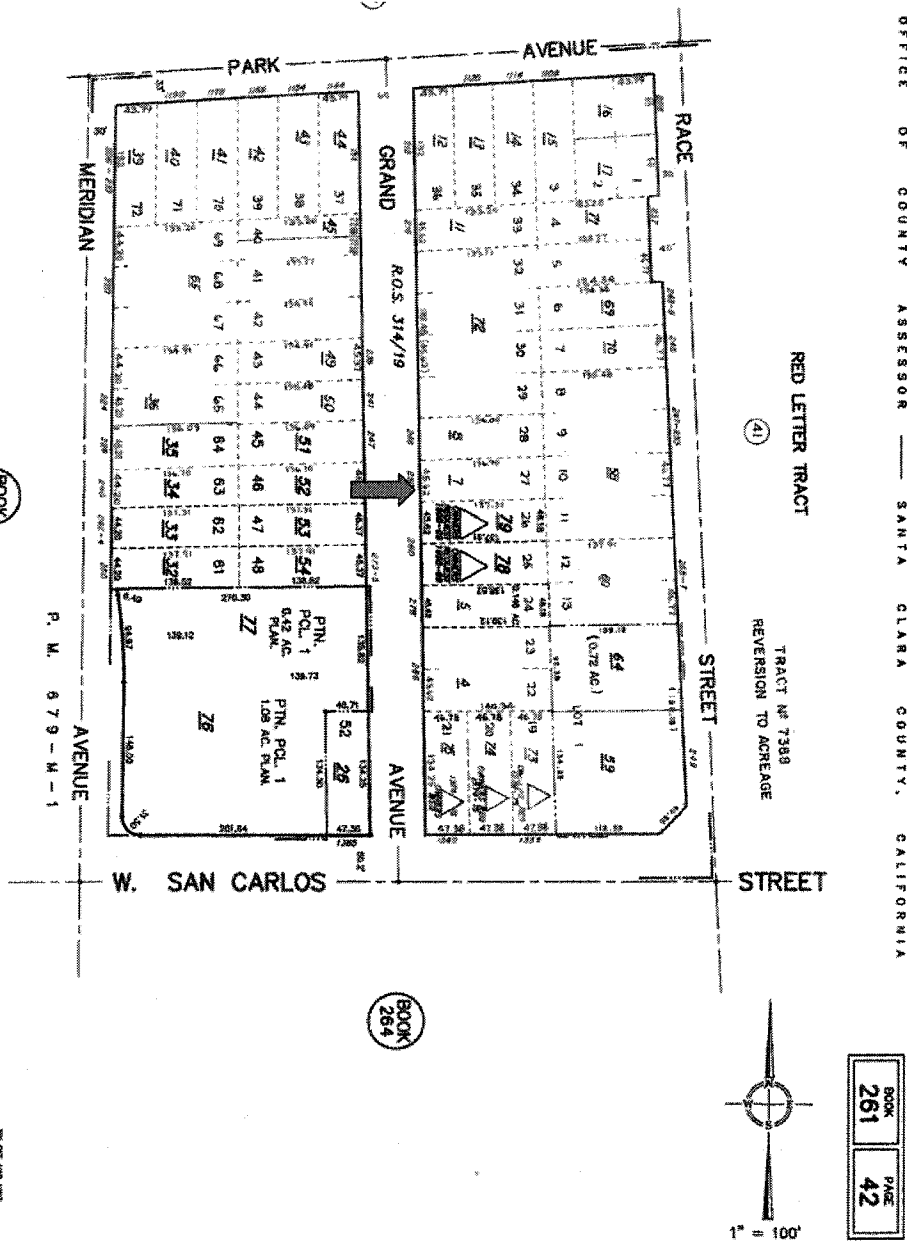
State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary  
HRI #  
Trinomial

#

Page 4 of 4 Resource Name or # (Assigned by recorder) 250 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

**LOCATION MAP**



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

Primary #  
HRI #  
Trinomial

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 260 Grand Ave., San Jose

\*Recorded by Franklin Maggi

\*Date April 25, 2017

☐ Continuation ☒ Update

**P3a. Description:**

In July 2012, Urban Programmers evaluated this property on DPR523 for included in the "Historical and Architectural Evaluation of the Properties within the Proposed Area of the Race Street Terrace, San Jose, California." This property has been field checked and appears physically unchanged since 2012. A copy of the previous recordation and evaluation is attached.

**B10: Significance:**

This circa 1940 house was built just before World War II. First occupied by cannery workers Ralph and Conchetta Rova, it was purchased in 1943 by plumber Paul and Fenisa Rizio who remained on the property until the 1960s. The house is a vernacular, front and rear gabled building, with an inset front porch and wood cladding.

