

November 6, 2018

Ms. Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95616-7100

VIA EMAIL AND FEDEX
julianne.polanco@parks.ca.gov

Re: Section 106 Review for Roosevelt Park Apartments Project
21 North 21st Street, San José
Assessor's Parcel Number 467-12-001
(San José Planning File No. SP17-027)

Dear Ms. Polanco:

The City of San José (City) requests the State Historic Preservation Officer's review pursuant to Section 106 of the National Historic Preservation Act (NHPA) and specifically to 36 CFR 800, regarding the identification and preservation of historic resources for the property at 21 North 21st Street, San José.

Holman & Associates completed a Section 106 records search and initiated Native American consultation on behalf of the City for the subject property. The records search is included as Attachment A to this letter.

The City seeks the State Historic Preservation Officer's concurrence with the findings outlined below.

Project Description/Undertaking

The proposed development would include 80 affordable residential units (including one unit for on-site staff) and 10,417 square feet of commercial space. The proposed apartments would range from studios to three-bedroom units and would be available to households at 30 to 60 percent of the Area Median Income. Parking would be provided in a two-level garage podium. The apartment building would be a nine-story light-concrete building with a two-level garage podium, six levels of residential units, and one level of commercial office space on the top floor of the building.

The project would require a Special Use Permit to allow for construction of a nine-story, mixed-use development with residential uses in the CP zoning district. The proposed nine-story building would be 85 feet in height, with an elevator shaft extending to 95 feet. The building would include 28 studio units, 11 one-bedroom units, 27 two-bedroom units, and 14 three-bedroom units for a total of 80 residential units. Apartments would be located on the third through eighth stories of the building. The proposed project would have a density of 170 dwelling units per acre (du/ac).

The commercial portion of the project would have a floor-area ratio (FAR) of 0.5. Commercial uses would be constructed on the ninth floor of the building and would include office space intended for use by the project applicant.

Project Location

The project is located 21 North 21st Street, San José, Santa Clara County, California (see Figure 1, Site Location Map). The Assessor's Parcel Number for the property is 467-12-001.

Area of Potential Effect (APE)

The direct APE for archaeological resources consists of the project site itself, where ground disturbing activities would occur.

The direct APE for historic resources include the project site, and the adjacent parcels to the north, east, south, and west of the proposed project site. The APE for the project is determined to be the subject parcel, the immediately adjacent parcels, and parcels across the street from the project site (see Figure 2, Area of Potential Effect).

Project Site

The project site is a 0.47-acre, currently vacant lot which was previously developed with a variety of buildings. The project area is fully developed with a mix of commercial, residential, and recreational uses.

Photographs of the project site and the surroundings are included in Attachment B to this letter.

Archaeological Resources

The findings of the attached report by Holman & Associates are as follows:

- There are no archaeological sites within a quarter mile of the proposed project site.
- The project site was previously surveyed with no surficial indications of archaeological sites.
- The project site has a moderate to high potential for buried historic-era and Native American archaeological deposits.

Historic Resources

There are no designated or identified historic resources on the project site. Additionally, there are no designated or identified historic resources within the APE. Several designated and identified historic resources are in the project area, located beyond the APE, and are listed on the City's Historic Resources Inventory. The table below lists the closest historic resources to the project site as identified on the San Jose Historic Resources Inventory (HRI).

Nearest Historic Resources to 21 N. 21 st Street			
Historic Resource and Location	Approximate Distance and Direction from Project Site	Resource Description (Resource Classification on the HRI)	Current Use
San José Academy 275 N. 24 th Street	650 feet northwest	(City Landmark)	Public High School, San José High School
East San José Carnegie Library 1102 E. Santa Clara Street	880 feet east	Classic Revival style building constructed as a library in 1907. (City Landmark)	Branch Library of the City of San José Library System

Residence 37 S. 21 st Street	720 feet southeast	Queen Anne Victorian cottage with patterned wooden siding. Numerous extant details include pendants, spindle work, balustrade, and other wooden carpentry detailing. (Local Identified Structure)	Residence
Residence 23 S. 19 th Street	770 feet southwest	Italianate cottage with distinguishing features such as "T" shaped hipped roof, squared bay, angled front bay, horizontal board and batten, quoins, panel, moldings on bays, and predominant cornice work with ancones. (Contributing Structure)	Residence

There are no potentially eligible National Register properties on the project site or within the APE. Among the properties listed above, the Carnegie Library at 1102 E Santa Clara Street and the residences at 37 S 21st Street and 23 S 19th Street appear to be eligible for the National Register. These properties are located substantially beyond the APE and would not be impacted by the proposed development.

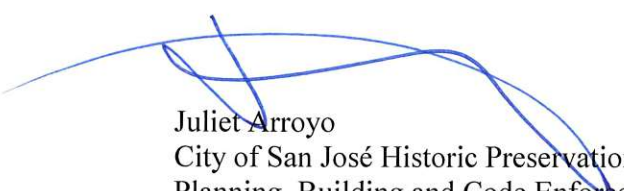
The proposed undertaking does not appear to affect any properties potentially eligible for or listed on the National Register of Historic Places.

Finding of No Effect

The City finds that no historic or archeological properties are listed or eligible for inclusion in the National Register of Historic Places have been identified within the project site or APE and therefore, a determination of No Historic Properties Affected is applicable. Post-review discoveries of cultural resources shall be treated in accordance with 36 CFR Part 800.13. The City requests the State Historic Preservation Officer's concurrence with this finding of no effect.

Thank you for your assistance. If you have any questions, please contact Reema Mahamood at 408-535-6872 or via email at reema.mahamood@sanjoseca.gov.

Sincerely,



Juliet Arroyo
City of San José Historic Preservation Officer
Planning, Building and Code Enforcement

Attachments:

- A Section 106 Archaeological Literature Search and Initial Native American Consultation
- B Photographs of the Project Site and Surrounding Areas

Attachment A

**Section 106 Archaeological Literature Search and
Initial Native American Consultation**



holman & ASSOCIATES
Archaeological Consultants

"SINCE THE BEGINNING"

**3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286**

19 December 2017

Hannah Durst
David J. Powers & Associates
1871 The Alameda, Suite 200
San Jose, CA 9512

Re: Results of a Section 106 Archaeological Literature Search and Initial Native American Consultation for Proposed Roosevelt Park Apartments Project, 21 North 21st Street, San Jose, Santa Clara County

Dear Ms. Durst:

Per your request, Holman & Associates completed a Section 106 records search and initiated Native American consultation for the above property in San Jose (Map 1). The Roosevelt Park Apartments parcel is located at 21 N. 21st Street, toward the western end of the Roosevelt Park Urban Village (APN 467-12-001). The currently vacant property is just north of East Santa Clara Street and is surrounded by the indoor batting cages, Roosevelt Park, and Roosevelt Community Center with Coyote Creek further to the west.

First Community Housing plans to build 80 units of multifamily housing for households at 30-60% area medium income (AMI). There will be a mix of studios, 1-BR, 2-BR, and 3-BR units, with enough 2- and 3-BR units to fall within TCAC's large family project designation. Plans propose 24 units at 30% AMI serving young adults and families who are homeless or at risk of homelessness. Fifty-five units will be for households earning up to 60% AMI. One unit will be reserved for on-site staff.

In keeping with the goals of the Urban Village Plan, Roosevelt Park Apartments will be a mixed-use, 8-story light-concrete building with 2 levels of garage parking (including one underground), 6 levels of residential units, and 1 level of commercial office space. First Community Housing plans to move its main office to the commercial office space, which will be located at the top level of the building. Common areas will include the Property Manager and Social Service Coordinator's offices, private rooms for case managers, large and small meeting spaces, a computer lab, open lounge/seating areas, a central laundry facility, and a large outdoor space on top of the garage podium could accommodate a children's play area, community garden plots, and seating. This investigation is being conducted as a requirement for U.S. Housing and Urban Development (HUD) funding. A cultural resources literature search and Native American consultation is the first step in the Section 106 compliance process of the National Historic Preservation Act as amended (NHPA) by determining whether there are cultural resources within the area of potential effects (APE) that were or could be determined historic properties.

