

HISTORIC RESOURCE PROJECT ASSESSMENT

1200 – 1250 Campbell Ave.
San José, Santa Clara County, California
(APNs #230-14-004 and -009)



Prepared for:

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1.24.2019



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Introduction

This report addresses potential historic resources on a two-parcel site at the northwest edge of San José near Santa Clara University. A project is being proposed to construct a complex of residential and commercial uses on this site by the University, and the project will be undergoing environmental review under the California Environmental Quality Act (CEQA) as a part of the entitlement process.

San José expanded to include this portion of the city in 1925 as a part of the College Park/Burbank/Sunol annexation. The neighborhood is closely associated with Santa Clara, and over the years the postal addressing appears to relate to Santa Clara rather than to San José. Presently, the two parcels are addressed as 1202 and 1250 Campbell Ave. The city's permit database also includes 1250 Campbell Ave., which appears to be a part of the 1202 Campbell Ave. property.

The site is within the Santa Clara Station Area Plan, published by the Santa Clara Valley Transportation Authority, the City of Santa Clara, and the City of San José in 2010 (<https://mtc.ca.gov/sites/default/files/Santa%20Clara%20Station%20Area%20Plan%202010.pdf>). The current entitlement request for this project is filed with the City of San José under PDC18-038 and GP18-015. The project includes demolition of all the extant buildings on the two parcels. Both properties contain buildings that are over 50 years in age.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to conduct a historic resource project assessment as a part of preparation of documents to be used for the City's environmental review of the proposed project under CEQA. The City's Planning Division within the Department of Planning, Building, and Code Enforcement (PBCE) has requested that a report such as this be submitted as a part of development review. The practice of the City of San José is to require that this assessment be done by a qualified historian when a project involves a historic property (over 45 years in age) that is or might have the potential to be a significance historic resource.

Project Description

The project consists of up to 295 residential units and 20,000 square feet of commercial office use on a 2.99 gross acres site. The site is on the northeast (easterly) side of Campbell Avenue approximately 1,660 feet northerly of Newhall Street.

Purpose and Methodology of this Study

This document is presented in a report format and addresses the extant buildings and related structures on the project site. It has been prepared according to the City of San

José Revised Guidelines for Historic Reports, published on February 26, 2010 and as presently interpreted by the Planning Division.

Within this report is an evaluation for historical significance within the Summary of Findings Section beginning further down on this page. The evaluation was conducted for both the properties that are proposed for demolition according to criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The report also contains some historical and architectural context, a statement of integrity (within the attached DPR523a forms), and significance, as well as a short bibliography containing sources of information. Attached DPR523a series forms present property data and a detailed description.

The site was examined in December 2018 by Franklin Maggi. Digital photographs of the exterior of the buildings and views of the adjacent setting were taken at that time. Photographic documentation is included within the DPR523 forms.

Historical research was conducted by the staff of Archives & Architecture and consisted primarily of review of secondary sources of historical information. The research and historical investigation were prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Previous Surveys and Historical Status

The buildings on this site have not been previously recorded as part of any historical survey or review for individual historic significance.

Summary of Findings

This survey and study evaluates the potential historic significance of the site and related buildings to determine if any of the properties are significant under the CEQA under Criterion 1 (patterns or events), 2 (personages), or 3 (architecture), or qualify as San José City Landmark structures under any of the eight factors to be considered under the City's Historic Preservation Ordinance, and if so, to determine if the project proposed for the site would or would not have an adverse effect on historic resources.

In considering the potential significance of the property and related buildings, based on the City of San José criteria for historical significance, the industrial structures on this site, addressed historically as 1200-1250 Campbell Ave., were not found to exhibit individual character and interest in a way that reflects the heritage and cultural development of the city that would enable eligibility for designation as San José City Landmarks. While the primary buildings were built in the late 1940s and mid-1950s

