

Appendix B
Historical Evaluation



ARCHIVES
ARCHITECTURE

April 13, 2018

Susan Blair Walsh, Historic Preservation Officer
Department of Planning, Building and Code Enforcement
City of San José
200 East Santa Clara St. Third Floor Tower
San José, CA 95113

C/o Denise Duffy & Associates, Inc.
947 Cass St., Suite 5
Monterey, CA 93940

RE: 2905 Senter Road, San Jose

Dear Susan,

Please find attached documents comprising a historic report prepared for the property located at 2905 Senter Road in San José. This report, consisting of this letter, DPR523 forms, and rating sheets, has been prepared to be used for an Initial Study or other environmental or project evaluation for a development project associated with the subject property. The project as we understand it will include demolition of the existing 1960 and 2014 buildings on the site, and construction of a commercial building.

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter are Historic Evaluation Rating Sheets prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*.

A bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 forms. A full range of digital photographs of the exterior of the building and property is included, as also required in the Guidelines, and help to visually define the character-defining features of the property.

Below is a summary of this investigation and findings:

The property, consisting of one assessor's parcel (497-27-013), covering two underlying parcels, is not listed on the San José Historic Resources Inventory, nor has it been evaluated as a part of any local historic resource survey conducted by the City of San José or any other agency that has been filed with the State Office of Historic Preservation, as well as can be determined.

The attached DPR523 forms dated April 11, 2018, which I prepared, documents the historical and architectural aspects of the property known as 2905 Senter Road. The property was annexed to the City of San José in 1959. The rear building was built in 1960 under a City of San Jose permit. It was

an addition to an earlier circa 1946-1948 building that had been constructed when the site was in unincorporated Santa Clara County.

I indicate in the DPR523 forms that it is my opinion that the property does not qualify for listing on the California Register of Historical Resources, and the building does not appear to be eligible for San José City Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The evaluation performed per the City of San José rating system resulted in point scores of 4. The property therefore does not appear eligible for listing on the San José Historic Resources Inventory.

The area in which this property is located has not been identified as a potential historic district or conservation area, and given the mixed contemporary development pattern of the area, it is unlikely to be considered as such in the future.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San José City Landmark. Because the building on the property does not appear to qualify for the California Register or as a City Landmark, demolition would not have an adverse effect on historic resources under CEQA.

Sincerely,



Franklin Maggi, Architectural Historian*

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

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 9 *Resource Name or #: (Assigned by recorder) Santa Clara Casket Company

P1. Other Identifier: Ken's Glass

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

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose West

Date 1980 T.7S.; R.1E.; Mount Diablo B.M.

c. Address 2905 Senter Rd.

City San Jose Zip 95111

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 603005mE/ 4128495mN

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

Assessor's Parcel Numbers: 497-27-013;
southwesterly corner of Senter and Lewis Roads.

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

Located on a corner lot of about 2/3 acre, this one-story L-shaped commercial building is actually two buildings, with the corner building constructed in 2014 to replace a similar-sized structure that was damaged in an auto accident. The rear building was constructed in 1960 as an expansion of a casket manufacturing company that had been located in the corner building that is now gone. The site was used as a manufacturing site until at least 1970.

The construction in 2014 included a slight remodeling of the rear building so that they continue to read as one facility. This area along Senter Road is mostly neighborhood commercial with some residential subdivisions backing up to this major thoroughfare. The development of this corner site predated most of the neighboring development.

(Continued on page 2, DPR523L)

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

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



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

View facing southwest,
March 2018.

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

1960 and 2014, permits, 58
and 3 years old.

*P7. Owner and Address:

Hien and Lin Family Trust

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

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

*P9. Date Recorded: April 11, 2018

*P10. Survey Type: (Describe)
Intensive

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

None

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

*Recorded by Franklin Maggi

*Date 4/11/2018

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

Stylistically, the subject buildings are vernacular in both design and execution. The rear building is a simple side-gabled structure with a rectangular footprint. The original walls have been clad in rough stucco which is unsegmented from ground to eaves. Windows have been added over time, and as a part of the recent remodeling the fenestration was replaced with vinyl slider inserts. The inserts are framed with wood. At the rear, an area that had originally had a garage door has been infilled and now has a slider access door and window to the side. This 1960-built wing has shallow guttered eaves and a moderately sloped roof with asphalt shingles.