This report was prepared by Sunshine Psota, M.A. (Cultural Resources Management [CRM]), Registered Professional Archaeologist. The author has 37 years of experience in California archaeology, much of it in the San Francisco Bay Area, and meets the Secretary of the Interior's Standards for professionals in both prehistoric and historical archaeology.

Area of Potential Effects

The Project's area of potential effects (APE) measures 130 by 185 ft. (Map 2). The vertical component to the Project APE or the depth of excavation will be 12 ft. with deeper impacts including one level of below surface parking.

Records Search Results

On 3 October 2017, a records search was conducted at the Northwest Information Center of the California Historical Resources Information System (CHRIS), an adjunct to Sonoma State University located in Rohnert Park (File No. 17-8786). All records of identified cultural resources within a quarter mile, and all archaeological resources reports for projects within and abutting the Project Area were reviewed. Studies on file at Holman & Associates library were also used.

No archaeological sites are recorded within the Project APE or the surrounding half mile. In this portion of San Jose, Native American sites have been identified within a half mile of the two major waterways: Coyote Creek and Guadalupe River. Approximately 60% of these Native American cultural resources were buried under alluvium or historical/recent layers with some Holocene-age paleosols unearthed 10 ft. or more below the current surface (Meyer 2000). The project footprint is located less than 500 ft. from Coyote Creek on part of a large valley terrace.

One historical group of buildings was recorded within the Project APE (Table 1). P-43-1424 consisted of four buildings and structures dating from ca. 1888 to 1920 (Appendix A; Hill et al. 2002a). The oldest was a carriage house that was extensively remodeled in 1920 and used as a rest home. The main buildings faced Twentieth Street (now N. 21 St.) and were surrounded by mature landscaping. Two ca. 1920 cottages were also present. The carriage house was originally part of Henry Lux's 1888 Queen Anne estate. As half of the extensive cattle and land enterprise of Miller & Lux, Lux owned a 5.61-acre parcel on the southwest corner of Alum Rock Ave. or what is now E. Santa Clara Street. When Lux died after the turn-of-the 19th century, his brother Charles inherited the property and lived there until he died. The place passed to Lena Lux MacBride, who with her husband, lived there until approximately 1920. At that time, the property was sold to Lewis J. Belknap, who operated the City Garden Sanitarium to the west (now Roosevelt Park). Under Dr. Belknap's direction, the carriage house was remodeled and two cottages were constructed. While the built environment was recorded, its potential for associated historic-era features was not addressed. No National or California register evaluation was presented in the DPR 523 forms. None of these buildings and structures are extant according to a search of GoogleEarth's (2017) most current aeriels and street view.

Ten other built cultural resources were located within 200m of the Project APE (Table 1). These document the historical use of the nearby area with buildings and structures dating from ca. 1889 to 1952. All of these resources, including P-43-1424, were documented as part of the proposed Vasona Light Rail Project, though none were recommended for eligibility to either the National or California registers (CA-OHP 2012; NPS 2017). Additionally, the City's inventory does not include any of these buildings or structures (City of San Jose 2016).

Table 1. Cultural Resources within and Near Roosevelt Park Apartments Project

Primary No.	Address/APN	Description	Status	GoogleEarth View*
<i>Within APE</i>				
P-43-1424	19-23 N. Twenty-first/467-12-001	ca. 1888 carriage house, extensively remodeled in 1920; main building at 21 and 25 (demolished); ca. 1920 cottage at 19; and another ca. 1920 cottage at 23 (Hill et al. 2002a)		Not extant
<i>Near APE</i>				
P-43-1394	934 E. Santa Clara/467-30-038	1920 single-story rectangular auto garage (Hill et al. 2002b)	NR 6Y	Extant
P-43-1396	960 E. Santa Clara/467-31-011	extremely remodeled 1939 two-story retail store (Hill et al. 2002c)	NR 6Y	Extant
P-43-1397	990 E. Santa Clara/467-31-014	1931 single-story Spanish Colonial Style medical office building (Hill et al. 2002d)	NR 6Y	Extant
P-43-1398	1000 E. Santa Clara, also 1004, 1006, 1010 and 306 Alum Rock/467-31-039	ca. 1889 single-story rectangular retail building (Hill et al. 2002e)	NR 6Y	Extant
P-43-1399	1026 E. Santa Clara, also 1026-1028 E. Santa Clara and 312 Alum Rock/467-31-040	1907/1945 two-story Colonial Revival Style apartment building (Hill et al. 2002f)	NR 6Y	Extant
P-43-1628	961 E. Santa Clara/10 N Twentieth/467-21-006	1927 office building and house (Hill et al. 2003a)	NR 6Y	Not extant
P-43-1629	982 E. Santa Clara/467-31-013	1948 retail building (Hill et al. 2003b)	NR 6Y	Extant
P-43-1630	987 E. Santa Clara/467-12-012	1949/1953 single-story commercial bank (Hill et al. 2003c)	NR 6Y	Extant
P-43-1631	995 E. Santa Clara/467-12-012	1952 retail building (Hill et al. 2003d)	NR 6Y	Extant
P-43-1632	1001 E. Santa Clara, also 1005 E. Santa Clara/467-11-038	1946 grocery store (Hill et al. 2003e)	NR 6Y	Extant

* February 2017 aerial

The entire Project APE was previously investigated for its archaeological potential as part of a study for Roosevelt Park Master Plan Amendment (Holman 2003). Holman reported that less than one percent of native soils were visible for inspection along the residential area of North Twentieth, including the current project footprint. Because of the potential for historic-era deposits near the current Project APE and the potential for deeply buried Native American deposits and cultural resources, he recommended monitoring or mechanical exploration.

In 1993, Cartier surveyed the nearby Roosevelt Park and also found limited native soils visible within his mostly developed/landscaped study area to the west and north of the current Project APE. In 2009, Basin Research Associates completed a federal investigation for the South Bay Water Recycling Stimulus Projects for San Jose School. Their project APE included a small portion of N. 21st and E. Santa

Clara streets with staging areas considered to the north and northeast of the current Project. These researchers did not find their project APE to be archaeologically sensitive and they did not recommend any additional work.

WEST (2017:3-4) provided a history of the property in a draft Environmental Site. From the early 1890s to the 1930s, the current Project APE was the stable and later a garage for a main residence facing E. Santa Clara Street. In the 1890s, a well was on the property (WEST 2017:7). The parcel was divided in the 1930s and was adapted for use by the Valley Sanitarium and Health Center. In the 1970s, the Project APE was residential. The dwellings consisted of “two single-story detached cottages, a two-story multi-tenant apartment building with an attached single-story apartment unit” with no mention of the former carriage house (WEST 2017:7). These buildings were demolished in 2015.

Witter et al. (2007) places the Project APE within Holocene-age alluvial fan levee deposits (Qhl). WEST reported that in nearby geological boring samples the upper 25 ft. was comprised of unconsolidated alluvial fluvial deposits of clays, silts, sands, and gravels, however, no logs were attached to the draft. Given the stable nature of these sediments and the property’s proximity to Coyote Creek, the project footprint has a high potential for buried Native American archaeological deposits and cultural materials.

Historic-era maps for the project area were examined to identify the potential for archaeological resources in the project footprint that might elaborate on the history. In 1869, no bridge spanned Coyote Creek near this location and the cliffs along the east creek bank were discernible (Gray and Gifford 1869). In 1876, the property was part of P. Sullivan’s 25-acre property with no improvements near the current Project APE (Thompson & West 1876). By 1899, the carriage house was constructed (USCGS 1899). By 1942, this property had been engulfed into the ever enlarging urban area of San Jose with no specific details depicted within the project footprint (US Army 1942). No Sanborn Insurance maps were available from 1915 or before because this land was not part of the City. Based on the review of historical land use patterns and the previous discussion of historical land use, there is a moderate potential for historic archaeological deposits associated with the Lux’s family tenure within the current PAL.