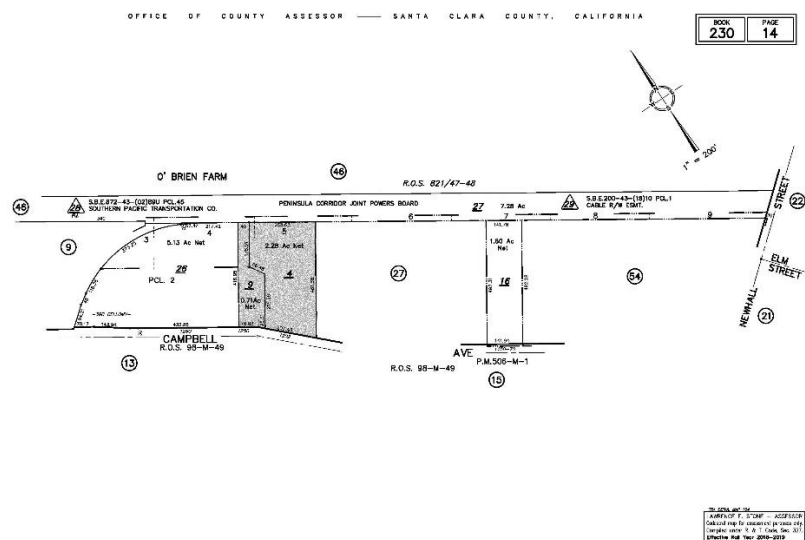
within the context of industrial growth during the period of rapid post-World War II period of *Industrialization and Suburbanization (1945-1991)*, this period was characterized by a decline in agricultural-related uses, and in this portion of the city along the Southern Pacific Company railroad right-of-way, within around 25 years the agricultural uses had all but disappeared from the landscape. These industrial buildings do not represent the region's horticultural heritage a significant way.

The style, design and construction of these vernacular industrial buildings have no significant identifiable architectural character, and lack association with important developments in industrial architecture of the period. Their physical characteristics are not distinctive in a way to enable eligibility to the California Register of Historical Resources or as City Landmark structures. When considered for listing on the City's Historic Resources Inventory, neither of the properties appear to reach the threshold for listing based on an assessment of their qualities.

The immediate neighborhood was also studied and considered under the City's criteria for designation as a potential historic district. While the area developed at mid-twentieth century with industrial uses that were primarily associated with the areas agricultural industries, most of those buildings are now gone and have been replaced with modern residential buildings and industrial facilities related to the technology industries that have evolved over the last half a century.

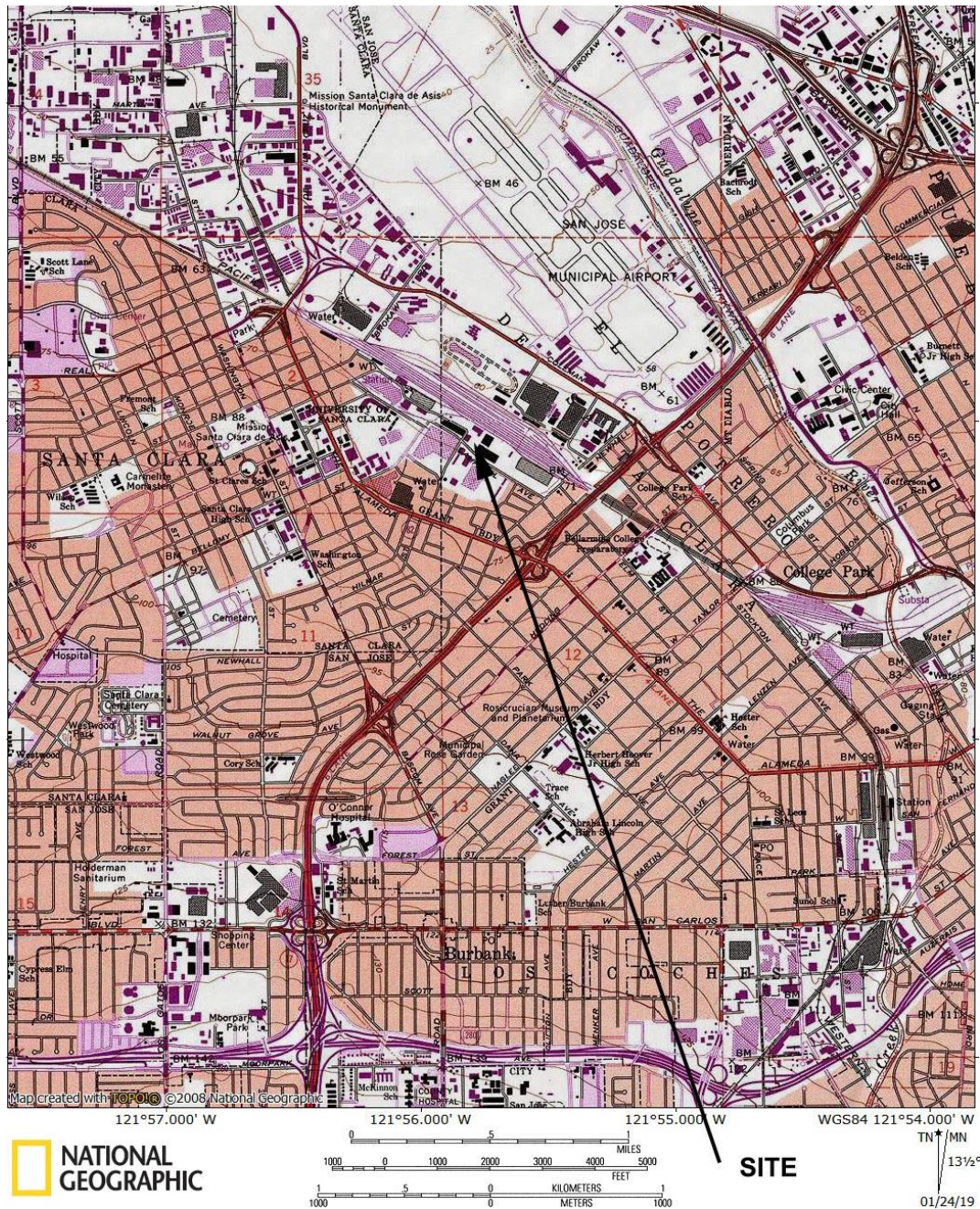
Demolition and construction of a new building on this site will not have a significant effect on the environment under the California Environmental Quality Act.

