Architectural History Evaluation

Buildings at 961-971 Meridian Avenue, San Jose

Santa Clara County, California

Prepared For:

City of San Jose Department of Planning, Building and Code Enforcement 200 East Santa Clara Street, 3rd Floor, Tower San Jose, CA 95113

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MANAGEMENT SUMMARY

ECORP Consulting, Inc., was retained to conduct an evaluation of three buildings located at 961-971 Meridian Avenue in San Jose, Santa Clara County, California. The 2.09-acre property at 961-971 Meridian Avenue in San Jose is proposed for development. All three buildings are more than 50 years old and were evaluated using the eligibility criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of San Jose Historic Landmark list. This study was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) for the evaluation of built environment resources.

The architectural history evaluation included a records search of the property with the Northwest Information Center, intensive site recording of the exterior and interior of the three buildings, focused archival and historical research, and evaluations of the buildings. The records search results indicated that the buildings have not been noted in previous reports, nor been previously recorded on DPR 523 records or evaluated using the NRHP or CRHR evaluation criteria, and they are not located within an existing historic district.

The results of the intensive site recording and focused archival research were used in the NRHP, CRHR, and City Historic Landmark eligibility evaluation of the three buildings. The buildings were each found not eligible for the NRHP, CRHR, or as a local City Historic Landmark. Accordingly, the three individual buildings are not considered to be Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA.

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LIST OF ACRONYMS AND ABBREVIATIONS

ARS	Archaeological Resources Services
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
CED	

CFR Code of Federal Regulations
DPR Department of Parks and Recreation
NHPA National Historic Preservation Act
NRHP National Register of Historic Places

NWIC Northwest Information Center
OHP Office of Historic Preservation's

PRC Public Resources Code
SOI Secretary of the Interior's
USACE U.S. Army Corps of Engineers

1.0 INTRODUCTION

ECORP Consulting, Inc. was retained in 2018 to conduct an architectural history evaluation of three buildings located on three separate parcels for the proposed development located on 2.09 acres of land in the City of San Jose, Santa Clara County, California. Each of the three buildings are older than 50 years old. The buildings were evaluated using the eligibility criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local City of San Jose Historic Landmark list in order to assess whether they are Historic Properties as defined by Section 106 of the National Historic Preservation Act (NHPA), or Historical Resources as defined by the California Environmental Quality Act (CEQA).

1.1 Project Location

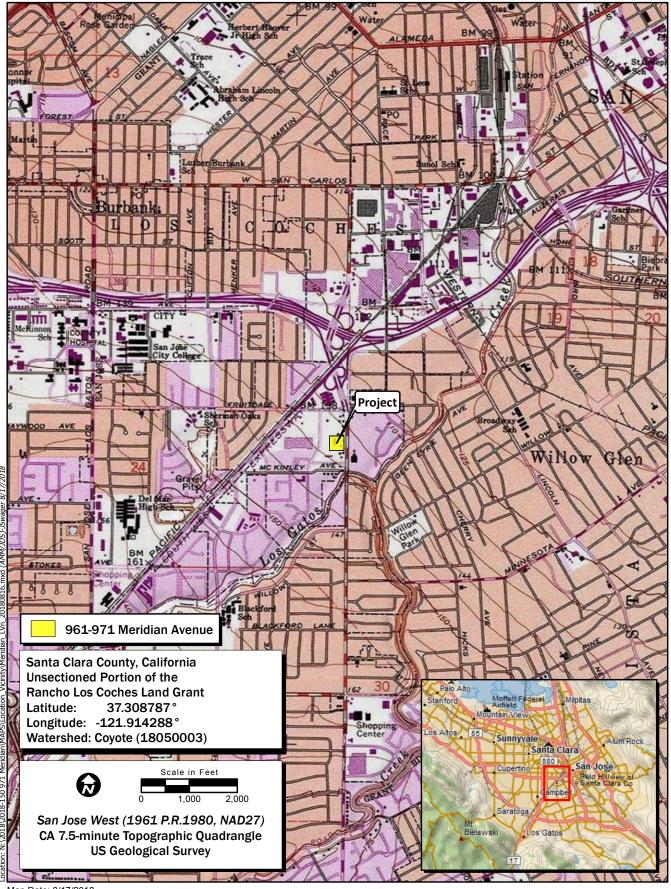
The evaluated buildings are located west of Meridian Avenue and south of Highway 280 within the City of San Jose in Santa Clara County, California. The addresses of the buildings are 961-971 Meridian Avenue, San Jose. Specifically, the buildings are located in an unsectioned portion of the Los Coches Land Grant in Township 7 South, Range 1 East, Mount Diablo Base and Meridian, as depicted on the U.S. Geological Survey San Jose West, California 7.5-minute topographic quadrangle map (Figure 1). All buildings are on three privately owned parcels with Assessor's Parcel Numbers: 284-03-015, 284-03-016, and 284-03-049.

1.2 Report Organization

The following report documents the architectural history evaluation of the three buildings located on Meridian Avenue. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Attachment B presents photographs of the buildings and property. Attachment C contains building permits and other related documents consulted. Attachment D contains the cultural resources Department of Parks and Recreation (DPR) 523 records for each building.

2.0 CULTURAL CONTEXT

The following historical context provides information relevant to the buildings on the three parcels within San Jose in order to adequately evaluate the buildings for their historical significance. The context includes a local history of the City of San Jose to identify important historical themes for the City. It also includes architectural context in order to assist in the evaluation of the importance of the buildings relative to their architectural style as well as the local, state, and national trends of that style.



Map Date: 8/17/2018 iService Layer Credits: Copyright:© 2015 DeLorme Copyright:© 2013 National Geographic Society, i-cubed



Figure 1. Project Location and Vicinity

2.1 Local History

The Project Area is located in Santa Clara County, which was named for the Mission Santa Clara that was established in 1777 by Spanish Franciscan friars. The Santa Clara Valley historically was an isolated agricultural area, but the development of the railroad through the valley in the 1860s promoted agricultural development through shipment of agricultural commodities. Increasing population in the valley led to development of the metropolitan City of San Jose. San Jose was officially founded as a Spanish California settlement in 1777 as the Pueblo San Jose De Guadalupe. Lieutenant Moraga of the Spanish Army brought the first settlers from Yerba Buena (which later became part of San Francisco) to San Jose. Moraga laid out the town and the surrounding land was used for grazing and agriculture. The tree-lined avenue within Santa Clara County known as The Alameda was used by travelers between the Mission Santa Clara and the Pueblo de San Jose.

The three parcels that contain the evaluated buildings are located within the Rancho Los Coches Mexican land grant, which was given to Roberto Balemino, a Christianized Indian of Mission Santa Clara, by Mexican Governor Manuel Micheltorena in 1844. The land grant encompassed almost 2,300 acres of land, or one-half square league of land, lying southwest of The Alameda. A patent (federal deed) from the U. S. government for the land grant was issued to Antonio Maria Sunol in 1857 after it was determined that it was legal for the Mexican government to issue a land grant to an Indian (Roberto Balemino) (Kyle 2002). Antonio Maria Sunol lived in San Jose and maintained a shop. He married Maria Dolores Bernal in 1824.

San Jose's main urban area in the late 1800s consisted of an area covering three miles wide, which was surrounded by areas containing farms and ranches. By 1919, San Jose was still surrounded by agricultural land including more than 10,000 acres of fruit orchards. Canneries shipped over 4,000 rail carloads annually (JRP 2013). When the railroad lowered its transportation costs in the late nineteenth century, the fruit industry in Santa Clara Valley greatly expanded, as growers were able to ship fruit to more markets at lower costs. In addition, new forms of irrigation allowed water to be transported efficiently over long distances, which encouraged the further expansion of fruit orchards. Refrigerated fruit railroad cars were also introduced, which enabled growers to ship their products when ripe and full-flavored, thus increasing demand. In addition, fruit dryers introduced in the 1870s were able to salvage excess fruit, allowing for increased profit margins for growers. Santa Clara County peaked in fruit production in the 1920s; at this time, orchard products dominated the local economy. Most residential growth in the 1920s remained within the original city limits.

The considerable building and commercial development that characterized San Jose throughout the 1920s was curbed drastically by the Great Depression. However, municipal improvements continued to progress despite the Depression. In 1925, approximately 504 family units were constructed, most of which were used to house workers for the railroad depot (PAST Consultants, Inc. 2009).

World War II and the Cold War began another period of change for the region. San Jose provided housing and other services for a growing population of military service members. The town's population increased from 95,000 in 1950 to over 500,000 by 1975 (Archives & Architecture 2004). In that time, the city grew

from 17 square miles to over 120 square miles. This growth in population increased the amount of automobile traffic within the City along with the need for automobile services. The 1956 National Highway Act facilitated another major change for San Jose. With the construction of interstate highways, including I-280, I-680, and I-880, San Jose transformed from an agricultural town into a growing metropolitan area in the San Francisco Bay region. I-280, known as the Sinclair Freeway, was constructed in 1958 and provided access to the center of San Jose while connecting it to the San Francisco Bay Area. Many of the outlying agricultural fields have been replaced with modern development and residential subdivisions.

Today, San Jose is one of the largest cities in the U.S. and is part of the thriving economic region known as the Silicon Valley.

2.2 Architectural Context

The buildings on the three separate parcels represent three different architectural design styles. The residence located at 961 Meridian Avenue represents Ranch style of architecture. The residence located at 971 Meridian Avenue represents Spanish Eclectic or Spanish Revival Style of architecture. The large warehouse located on APN 248-03-049 is a vernacular utility building that was built using common materials and techniques known locally and does not represent a specific or unique architectural style.

2.2.1 Ranch Style of Architecture

The single-story residence located at 961 Meridian Avenue is most closely associated with the Ranch style of architecture. The Ranch style of architecture was favored for residential houses for many decades, from the 1930s through 1970s, including the period when the residence at 961 Meridian Avenue was built. The Ranch style design and form was largely a response to the high demand of post-WWII housing needs. This demand was caused by a natural population increase and the desire for larger homes suitable for larger families. Homes built during this era were quickly sold. Homes built after 1955 in the United States were commonly built with three or more bedrooms (Caltrans 2011). These new homes were about 50 percent larger than the average house that was constructed in the 1940s to 1950s (Caltrans 2011). A new standard amenity was a second bathroom or half bath, which was rarely even seen in homes built prior to the 1940s (McAlester 2013).

Ranch style homes typically have an elongated form and are commonly single-story. Ranch homes are usually horizontal featuring low-pitch roofs with broad overhangs, unbroken eave lines, concrete slab floors, and grouped windows (McAlester 2013). Masonry detailing on the façade is also common, such as brick wainscoting or stone entryways. Entry ways that are covered are usually quite small in size and too narrow to be used as a porch, while the rear private yard is larger, easily accessed from the main living room, and may have more than one rear patio. Two-car garages or carports are also typical for Ranch style homes in California. Detached garages are not common in the Ranch style, yet some models have a separated garage from the house. The separation between the house and garage acts as an open breezeway but is still connected with the same roofline (Caltrans 2011).