Native American Consultation

Holman & Associates initiated Native American consultation on 3 October 2017. The Native American Heritage Commission was contacted to request a review of the Sacred Land Files (SLF) for any evidence of cultural resources or traditional properties of potential concern that might be known on lands within or adjacent to the Project APE (see Appendix B for all correspondence). One week later, the Commission responded that a Native American cultural site was present and referred the author to the Ohlone Indian Tribe. This agency also provided a contact list of six Native American individuals/organizations who may know of cultural resources in this area or have specific concerns about the project. On 25 October, each of these contacts was sent an email with an attachment including a letter describing the project, a map of the Project Area, and inquiring whether they had any concerns. Mr. Galvan of the Ohlone Indian Tribe, was one of these six and his email also included the Native American Heritage Commission’s letter.

On 26 October, Mr. Galvan responded that he was unaware of any specific sites at the Project APE. He asked for the recommendations of this report. On 29 November, the author notified him by

emailed that mechanical subsurface exploration would be recommended as part of an Extended Phase 1 approach. He has yet to respond.

The following day, Mr. Lopez responded by email. The Project is outside of his traditional tribal territory and he had no comment

When none of the other individuals/organizations responded, the author telephoned or emailed each on 28 November. The author was only able to speak with one other on the contact list. The remaining contacts were not available by phone and all of those were sent their original emailed letter. Ms. Zwierlein noted that many burials and buried sites have been found near Coyote Creek. The author shared her recommendations of mechanical exploration and Ms. Zwierlein agreed that this is the most appropriate approach. No other comments or concerns have been received.

Summary and Recommendations

No archaeological sites have been recorded within a quarter mile of the proposed Roosevelt Park Apartments Project in San Jose. A historical complex that consisted of an apartment building, remodeled ca. 1889 carriage house from Lux's estate, and two 1920s cottages was recorded as P-43-1424 within the Project APE. None of these buildings are extant. The property was previously surveyed with no surficial indications of archaeological sites. Land near Coyote Creek often contains buried archaeological deposits and cultural materials. The geology is mapped as Holocene-age alluvial levee deposits that because of their stable nature, preserves buried ground surfaces. The property has a moderate to high potential for buried historic-era and Native American archaeological deposits.

The Native American Heritage Commission has evidence that a Native American cultural resource is noted within or adjacent to the proposed Project APE. This agency referred Holman & Associates to Andrew Galvan of the Ohlone Indian Tribe, who had no information about the 21 N. 21st Street area. As part of the initial consultation, Irenne Zwierlein was also spoken with and she agreed that mechanical trenching under the direction of a qualified archaeologist would be the best approach in this situation.

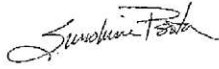
Holman & Associates recommends mechanical trenching in Extended Phase I efforts to explore for buried historical and Native American resources. Trenching depths should be consistent with the depths and range of impacts proposed, and the stratigraphy of the parcel. This investigation shall be conducted prior to any construction or other ground disturbing activities required as part of the project.

In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 ft. of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete.

Human graves are often associated with prehistoric occupation sites. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial and Section 5097.99 of the Public Resources Code defines the obtaining or possession of Native American remains or grave goods to be a felony. If human remains are encountered as a result of construction activities, any work in the vicinity shall be halted and the County Coroner contacted.

Should you have any questions, please contact Sunshine Psota, spsota@sonic.net or 707.291.8786.

Sincerely,



Sunshine Psota, M.A., RPA
Senior Associate

References

Basin Research Associates

- 2009 *Historic Properties Survey Report/Finding of Effect: South Bay Water Recycling (SBWR) Stimulus Projects, San Jose Schools A-D Projects, San Jose, Santa Clara County*. Basin Research Associates, San Leandro. Prepared for Bureau of Reclamation, Sacramento and South Bay Water Recycling, San Jose.

California Department of Parks and Recreation (CA-DPR)

- 1976 *California Inventory of Historic Resources*. Department of Parks and Recreation, Sacramento.

California State Office of Historic Preservation (CA-OHP)

- 2012 *Directory of Properties in the Historic Property Data File for Santa Clara County, Updated to 5 April 2012* (most recent). Office of Historic Preservation, Sacramento.

Cartier, Robert

- 1993 *Cultural Resource Evaluation of the Roosevelt Park Project in the City of San Jose*. Archaeological Resource Management, San Jose. Prepared for The Redevelopment Agency for the City of San Jose.

City of San Jose

- 2016 Historic Resource Inventory. Available at <http://www.sanJoseca.gov/DocumentCenter/View/633>. Accessed 28 November 2017.

GoogleEarth

- 2017 Historical Imagery of APE.

Gray, W. Vallance and C.B. Gifford,

- 1869 *Bird's Eye View of City of San Jose, Cal.* Geo H. Hare Bookseller & Stationers, San Jose.

Hill, Ward, Charlene Duval, and Basin Research Associates

- 2002a Primary Record for P-41-1424. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2002b Primary Record for P-41-1394. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2002c Primary Record for P-41-1396. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2002d Primary Record for P-41-1397. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2002e Primary Record for P-41-1398. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2002f Primary Record for P-41-1399. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2003a Primary Record for P-41-1628. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2003b Primary Record for P-41-1629. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2003c Primary Record for P-41-1630. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
- 2003d Primary Record for P-41-1631. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.

Hill, Ward, Charlene Duval, and Basin Research Associates (*cont.*)

2003e Primary Record for P-41-1632. On file at the Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.

Holman, Miley Paul

2003 *Cultural Resources Archival Review and Field Inspection of the Roosevelt Park Master Plan Amendment Area, San Jose, Santa Clara County, California*. Holman & Associates, San Francisco. Prepared for Catalyst, San Francisco.

Meyer, Jack

2000 *A Geoarchaeological Study of the Guadalupe Parkway Corridor, State Highway 85, San José, Santa Clara County, California*. Anthropological Studies Center, Sonoma State University, Rohnert Park, California. Prepared for California Department of Transportation, District 4, Oakland.

National Parks Service (NPS)

2017 National Register Properties for San Jose.

Sanborn Insurance Company

1884-1915 Insurance Map of San Jose, California. Sanborn Map and Publishing Co, New York

Thompson & West

1876 Historic Atlas Map of Santa Clara County. Thompson & West, San Francisco.

United States Army (US Army)

1942 San Jose 15' Topographic Quadrangle.

United States Coast & Geodetic Survey (USCGS)

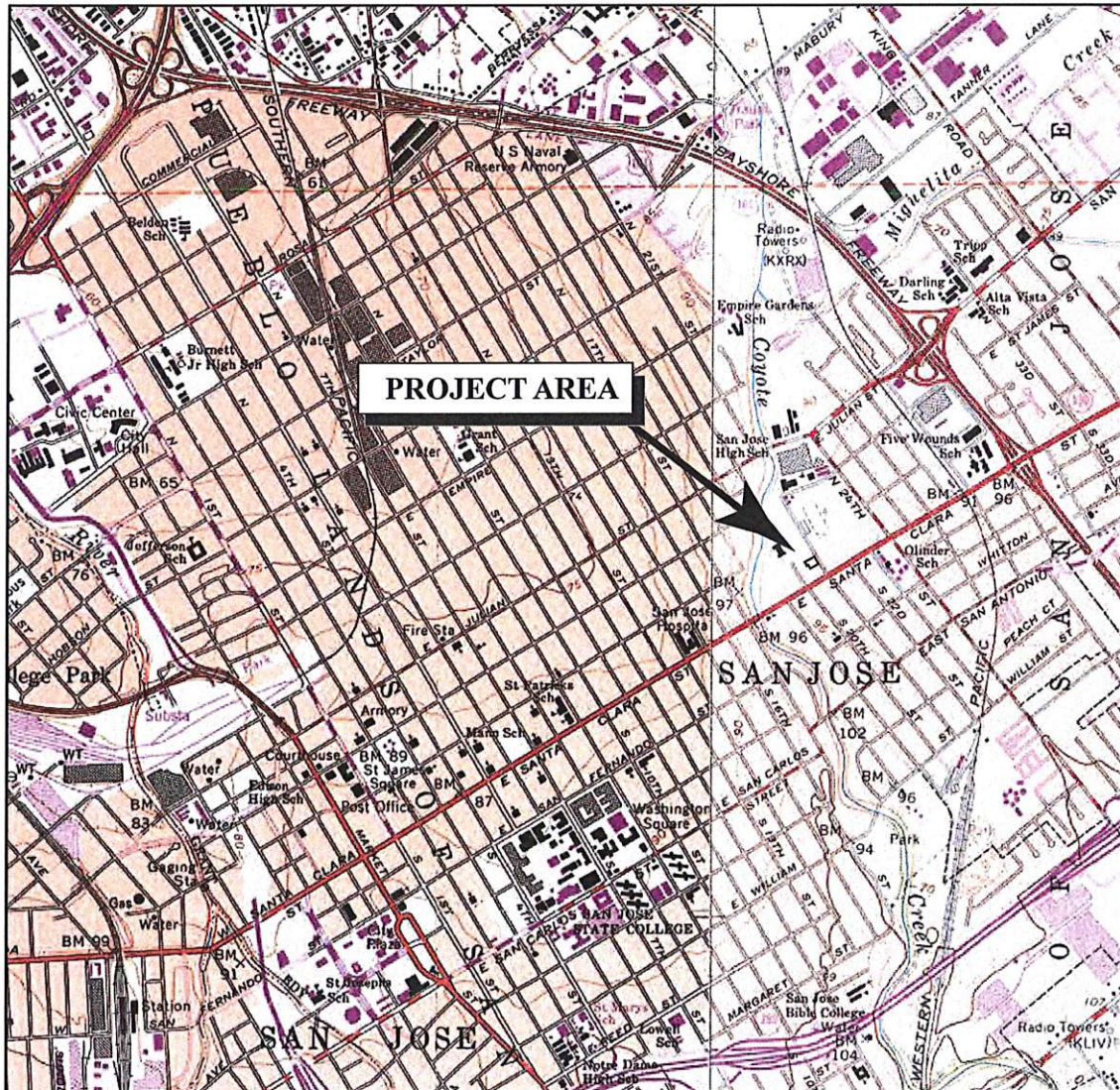
1899 San Jose 15' Topographic Quadrangle.