The property at 260 Grand Ave. in San Jose does not meet the criteria for listing in the National Register of Historic Places. The house does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do members of the Rova or Rizio families appear to have made significant contributions to local, state or national history (Criterion B). The design of the house is vernacular and is not distinctive due to its type, period, or method of construction, nor is it the work of a master architect or builder nor possess high artistic value (Criterion C).



View facing southeast, April 2017



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code NA

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

Page 1 of 4 Resource Name or #: (Assigned by recorder) 260 Grand Avenue San Jose

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.) Page 9

\*b. USGS 7.5' Quad San Jose West Date 1980 T   ; R   ; 3 of 3 of Sec   ;    B.M.

c. Address 260 Grand Avenue City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 596359 mE/ 4143435 mN

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

APN 261-42-079

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

The property is located on the east side of Grand Avenue between San Carlos Street and Park Avenue in an area of mixed uses; industrial, commercial and residential, that remained unincorporated until annexed into the City of San Jose in 2009. It appears some of the houses were moved to lots on the block prior to 1915, although it appears at least one was moved as late as the 1950's. During the first decade after the turn of the century most of the block was agricultural with only two houses on the lower half, but by 1915 most of the block between Grand Avenue and Race Street was developed.

The c. 1930, wood frame, single-story house with a pitched roof is sheathed in horizontal board siding. The front facing gable style is minimalist design with the only decoration outline trim boards around the porch and windows.. The recessed porch covers half of the front façade and is surrounded with a half wall. Two posts, one in the front center and one at the corner provide the outward support. The entry door is centered in the front façade with paired windows in the wall that have a band of divided panes above, and a single window in the projected façade wall.



(Continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 Residential; HP3 Residential

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

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

Front Façade, 7/21/2012

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
Constructed: c. 1930 estimate

\*P7. Owner and Address:

Race Street Investments LLC  
1130 Olinder Ct, San Jose 95122

\*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg  
Urban Programmers  
10710 Ridgeview Avenue  
San Jose CA 95127

9.Date Recorded: 7/10/2012

\*P10.Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") West Race General Plan Amendment EIR  
2001

\*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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 260 Grand Avenue San Jose

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Residential **B4. Present Use:** Residential

\***B5. Architectural Style:** vernacular design Neo Classical Row House

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

Constructed c.1930, Building in rear c. 1948

\***B7. Moved?** No ☒ Yes ☐ Unknown **Date:** 1940 **Original Location:** unknown

\***B8. Related Features:**

none

**B9a. Architect:** unknown **b. Builder:** unknown

\***B10. Significance:** Theme Residential Architecture Area San Jose

Period of Significance 1900-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not individually significant to the history or architectural heritage of San Jose at the level of a City Landmark. It is not associated with individuals or events that have contributed in a significant way to the history of San Jose. It is believed that the building was moved from its original site to this location c. 1940. The property is located in an area of mixed-uses where commerce and industrial uses are mixed with single family residential. The variety of ages and uses precludes the immediate area from being considered a historic district.

First listed at this address in the City Directory of 1940 the building is a vacant house. The owner in 1941, is listed as Ralph Rova, a cannery worker, and his wife Conchetta. In 1943, the house is purchased by Paul Rizio, a plumber, and Fenisa Rizio, who live there into the 1960's. The Rizio family moved from 270 Grand Avenue where they had lived since 1935. In 1948 a second house is listed in the rear at 260 1/2 where Leo and Shirley Rizio live. Leo is a bartender. Beginning in the mid 1950's, the property was owned by Dale Batinovich-a foreman at Sam's Automotive Service. The current owner is Race Street Investments LLC.. The house has been an investment property and rented most of the time it has been on Grand Avenue.

**B11. Additional Resource Attributes:** (List attributes and codes) HP 2  
Single Family Residential; HP3 Multi-family  
residential

\***B12. References:** Official records, City Directories and West Race  
GPA, 2001, EIR

**B13. Remarks:**

\***B14. Evaluator:** Bonnie Bamburg

\***Date of Evaluation:** 7/15/2012

(Sketch Map with north arrow required.)

See attached map page 4

(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 4 Resource Name or # (Assigned by recorder) 250 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 ☒ Continuation ☐ Update

### P3.Description cont

A small louvered vent is under the peak of the roof. The plain cut roof rafters are exposed on the sides. The house is set on an exposed concrete foundation. It appears that a small square building in the rear is also a residential unit. Landscaping consists of lawn in front patches on each side of the walkway that have brick outlines and small bushes close to the building. The house is reported to have been moved to this site.