The most prominent Ranch style architect in Southern California was Cliff May. May designed and built homes largely in the areas surrounding San Diego and Los Angeles and is credited with creating the California Ranch architectural style, originating in the early 1930s. Through his career, May designed and built hundreds of these modernized houses built specifically to fit the lifestyle of the American family. May's designs became particularly popular in the postwar 1950s and his designs were sold throughout the United States. He won dozens of awards in architecture and was a member of many home builders associations (Van Balgooy 2004). Historical research failed to identify any existing houses constructed by Cliff May in the City of San Jose. His most famous Ranch houses are scattered through the City of San Diego and the greater Los Angeles area. Many of his notable ranch houses include the la Casa de Larga Jornada in Santa Fe, the Red Bud custom house in Red Bluff, and the "Ranchos" neighborhood in Long Beach (Bricker 1983).

2.2.2 Spanish Eclectic or Spanish Revival Style of Architecture

The single-story residence located at 971 Meridian Avenue is most closely associated with the Spanish Eclectic or Spanish Revival style of architecture. Revival architecture gained popularity during the Eclectic movement of the early twentieth century. The Eclectic movement began as a fashionable way for architects to design houses using influences from historic architectural styles. The trend first gained momentum in 1893 during the Chicago Columbian Exposition on architecture, which focused on historical styles. It acted as a new way for architects to simulate historical architecture in a modern way and eventually became wildly popular after the turn of the century with many eclectic styles popping up.

Spanish Revival was one of these eclectic styles that came into popularity beginning in 1915 and lasting through the 1940s. The Spanish Revival style was first introduced at the Panama-California Exposition held in San Diego in 1915. It was introduced as an elaborate portrayal of Spanish prototypes seen from other countries throughout the world. The Spanish Eclectic style of architecture was favored for many decades from 1915 through 1940s including the period when the residence at 971 Meridian Avenue was built, particularly for residential houses. Spanish Revival architecture was particularly popular in California, especially in southern California.

The popularity of Spanish Revival architecture in southern California was likely due to the popularity of Mission style houses in Los Angeles and other southern areas. Mission style houses appear similar in architectural detail and elaboration with the Spanish Revival and set a good precedent for development in those areas. Some areas of Los Angeles have large neighborhoods of Spanish Revival homes. Spanish Revival style, as well as many Eclectic period styles, fell out of popularity as a result of the Great Depression and the U.S. entrance into World War II when supplies were less easily available, and money was tight. After the Eclectic period, buildings were constructed with less architectural detail and more simple forms focusing on affordability and functionality (McAlester 2013).

Character-defining features of the Spanish Revival style of architecture include half-cylinder or S-curve tiled roofs, focal windows with large arches or decorative wood or iron grilles, stucco-clad and elaborate chimney tops, stucco or tile vents, arcaded (arched) walkways or winged walls, walled courtyards, casement windows with decorative wood framework, multi-level roofs, covered porches (usually on the

façade), and sometimes fountains (McAlester 2013). Spanish Eclectic homes are usually horizontal with low-pitch roofs with little or no eave overhangs, (McAlester 2013). Masonry detailing on the façade is also common, such as stucco and wrought iron for balcony and porch railings and prominent arches. Entry ways that are covered are usually quite small and too narrow to be used as a porch but usually contains arches. Detached garages set back on the parcel are common in the Spanish Eclectic style, rather than attached garages. Spanish Eclectic style homes often have enclosed courtyards at the rear of the house.

One prominent Spanish Eclectic or Revival style architect in southern California was George Washington Smith. Smith designed and built homes largely in the areas surrounding southern California and established his reputation as a designer of the Spanish Eclectic or Revival architectural style (Gebhard 2005). In 1918, Smith began construction on his own home located in Santa Barbara, which he designed after farmhouses of southern Spain that he saw during his travels. The George Washington Smith House located in Santa Barbara became the standard for Spanish Revival work of the 1920s. George Washington Smith was born in 1876 and beginning in 1918, with the construction of his own home, until his death in 1930 Smith was known for his architectural designs in Santa Barbara. A handful of Smith's designs were on display at the 1915 Panama-California Exposition. Smith and his wife then settled in Santa Barbara after their visit to the west coast for the exposition.

Through his career, Smith designed and built almost 100 of these Spanish style houses in Santa Barbara built specifically to revive the city's Spanish past (Gebhard 2005). Smith's designs became particularly popular through the 1930s in Santa Barbara and Montecito, California. After the 1925 earthquake in Santa Barbara, Mission Revival and Spanish Revival were the singular style used to rebuild the city. Historical research failed to identify any existing houses constructed by George Washington Smith in the City of San Jose. His most famous Spanish Revival houses are scattered through the City of Santa Barbara and Montecito area.

There are many Spanish Revival style buildings in San Jose. Below are two examples of Spanish Revival architectural styled buildings currently listed on the NRHP as contributing elements to the San Jose Downtown Commercial Historic District. The district, located approximately two miles northeast of Meridian Avenue, is an area composed of two city blocks located between East Santa Clara Street to the north, East San Fernando Street to the south, South Third Street to the east and South First Street to the west, which has historically served as the major financial and commercial center for San Jose. The district was evaluated for local significance, with a period of significance from the 1870s to the early 1940s. These buildings are architecturally and historically significant and contribute to the character of the district. The district was certified and included by the State Historic Preservation Officer (SHPO) on March 17, 1982.

The building located at 42 South First Street (Figure 2 and Figure 3) is a two-story Spanish Colonial Revival with a courtyard, dating to 1920. This building style reflects the most popular commercial architecture of the 1920s in the state of California. The building located at 83 South Second Street is another example of a two-story Spanish Revival built in 1890 (Figure 4 and Figure 5). This building is a contributing element because it perfectly reflects the design qualities of the City's new Hispanic-influenced downtown architecture in the last decade of the nineteenth century.



Figure 2. Building located at 42 South First Street (view toward east). Google Earth Street View Image taken March 2018.



Figure 3. Building located at 42 South First Street (view toward east). Image from 1980.



Figure 4. Building located at 83 South Second Street (view toward west). Google Earth Street View Image from March 2018.



Figure 5. Building located at 83 South Second Street. (view toward west). Image from 1980.

In addition to examples of Spanish Revival buildings on the register, there are two local Historic Districts in San Jose that list Spanish Revival style buildings as some of the contributors to the historic character of the districts: the Hanchett and Hester Park Conservation Area and the Naglee Park Conservation Area. Although these buildings are not individually known to be eligible to the NRHP or CRHR, they do contribute to the aesthetic, feel, and overall of the historic character of the districts.

The Hester-Hanchett-College Park district was annexed to the City of San Jose in 1925. Today, this historic district is comprised of mostly single-family residences date from ca. 1906 to 1935 and includes some of the best-preserved Prairie, Spanish Revival, and Craftsman residences in San Jose (Figures 6 through 8, below).



Figure 6. Spanish Eclectic house located at 1398 Sierra Avenue. (view toward east). Google Earth Street View Image from December 2017.



Figure 7. Building located at 1330 Sierra Ave. (view toward west). Google Earth Street View Image from December 2017.



Figure 8. Buildings located at 1145 Mariposa Ave. (view toward northeast). Google Earth Street View Image from December 2017.

The Naglee Park Conservation Area is bounded by E. Santa Clara Street on the north, South 11th Street on the west, Coyote Creek on the east, and E. William Street on the south. This historic district is comprised of early twentieth century residences in an eclectic variety of architectural styles, including bungalows and the Spanish Colonial Revival styles, many architect-designed. Although not known to be individually eligible for the CRHR or the NRHP, several Spanish Revival style buildings contribute to the overall historic aesthetic of the district (Figures 9 through 11 below).

The identified resource of a Spanish Eclectic architectural style (Figure 10) located at 300 South 17th Street was built in 1907 and contains distinct architectural style: red tapered mission tiled roofs, quatrefoil window, combined hipped and gable roof, prominent arches, columns, sconces, exposed rafters, and three double-doors beneath an awning. This residence has the original single pane wood framed windows and also upgraded windows, stucco exterior, and arch windows.



Figure 9. Building located at 303 South 14th street (view toward northeast)



Figure 10. Building located at 300 South 17th Street (view toward east)



Figure 11. Building located at 710 San Fernando Street. (view toward south). Google Earth Street View Image from December 2017.

Along with NRHP-listed Spanish Eclectic architectural examples, the City of San Jose Historic Resources Inventory list contains almost 4,000 properties of fine historical and architectural resources within the City. The list includes a handful of Spanish Eclectic architectural resources. One resource identified is a Spanish Eclectic residence located at 933 South Almaden Avenue. This Spanish Eclectic example (Figure 12) was built in 1937 and contains distinct architectural style: red tapered mission tiled roof, decorative tiled vents, and little-to-no overhanging eaves. The residence at 933 South Almaden Avenue has a Historic Designation Classifications of City Conservation Area, Contributing site or Structure, and as a Structure of Merit.



Figure 12. Spanish Eclectic Residence located at 933 South Almaden Avenue.

Another identified resource of a Spanish Eclectic architectural style residence is located at 533 Locust Street. This Spanish Eclectic example (Figure 13) was built in 1925 and contains distinct architectural style: red tiled flat roof, elevated front entry, sconces, symmetrical roof line, arch and decorative details above the windows, and no overhang eaves. The residence at 533 Locust Street has a Historic Designation Classifications of a Structure of Merit and is identified as the Hancock Residence.



Figure 13. Spanish Eclectic Residence located at 533 Locust Street.

Another identified resource of a Spanish Eclectic architectural style is located at 970 Locust Street. This Spanish Eclectic example (Figure 14) was built in 1938 and contains distinct architectural style: red tapered mission tiled roof, low pitched combined hipped and gable roof, decorative tiled vents, and little overhang eaves. This residence has original single-pane wood-framed windows, a front patio surrounded by a stucco wall, and arches. The residence at 970 Locust Street has a Historic Designation Classifications of City Conservation Area and as a Contributing site or Structure.



Figure 14. Spanish Eclectic Residence located at 670 Locust Street.

Two additional identified resources of a Spanish Eclectic architectural style are located at 285 and 295 South 13th Street. These Spanish Eclectic examples (Figure 15) were built in 1904 and 1922 and contain distinct architectural style: red tapered mission tiled roofs, low pitched combined hipped and gable roof, quatrefoil detail, prominent arched front windows, eave wall exterior chimney, spiral columns, iron railings, and little overhang eaves. These residences have the original single-pane wood-framed windows and also upgraded windows, stucco exterior, and arch windows. The residences at 285 and 295 South Thirteenth Street have a Historic Designation Classifications of City Conservation Area and as an Identified site or Structure.



Figure 15. Spanish Eclectic Residences located at 285 and 295 South 13th Street.

3.0 METHODS

3.1 Personnel Qualifications

The architectural history evaluation and analysis was conducted by Principal Investigator and Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's (SOI) Professional Qualifications Standards for architectural history and history. Mr. Adams conducted extensive archival and historical research and prepared the report. Megan Webb helped prepare the report and conducted archival research and site visit to the buildings. Roger Mason, Ph.D., provided Quality Control review.

Mr. Adams meets the SOI Standards by holding an MA degree in History (Public History) and a BA degree in History, with nine years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources of all types for eligibility to the CRHR and NRHP, as well as local eligibility criteria for numerous cities.