West Environmental Services & Technology (WEST)

2017 *Draft: Phase I, Environmental Site Assessment for 21 N 21st Street, San Jose, California*. West Environmental Services & Technology, San Rafael. Prepared for First Community Housing, San Jose.

Witter, Robert C., Keith L. Knudsen, Janet M. Sowers, Carl M. Wentworth, Richard D. Koehler, and Carolyn E. Randolph

2006 *Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California*. US Geological Survey Open-File Report 2006-1037, Online Version 1.1, Menlo Park, California, <http://pubs.usgs.gov/of/2006/1037/>, Updated May 5, 2006, Accessed 17 January 2012.



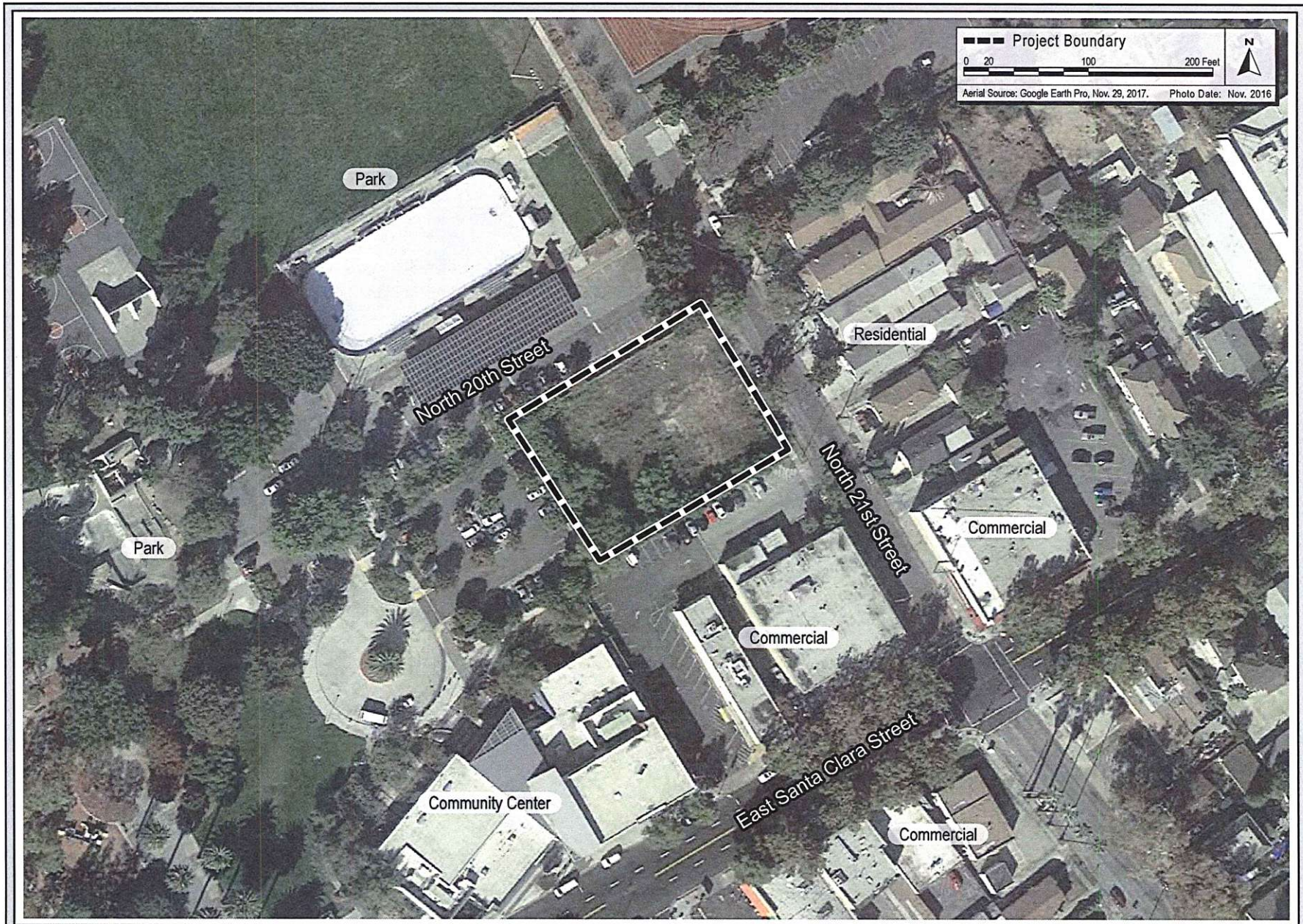
Roosevelt Park Apartments, 21 N 21st Street, San Jose, County of Santa Clara



MAP 1 PROJECT AREA



Base Map: USGS 7.5' San Jose West, CA, 1961 (Printed 1980)
& San Jose East, CA, 1961 (Printed 1980)



Map 2. Roosevelt Park Apartments Area of Potential Effects

ROSEVELT PARKS APARTMENT APPENDIX A:
Primary form for P-43-1424

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

Primary # P-43-001424
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (assigned by recorder) 19-23 North Twenty-first Street

- P1. Other Identifier: Lux Carriage House/Garden City Sanitarium #2 Ref. No. 49
 P2. Location: Not for Publication Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)
 a. County Santa Clara
 b. USGS 7.5' Quad San Jose East (4274) Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. _____; Mount Diablo B.M.
 c. Address 19-23 North Twenty-first Street (rear of 999 E. Santa Clara St.) City San Jose Zip 95116
 d. UTM: Zone 10; ___ mE / ___ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-12-001

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

This ca. 1888 carriage house—extensively remodeled in the 1920s as a rest home, and later as a rooming house—faces east on a mid-block parcel in a residential neighborhood bordering the East Santa Clara Street commercial district. The property is adjoined on the north by a city park. The main building (#21, #25) occupies the street frontage of a spacious lot landscaped with lawns, shrubs, and shade trees. A dirt driveway runs along the north edges of the parcel to a garage at the northwest rear corner. The deteriorated garage, with board-and-batten and vertical wood siding, has a collapsed shed roof. A ca. 1920 cottage (#19) occupies the southwest rear corner of the yard. It is a wood-frame structure with a rectangular plan and a hip/gable roof. Walls are clad in 3-lap rustic siding, and the double-hung windows are simply framed. The entry, at the south end, has a flaring shed roof with rounded rafters. There is a particle-board storage addition at the north end. Another ca. 1920 cottage (#23), adjoining the driveway, is a wood-frame structure with a rectangular plan and hip roof. The entry is sheltered by a gabled canopy at the south end. Walls are clad in channel-rustic siding, and the double-hung windows are simply framed. A shed-roofed addition extends along the cottage's west side.