The front 2014 wing is similar in character but has more typically modern eave detail with open rafters and rake fascias. A storefront has been set into the south elevation oriented towards the on-site parking area along Senter Road. Above the storefront a raised shed roof section highlights the entry below. The fenestration on this wing matches that of the rear earlier wing, although most of the exposed windows are now covered with metal security grates. At the front façade, a roll-up garage door is centered in the wall, allowing for drive-in access from Senter Road. This door is protected by a cantilevered roof section. A similar door is located at the opposite end of the building at the rear.

The area within the L of the building is paved for parking and accessible from Senter Road. The remainder of the site is vacant with various sections of asphalt and concrete paving. It is enclosed by a perimeter slumpstone fence with large metal gates along both frontages.

The building appears to be in very good condition, having been built and remodeled in the last 4 years or so.



Main entry at parking area of front building, viewed facing northwest.



Streetscape at Lewis Road at rear of building, viewed facing east.



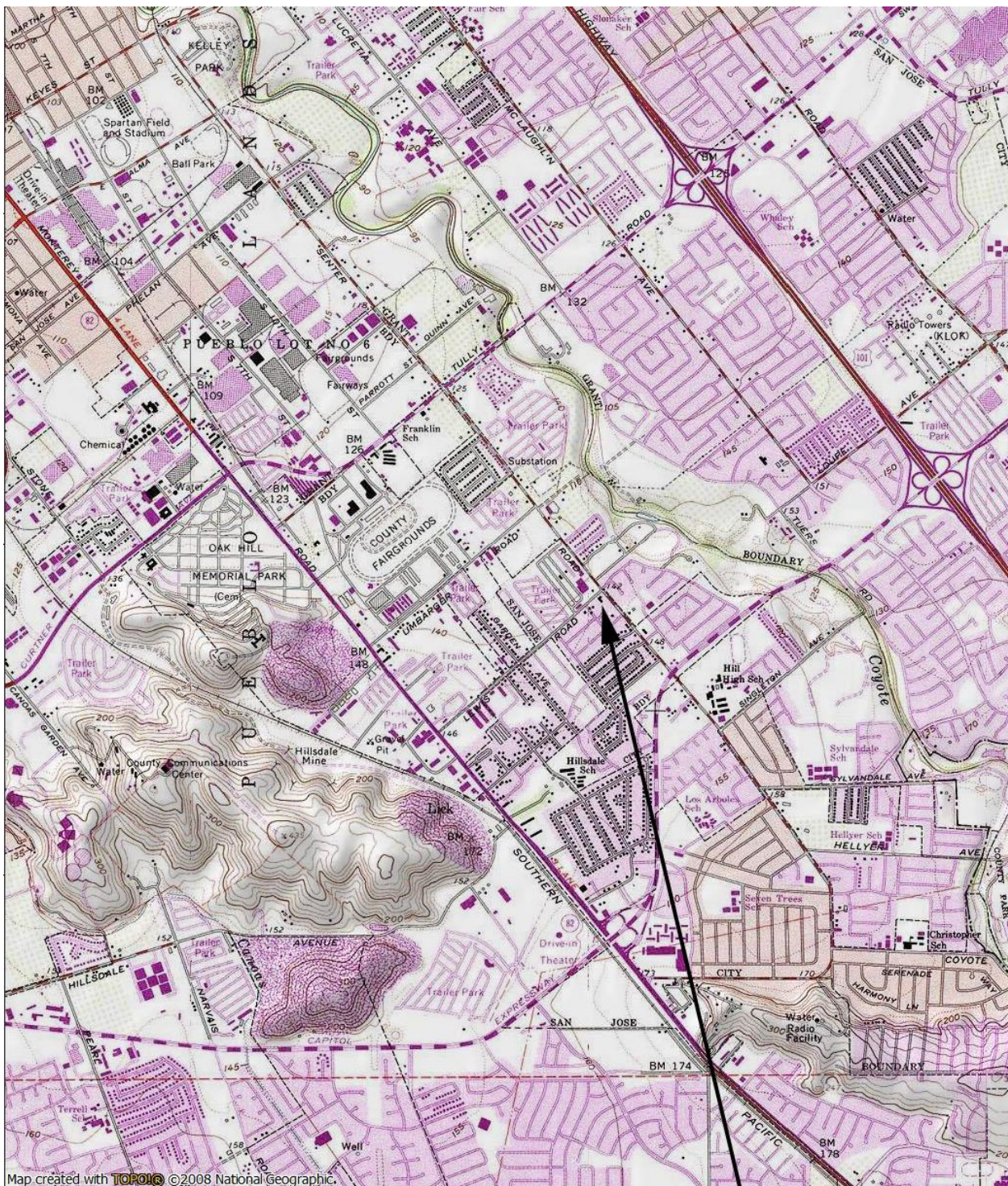
Front parking area with 1960s building to rear, viewed facing southwest.