Dr. Mason has been professionally involved with cultural resources management in California since 1983. Dr. Mason is the author of more than 200 reports dealing with cultural resource surveys, evaluations, and mitigation programs in California. He has extensive project experience with the cultural resources requirements of CEQA and Section 106 of the NHPA.

Ms. Webb is an Associate Archaeologist for ECORP and has more than four years of experience in cultural resources management, primarily in California. She holds a BA degree in Anthropology and has participated in all aspects of cultural resources, including survey, test excavation, and data recovery. She also conducted numerous archival research activities.

3.2 Records Search Methods

A records search for the Project was completed at the Northwest Information Center (NWIC) of the CHRIS at California State University, Sonoma on August 7, 2018 (NWIC search #18-0269 Attachment A). The records search was completed to determine if any of the buildings located on the three parcels had been previously recorded or evaluated or are located within or adjacent to a known historic district, or are currently listed on a local historical register.

The records search consisted of a review of the official records and maps for historical sites and surveys in Santa Clara County, as well as review of the following historic references: Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Santa Clara County (2012); California Historic Resources Inventory; California Point of Historical Interest; California Historical Landmarks; California Register of Historical Resources; and the National Register of Historic Places (NRHP). The local Historic Landmarks, Historic Districts, Historic Sites and Structures of Merit, and Historic Plaques lists were also reviewed.

3.3 Archival Research Methods

ECORP conducted research utilizing online resources, historical maps and aerials, and secondary sources that pertained to Meridian Avenue, San Jose, and the Santa Clara Valley region. Earlier surveys of the area were also reviewed. This research was used to provide a historical context for the buildings and surrounding area. Limited historical information was found pertaining to the buildings within the Meridian Avenue Project Area. However, the information obtained from archival research, the online research, and review of building records resulted in sufficient information for ECORP to prepare evaluations of the three buildings.

ECORP conducted archival research at the California Room at San Jose Public Library located at the San Jose State University campus to search for historical building permit records, Sanborn Fire Insurance maps, assessor property data, photographs, and any other relevant historical information about the property. ECORP also conducted research at the Santa Clara County Assessor's office to gather building record sheets, building construction history, and any other relevant information housed with the County Assessor.

ECORP also completed searches with online repositories. ECORP searched the Online Archive of California to browse the collections of archives and libraries throughout the state in search of relevant historical information pertinent to the property or appropriate historic context. ECORP also reviewed the Santa

Clara County online building permit directory for recent property records and permits associated with the buildings.

3.4 Field Methods

On August 8, 2018, ECORP conducted an intensive site visit utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the buildings on appropriate DPR 523 forms (Attachment). The entire exterior and interior of each building was walked and photographed. Access to the interior of each building was provided by the property owners. During the field visit, architectural details and integrity considerations were noted for the features of each building, including their setting relative to each other and the rest of the property. Only three currently standing buildings and one garage were recorded during the field visit.

3.5 Evaluation Criteria

3.5.1 Federal Evaluation Criteria

The former buildings were evaluated using the NRHP eligibility criteria following the regulations implementing Section 106 of the NHPA (36 Code of Federal Regulations [CFR] Part 800). The eligibility criteria for the NRHP are as follows (36 CFR 60.4):

"The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- (A) Is associated with events that have made a significant contribution to the broad patterns of our nation's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history."

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Historical buildings, structures, and objects are usually evaluated under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Archaeological sites are usually evaluated under Criterion D, the potential to yield information important in prehistory or history. The lead federal agency makes the determination of eligibility and seeks concurrence from the State Historic Preservation Officer.

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the

NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

3.5.2 State Evaluation Criteria

Under state law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

A historical resource is a resource that:

- 1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
- 2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k);
- 3. has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g); or
- 4. is determined to be historically significant by the CEQA lead agency [California Code of Regulations (CCR) Title 14, § 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR [CCR Title 14, § 4852(b)] state that a resource is eligible if:

- 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2. It is associated with the lives of persons important to local, California, or national history.
- 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, if the resource is found eligible under one of the four criteria, it must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, § 4852(c)].

Historical buildings, structures, and objects are usually evaluated under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually evaluated under Criterion 4, the potential to yield information important in prehistory or history. The

CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, § 15064.5(a)].

3.5.3 City of San Jose Historic District and City Landmark Designation Criteria

The City of San Jose has its own local Historic Preservation ordinance in Chapter 13.48 of the San Jose Municipal Code (SJMC). The City Council of San Jose finds that to ensure harmonious and efficient growth and development, it is essential to that the qualities relating to the history of San Jose and a harmonious appearance of structures which preserve property values and attract tourists and residents alike be preserved as historic districts or landmarks. The purposes of the City Municipal Code Chapter is to "promote the public peace, health, safety, and welfare through the preservation of landmarks and districts that thereby stabilize neighborhoods and areas of the City; enhance, preserve, and increase property values...increase cultural, economic, and aesthetic benefits to the city and its residents; ...[and] protect and enhance the City's cultural and aesthetic heritage."

The procedure for designating a Historic City Landmark is outlined in Part 2, Section 13.48.110 of the municipal code. The process requires that the findings show that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of a historical nature, and that its designation as a landmark conforms to the goals and policies of the City of San Jose General Plan. To make such a determination, the following factors, among other relevant factors, should be considered with respect to the proposed landmark (SJMC Section 13.48.100 H):

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- 2. Its location as a site of a significant historic event;
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
- 4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;
- 5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

4.0 RESULTS

4.1 Records Search

The records search completed on August 7, 2018 consisted of a review of previous reports and records on file with the NWIC, as well as review of a number of historic property registers and inventories for Santa Clara County. The records search for this Project included a 0.5 mile radius and was completed to determine if the three buildings have been previously recorded or evaluated, are located within or adjacent to a known historic district, or are currently listed on a local historical register.

The result of the records search revealed that the three buildings have not been previously recorded or evaluated as part of any cultural resources inventory or study that has been reported to the NWIC. The records search also revealed that the buildings are not located within a known historic district. The records search also revealed that only one previously recorded resource was identified within a 0.5 mile radius of the project area. The resource, a wholesale nursery, located at 1670 McKinley Avenue was previously evaluated and found not eligible for the NRHP. No other historical resources were identified during the records search in the vicinity of the project area.

In addition, ECORP reviewed the City of San Jose Designated Historic City Landmarks and none of the three buildings were listed, and no additional buildings were located adjacent to the property. The list has over 200 designated City Landmarks that represent a physical connection with a significant person, activity, or event from San Jose's past. The list includes buildings, residences, churches, colleges, gardens, and factories within the City of San Jose. The list is managed by the City Planning Division and was last revised on February 8, 2016. The City Planning Division also manages the City of San Jose Historic Resources Inventory list of 4,000 properties and none of the three buildings have been listed, nor any other buildings adjacent to the property. The inventory list was also last revised on February 8, 2016.

4.2 Site Visit

The three buildings located on APNs 284-03-015 (961 Meridian Avenue), 284-03-016 (971 Meridian Avenue), and 284-03-049 (no address) were formally recorded on August 8, 2018. Select photographs showing the best available angles of the exterior of each building are included as Figures 16 through Figure 30.



Figure 16. Residence at 961 Meridian Avenue, eastern façade, garage at rear (view toward west).



Figure 17. Residence at 961 Meridian Avenue, western façade (view toward north).



Figure 18. Residence at 961 Meridian Avenue, eastern façade (view toward west).



Figure 19. Residence at 971 Meridian Avenue, eastern façade (view toward west).



Figure 20. Residence at 971 Meridian Avenue, detail of eastern façade (view toward west).



Figure 21. Residence at 971 Meridian Avenue, detail of eastern façade (view toward northwest).



Figure 22. Residence at 971 Meridian Avenue, eastern façade (view toward northwest).



Figure 23. Residence at 971 Meridian Avenue, southern façade (view toward west).



Figure 24. Residence at 971 Meridian Avenue, western façade (view toward east).



Figure 25. Residence at 971 Meridian Avenue, northern façade (view toward south).



Figure 26. Residence at 971 Meridian Avenue, northern façade (view toward southwest).



Figure 27. Garage at 971 Meridian Avenue, western façade (view toward northwest).



Figure 28. Warehouse, southern façade (view toward north).



Figure 29. Warehouse, dryers at rear, western façade (view toward northeast).



Figure 30. Warehouse, interior (view toward south).

4.3 Parcels Histories and Building Descriptions

4.3.1 Historical aerial and map review

Historical aerial images taken in 1931 reveal the Spanish Eclectic residence at 971 Meridian Avenue in its current form with a distinct roofline and horseshoe-shaped pavement in the front yard, surrounded by agricultural lands. The roofline of the Spanish Eclectic residence has not been altered since the 1931 aerial photographs as it appears the same in recent aerial images.

By 1948, the Spanish Eclectic style residence appears to remain in the same condition and the large warehouse located west of Meridian Avenue first appears. The parcels are surrounded by orchard plots and other residences. Meridian Avenue is a two-lane road in 1948 and it appears to be paved. The 1968 aerial photographs provide the first image of the building identified as the Ranch style residence at 961 Meridian Avenue on the northernmost parcel. In 1968 Meridian Avenue was a four-lane paved road with a center divider. A few orchards still surrounded the parcels in 1968, but by 1980 the orchards had given way to modern development and sprawl that had occurred in the outlying areas of San Jose. The three parcels are not shown on Sanborn Fire Insurance Maps dating from the 1920s to the 1960s because at that time the three parcels were located outside of the San Jose city limits.

4.3.2 La Barbera Family Historical Overview

The La Barbera family owned and lived at the properties described in this report during most of the twentieth century. Salvatore La Barbera was born in Trabia, Italy in 1878 and came to New York in 1897. Salvatore and his son Peter were orchardists for the Meridian Avenue orchards that historically surrounded the properties. Salvatore and Maria La Barbera married in 1903 and had seven children together, all born in San Jose. Their large Italian family made a living on the orchard crops located along Meridian Avenue that once surrounded the properties. The 1957 City Directory for the City of San Jose confirms that Salvatore La Barbera and a handful of relatives were living at 971 and 961 Meridian Road (now Meridian Avenue) residences as ranchers or orchardists. Supplemental history on the La Barbera family was provided by members of the family and is included as attachment E.

4.3.3 961 Meridian Avenue Description and History

The residence at 961 Meridian Avenue (APN 284-03-015) is a small single-story house constructed in 1951 according to Santa Clara County Assessor's property data. The residence is located on a 0.31-acre parcel west of Meridian Avenue. It is a single-family residence constructed of wood on a raised foundation, with a wood shake roof, a stucco exterior, and a porch. The residence contains some architectural elements of Ranch architectural style. The crossed-hipped roof is moderately-pitched with wood shakes. A stucco exterior covers the wood frame which rests on a raised foundation with crawl space and has a rectangular footprint. The eaves are medium length with exposed rafters throughout. An awning roof extension extends over a small porch and is supported by wood beams. Large picture windows are on the eastern elevation facing towards Meridian Avenue. The front entrance is located off-center and sheltered beneath a protruding porch cover. The eastern façade also contains low masonry planters that add horizontal emphasis to the entry area. The masonry planter box is surrounded by brick wainscoting with cladding that continues beneath the picture windows on all elevations of the residence. Fenestration consists of wood framed, single-paned windows throughout with large picture windows and corner windows at the kitchen and bedroom corners. The residence also contains a two-car garage that is connected to the house by a breezeway that shares the same roof line as the house. The two-car garage is offset to the residence off the southern elevation and off Meridian Avenue, there is a long-paved driveway. The residence is currently vacant.