In the rear of the property is a second small house that was developed c. 1948. The wood frame building is a vernacular Mid-century cottage design with wood siding and wood frame windows. It appears to be a contractor design and built building that is not artistic or unusual in construction.

The relocated building does not exhibit fine design or unique construction. It is not significant in the architectural heritage of San Jose.

### B10 Significance Continued

The main house and the rental unit behind are not associated with significant historical events or people who have influenced the history of San Jose.

The house is not individually eligible for listing in the California Register of Historic Resources because it does not have significant associations and does not exhibit unique or artistic architecture. Considered in the Industrialization and Suburbanization Historic Era 1941-1971, with the theme of residential architecture, the simple form building without distinctive design is infill and is not a good example of development during that period. The surrounding neighborhood exhibits mixed ages and uses that preclude a historic district. The building generated a score of 12.56 using the San Jose Historic Resource Evaluation and Tally process. This is a non-significant score within the range of 1-32. Thus it is not eligible for consideration as a San Jose Historic Landmark.

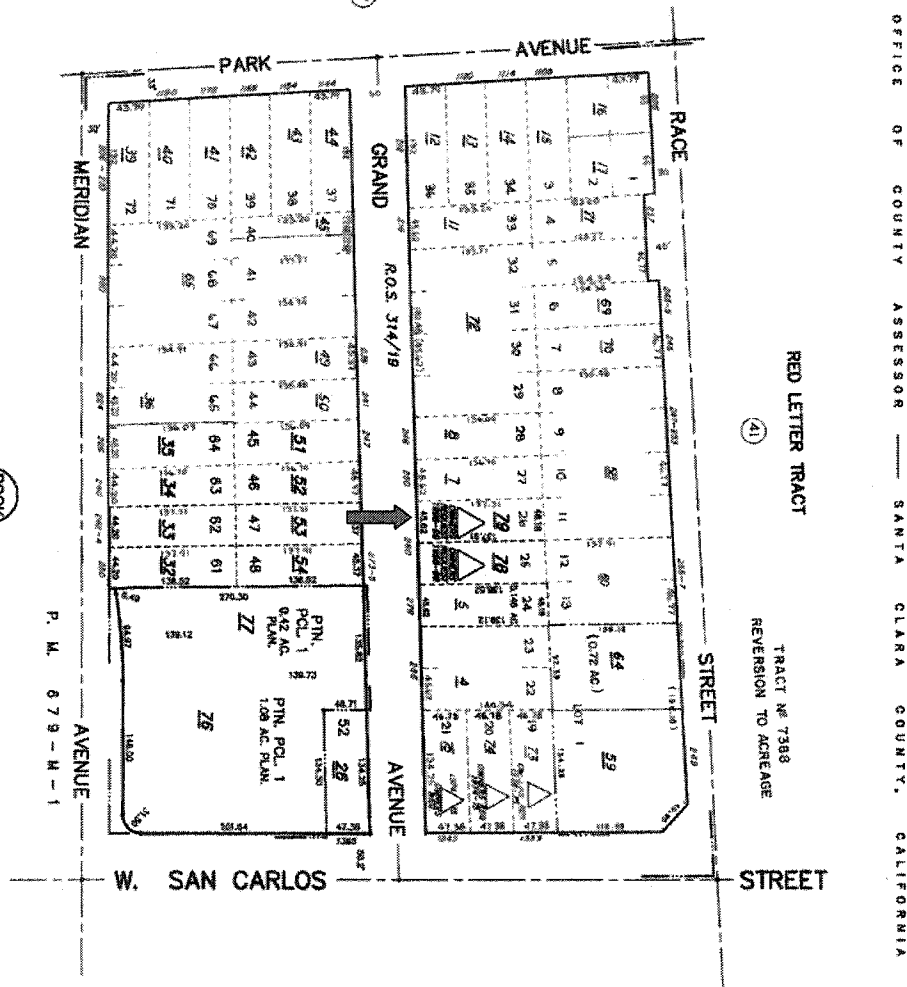
State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary  
HRI #  
Trinomial

#

Page 4 of 4 Resource Name or # (Assigned by recorder) 250 Grand Avenue, San Jose  
\*Recorded by: Urban Programmers \*Date 7/15/2012 x Continuation Update

**LOCATION MAP**



BOOK 261  
PAGE 42

LAWRENCE E. STONE - ASSESSOR  
Created using the online map application  
Map of Santa Clara County, California  
Updated 06/15/2012  
Drawing Date: 06/15/2012



ARCHIVES  
&  
ARCHITECTURE

March 27, 2017

City of San Jose Historic Landmarks Commission  
C/o Susan Walsh, Planner IV  
200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113

Re: Race Street and Grand Avenue Housing Project, San Jose, California  
Housing Authority of the County of Santa Clara

Honorable Commissioners:

The Housing Authority of the County of Santa Clara (HACSC) is preparing environmental documents for the development of a site located on the west side of the 200 block of Race Street in San Jose.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects, and resolve any possible adverse effects through consultation that considers the interests of stakeholders.