County Assessor's Map



County Assessor's map showing subject properties greyed.

Location Map



Property History

1202 and 1250 Campbell Ave. appear to have developed together at mid-century as a warehouse and cold storage facility called California Fruit Exchange. Security Warehouse and Storage Company was headquartered at 350 North First Street in San

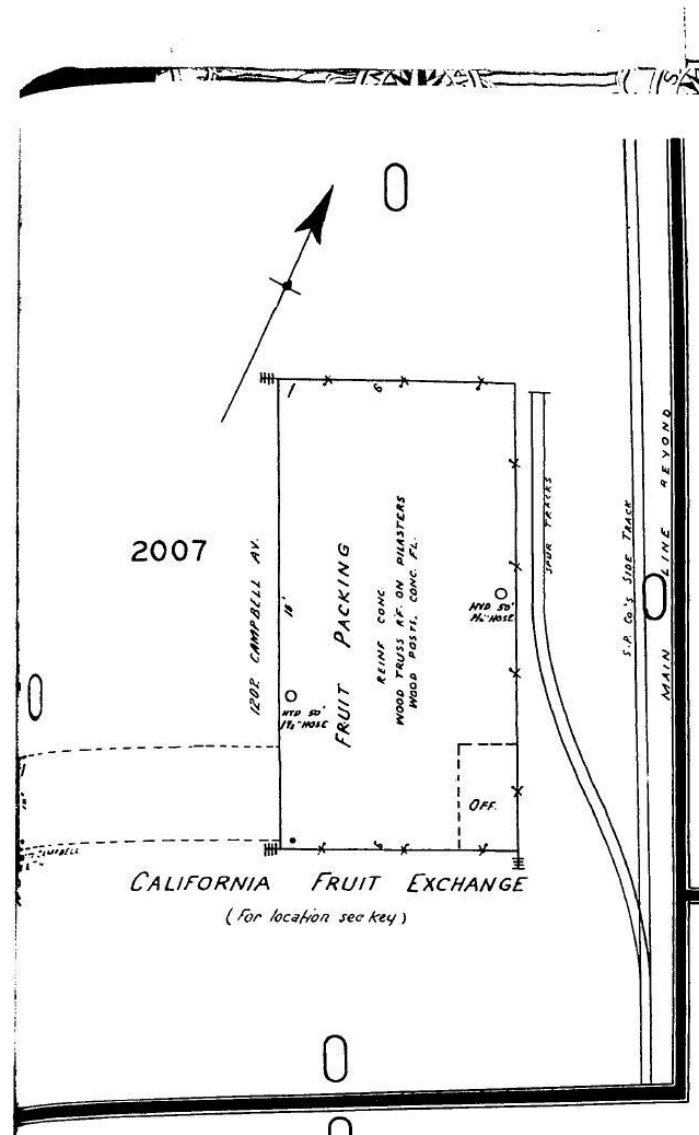
Jose at that time and built the large rectangular concrete warehouse building at the rear of this site along a railroad spur near the Southern Pacific Company mainline through the cities of San Jose and Santa Clara.