Rear of site from Lewis Road, viewed facing southeast.

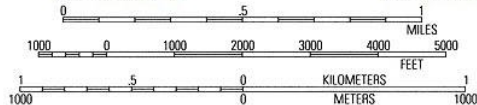


South side of 1960s building, viewed facing northwest.



Map created with **TOPOIC** ©2008 National Geographic.

121°52.000' W 121°51.000' W 121°50.000' W WGS84 121°49.000' W



SITE

TN ↑ MN
13½'

03/18/18

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

**Primary #
HRI #**

Page 6 of 9

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Santa Clara Casket Company

B1. Historic Name: Santa Clara Casket Company
B2. Common Name: Ken's Glass
B3. Original use: Manufacturing B4. Present Use: Vacant

*B5. Architectural Style: No style

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

Rear wing constructed 1960. Front corner wing constructed in 2014.

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

*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area South San Jose
Period of Significance 1960-2014 Property Type Commercial Applicable Criteria None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property of about 2/3 of an acre at 2905 Senter Road in southeast San Jose was first developed just after World War II during a period when the orchard district called Franklin was populated with small 5 and 10-acre ranchettes. This area, originally a part of Pueblo Tract No. 1, was first subdivided into ranches of around 20 to 25 acres during the nineteenth century, but by 1907 was re-subdivided into small ranchettes as a part of the Ivywild Tract (Maps L:82). The subject property is located at what was then the northeasterly corner of the 10.22-acre Lot 1 of that tract. The long narrow ranch had its short side facing Senter Road. The ranch house on this parcel faced Lewis Road, and was located to the southwest of the subject parcel. That house no longer exists but was still extant when the 10+ acre ranch was partially split in the 1940s.

The first identified owners of this corner parcel were J. H. Campbell and C.M. McNally. Property ownership over the next 30 years is not clear, but sometime between 1945 and 1948, they, or subsequent owners constructed a rectangular industrial building near the corner and began manufacturing caskets at this site.

Santa Clara Casket Company was located on South Tenth Street, but apparently did fabrication at

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

*B12. References:

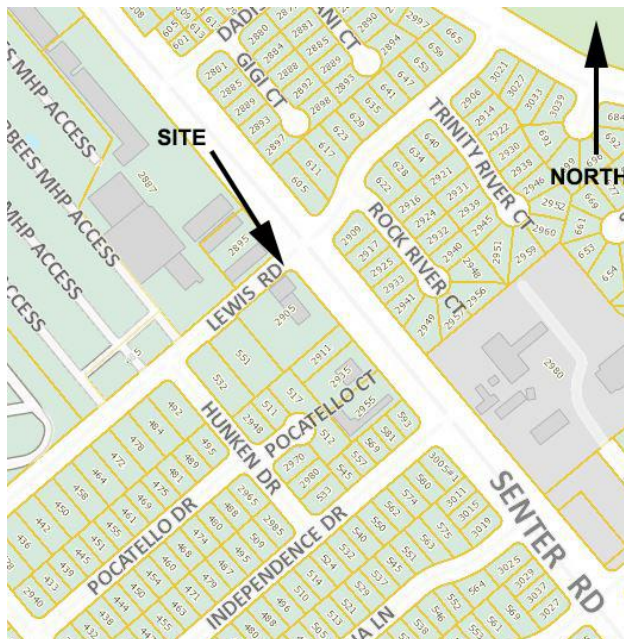
- Polk Directories for San Jose, 1933-1978.
- Sanborn Maps, Maps of San Jose, 1932, 1950, 1962.
- San Jose, City of. Building Permits, via www.sjpermits.org, accessed March 28, 2018.
- Santa Clara County Clerk-Recorder. Maps, Deeds, and Official Records.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: April 11, 2018

(This space reserved for official comments.)



(Continued from previous page)

at this location on Senter Road. The company was operated by George and Bernice Linden at the time but was later managed by Henry Mestice by the early 1970s. The Lindens were likely responsible for building a second building on the site that is set back from Senter Road and to the southwest of and attached to the corner building (H60-10-067, BP#034510). The construction of this second building was shortly after the site was annexed into the City of San Jose under Franklin No. 6, Aug. 28, 1959. This new building was identified within its permit as a storage building.