The 2.3 gross-acre site extends between Race Street and Grand Avenue at mid-block between West San Carlos Street and Park Avenue, and consists of nine properties that will be incorporated within this project. The site presently contains six residential properties, a complex of commercial/industrial buildings that once housed Race Street Fish and Poultry, and two other properties with commercial/office buildings. HACSC is acquiring this property and plans to redevelop it into a housing complex with two buildings; a 91-unit five-story apartment building for seniors on a 0.9-acre portion of the site, and a 110-unit six-story, with fully submerged garage, family apartment building on the remaining 1.4-acre portion of the site. The housing project includes demolition of all of the existing buildings on the site.

With this letter, we are seeking information, as appropriate, from interested parties and any other individuals and/or organizations likely to have knowledge of, or concerns with, historic properties in the area, including the subject site. We also want to identify issues related to the project's potential effect on historic properties, whether on- or off-site.

If you wish to provide comment, we request that you reply no later than April 25, 2017 by letter to Archives & Architecture, LLC, PO Box 1332, San Jose, CA 95109, to the attention of Franklin Maggi, Architectural Historian.

The Project Area is identified by the Santa Clara County Assessor's Office as (261-42-007, -008, -011, -058, -069, -070, -071, -072, and -079), as is shown on the map below.

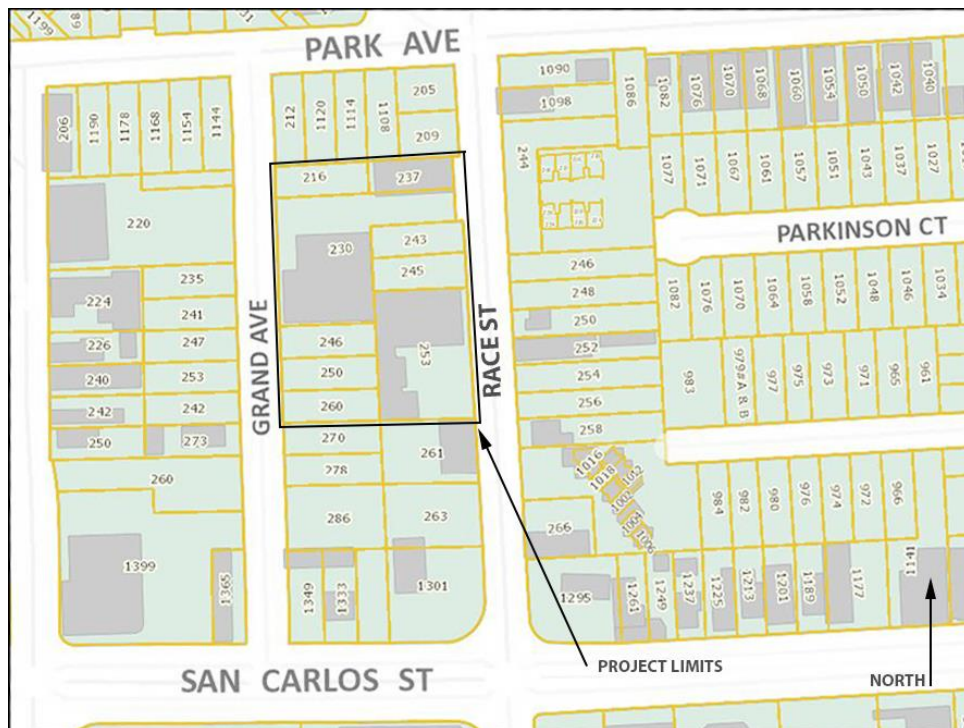
After we have surveyed the subject property and considered adjacent historic properties, conducted research into their history, and evaluated the properties for historical significance under the criteria for the National Register of Historic Places, we will prepare a report documenting our findings pursuant to Section 106 requirements. If properties are found to be eligible for listing on the National Register of Historic Places, the project's effects on such properties will then be assessed as a part of the federal environmental review for the project undertaken by HUD.

If you have any questions regarding this process, or if you know of any other groups we should contact, please email at the address below, mail at the address on the previous page, or call me at (408) 297-2684.