(see continuation sheet)

P3b. Resource Attributes: HP2—Single Family Property

- P4. Resources present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:
View from SE

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1888/ca. 1920

P7. Owner and Address
Fagnani, Michele A. Tr.
616 W. Victor Ave.
Visalia, CA 93277

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

Ward Hill and Woodruff Minor, Architectural
Historians and Charlene Duval, Historian
Basin Research Associates, Inc.
1933 Davis St., Suite 210
San Leandro, CA 94577

P9. Date Recorded June 2002
 P10. Survey Type: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project

- Attachments: NONE Location Map Sketch 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) _____

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

Primary # P-43-001424
 HRI # _____

NRHP Status Code _____

Page 2 of 3 Resource Name or #: (assigned by recorder) 19-23 North Twenty-first Street

- B1. Historic Name: Lux Carriage House/Garden City Sanitarium #2
 B2. Common Name: _____
 B3. Original Use: Carriage House/Sanitarium B4. Present Use: Rooming House
 B5. Architectural Style: Period Revival
 B6. Construction History: (Construction date, alterations, and date of alterations)

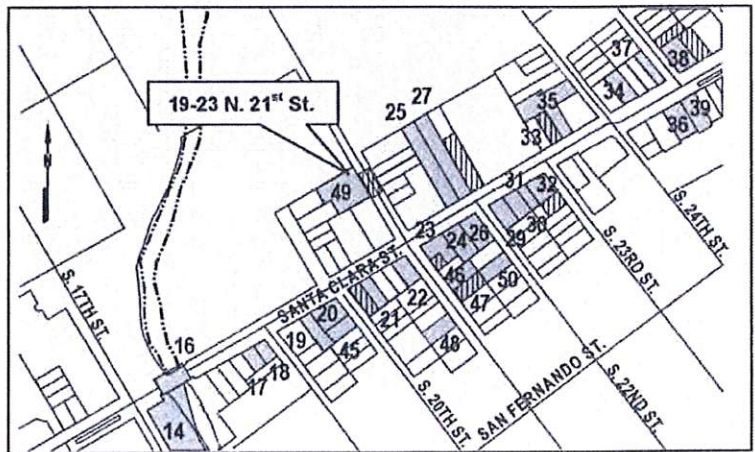
The building located at 19-21 North Twenty-first Street was originally built in about 1888. The former carriage house at the front of the parcel is very altered. When the carriage house was altered for use as a rest home (and later as a rooming house), the interior was cut up into rooms, various additions were made, and new windows and doorways were cut into the walls. Additions included a two-story, flat-roofed section in the rear angle of the wings and a shed-roofed garage (later converted into a dwelling unit) at the end of the long wing. A veneer of asbestos shingles (ca. 1950) was added to the exterior walls. New roofing was also added. Two cottages were built in the 1920s.

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: _____
 B9a. Architect: Unknown B9b. Builder: Unknown
 B10. Significance: Theme Residential Architecture Area San Jose
 Period of Significance ca. 1888/ca. 1920 Property Type Residential Applicable Criteria none
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The building located at 19-21 North Twenty-first Street was originally built in about 1888 as the carriage house that stood to the rear of Henry Lux's large \$76,000 1888 Queen Anne home. Henry Lux was half of the partnership of Miller & Lux, cattle barons of central California during the nineteenth century. Lux's estate consisted of a 5.61-acre parcel located at the southwest corner of what is now North Twenty-first Street and East Santa Clara Street. Lux died about 1902, and left the house to his brother Charles, who lived there until he passed away. The property then passed to heir Lena Lux MacBride, wife of Calvin G. H. MacBride. The MacBrides resided in the house until it was sold to Lewis J. Belknap about 1920. Belknap had been operating the Garden City Sanitarium since 1897 on the old LaGarde Estate, now the site of Roosevelt Park. In 1920, he sold that property and it became one of two Columbia Hospitals. He then purchased the Lux mansion and converted the c1888 carriage house that stood at the rear of the house to his new Garden City Sanitarium. Numerous building permits were taken out between 1920 and 1927 for alterations and buildings on the property. Dr. Belknap must have retired in the late 1920s, as by 1930, Drs. Charles R. Campbell and A. N. Donaldson were in residence at the Garden City Sanitarium. Dr. Belknap and his wife were still living in the old Lux home, the Dr. dying in February 1932. Dr. Campbell and his wife Lenore, also a physician, relocated the Garden City Sanitarium across the street to 990 East Santa Clara Street in 1933. The Belknaps building then became the Valley Sanitarium and Health Center, operated by R. M. Schaefer (R.N.). Mrs. Belknap continued living in the Lux house until 1949 when she sold the property and the house was razed to build the First National Bank at 987 East Santa Clara Street. The sanitarium remained intact; and by the early 1940s, the Valley Sanitarium was operated by Mrs. Mattie B. Bensel and Ruth B. Gardner who were the new owners of the building. Ruth Gardner was still the owner/operator of the sanitarium as late as the 1960s. (see continuation sheet).

- B11. Additional Resource Attributes: (List attributes and codes)
 B12. References:
 (see continuation sheet)
 B13. Remarks:
 B14. Evaluator Ward Hill, Architectural Historian
 Date of Evaluation: June 2002

(This space reserved for official comments)



P3a. continued

The former carriage house at the front of the parcel is so altered that it is difficult to describe the building without making reference to the alterations. In original condition, it appears to have been a gabled, L-plan structure with a long wing (now oriented north-south, parallel to the street) and a shorter transverse wing (perpendicular to the street). Each end of each wing terminated in a steeply pitched gable—a total of four gables—with frieze molding. Walls were probably clad in channel-rustic siding, and the interior was probably an open, barn-like space with an upper-level loft and at least one finished room for a groomer or driver. When the carriage house was altered for use as a rest home (and later as a rooming house), the interior was cut up into rooms, various additions were made, and new windows and doorways were cut into the walls. Additions included a two-story, flat-roofed section in the rear angle of the wings and a shed-roofed garage (later converted into a dwelling unit) at the end of the long wing. A veneer of asbestos shingles (ca. 1950) was added to the exterior walls. New roofing was also added, though original wood roof shingles survive on the north wing. An arched, brick-lined porch on the south wall leads to the entry hall. There are 11 residential rooms/units, a shared kitchen, and bathrooms; the old garage is currently the manager's residence. The interior retains a staircase with boxed columns and 12-inch redwood wainscot, and there is at least one old room on the upper floor with coved ceiling. Original redwood construction (including lath-and-plaster for the coving) is visible in the attic of the north wing.