Although local Polk/Husted city directories are devoid of references to California Fruit Exchange, Sanborn maps from the 1950s show the extant building with its use reference and includes an L-shaped extension extending southwesterly from the main building mass toward Campbell Avenue. The 1948 USGS aerial below shows the building recently constructed, located in an area of mostly industrial uses just to the east of Santa Clara University, with the future San Jose Airport lands to the northeast. Southern Pacific Company had a large railroad yard in this area as well as the early Santa Clara Depot located further to the northwest of the subject property (beyond the upper left top of the image).



1948 USGS aerial showing industrial development between SPC railroad and Santa Clara University, with recently constructed California Fruit Exchange building at right side of image.

By 1956, the use had been expanded with the construction of what was identified in permit records as a packing shed. This building now lies on a separate parcel along the northwest side of the project site.



1950 Sanborn Map Company

The large concrete building had served this use for around 25 years from 1946 to 1971. When ownership changed in the late 1960s, the large L that can be seen in the above Sanborn map was enclosed and this area used for banana storage. The produce storage use appears to have remained for only around ten more years, until the front building was constructed to house a plumbing supply business. This transition came during a period when local industrial facilities related to Santa Clara Valley's agricultural

economy were beginning to phase out and other businesses expanding in response to the rapid suburban growth and re-industrialization of the county's economy.

The building on the northwest parcel also phased out of its agriculturally-related use around this time, and at first housed Hall Machinery. By 1991 it had been acquired by Rod Miller who established his Alliance Roofing in the building, which has remained until recently when the company relocated to Martin Avenue in Santa Clara.

Bibliography

Sanborn Map Company. Fire insurance maps, 1915–1962

San José city directories, 1909–1979.

San José, City of. Online Permits database.

Santa Clara County Recorded Maps.

Qualifications of the Consultants

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm, in addition to staff historians, are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, has been constituted in its current form since 2003, and became an LLC in 2008.

The principal author of this report 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.

Franklin Maggi is listed as qualified to do this work within the California Historical Resources Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation. Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Attachments

(2) DPR523a forms

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 6

*Resource Name or #: (Assigned by recorder) California Fruit Exchange

P1. Other Identifier: Purity Stores Warehouse, United Grocers Warehouse.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1 W.; Mount Diablo B.M.

c. Address 1200-1202 Campbell Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594701mE/ 4134115mN

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

Assessor's Parcel Number: 230-14-004

Northeast side of Campbell Avenue between El Camino Real and Arbol Way.

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

This 2.28-acres industrial site near Santa Clara University was first developed with the current buildings around 1946 or shortly thereafter when Security Warehouse and Storage Company, headquartered at 350 North First Street in San Jose, built a large rectangular flat-roofed concrete warehouse building at the rear of this site. Known also as California Fruit Exchange, this facility was located along a railroad spur near the Southern Pacific Company mainline through the cities of San Jose and Santa Clara.

Although local Polk/Husted city directories are devoid of references to California Fruit Exchange, Sanborn maps from the 1950s show the extant building with its use reference and includes an L-shaped extension extending southwesterly from the main building mass toward the

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

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

View facing east, December 2019

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1946 and 1979, building permits, up to 72 years old.

*P7. Owner and Address:

N/a

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

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

*P9. Date Recorded: Jan. 24, 2019

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture: Historic Resource Project Assessment, 1202 and 1250 Campbell Ave., San Jose, 2019.