RealQuest records list the owners of 961 Meridian Avenue as Sal and Mike La Barbera since 2012. Sal La Barbera was born in 1947 and was the son of Peter and Santina La Barbera and great grandson of Salvatore and Maria. An affidavit from the Santa Clara County Recorder's office dated October 21, 2011 indicated that Sal La Barbera was the successor trustee under the Santina M. La Barbera Revocable trust.

A County of Santa Clara death Certificate indicated Santina Marie La Barbera was born October 30, 1913 to John and Carmella Danna, both from Italy. Peter and Santina had two children together, Sal and Maria. Santina was a high school graduate, and her profession was listed as a homemaker. She died on September 15, 2009 at age 98. Among several other properties, she owned the house and property at 961 Meridian Avenue, APN 284-03-015, which was transferred to Sal La Barbera, her son, as trustee of her estate. The legal description of the parcel described a 16.59-acre tract described in the deed from

Salvatore La Barbera, et ux, to Peter La Barbera et al, recorded November 26, 1947. It appears the house at 961 Meridian Avenue was occupied by Peter and Santina La Barbera since it was built in 1951. The house was inherited by their son, Sal La Barbera.

In February of 2008, a building inspection report from the City of San Jose building division for the residence at 961 Meridian Avenue, the ranch house, listed the owner as Sandy La Barbera and cited two building violations for minor alterations to the house without permits: walls added to the living room to create a bedroom, and a shower added in an existing room. A 2018 rapid screening building inspection from the City of San Jose building division listed the owner as DEA S.A.G. Gutierrez, and indicated the building was being used for illegal senior housing. The report listed the condition as "hazardous materials drug lab," and the type of disaster as "other: drugs." The inspection form recommended the building be vacated and barricaded.

4.3.4 971 Meridian Avenue Description and History

The residence at 971 Meridian Avenue (APN 284-03-016) is a small single-story house constructed in 1925 according to Santa Clara County Assessor property data. The residence is located on a 0.69-acre parcel located west of Meridian Avenue. It is a single-family wood framed residence. The house at 971 Meridian Avenue has architectural elements of the Spanish Eclectic, or Spanish Revival, architectural style. This architectural style is evident in the double sash front doors, red tile roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative elements above the windows and doors. The residence has a low pitch side-gable roof and elevated front entry at the eastern façade. Some windows appear original (wood framed with single pane glass) while some have been replaced with more modern construction.

The stucco siding appears to have been a reapplied cover over the original stucco, as several areas of the newer stucco are chipped off and falling apart, revealing an original pink colored stucco underneath. The windows at the rear and side elevations have been covered with aluminum framed screens. The entrance to the basement is located at the southern façade. The residential layout is more of a U-shaped plan with a cutout at the northern elevation. The residence has an eave wall exterior placement fireplace at the northern façade with an unadorned chimney top. The clean-out door on the fireplace exterior displays the logo of the Borchers Bros Company from San Jose. The building also contains vernacular elements, including wide overhang eaves with fascia and covered rafters, a symmetrical façade, and modern American-Spanish style roof tiles.

A two-car detached garage is located on the same parcel with the Spanish Eclectic residence. The garage contains a similar red tile roof as the residence and is painted in the same color. The garage has a board-and-batten wood horizontal siding, wooden hung garage door, wood framed windows (window has been removed and boarded), and a varied pitched hipped roof with a slight eave overhang at the western façade and exposed rafters. Access to the detached garage is provided by a long, paved driveway north and south of the residence. The garage located on this parcel first appeared on historical aerial photographs taken in September 1948.

The current owner of 971 Meridian Avenue is given as Stella La Barbera, and RealQuest records indicate this property was transferred to Stella La Barbera by a trustee's deed in 1991 from her brother and sister-in-law, Marion and Estella LaBarbera. Stella La Barbera was born in 1927 and was the daughter of Salvatore and Maria La Barbera. The individual grant deeds indicate Stella received the house in a living trust on January 29, 1991 from Marion La Barbera and Estella La Barbera. The property was described as a portion of Los Coches Rancho, and was part of a six-acre tract of land described in a deed from Charles E. Parks, et ux, to Fannie F. Caldwell dated September 3, 1880. Another part of the property measuring 220 feet by 160 feet was described in a deed from Salvatore La Barbera, et ux, to Peter La Barbera et al, recorded November 26, 1947. It appears that the house at 971 Meridian Avenue has been owned and occupied by the La Barbera family since it was built in 1925.

4.3.5 Warehouse Building History

A large warehouse is located on APN 284-03-049 (no address) west of the two residences. The large warehouse first appears on historical aerial photographs taken in September 1948. The large warehouse has a rectangular footprint with a western extent that consists of an addition for fruit dryers. The dryers and the warehouse have the same roof line, which is covered with corrugated sheet metal. The warehouse has large metal sliding doors and roll-up doors, upgraded windows, modern office space inside, horizonal wood siding, concrete floor with metal tracks from fruit processing, concrete cold storage areas, and a side-gable roof with a broken-roof variant at the western elevation. The warehouse and lot are currently used for storage.

The large warehouse was used by the La Barbera family to dry and harvest fruit. No other historical information was found in the archival record for the warehouse building.

4.4 Building at 961 Meridian Avenue Evaluation

Historical and archival research for the residence at 961 Meridian Avenue has provided sufficient construction and use history for the building. An evaluation of the Ranch style residence at 961 Meridian Avenue using local, NRHP, and CRHR eligibility criteria is provided below.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated, in a significant way, with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development. In addition, the building is not associated with any existing historic district. Therefore, the ranch house at 961 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The members of the La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San Jose. Therefore, the ranch house at 961 Meridian Avenue is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of the Ranch style of architecture including the single-story design with rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building, however, does not contain some of the important character-defining design features that are distinctive characteristics of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture as compared to other local examples throughout San Jose and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles during the period. Lastly, the building was not built by Cliff May or another notable architect in Ranch style architecture. The Ranch house at 961 Meridian Avenue does not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The Ranch building does not have the potential to yield information important in prehistory or history. Archival research potential for the buildings has been exhausted, and what little information is available has been recovered. The ranch house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the ranch house at 961 Meridian Avenue is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: In accordance with CEQA CCR Title 14 Section 15064.5 and 4852(b)(c) and Section 106 of the NHPA, assessing integrity of a resource is only necessary if the resource is found eligible under one of the criteria of eligibility for either the CRHR or NRHP. Once a resource is found eligible, then it must maintain sufficient integrity to convey its significance. The building at 961 Meridian Avenue was found not eligible under any of the CRHR or NRHP criteria; therefore, it is not an historical resource or historic property regardless of integrity. Provided as a courtesy, below is a detailed discussion of the buildings integrity of location, setting, materials, workmanship, design, feeling, and association.

Location: The buildings appear to have never been moved and each remains in place within the parcel. Therefore, it retains integrity of location.

Setting: The building remains a residential house, though it has not been maintained very well, and the setting hasn't changed from a mix of an industrial and agricultural rural area. Therefore, it retains integrity of setting.

Materials and Workmanship: The building has received only minor maintenance over the years, thus retaining many of its original materials and workmanship. Therefore, it retains integrity of materials and workmanship.

Design, Feeling, and Association: The building still appears like a residential Ranch house and is easily identifiable as such. Its original design as a residence and association with rural residential and agriculture remain constant. Therefore, it retains integrity of design, feeling, and association.

Regardless of integrity, the building is evaluated as not eligible for the CRHR and NRHP and is not an historical resource or historic property.

Historic District Considerations: A records search shows that the building at 961 Meridian Avenue is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the Ranch building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The Ranch building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The Ranch building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The Ranch house is identified with the La Barbera family, including individual members of that family, and other unidentified residents through time. The limited historical information about the La Barbera family in the archival record indicates that the family and its individual members did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The Ranch house is associated with the residential development of the rural communities of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The Ranch house is associated with the La Barbera family. However, the architectural design of the building as a Ranch style does not represent or characterize any distinctive choices of a group of people or its occupants, so the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The building contains elements of the Ranch style of architecture including a rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building, however, does not contain some of the important character-defining design features that are distinctive characteristics of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture as compared to other local examples throughout San Jose and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles during the period. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was not built by Cliff May or another notable architect in Ranch style architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. All structural design of the Ranch building match the patterns of construction for the period. Therefore, this building is not eligible under this criterion.

4.5 Building at 971 Meridian Avenue Evaluation

Historical and archival research for the residence at 971 Meridian Avenue has provided sufficient construction and use history for the building. Following is an evaluation of the Spanish Eclectic styled residence at 971 Meridian Avenue using local, NRHP, and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated, in a significant way, with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development. In addition, the building is not associated with any existing historic district. Therefore, the residence at 971 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The members of the La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San Jose. Therefore, the ranch house at 971 Meridian Avenue is not associated with the lives of persons significant in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of the Spanish Eclectic or Spanish Revival style of architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative artistic detail above the windows. The building, however, does not contain several of the important character-defining design features that are distinctive characteristics of the Spanish Revival style, such an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the features on this building are not Spanish Revival in design, but rather vernacular and detract from the architectural value of that style, including the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the tile roof was replaced in the modern era from the original Spanish tile to a modern American-Spanish tile form. These architectural features provide a distraction from the building's design style elements.

The City of San Jose has identified, through numerous surveys, several Spanish Revival buildings within the City and County. Those comparative examples that are individually eligible for the NRHP or CRHR, as described in the contexts above, contain all or most of the character-defining features of the period and do not have modern or vernacular modifications that detract from the style. In addition, numerous

examples of Spanish Revival style buildings exist within San Jose that are located within existing historic districts. Overall, this building does not embody the type, period, or method of construction of Spanish Eclectic or Spanish Revival style architecture, nor is it as good of an example of that style as compared to others throughout San Jose. The building was also not built by a master architect in Spanish Revival architecture but appears to have been cobbled together through selections in a catalogue. The buildings individual artistic details, though eye-capturing, do not contribute to the architectural value of the building as a whole. Therefore, the Spanish Revival house at 971 Meridian Avenue does not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The building at 971 Meridian Avenue does not have the potential to yield information important in prehistory or history and what little information is available has been recovered. The house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the Spanish Revival house at 971 Meridian Avenue is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: In accordance with CEQA CCR Title 14 Section 15064.5 and 4852(b)(c) and Section 106 of the NHPA, assessing integrity of a resource is only necessary if the resource is found eligible under one of the criteria of eligibility for either the CRHR or NRHP. Once a resource is found eligible, then it must maintain sufficient integrity to convey its significance. The building at 971 Meridian Avenue was found not eligible under any of the CRHR or NRHP criteria; therefore, it is not an historical resource or historic property regardless of integrity. Provided as a courtesy, below is a detailed discussion of the buildings integrity of location, setting, materials, workmanship, design, feeling, and association.