B10. Continued

Evaluation

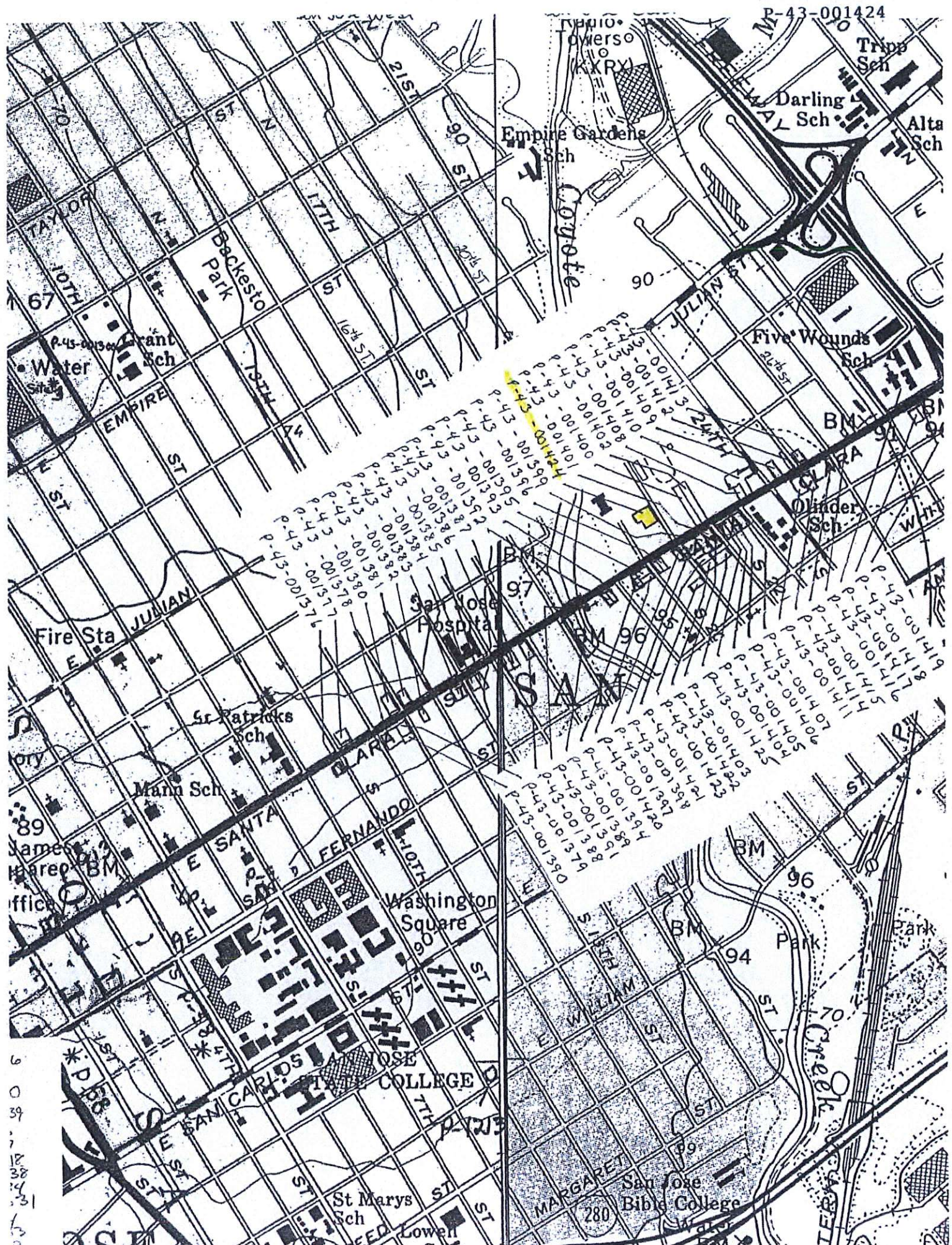
If it retained its historic integrity, 19-23 North Twenty-first Street could potentially be significant under Criteria A, B and C as an early (1888) carriage house in East San Jose and for its association with Henry Lux, a resident of the area and major figure in the cattle industry. However, the many 1920s and later alterations to this building have severely compromised its historic integrity (see description). It does not appear that much of the original 1888 design of the carriage house survives. The Garden City Sanitarium does not appear to be a significant business in San Jose, thus the building as altered does not appear to be eligible under Criterion A or Criterion 1. Consequently, 19-23 North Twenty-first Street does not appear to be eligible for the National or the California Register because it lacks historic integrity. The building also does not appear to be a contributing structure to a National or California Register eligible historic district.

B12. References

- J. G. Guinn, *History of the State of California and Biographical Record of Coast Counties, California*, 1904.
- Herrmann Bros., *Map of the City of San Jose and Vicinity*, 1892.
- San Jose City Directories, 1888-1963.
- San Jose Mercury, *Santa Clara County and Its Resources*, 1896.
- San Jose Sanborn Fire Insurance Maps, 1891-1961.
- E. Sawyer, *History of Santa Clara County*, 1922.
- Thomas Bros., *Block Book*, 1924.
- Thompson & West, *Historical Atlas of Santa Clara County*, 1876.



Rear building



P-43-001424

Towers (KXP)
Empire Gardens Sch

Tripp Sch
Darling Sch
Alta Sch

Backesto Park
Grant Sch
Water Sch
EMPIRE ST
10TH ST
17TH ST
21ST ST
90 ST
164 ST
204 ST

Coyote
JULIAN ST
Five Wounds Sch
BM 96
CLARA ST
Olinger Sch

P-43-001424
P-43-001409
P-43-001410
P-43-001408
P-43-001402
P-43-001401
P-43-001399
P-43-001396
P-43-001395
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Fire Sta
Sr Patricks Sch
Maria Sch
San Jose Hospital
Washington Square
FERNANDO ST
SANTA CLARA ST
JULIAN ST

San Jose Hospital
Washington Square
FERNANDO ST
SANTA CLARA ST
JULIAN ST
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San Carlos College
San Jose State College
St Marys Sch
San Jose Bible College
MARGARET ST
Park
Creek
7TH ST
8TH ST
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P-43-001424

P-43-001424

For More information and more detailed maps, please
see the following studies:

S-25680

21 Jan 2003
Annette Schachter
Lab Asst.1

ROSEVELT PARKS APARTMENT APPENDIX B:
Native American Consultation



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286

Frank Lienart
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

3 October 2017

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Mr. Lienart:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

Holman & Associates is assisting First Community Housing and the City of San Jose with initial Native American consultation. Please review the Sacred Lands File for any Native American cultural resources that may be within or adjacent to the study area. Please let me know if you have any information or concerns. I also request a current list of Native American individuals and groups who may have knowledge of cultural resources in the immediate vicinity of the Project APE, specifically those representatives of the Ohlones who wish to be contacted regarding potential cultural resources impacts in this portion of Santa Clara County. Should you have any questions, I can be reached at my cell (707.291.8786) or by email (spsota@sonic.net). Please email or fax back results to **707.861.3424**.

I look forward to hearing from you. Thank you for your assistance with this project.

Sincerely,

Sunshine Psota, M.A., RPA
Senior Associate

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



October 10, 2017

Sunshine Psota
Holman & Associates

Email to: spsota@sonic.net

RE: Roosevelt Park Apartments, Santa Clara County

Dear Ms. Psota,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results indicate Native American cultural sites are present. Please contact the Ohlone Indian Tribe. Other sources for cultural resources should also be contacted for information regarding known and/or recorded sites.

Enclosed is a list of Native American tribes who may also have knowledge of cultural resources in the project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at frank.lienert@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank Lienert', with a large, stylized flourish extending to the right.

Frank Lienert
Associate Governmental Program Analyst

**Native American Heritage Commission
Native American Contacts
10/10/2017**

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA 95632
vlopez@amahmutsun.org
(916) 743-5833

Ohlone/Costanoan
Northern Valley Yokuts

Indian Canyon Mutsun Band of Costanoan
Ann Marie Savers, Chairperson
P.O. Box 28
Hollister, CA 95024
ams@indiancanyon.org
(831) 637-4238

Ohlone/Costanoan

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwielerlein, Chairperson
789 Canada Road
Woodside, CA 94062
amahmutsuntribal@gmail.com
(650) 851-7489 Cell
(650) 851-7747 Office
(650) 332-1526 Fax

Ohlone/Costanoan

North Valley Yokuts Tribe
Katherine Erolinda Perez, Chairperson
P.O. Box 717
Linden, CA 95236
canutes@verizon.net
(209) 887-3415

Ohlone/Costanoan
Northern Valley Yokuts
Bay Miwok

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemarv Cambra, Chairperson
P.O. Box 360791
Milpitas, CA 95036
muwekma@muwekma.org
(408) 314-1898

Ohlone / Costanoan

(510) 581-5194

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3152
Fremont, CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

(510) 687-9393 Fax

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for the proposed Roosevelt Park Apartments, Santa Clara County



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286

25 October 2017

Valentin Lopez
Amah Mutsun Tribal Band
P O Box 5272
Galt, CA 95632

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Mr. Lopez:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

Holman & Associates is assisting First Community Housing and the City of San Jose with initial Native American consultation. A records search at the Northwest Information Center of the California Historical Resources Information System did not identify any known Native American sites within or close to this project, or any related studies. The Native American Heritage Commission, however, responded that a search of their Sacred Lands File identified Native American cultural sites are present within the project area. The Commission referred Holman & Associates to the Ohlone Indian Tribe.