*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)

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

Primary #
HRI #
Trinomial

Page 2 of 6 *Resource Name or # (Assigned by recorder) California Fruit Exchange

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation ☐ Update

street. The January 23, 1946 building permit (BP #1245) at an estimated value of \$80,000 may or may not have included the extension. The 1948 USGS aerial showing this area shows the building configuration as it exists today, indicating that some form of the extension has existed since the late 1940s when the site was developed.

The site had been a part of the City of San Jose since 1925 when it was included within the large College Park/Burbank/Sunol annexation.

The warehouse use was likely addressed in the Santa Clara for a while, as Security Warehouse and Cold Storage Company is listed during this period at 701 Campbell Avenue in that city, and the 1200 block does not appear in San Jose city directories.

The large concrete building had served this use for around 25 years from 1946 to 1971. The building has poured-in-place walls, concrete flooring, and interior wood posts with wood trusses. The walls show their horizontal wood board-work used in the concrete pours, and the walls are punctuated with many roll-up door openings at dock level on all four sides. At dock level the walls contain a horizontal water-table-like projection, and the walls rise unsegmented to parapets topped with metal cap flashing. Along the railroad spur side of the building, metal framed windows are set in the walls. On the opposite side of the building some openings have been closed in with brick and metal windows (which may or may not be original to the building), and three of the openings retrofit with metal roll-up doors. A protected ramp drops to the basement level around the west corner of the building to access a below-grade roll-up door within openings that had been cut into the concrete wall in 1999. The original pedestrian-level entry to the main building space is at the east corner of the building near the railroad spur where a set of concrete steps rise from the driveway to a flush metal door protected with the short flat canopy. An additional entry has been added to the northwest elevation filling in a former loading door opening.

The plywood-clad L extension to the concrete building to the southwest is typical of later building technology and may have been constructed as an enclosure to a covered work area that shows on early aerials. By 1969 the site was operated by Purity Stores of Burlingame when permits for some minor remodeling were obtained from the City of San Jose. When a site development permit was obtained in 1971 (H71-11-454), the applicant was United Grocers of San Francisco. Their permit likely was for the enclosed L, which was valued at that time at \$50,000, and was intended for banana storage rooms. The produce use appears to have only continued for another eight years, as by 1979 a subsequent site development permit (H79-04-094) was for a plumbing supply use. That permit appears to relate to building permits addressed as 1200 Campbell Ave. (BP #019963)

The front building replaced a large parking area when constructed in 1979. It is a common "Butler" styled metal building with a low-slope roof and vertical rolled seam panels and standard metal roll-up doors. The walls are punctuated with small windows, pedestrian doors, and a recessed glazed entry-way set in the front façade. It is set back from a small parking area along Campbell Avenue. The main site is secured with chain link gates. Although the site is mostly devoid of landscaping, the front parking is framed with some trees and shrubbery that are typical of site development permit requirements of the City of San Jose Planning Department during the 1970s.

The setting surrounding this site has been transitioning in the past few years. Although predominately an industrial area from around the mid-twentieth century on, construction of campus facilities across Campbell Avenue by the University of Santa Clara, and large housing projects to the northwest and southeast has changed the character of the immediate area so that the industrial setting is now fragmented.

Integrity and character-defining features:

The property retains much of its integrity as per the National Register's seven aspects of integrity, although the changes to the concrete building have resulted in a disrupted historic shell. The building maintains its original location on Campbell Avenue. The site lacks the setting from the mid-twentieth century that had existed when built. The original design was vernacular; other buildings of this era might have more elaborate representations of trim and workmanship. The vernacular character of this building illustrates minor patterns of development in greater San José from this mid-century era.

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*Resource Name or # (Assigned by recorder) California Fruit Exchange

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation

☐ Update



Southwest side of rear building, viewed facing east.



Northwest elevation of rear building towards RR tracks and showing ramp to basement, viewed facing northeast.

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*Resource Name or # (Assigned by recorder) California Fruit Exchange

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation

☐ Update



View of northwest elevation of rear building, viewed facing south.



Rear portion of south façade of rear building showing entry doors, viewed facing north.

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*Resource Name or # (Assigned by recorder) California Fruit Exchange

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation

☐ Update



Northeast elevation of rear building with RR tracks in distance, viewed facing north.



Front of rear building showing 1971 enclosed addition, viewed facing northeast.