Location: According to a review of historical aerials, the building has never been moved and remains in place within the parcel. Therefore, it retains integrity of location.

Setting: The building remains intact structurally, but it no longer is surrounded by agricultural fields on the outskirts of town and is now surrounded by modern development within City limits. Therefore, it no longer retains integrity of setting.

Materials and Workmanship: The building has received a replaced and modern version of the original tiled roof, and modern stucco appears to have been applied to the surface of the original stucco siding and painted. Much of the building is in disrepair, including the wood framed windows and stucco siding, and artistic details are fractured or chipped in some areas. Therefore, the building no longer retains integrity of materials or workmanship.

Design: The building remains a residence and has been utilized as such for its entire history. It also remains in appearance as a Spanish Revival architecture. Therefore, it retains integrity of design.

Feeling and Association: The building was originally closely associated with rural agriculture and the feeling of rural residential in its architecture as a Spanish Revival. The residence is no longer used in such a capacity but rather functions as standard residential and no strong feeling or association with rural agriculture. Therefore, the building no longer retains integrity of feeling or association.

Regardless of integrity, the building is evaluated as not eligible for the CRHR and NRHP and is not an historical resource or historic property.

Historic District Considerations: A records search shows that the building at 971 Meridian Avenue is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the Spanish Revival building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The Spanish Revival building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The Spanish Revival building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The Spanish Revival building is strongly identified with the La Barbera family, including individual members of that family. Though some historical information about the family was found in the archival record, the family and its individuals did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The Spanish Revival building is associated with the agricultural development of the rural community of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The Spanish Revival building is most strongly associated with an Italian immigrant family who owned and lived at the house for the majority of its existence. However, the architectural design of the building is a mix of Spanish Revival and vernacular choices that do not represent any Italian heritage or distinctive choices of a group of people, so the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The building contains elements of the Spanish Eclectic or Spanish Revival style of architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative artistic detail above the windows. The building, however, does not contain several of the important character-defining design features that are distinctive characteristics of the Spanish Revival style, such an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the features on this building are not Spanish Revival in design but rather vernacular and detract from the architectural value of that style, including the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the tile roof was replaced in the modern era from the original Spanish tile to a modern American-Spanish tile form. These architectural features provide a distraction from the building's design style elements. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was also not built by a master architect in Spanish Revival architecture, but appears to have been cobbled together through selections in a catalogue. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The Spanish Revival building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. The artistic details on this building, such as the arched windows, spiral columns, sconces, ornamentation, railings, and tile, all are common design features among this and other

similar styles. No unique construction techniques appear to have been employed in the design of the building and there are no apparent innovative characteristics or planned features. Therefore, this building is not eligible under this criterion.

4.6 Warehouse Building Evaluation

Historical and archival research for the warehouse building has provided sufficient construction and use history for the building. Following is an evaluation of the warehouse building, using local, NRHP, and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The warehouse is not importantly associated with the development of San Jose or any other significant agricultural operation in the region. The warehouse is also not significant within the context of shipping and receiving or large equipment storage at the local, state, or national level. No archival information was identified to suggest its use had any importance in history. Shipping and receiving farm and agricultural goods and supplies, likely its original purpose, is part of the general pattern of agricultural development in the area. Therefore, the warehouse is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the warehouse. Individual owners have used the warehouse for commercial or agricultural purposes, but none are historically important and are not associated with any important events in the history of San Jose. Therefore, the warehouse is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The warehouse does not exhibit any particular influences of any architectural style. It is a large industrial building composed of wood panel siding and areas of concrete cinder block, with a corrugated metal roof designed to house products, supplies, large equipment, and act as a functional shipping and receiving center for agricultural operations. Each of the features of the warehouse expresses that purpose and intent in a modest way with no unique artistic or structural components. The warehouse does not embody the distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The architect or builder was not identified during archival research, which leads to the conclusion that they were not master architects. The method of constructing the warehouse follows standard building methods with particular emphasis on function and affordability of resources and thus the large corrugated metal building does not have any unique characteristics specific to a type or period of design or method construction. The warehouse building is not eligible under CRHR Criterion 4 or NRHP Criterion D.

CRHR Criterion 4 / NRHP Criterion D: The warehouse building does not have the potential to yield information important in prehistory or history. Archival research potential for the buildings has been exhausted, and what little information is available has been recovered. The warehouse cannot provide additional historically important information, and there is no potential for the building to provide

additional information that is not already represented in the archival record. As a result, the warehouse building is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: In accordance with CEQA CCR Title 14 Section 15064.5 and 4852(b)(c) and Section 106 of the NHPA, assessing integrity of a resource is only necessary if the resource is found eligible under one of the criteria of eligibility for either the CRHR or NRHP. Once a resource is found eligible, then it must maintain sufficient integrity to convey its significance. The warehouse building was found not eligible under any of the CRHR or NRHP criteria; therefore, it is not an historical resource or historic property regardless of integrity. Provided as a courtesy, below is a detailed discussion of the buildings integrity of location, setting, materials, workmanship, design, feeling, and association.

Location: The warehouse building appears to have never been moved and remains in place within the parcel. Therefore, it retains integrity of location.

Setting: The warehouse building remains intact structurally, but it no longer is surrounded by agricultural fields on the outskirts of town and is now surrounded by modern development within City limits. Therefore, it no longer retains integrity of setting.

Materials and Workmanship: The warehouse building remains intact structurally and still retains some of its original agricultural processing equipment. The building has received only minor maintenance over the years, thus retaining many of its original materials, though much of those materials are falling apart. The warehouse building retains integrity of materials and workmanship.

Design and Feeling: The building no longer appears to serve the original purpose of storing heavy farming equipment and orchard supplies, and the agricultural processing equipment looks unused. It also does not give the feeling of a thriving agricultural economy. Therefore, it does not retain integrity of design or feeling.

Association: The building still resembles an agricultural warehouse and equipment storage, or processing building and clearly is associated with that agricultural use. Therefore, it retains integrity of association.

Regardless of integrity, the building is evaluated as not eligible for the CRHR and NRHP and is not an historical resource or historic property.

Historic District Considerations: A records search shows that the warehouse building is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal

Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the warehouse building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The warehouse building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The warehouse building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The warehouse building is weakly identified with the La Barbera family. Though some historical information about the family was found in the archival record, the family and its individuals did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The warehouse building is associated with the agricultural development of the rural community of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage with the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The warehouse is most strongly associated with agricultural workers and the farming community of San Jose and Santa Clara County. The vernacular design of the building was clearly done with cost and function as the primary purpose and it does not contain architectural distinctiveness that represents agricultural development for any significant era in history. Therefore, the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The warehouse building does not contain distinguishing characteristics of an architectural type. It is a vernacular structure built for functionality for a practical purpose and so it is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was not built by a master architect in any style of architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The warehouse building contains large open spaces, a fruit drying unit, and rolling doors that are all common design features for buildings of this type. This building does not contain any unique or innovative components. Therefore, this building is not eligible under this criterion.

5.0 CONCLUSION

ECORP evaluated the three individual Meridian Avenue buildings and found them not eligible for the CRHR, NRHP, or City of San Jose Historical Landmark list under any criteria. In addition, the three buildings are not currently listed in an official local register of historical resources (City of San Jose Historical Landmark list), as defined in PRC 5020.1(k), and they have not been identified as significant in a historical resources survey, as defined in PRC 5024.1(g). Furthermore, the three buildings have not been determined by the CEQA lead agency to be Historical Resources by another method. Therefore, the three buildings are not considered Historical Resources in accordance with CEQA or Historic Properties in accordance with Section 106 of the NHPA.

6.0 REFERENCES CITED

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- Van Balgooy, Mary. 2004. Designer of the Dream: Cliff May and the California Ranch House. Southern California Quarterly 86.

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation

Attachment B – Building Photographs

Attachment C – Building Permits and Other Related Documents Consulted

Attachment D – Department of Parks and Recreation (DPR) 523 Form

Attachment E – La Barbera Family Supplemental History

ATTACHMENT A

Records Search Confirmation

California Historical Resources Information System

ALAMEDA COLUSA CONTRA COSTA DEL NORTE HUMBOLDT LAKE MARIN MENDOCINO MONTEREY NAPA SAN BENITO SAN FRANCISCO SAN MATEO SANTA CI.ATA SANTA CRUZ SOLANO SONOMA YOI.O

Northwest Information Center

Sonoma State University 150 Professional Center Drive, Suite E Rohnert Park, California 94928-3609 Tel: 707.588.8455 nwic@sonoma.edu http://www.sonoma.edu/nwic

	-	NWIC Bill	ing Works	heet	IC File N	umber: 18-0	269
Client Na				782-9100)		
Affiliation	ECORP Consulting, Inc.			Email:	mwebb@	ecorpconsultin	ıg.com
Proj Name	e/Number: 971 Meridian	Ave					
Dat	te Request Rec'd: 8/7/2	018	:	Date of Re	esponse:	8/7/2018	
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Labor Char	ge:		Hour(s):	1		\$	40.00
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CHRIS Acc	ess and Use Agreement No.:	034					

ATTACHMENT B

Building Photographs

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PHOTOGRAPH RECORD

Primary # HRI# Trinomial

Page 1 of 1

Resource/Project Name:

Year 2018 Lens Size: 35mm

Camera: Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
8	8			961 Meridian Ave – kitchen overview	South	024
8	8			961 Meridian Ave – kitchen overview, corner window	East	025
8	8			961 Meridian Ave – fireplace at front of house	NW	026
8	8			961 Meridian Ave – entry way	South	027
8	8			961 Meridian Ave – bathroom overview	SW	028
8	8			961 Meridian Ave – bedroom with corner window	SW	029
8	8			961 Meridian Ave – fireplace at rear of house	West	030
8	8			961 Meridian Ave – fixed large windows	NE	031
8	8			961 Meridian Ave – Chimney/breezeway	South	032
8	8			961 Meridian Ave – western elevation	East	033
8	8			961 Meridian Ave – western elevation	East	034
8	8			Warehouse – Large entry	West	035
8	8			Warehouse – interior of warehouse	North	036
8	8			Warehouse – roll up doors	NE	037
8	8			Warehouse – modern office space inside	South	038
8	8			Warehouse – interior	South	039
8	8			Warehouse – modern office space inside	North	040
8	8			Warehouse – concrete coolers used for storage now	South	041
8	8			Warehouse – concrete coolers used for storage now	South	042
8	8			Warehouse – concrete coolers used for storage now	South	043
8	8			Warehouse – tracks on concrete	SW	044
8	8			Warehouse – upgraded windows	East	045
8	8			Warehouse – southern elevation	North	046
8	8			Warehouse – southern elevation	North	047
8	8			Warehouse – western elevation, fruit dryers	NE	048
8	8			Warehouse – western elevation, fruit dryers	North	049
8	8			Warehouse – western elevation	East	050
8	8			Warehouse – western elevation	East	051
8	8			Warehouse – western elevation	East	052
8	8			Warehouse – western elevation	North	053
8	8			Warehouse – Large entry	NW	054
8	8			Warehouse – modern offices on site	SW	055
8	8			961 Meridian Ave – breezeway	SE	056
8	8			961 Meridian Ave – breezeway	East	057
8	8			961 Meridian Ave – breezeway and garage entrance	West	058
8	8			961 Meridian Ave – breezeway and house entrance	NE	059
8	8			961 Meridian Ave – garage	SE	060
8	8			961 Meridian Ave – western elevation	North	061
8	8			961 Meridian Ave – garage and breezeway	North	062
8	8			961 Meridian Ave – garage and breezeway	West	063
8	8			961 Meridian Ave – kitchen windows	NW	064