Please notify me if you have any information or concerns about cultural resources that may be within or adjacent to the Project Area. I request that you respond in writing within 10 working days if you have such information or concerns. To reach me, please use email (spsota@sonic.net), or fax to (707.861.3424) and not the main office number shown above, or write to me at 1340 Kelly Avenue, Sebastopol, CA 95472.

Sincerely,

Sunshine Psota



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

**3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286**

25 October 2017

Irenne Zwierlein, Chairperson
Amah/Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Rd.
Woodside, CA 94062

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Ms. Zwierlein:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

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Sunshine Psota



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286

25 October 2017

Katherine Erolinda Perez, Chairperson
P O Box 707
Linden, CA 95236

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Ms. Perez:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

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Sincerely,

Sunshine Psota



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

**3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286**

25 October 2017

Rosemary Cambra, Chairperson
PO Box 360791
Milpitas, CA 95036

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Ms. Cambra:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

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Sincerely,

Sunshine Psota



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

**3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286**

25 October 2017

Andrew Galvan
The Ohlone Indian Tribe
PO Box 3152
Freemont, CA 94539

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Mr. Galvan:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

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Please notify me if you have any information or concerns about cultural resources that may be within or adjacent to the Project Area. I request that you respond in writing within 10 working days if you have such information or concerns. To reach me, please use email (spsota@sonic.net), or fax to (707.861.3424) and not the main office number shown above, or write to me at 1340 Kelly Avenue, Sebastopol, CA 95472.

Sincerely,

Sunshine Psota



holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"

**3615 FOLSOM ST. SAN FRANCISCO,
CALIFORNIA 94110 415/550-7286**

25 October 2017

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P O Box 28
Hollister, CA 95024

Re: Roosevelt Park Apartments, 21 N 21st Street, San Jose, Santa Clara County

Dear Ms. Sayer:

Holman & Associates is consulting with Native Americans for the above referenced project near downtown San Jose. On the current vacant land, First Community Housing plans to build 80 units of multifamily housing for households at 30-60% AMI. Roosevelt Park Apartments will be a mixed-use, 8-story light concrete building with 2 levels of garage parking (including one below ground), 6 levels of residential units, and 1 level of commercial office space. The City of San Jose (City) is the lead CEQA agency for this project. The project area is located within the unsectioned Pueblo lands of San Jose that is located within Township 7 South/Range 1 East of MDBM as depicted on the San Jose West 7.5' topographic quadrangle.

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Sincerely,

Sunshine Psota

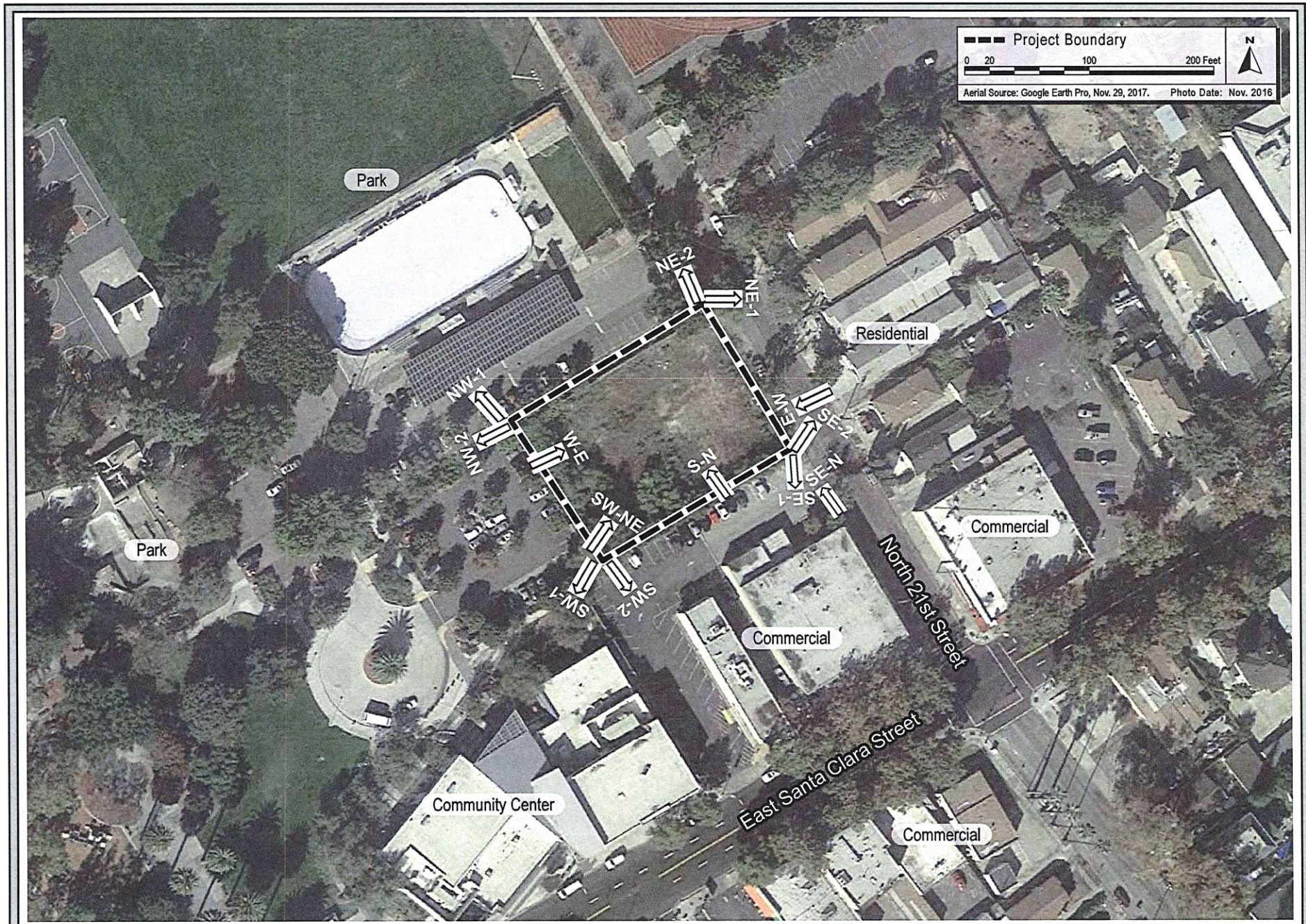
Table A-1: Native American Consultation for Roosevelt Park Apartments Project, San Jose

Contact	Date	Description
Valentin Lopez	25 Oct 2017	-Contact letter sent via email.
	27 Oct 2017	- Received an email that the project area is outside of his traditional tribal territory. Mr. Lopez has no comment.
Irene Zwielerlein	25 Oct 2017	-Contact letter sent via email.
	28 Nov 2017	-Called her and she noted than many burials and buried sites have been found near Coyote Creek. She agrees with subsurface backhoe trenching. If any Native American deposits, burials, and cultural materials are found, Ms. Zwielerlein would like to be notified and she recommends Native American involved at that time.
Katherine Erolinda Perez	25 Oct 2017	-Contact letter sent via email.
	28 Nov 2017	-Phone number not working. Emailed original letter
Rosemary Cambra	25 Oct 2017	-Contact letter sent via email.
	28 Nov 2017	-Could not contact by phone, emailed original letter.
Andrew Galvan	25 Oct 2017	-Contact letter sent via email and sent NAHC response letter.
	26 Oct 2017	-Mr. Galvan responded by email concerning the scope of my work and what had been found. A summary of the records search was sent. And he asked that I send him my recommendations.
	28 Nov 2017	-Emailed recommendations.
Ann Marie Sayers	25 Oct 2017	-Contact letter sent via email.
	28 Nov 2017	-Mailbox is full- emailed original letter.