Page 6 of 6 *Resource Name or # (Assigned by recorder) California Fruit Exchange

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation

☐ Update



Front building from rear, viewed facing northwest.



Front building from rear showing northwest elevation, viewed facing south.

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 3 *Resource Name or #: (Assigned by recorder) California Fruit Exchange Packing House

P1. Other Identifier: Refrigerated Food Service, Hall Machinery, Alliance Roofing.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1 W.; Mount Diablo B.M.

c. Address 1250 Campbell Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594744mE/ 4134080mN

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

Assessor's Parcel Number: 230-14-009

Northeast side of Campbell Avenue between El Camino Real and Arbol Way.

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

This 0.71-acre industrial site near Santa Clara University was first developed with the current building around 1956 as a packing house ancillary structure related to the California Fruit Exchange facility on what is now the adjacent site to the southeast. California Fruit Exchange was located along a railroad spur near the Southern Pacific Company mainline through the cities of San Jose and Santa Clara, and this site expanded the capacity of the industrial use.

Although local Polk/Husted city directories are devoid of references to California Fruit Exchange, Sanborn maps from the early 1950s show no building on this portion of the then larger site, and the extant building on the adjacent site is noted as the concrete Fruit Exchange building.

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

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

View facing east, December 2019

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1956, building permit, 62 years old.

*P7. Owner and Address:

N/a

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

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

*P9. Date Recorded: Jan. 24, 2019

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture: Historic Resource Project Assessment, 1202 and 1250 Campbell Ave., San Jose, 2019.

*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)

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

Primary #
HRI #
Trinomial

Page 2 of 3 *Resource Name or # (Assigned by recorder) California Fruit Exchange Packing House

*Recorded by Franklin Maggi

*Date 1/24/2019 ☒ Continuation ☐ Update

The 1956 building permit (BP #23605) at an estimated value of \$4,500 appears to be the extant building on the site today, as a 1958 USGS aerial of this area shows the outline of the building as currently configured.

The site had been a part of the City of San Jose since 1925 when it was included within the large College Park/Burbank/Sunol annexation, and prior to construction of the current building the site had been permitted for a storage shed in 1948 for Santa Clara Frosted Food.

By 1959 an addition valued at \$3,300 had been constructed for then Refrigerated Food Service. When the now adjacent site to the southeast was further developed in 1971, this building was converted to an unrelated industrial use (Hall Machinery, which occupied the site until around 1990. It is likely that around this time the parcel was split.

A 1992 permit to Rod Miller was valued at \$35,000 and was noted on the permit issuance as a warehouse, but no noticeable changes to the footprint of the building changed during this period. Alliance Roofing had been formed by Rod Miller in 1986, and the company, now located on Martin Avenue in Santa Clara, continues today a major regional roofing contractor.

The current building has a barrel-vaulted roof over most of the structure, with a flat-roofed section extending along the northwesterly interior façade that is likely the 1959 addition. The siding is corrugated metal, although the front two-story office section is clad with wood shingles, likely added when Alliance moved into the building. The building walls are populated with retrofit vinyl windows, and various storage areas and structures extend northeasterly at the rear of the building. The site has access to the railroad right-of-way at the rear, but this access is not functional.

The setting surrounding this site has been transitioning in the past few years. Although predominately an industrial area from around the mid-twentieth century on, construction of campus facilities across Campbell Avenue by the University of Santa Clara, and large housing projects to the northwest and southeast has changed the character of the immediate area so that the industrial setting is now fragmented.

Integrity and character-defining features:

The property retains some but not all of its integrity as per the National Register's seven aspects of integrity. The front façade is wood shingles that was likely added in the 1990s, with retrofit replacement windows. The building maintains its original location on Campbell Avenue. The site lacks the setting from the mid-twentieth century that had existed when built. The original design was vernacular - other buildings of this era might have more elaborate representations of trim and workmanship. The vernacular character of this building is associated with mid-twentieth century construction, but only illustrates minor patterns of development in greater San José from this era.

Page 3 of 3 *Resource Name or # (Assigned by recorder) California Fruit Exchange Packing House

*Recorded by Franklin Maggi

*Date 1/24/2019

☒ Continuation

☐ Update



Front façade viewed facing north.



Southeast side façade viewed from adjacent property