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary # HRI# **Trinomial**

PHOTOGRAPH RECORD Page 2 of 1

Resource/Project Name:

Year 2018

Camera: Film Type and Speed: Digital

Lens Size: 35mm Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
8	8			961 Meridian Ave – eastern elevation	West	065
8	8			961 Meridian Ave – eastern elevation	West	066
8	8			961 Meridian Ave – planter boxes at eastern elevation	North	067
8	8			961 Meridian Ave – planter boxes at eastern elevation	NW	068
8	8			961 Meridian Ave – compost roofing	NW	069
8	8			961 Meridian Ave – eastern elevation	West	070
8	8			961 Meridian Ave – corner windows	SE	071
8	8			961 Meridian Ave – crawl space	West	072
8	8			961 Meridian Ave – eastern elevation	West	073
8	8			961 Meridian Ave – eastern elevation	West	074
8	8			961 Meridian Ave – eastern elevation	West	075
8	8			961 Meridian Ave – eastern elevation	NW	76
8	8			971 Meridian Ave – eastern elevation	SW	77
8	8			971 Meridian Ave – front entry, elevated porch	SW	78
8	8			971 Meridian Ave – eastern elevation window detail	SW	79
8	8			971 Meridian Ave – eastern elevation window detail	SW	80
8	8			971 Meridian Ave – eastern elevation window detail	SW	81
8	8			971 Meridian Ave – window box with iron railing	North	82
8	8			971 Meridian Ave – front entry, elevated porch	North	83
8	8			971 Meridian Ave – eastern elevation window detail	SW	84
8	8			971 Meridian Ave – scones detail	SW	85
8	8			971 Meridian Ave – eastern elevation	North	86
8	8			971 Meridian Ave – eastern elevation	North	87
8	8			971 Meridian Ave – flat overhang	North	88
8	8			971 Meridian Ave – eastern elevation railing	West	89
8	8			971 Meridian Ave – eastern elevation window detail	SW	90
8	8			971 Meridian Ave – southern elevation	West	91
8	8			971 Meridian Ave – southern elevation, electrical boxes	West	92
8	8			971 Meridian Ave – southern elevation, electrical boxes	NW	93
8	8			971 Meridian Ave – arch window at southern elevation	North	94
8	8			971 Meridian Ave – screen house south of residence	SW	95
8	8			971 Meridian Ave – screen house south of residence	South	96
8	8			971 Meridian Ave – southern elevation entry	North	97
8	8			971 Meridian Ave – interior built ins	South	98
8	8			971 Meridian Ave – interior built ins	North	99
8	8			971 Meridian Ave – water damage	South	100
8	8			971 Meridian Ave – interior of front door	East	101
8	8			971 Meridian Ave – glass door handles	East	102
8	8			971 Meridian Ave – southern elevation entry to basement	East	103

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary # HRI# Trinomial

Year 2018

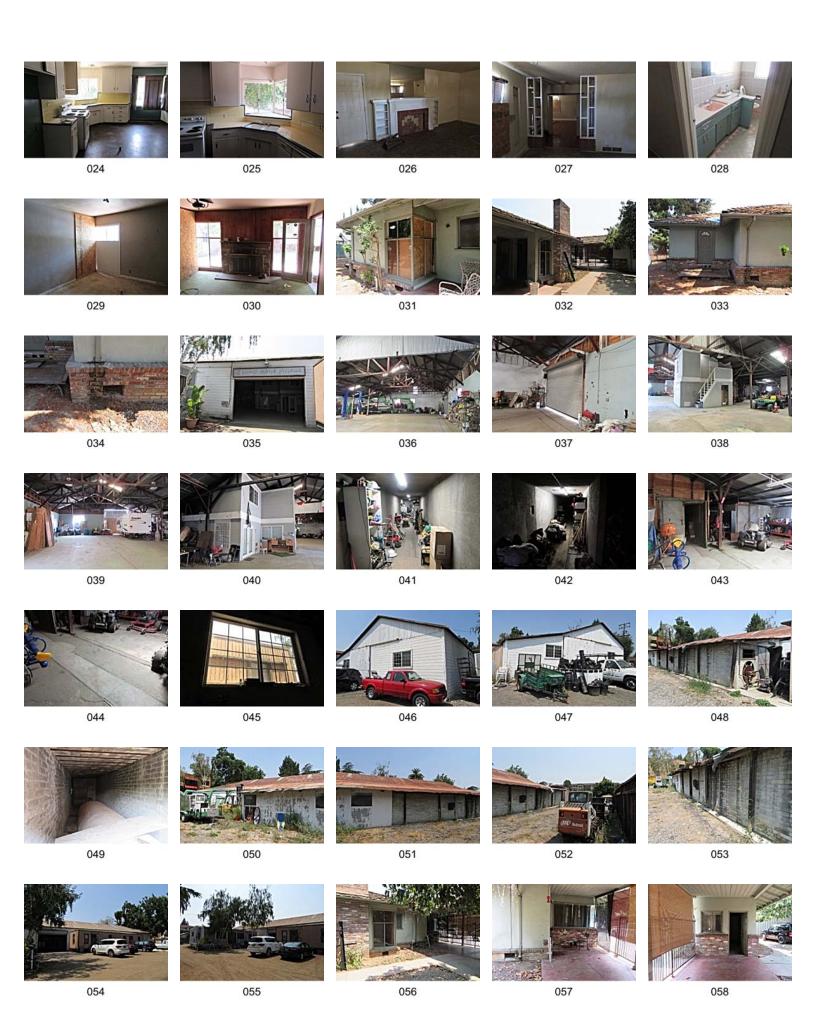
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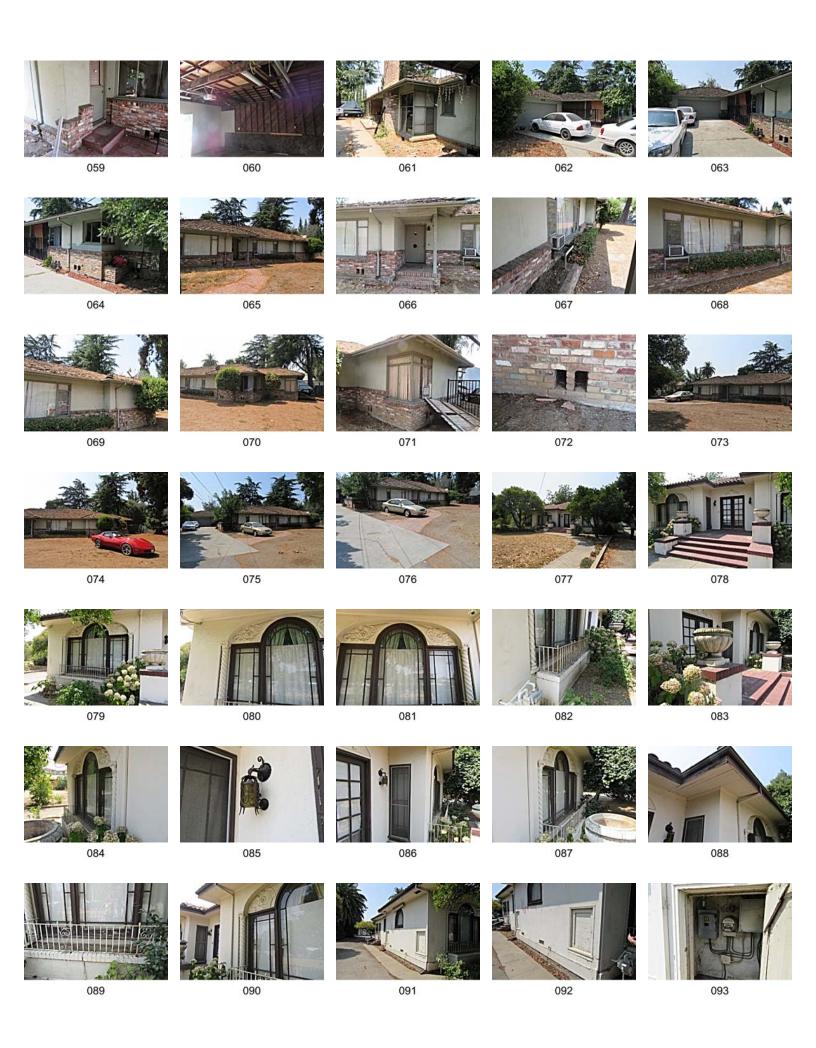
Page 3 of 1 Resource/Project Name:

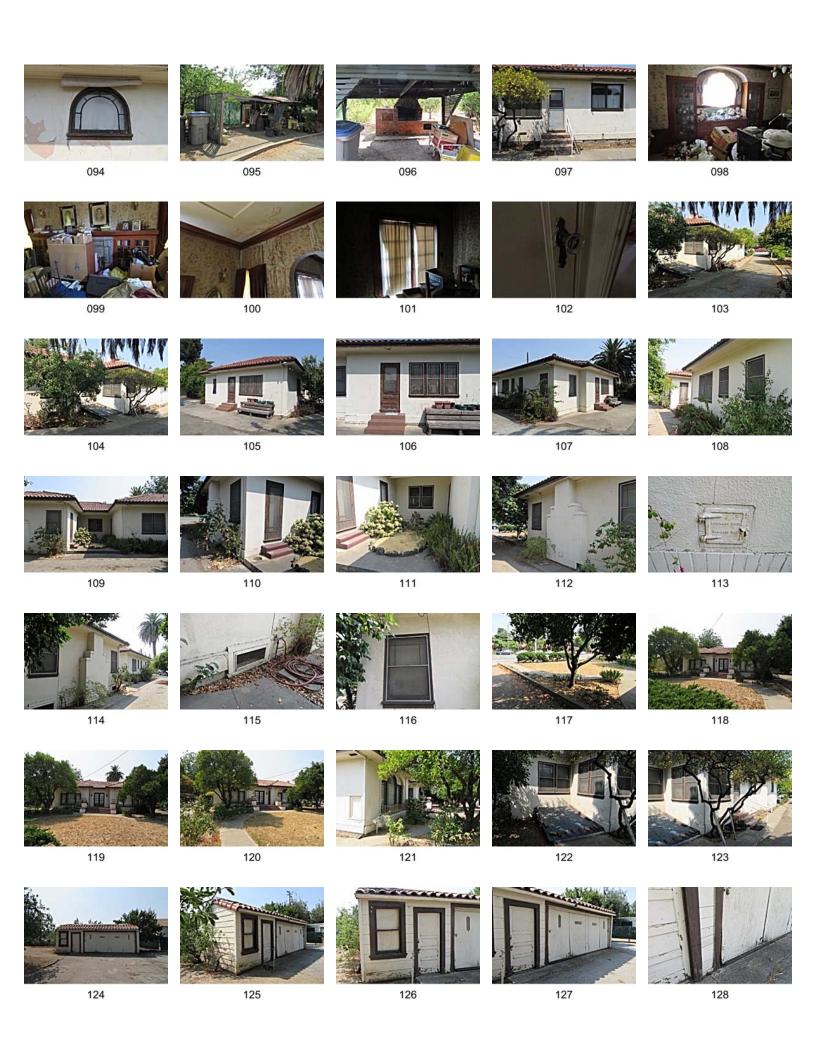
Camera: Lens Size: 35mm

Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Film Type and Speed. Digital Negatives Rept at. ECORP Consulting, Inc.								
Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #		
8	8			971 Meridian Ave – southern elevation entry to basement	NE	104		
8	8			971 Meridian Ave – western elevation	NE	105		
8	8			971 Meridian Ave – western elevation entry	East	106		
8	8			971 Meridian Ave – western elevation	South	107		
8	8			971 Meridian Ave – northern elevation	East	108		
8	8			971 Meridian Ave – northern elevation, fish pond	South	109		
8	8			971 Meridian Ave – northern elevation	East	110		
8	8			971 Meridian Ave – northern elevation, fish pond	South	111		
8	8			971 Meridian Ave – northern elevation, chimney	South	112		
8	8			971 Meridian Ave – northern elevation, chimney	South	113		
8	8			971 Meridian Ave – northern elevation, chimney	South	114		
8	8			971 Meridian Ave – crawl space	South	115		
8	8			971 Meridian Ave – northern elevation, window	South	116		
8	8			971 Meridian Ave – front yard	East	117		
8	8			971 Meridian Ave – eastern elevation	SW	118		
8	8			971 Meridian Ave – eastern elevation	West	119		
8	8			971 Meridian Ave – eastern elevation	West	120		
8	8			971 Meridian Ave – eastern elevation	NW	121		
8	8			971 Meridian Ave – basement entry at southern elevation	North	122		
8	8			971 Meridian Ave – southern elevation	East	123		
8	8			971 Meridian Ave – garage west of residence	West	124		
8	8			971 Meridian Ave – garage west of residence	NW	125		
8	8			971 Meridian Ave – garage west of residence	West	126		
8	8			971 Meridian Ave – garage west of residence	North	127		
8	8			971 Meridian Ave – garage west of residence	NW	128		
8	8			971 Meridian Ave – garage west of residence	North	129		
8	8			971 Meridian Ave – garage west of residence	NE	130		
8	8			971 Meridian Ave – garage west of residence	North	131		
8	8			971 Meridian Ave – garage west of residence	South	132		
8	8			971 Meridian Ave – garage west of residence	SW	133		
8	8			971 Meridian Ave – garage west of residence	West	134		
8	8			971 Meridian Ave – garage west of residence	North	135		
8	8			971 Meridian Ave – garage west of residence	North	136		
8	8			971 Meridian Ave – western elevation cracks	East	137		
8	8			971 Meridian Ave – eastern elevation	NW	138		







































































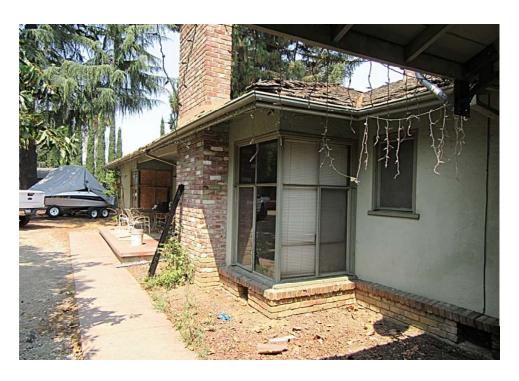














































































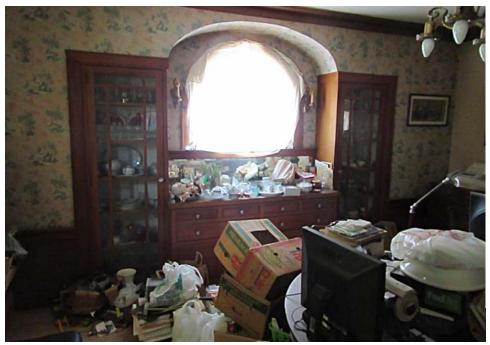


























































































ATTACHMENT C

Building Permits and Other Related Documents Consulted

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(Structure Hazardous Overall Collapse/partial collapse Building or story leaning Other			3. Nonstructural in Parapets/ornal Cladding/glazion Ceiling/light fix Interior Walls/p	nentation ng tures		
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	INSPECTOR: Name/I.D.: GREG PLA Phone: 408 - 535 -	40FCE1 6873		K. INSPECTED Date:	/8//8 :38		a.m./p.m.
1	te Copy: Building Division File		Yellow Copy:	Office of Emergency Ser	vices	Pink Co	opy: Dispatcher

CITY OF SAN JOSE BUILDING DIVISION **BUILDING CODE COMPLIANCE SECTION**

200 E. Santa Clara St. Tower Two 95113 408-535-3555

IR Folder: 2008 - 07 - 043565

[] Voluntary

Code Enforcement Case

CEI: Luis Arcualo

408-277- 5548

Case No. 2007 46399

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No.	Description of Building Violation (s)	Phase 2	Obt. Permit	Rem	Rev.	В	E	M	P	В	E M	P	Sch.
1	Walls added To livingroom To mate at into a pedroom		1		1/	V				1			
	Wlo permit												
2	Shower added in existing room wo permit		V					V	V				V
							Total N	No. of		1			
Dat	e: 2-28-08 Bldg. Inspector: J. Bake	 					h. (4	08)	535	- 6	38	· · · · · · · · · · · · · · · · · · ·	
	Legend: Obt. Permit- Rem - Rev - Fee Sch - B - E - Obtain Permit Remove Revert Fee Schedule Building Electrical		M-	p	- lumbing		White (Сору :	Cust	tomer		g. I of	2

CORRECTIVE ACTION

	Ite	m l	No.		Address:			Ite	m	
5	4	3	2	1	961 Meridian AU.		5	4	3	
					CONCRETE WORK					1
					Expose underground sub-trade work					1
					Repair concrete parking slab] [
					Repair driveway					Ī
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					Remove non-permitted sub-trade(s) to			·		İ
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					Remove non-permitted 2 nd kitchen					
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		·	 		FIDE CVCTEMS					-
	[<u></u>	<u> </u>			Re-establish original fire wall					_
					Repair 5/8'' fire wall					
					Install 1-3/8"solid core door or equal					•
					Door to be self closing / weather stripped					_
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	Ite	m l	No.	,	IR Folder:
5	4	3	2	1	2007 - 07-043565
					ZONING
					Remove accessory structure (s) or
					reduce to less than 120 sf.
					Req. min. 6 ft. wall clearance between
;					accessory and other structures
					Req. min. 4ft roof overhang clearance
					Re-locate accessory out of ft. PSE
					Provide min.18 f t x 18 ft parking space
					Provide min. 9 ft x 18ft parking space
	- 	· 	- · - · - · - ·		
					· · • •
					· · ·
					MISCELLANEOUS
					Restore vehicle garage door
					Restore laundry facilities
					Relocate water heater and /or furnace
					to their original location
					Strap water heater
					Elevate water heater min. 18 inches
					Install smoke detectors in all bedrooms,
					halls serving, stairwells and basement
					•• • •
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Ll				<u>. </u>	

Note: The Building Inspector may require furth after concealed areas are opened. Subsequent fin in the need of plans, structural calculations, addit permits.	dings may result
CEI: Areva/o	
CEI: Areva/o Case: 200746399	
Comments:	
Bldg. Inspector: J. BATe//C	
Date: 2-28-08	Pg. 2 of 2

CITY OF SAN JOSE BUILDING DIVISION **BUILDING CODE COMPLIANCE SECTION**

200 E. Santa Clara St. Tower Two 95113 408-535-3555

IR Folder: 2008 - 07 - 043565

[] Voluntary

Code Enforcement Case

CEI: Luis Arcualo

408-277- 5548

Case No. 2007 46399

Addı	ess: 961 Meridian Av.		APN	1:28	74 0	3	015	\subseteq			_ Zon	e_ R	M
Own	er: Sandy Labarbera		Ph.	()	966	<u> </u>	73	<u>53</u>	9			
As reand Cregulation	one Family Residence [] Duplex [] Multi-family quested an inspection was performed on	nce wies, v	by with Control which an an	perso ity of were d doc a Cla	San Jo observ ument ra St.	se I ed a sub To y	Build llong mitta ver (ing, wit ds, I One.	Zon h the Plant 408	ing e rec ning 3-53	and oth juired c applica	er orrec itions	tions and
Item	Inspection Time Hr. [] Electrical clean –up no permit required	:		ive Actio	n	 	ermits !	Requir	ed	No.	of Inspecti	ons	Fee
No.	Description of Building Violation (s)	Phase 2	Obt. Permit	Rem	Rev.	В	E	M	P	В	E M	P	Sch.
1	Walls added To livingroom To mate at into a pedroom		1		1/	V				1			
	Wlo permit												
2	Shower added in existing room wo permit		V					V	V				V
							Total N	No. of		1			
Dat	e: 2-28-08 Bldg. Inspector: J. Bake	 					h. (4	08)	535	- 6	38	· · · · · · · · · · · · · · · · · · ·	
	Legend: Obt. Permit- Rem - Rev - Fee Sch - B - E - Obtain Permit Remove Revert Fee Schedule Building Electrical		M-	p	- lumbing		White (Сору :	Cust	tomer		g. I of	2

CORRECTIVE ACTION

	Ite	m l	No.		Address:			Ite	m	
5	4	3	2	1	961 Meridian AU.		5	4	3	
					CONCRETE WORK					1
					Expose underground sub-trade work					1
					Repair concrete parking slab] [
					Repair driveway					Ī
					Repair slab				•	
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					SUB-TRADE WORK					İ
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					Remove non-permitted mechanical					T
					Remove non-permitted sub-trade(s) to			·		İ
					point of origination and terminate					t
					Remove non-permitted 2 nd kitchen					
					Remove non-permitted bathroom					İ
					Remove non-permitted laundry facility					Ī
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		·	 		FIDE CVCTEMS					-
	[<u></u>	<u> </u>			Re-establish original fire wall					_
					Repair 5/8'' fire wall					
					Install 1-3/8"solid core door or equal					•
					Door to be self closing / weather stripped					_
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					MISCELLANEOUS
					Restore vehicle garage door
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					Strap water heater
					Elevate water heater min. 18 inches
					Install smoke detectors in all bedrooms,
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CEI: Areva/o	
CEI: Areva/o Case: 200746399	
Comments:	
Bldg. Inspector: J. BATe//C	
Date: 2-28-08	Pg. 2 of 2

POPULATION SCHEDULE

Enumerated by me on april 4-5, 1930, Bertha B. Camerone MOTHER TONGUE (OR NATIVE LANGUAGE) OF FOREIGN BORN PLACE OF BIRTH OCCUPATION AND INDUSTRY PERSONAL DESCRIPTION HOME DATA CITIZENSHIP, ETC NAME Whether actually at work yesterday (or the last regu-lar working day) RELATION Whether a veterun of U. S.
military or
neval forces

What Num-ber of Num-dwell-ing family in order order of vis-order of vis-ilation f each person whose place of abode on Place of birth of each person enumerated and of his or her parents. If born in the United States, give State or Territory. If of foreign birth, give country in which birthplace is now situated. (See Instructions.) Distinguish Canada-French from Canada-English, and Irish Free State from Northern Ireland CODE Relationship of this person to the head of the House number (in cities or towns) OCCUPATION (Per office use only. Do not write in this column) Trade, profession, or particular kind of work, as apinner, anleaman, rivoter, teachton mill, dry-goods store, shippard, public school, If not, line number on Unem-ployment Schodule What w 2/als new york none Italy Marian none Staly mone Stake none none none Termany none Delivery Boy Padio Shopso 90 W 40 Italy Italy none Jorn talian * Le Jose, Mary Mother eden Inches 06 06 V 1915 harris none none none 10 % California Smedin Smedin ___

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED:

[Use ne abbreviations for State or country of birth or for mother tongue (Columns 18, 19, 20, and 21)]

Col. 6—Indicate the home-maker in each family by the letter "H," following the word which shows the relationship, as "Wife-H" Col. 7—Owned.