Consultation conducted by S. Psota

Attachment B

Photographs of the Project Site and Surrounding Area



AERIAL PHOTOGRAPH AND PHOTOGRAPH LOCATIONS

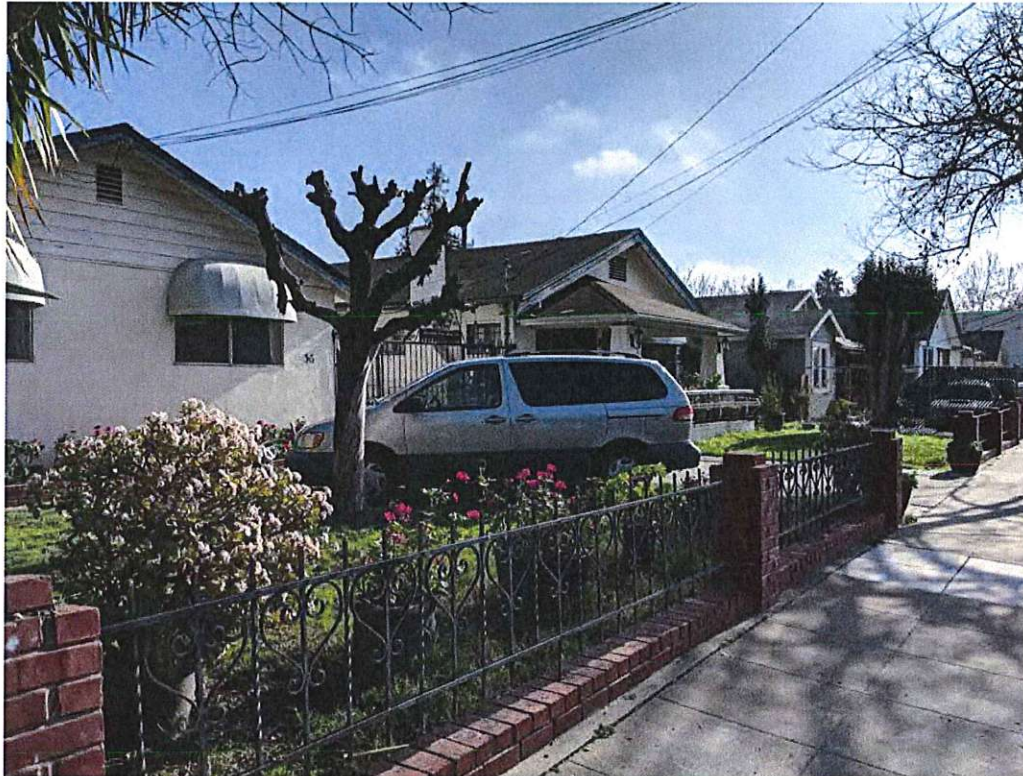


Photo NE-1: View of residences east of project site from site's northeast corner.

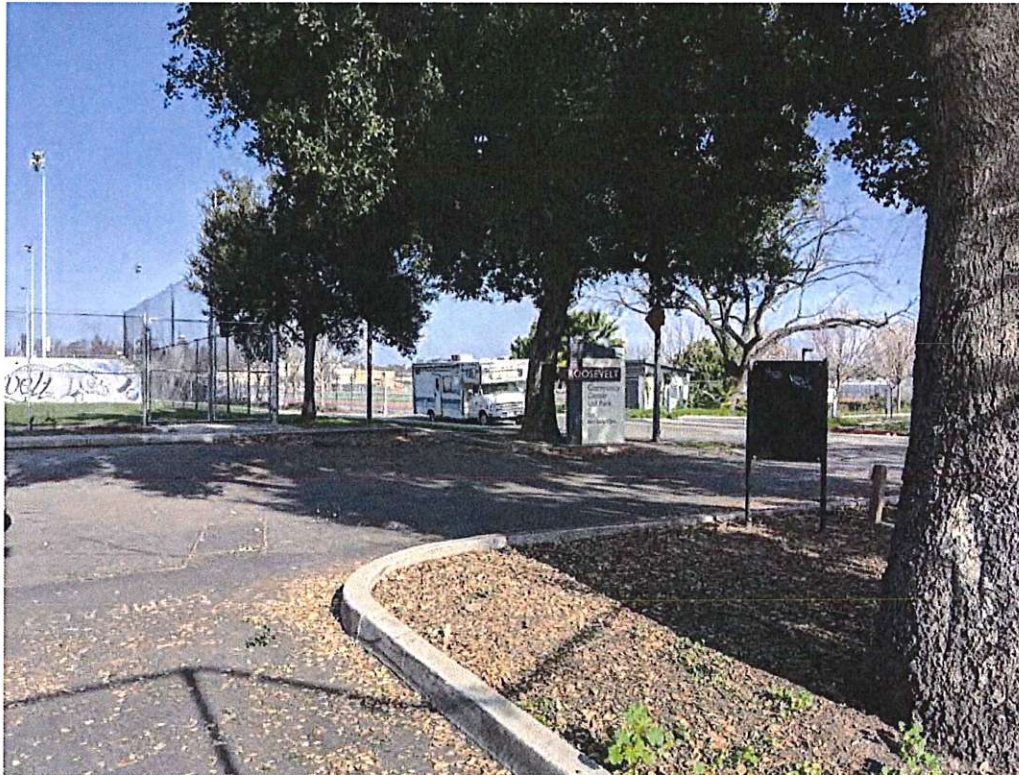


Photo NE-2: View of parking lot and sports fields north of project site from site's northeast corner.



Photo NW-1: View of roller rink north of project site from site's northwest corner.



Photo NW-2: View of park and parking lot west of project site from site's northwest corner.



Photo SW-1: View of community center southwest of project site from site's southwest corner.



Photo SW-2: View of community center and commercial buildings south of project site from site's southwest corner.



Photo SE-1: View of commercial buildings south of project site from site's southeast corner.



Photo SE-2: View of residences east of project site from site's southeast corner.

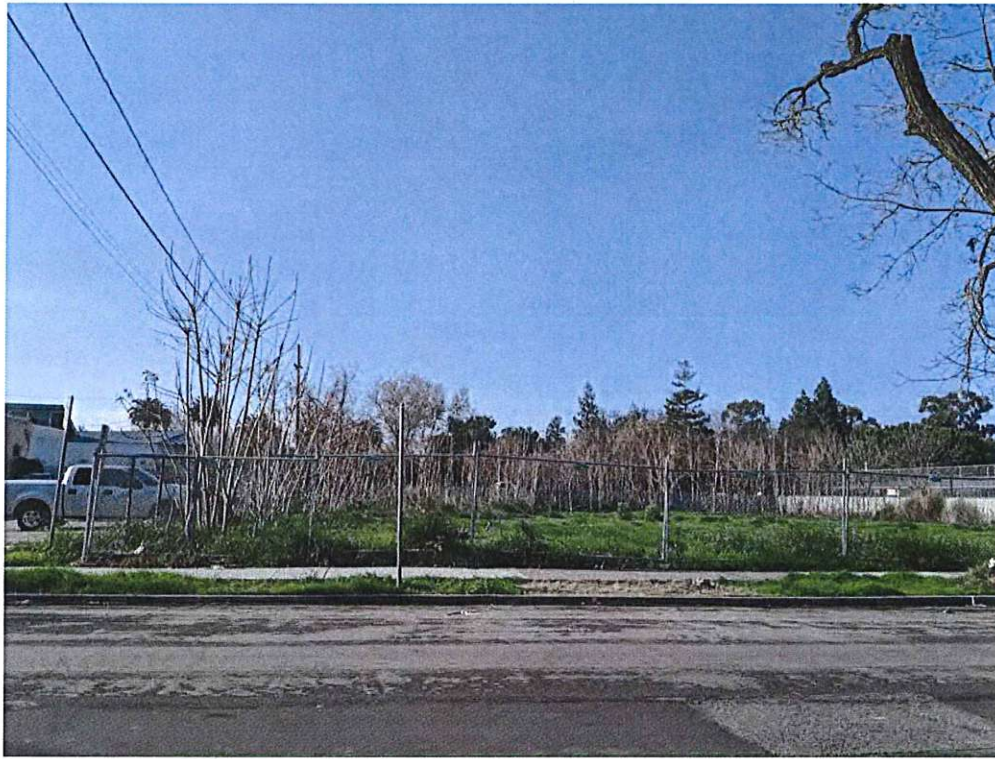


Photo E-W: View of project site, looking west from east of North 21st Street.



Photo S-N: View of project site, looking north, from commercial parking lot.



Photo SE-N: View of project site, looking north, from North 21st Street sidewalk.



Photo SW-NE: View of project site, looking northeast, from community center parking lot.



Photo W-E: View of project site, looking east, from community center parking lot.