How long Santa Clara Casket Company operated in San Jose is not known. By the late 1970s Mestice was operator of Winchester Casket Company, and 2905 Senter Road was the site of Sandman, Inc. By then the property had been parceled into two lots (Maps 330:53, 1973). Sandman was operated by Gerald Blatt, but it is not certain what this business was involved in. It appears that by the 1980s the property was owned by local resident Marvin Wadlow, Jr. Wadlow was a property owner as late as 2009, and appeared to lease the site to Ken's Glass, the most recent building user. The buildings have been used for glass sales for a number of years, as it was in 2014 when a automobile accident resulted in extensive damage to the corner building. That year the owner obtained a building permit to replace the corner building. The current corner building sits within the footprint of the original late-1940s building (see Google Streetview historic images on page 9).

Integrity and character-defining features

The building at 2905 Senter Road has no integrity to its original 1940s form, as the original building on this site was demolished in 2014. The rear wing, or second building on this site was built in 1960, and has its original configuration, but due to the remodeling in 2014 and earlier, lacks any sense of identity to its 1960s origins. As such, today's site lacks historical integrity as per the National Register's seven aspects of integrity. Although the rear building remains on its original location as constructed in 1960, the historic setting has also changed substantially, from a semi-rural orchard area to a dense but suburban area of southeast San Jos. The buildings retain their original scale. The exterior features and detailing of the buildings have been muted and reflect contractor-designed renovation over the years. Original finish has been lost in the older section. The building no longer has the feeling of a late 1940s industrial building.

EVALUATION

The property was developed with the existing rear building in 1960 just after the area had been annexed into the City of San Jose. Located along a portion of Senter Road that is now a major collector, the area has changed dramatically since that time, and is now a dense suburban area with a commercial strip along Senter Road within residential neighborhoods to the west and east.

The buildings do not physically represent important patterns of development or events in the area, nor do they contribute to a recognized district of historical significance. The use of the site as a casket manufacturing facility is not consistent with neighboring agricultural development patterns at mid-century. And is not representative of any other important patterns in a primary, secondary, or tertiary way. The property therefore would not qualify for the National or California Registers under Criterion A or 1, respectively.

The historical narrative identified Santa Clara Casket Company as the long-time user of this site until the 1970s. None of the operators are recognized as significant personages, as they must have been engaged in a pivotal role in their occupations to be found so under the relevant Criterion for historical significance. None of the early owners stand out as significant personages in local history. The property would therefore not be considered significant due to historic personages nor qualify for the National or California Registers under Criterion B or 2, respectively.

(Continued on next page)

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The rear building on this site has a moderate level of historic integrity, although not presently a good representative of industrial buildings of its era. It has no unique features, and is not distinctive. The buildings do not appear eligible for National Register listing under Criterion C or the California Register per Criterion 3, as they are not distinctive architectural specimens of their type, and the front building is not historic.

Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory, having a point score of only 4 point using the City's Evaluation Rating System, and therefore does not meet the threshold for listing. When considering the property and its associated patterns and personages as well as its architectural qualities, it does not meet any of the minimum criteria necessary for consideration as a City Landmark under the City's Historic Preservation Ordinance.



1948 USGS aerial (from Fairchild Maps on file at the California Room of SJPL) showing the original San Jose Casket Company building on this site.



View from Senter Road in April 2011 (Google Street View)



View from Senter Road in Sept. 2014 (Google Street View)

HISTORIC EVALUATION SHEET

Historic Resource Name: San Jose Casket Company 2905 Senter Road

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Of no particular interest				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	No connection with patterns of importance				X
9. AGE	1960 and 2014				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	No located in area of importance				X
11. SETTING	incompatible				X
12. FAMILIARITY	Neighborhood only			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	No wear	X			
14. EXTERIOR ALTERATIONS	Original demolished				X
15. STRUCTURAL REMOVALS	Majority of building removed			X	
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	No easily reversible			X	

REVIEWED BY: Franklin Maggi

DATE: 04/12/18

EVALUATION TALLY SHEET

Historic Resource Name: San Jose Casket Company 2905 Senter Road

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		<u>0</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		<u>0</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		<u>4</u>	<u>4</u>
	(SUM OF A+C) =				<u>4</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0	x	4	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.2	x	4	0.8
	.00	.03	.05	.10	0.1	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.3	x	4	1.2
	.00	.10	.20	.40	0.2	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
								<u>2.0</u>
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								<u>2</u>
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	2			<u>4</u>
EVALUATION TOTAL: (Adjusted subtotal)								4.00