Sincerely,

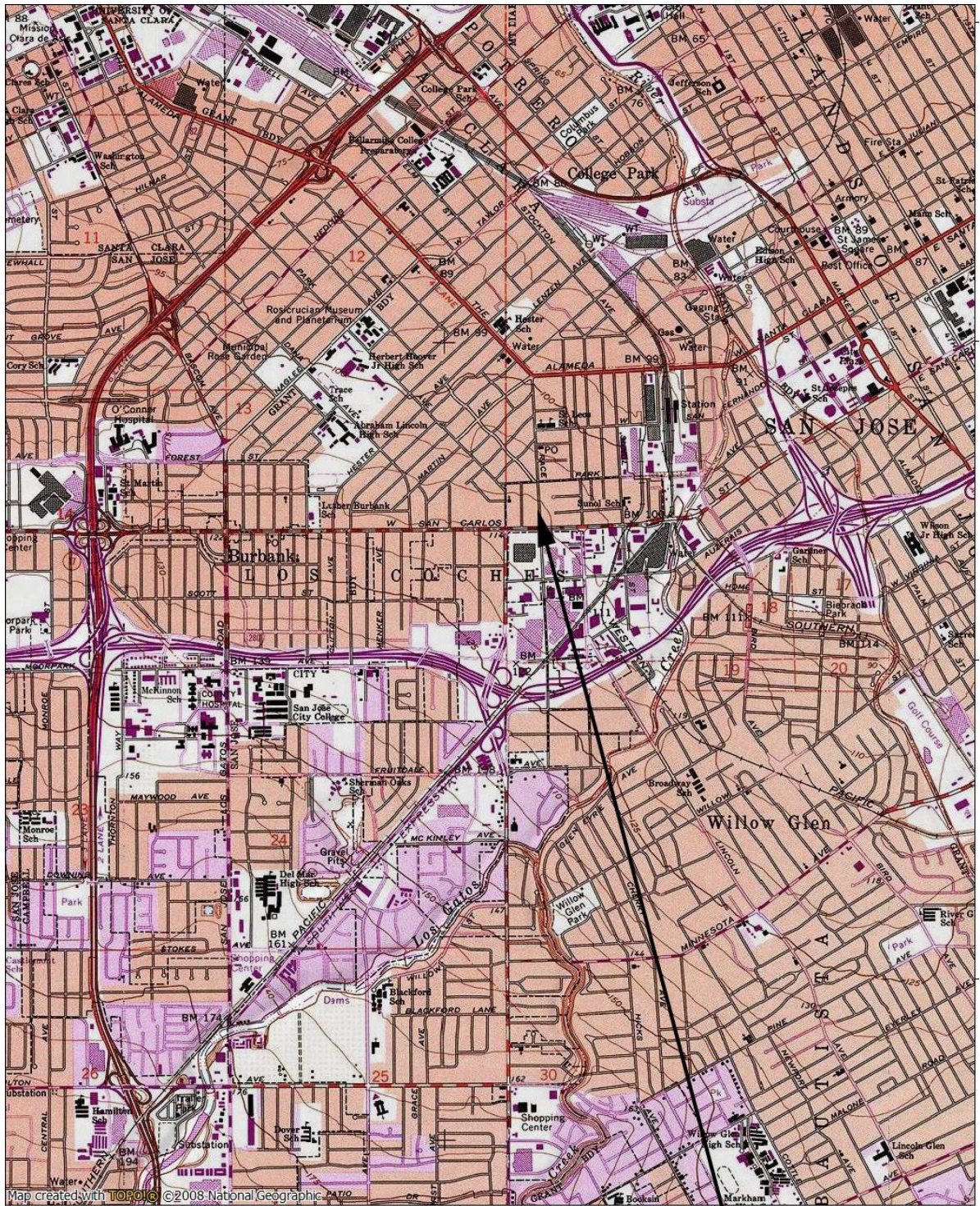
Franklin Maggi, Architectural Historian  
Archives & Architecture, LLC  
franklin.maggi@archistory.com

cc:  
Santa Clara County Historical Heritage Commission  
Preservation Action Council of San Jose



Project Area Limits Map





LOCATION MAP





ARCHIVES  
&  
ARCHITECTURE

March 27, 2017

County of Santa Clara Historical Heritage Commission  
C/o Vinh Nguyen, Deputy Clerk  
Clerk of the Board  
70 West Hedding Street, East Wing, 10th Floor  
San Jose, CA 95110

Re: Race Street and Grand Avenue Housing Project, San Jose, California  
Housing Authority of the County of Santa Clara

Honorable Commissioners:

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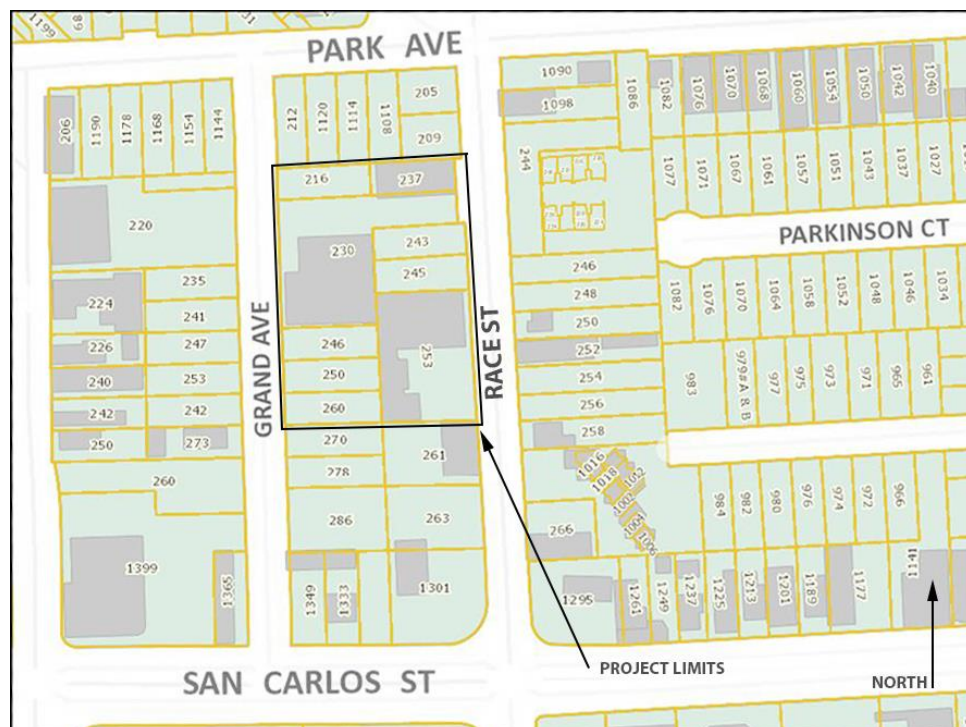
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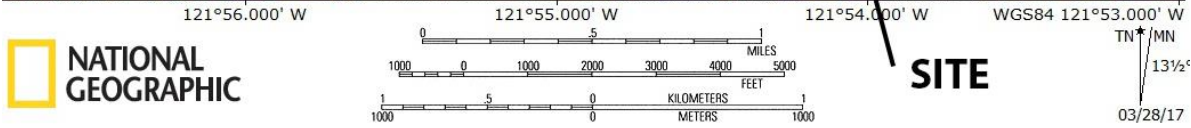
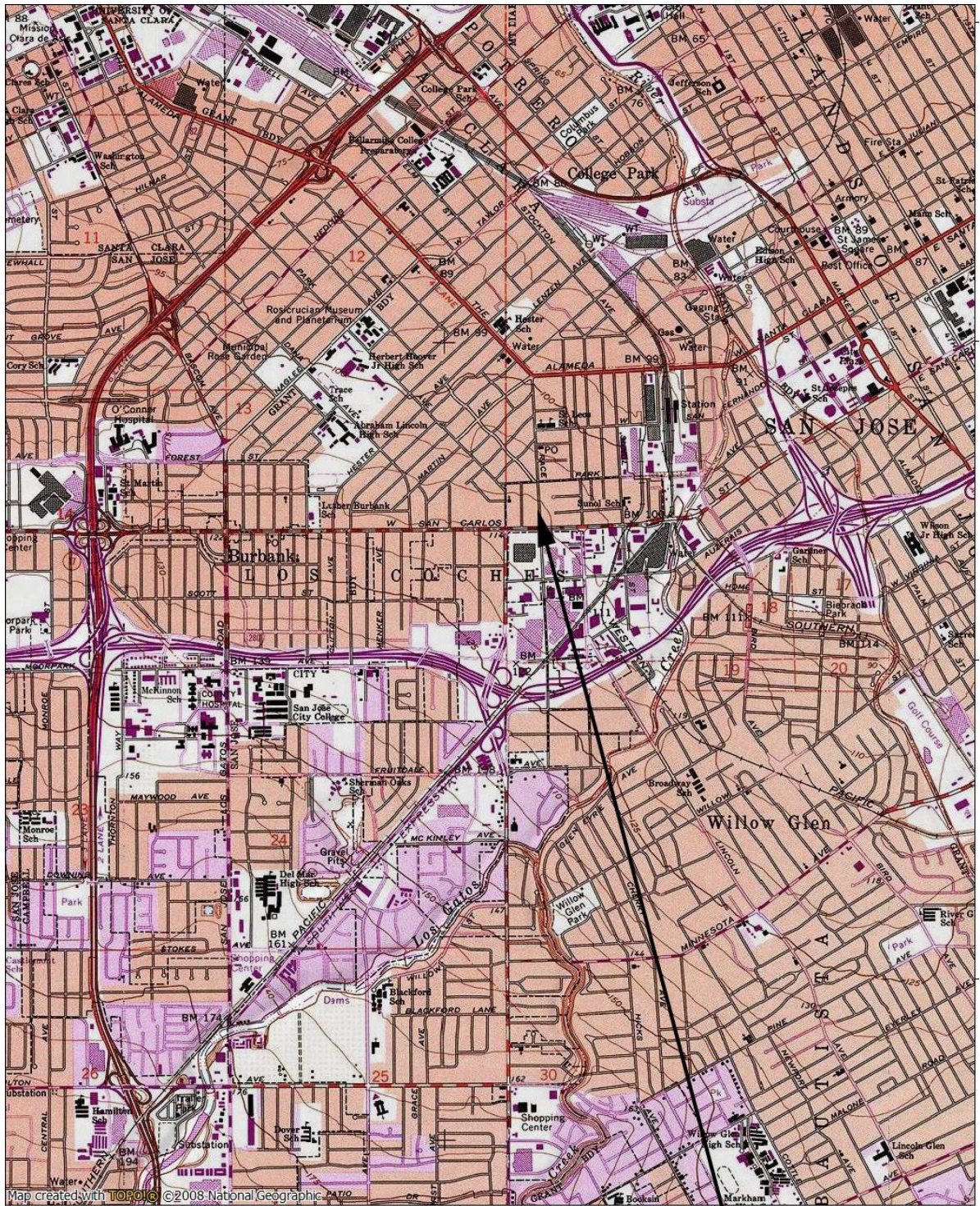
cc:

City of San Jose Historic Landmarks Commission  
Preservation Action Council of San Jose



Project Area Limits Map





**SITE**

03/28/17

LOCATION MAP





ARCHIVES  
&  
ARCHITECTURE

March 27, 2017

Preservation Action Council of San Jose  
C/o Brian Grayson, Executive Director  
1650 Senter Rd.  
San Jose, CA 95112

Re: Race Street and Grand Avenue Housing Project, San Jose, California  
Housing Authority of the County of Santa Clara

Dear Brian and the Board of Directors:

The Housing Authority of the County of Santa Clara (HACSC) is preparing environmental documents for the development of a site located on the west side of the 200 block of Race Street in San Jose.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects, and resolve any possible adverse effects through consultation that considers the interests of stakeholders.

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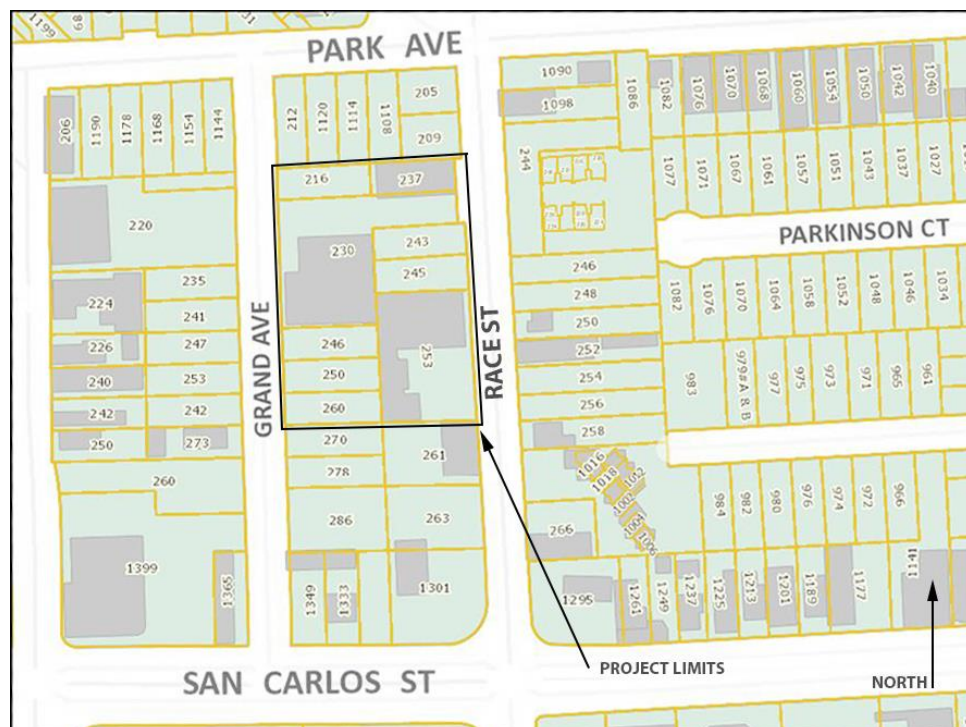
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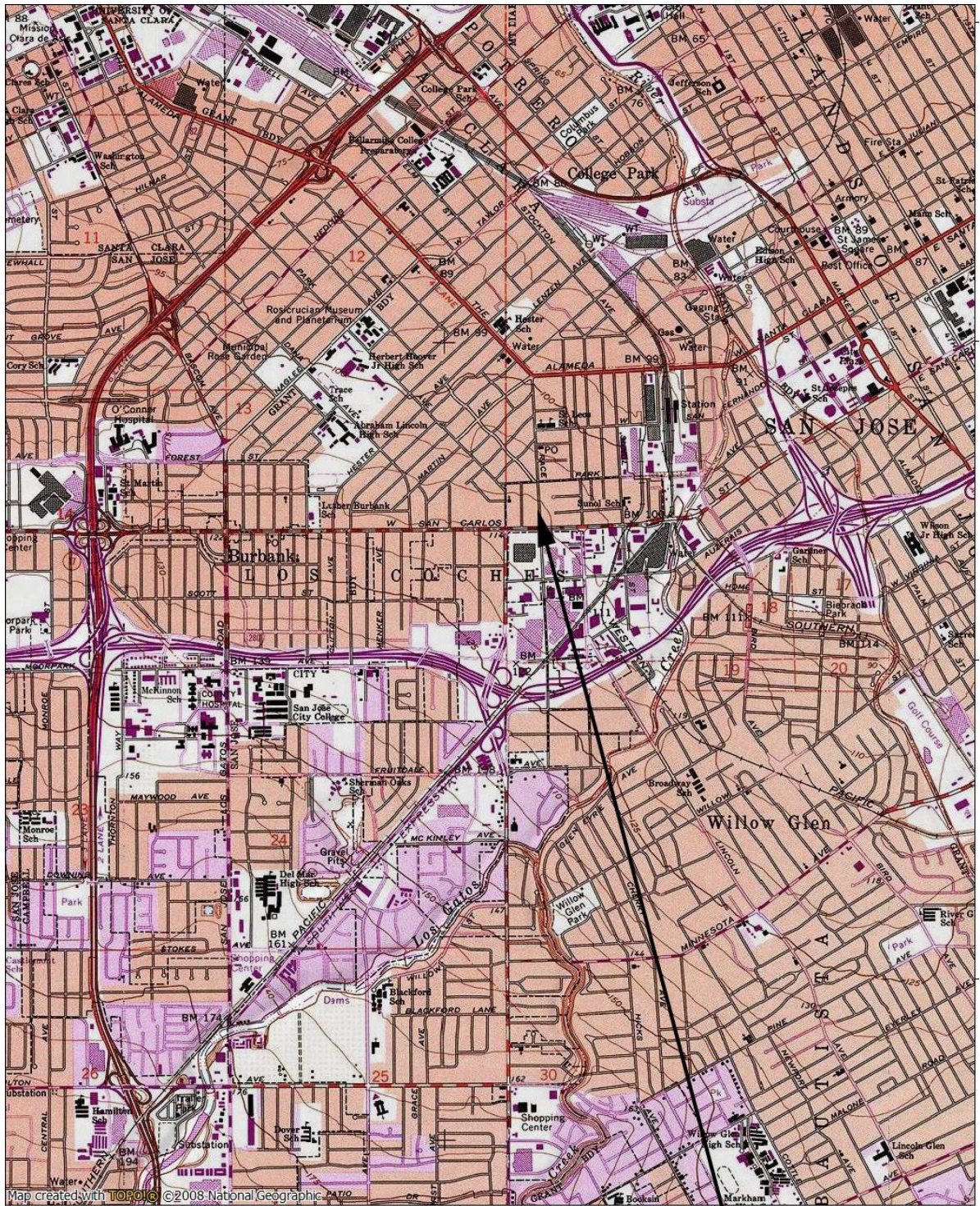
Franklin Maggi, Architectural Historian  
Archives & Architecture, LLC  
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cc:  
Santa Clara County Historical Heritage Commission  
City of San Jose Historic Landmarks Commission

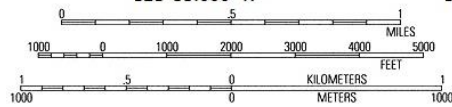


Project Area Limits Map





Map created with **TOPOLIO** ©2008 National Geographic



**SITE**

TN 13 1/2°  
03/28/17

LOCATION MAP