California

Col. 9—Radio set ... R
Make no entry for
families having no
radio set.
Col. 11—Maie M
Female F

Negro Neg Mexican Mez Indian In Chinese Ch Japanese Jp

W Filipino Fil Col. 14—Single Married Married Married Widowed In Ch Other races, spell Jp out in full

(Insert proper name and also name of class, as city, village, town, or burough.

Ward of city

Married M First papers Pa Alien Al

Col. 31-World War .

Spanish-American War. Sp.
Civil War
Philippine Insurrection. Phil
Bozer Rebellion...... Boz
Mexican Expedition...... Mex

Cole. 6, 11, 12, 13, 14, 16, 18, 19, 20, and 25—For all percons.

Cole. 7, 8, 9, and 10—For heads of families only. (Col. 8 requires no entry for a farm family.)

Col. 15—For married persons only.

Col. 17—For all persons 10 years of age and over.

Cols. 21, 22, and 23—For all fervige-born persons.

Col. 24—For all persons 10 years of age and over.

Cols. 26, 27, and 28—For all persons for whom an occupation is reported in Col. 25.

Col. 30—For all mains 21 years of age and over.

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Rodo lbr hndlr Pac Mfg Co r Mountain View Kwong Fung meats 89 E San Fernando

h23 N 3d Kyes Paul M (Dorothy) clk h172 Hawthorne way Kyle Don h445 N 1st

Doyle gdnr h317 N 14th Genevieve Mrs h402 N 3d Marian clk J J Newberry Co r381 Vine Wilbur E (Florence) mech Tom Sifton

r89 Pierce av Kynaston Annie L (wid Wilfred) h855 S 3d

Wilfred R whsmn r855 S 3d Kyner Lloyd D (Amy V) carp h300 Bonita av Kyprios Peter (Matilda M) h2130 The

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Jos r162 Duane Jos farmer r1057 Meridian rd

Louis tchr r162 Duane Mariana cnrywkr r1057 Meridian rd

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" Manuel clk r458 S 4th Lacey Jessie clk r423 Park av

Lacitignola Angelo P (Ruby) lab h267

Dominic (Annie) lab h1130 Cook Esther clk r609 N 4th Jas (Lucille) h782 Emory ct

Paul (Lena) jan h609 N 4th Lack Arth R (Irene M) pntg contr 1042 Bird av

Ronetta L clk PG&ECo r580 S 9th Lackenby Fred J (Margt) millmn Cheim Lbr Co h49 Cleaves av Lackner Louisa (Minnie) phys 311 S

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Frank (Patrina) h723 Drake Saml (Phyllis) h780 Gregory Saml C (Marguerite R) cnrywkr h468

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Adult Probation Bd and treas Cal Jesuit Province r55 W San Fernando Lahmer Alf P (Anna R) watch repr 38 W Santa Clara h236 Hobson

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Lake Alf E (Anna) h401 N 17th Alva formn Pulver Utility Co r75 S

Alvin clk r75 S 19th Bertha J Mrs r561 S 5th

Carol V r148 E St James Dale bkpr Farmers Union r60 S 7th Floyd E (Helen) driver h365 Rutland Francis r73 E Julian

Herbt r73 E Julian Jas (Betty) eng h1109 Hester

Marian I crmry wkr r365 Rutland av Martin D (Myrta) carp h75 S 19th May Mrs h73 E Julian

Susanna M (wid F E) h132 Balbach Wm H h147 N 7th Lakin Malcolm (Blanche) h443 Menker

Lally Raymond (Myrtle) pntr h343 N

Lam Loretta Mrs beauty opr h169 Park

E Santa Clara Lamanet Geo J r390 E Santa Clara La Mantea Eliz nurse Co Hosp Lamantia Angelina waiter Mark Yeram

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-- Edith L (wid Arth H) h558 S 5th

-- Irene M Mrs mgr Baker Hall r374 S 6th

-- Leonard M (Pearl) mgr Medico Dental Pharm h1464 Hanchett av

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--Kugar r723 N 6th

-- Matsu Mrs r394 N 20th

-- Mitsu studt r35 Marion la

-- T carp h723 N 6th Kumamoto Mitsuru H (Kazuko) clk Kogura Appliance Co h415 N 20th

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Kumata Keniyo Rev (Umeno) pastor Buddhist Church of San Jose h644 N 5th

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-- Lois Mrs waitress Hoefler's Coffee Shop h138 W Reed

Kump Efton S (Hazel A) eng Pan Am-h16 Rodonovan dr

Kumsman Mike (Joyce) priv detective h57 Scharff av Kunde Margt Mrs h1915 Coastland av

-- Raymond P studt r1915 Coastland av

Kuninura Sachi studt r1000 San Jose-Los Gatos rd Kunkee Raymond Z (Agnes P) product mgr IBM h1763 Branham la

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-- J Howard (Imogene L) clk Oliver's Mkt h344 Monti-

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--Ruby A clk Board of Educ r624 N 4th --Shiro (Dora S) carp Ray Elkins h226 W Taylor Kurazawa Richd emp San Jose Brick & Tile r1916

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--Peter (Rosa P) h450 S 8th -- Peter jr (Marjorie J) installer Pac Tel h2408 Hedding Kurmme Wm G (Frances) constn wkr h1969 Curtner av Kurokawa Esther studt r2639 Westgate av

-- Hyoe O (Kameoko) gdnr h407 N 21st Kuromi Tad T (Tsukie) emp R Iwata Nursery h921

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Laak Edwin F (Pamela) business mgr Aero-Vector Corp r2223 Newhall (SC)

La Badie Carmen (wid Alex) h340 N 18th LaBarbara Phillip J vulc Johnson Tire Distr h280 N

La Barbera Anthony (Cath) h14335 Story rd -- Anthony J (Ann; Faubert's Liquors) h1584 Santa '

-- Anthony J (Gladys M) clk Bettencourts h15230 Cooper --Antoinette pkr h14335 Story rd -- Antoinette S (wid Phillip) clk Botelho's Pottery Shop

h676 Mission -- Antone (Mildred: LaBarbera Bros) h1512 McKinley av -- Dominic A (Rose) whsemn Sun Garden Packing Co

h1408 Keoncrest av --Gaetano (Eliz) h1625 Pomona av

--Jos (Mamie) orchardist h1624 McKinley av

-- Jos G (Josephine) driver Borden's h1539 Iris ct -- Jos J (Rose V) rep Cannery Wkrs Union Local 679 h1125 Bird av apt 8

-- Josephine Mrs opr Josef's Beauty Center r644 Armanini (SC)

-- Mario A (Mary J) driver Calif Prune & Apricot Assn h13490 Murtha dr -- Marion r971 Meridian rd

-- Mary A studt r1584 Santa Maria av -- Peter A (Santine) rancher h961 Meridian rd

--Rose V Mrs bkpr Barbaccia's Nursery r1125 Bird av -- Salvadore P (Mary A) h971 Meridian rd

-- Saml (Barbara M) rancher h945 Louise av -- Saverio h1549 Hicks av

--Stella r971 Meridian rd

r Campbell

--Tiresa r848 E Taylor LaBare Edwin V (Barbara J) carp h565 Hull av

Labarere L J (Virginia L) pres Consolidated Ports Inc r Campbell -- Virginia L Mrs sec-treas Consolidated Ports Inc.

La Baron Steward h15426 Chelsea dr La Bat Billie (La Bat Realty) h481 N 18th -- Realty (Billie La Bat) 481 N 18th LaBaum Robt F jr (Virginia) galvanizer Western Forge

& Flange h14739 Peppertree la Label Richd mach Food Machy h65 Fox av Labergue Jean J (Mary J) aud Ward's h1040 Emory LaBianco Jim (Camelia) h499 Gregory

LaBlanc Bernard J (Virginia; Joseph's Dairy) h20 S Laboa Altair C (Leoma) mach Delmo Victor h653 Jefferson (SC)

LaBono Angelina Mrs (LaCantina Liquor Store) r4931 LaBonte Ellen M Mrs ibm opr 1st Nat1 Bk r662 S Cy-

-- John H h922 Princess Anne dr -- John H (Ellen M) analyst Food Machy h662 S

Cypress av Labor Temple ofc bldg 45 Santa Teresa -- Temple Association of Santa Clara County Frank W

Gorham sec-treas assn 45 Santa Teresa -- Temple Club Room Calvin I Doty mgr social club 45 Santa Teresa

LaBorde John J (Mary H) mach Bethlehem Steel h659 Hamann dr Laborers & Cement Workers Union Local No 270 Robt H Medina sec-treas Harry F Whitehouse pres

lab union 45 Santa Teresa R102 LaBossiere Emile (Emily) slsmn D'Amico Tire Serv r891 Redbird dr

Labourdette Jack J (Nadine E) credit mgr Coffin-Redington Co h1114 Savannah dr -- Nadine E Mrs tchr PS r1114 Savannah dr

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SAN FRANCISCO

506

LaBARBERA

"Diane studt r1408 Keoncrest av

"Dominic A (Rose) mgr LaBarbera Liquor Store h1408 Keoncrest av

"Donna studt r1408 Keoncrest av

"Frances Mrs slswn Bert Schroeder Clothing r718 Teresict

" Frank (Gaitana) lab Carl Swenson h650 Park ct (SC)

"Gaetano (Lisa) h1625 Pomona av

"Henry (Frances) slsmn h718 Teresict "Joe jr (Ann) carp h3806 Jarvis rd

"John mgr West Valley Bottle Shop r1584 Santa Maria av "Joseph (Mamie) farmer h1426 Fruitdale av

"Jos S (Josephine) driver Borden Co h1539 Iris ct " Joseph J (Rose V) rep Cannery Wkrs

Union Local No 679 r1125 Bird av apt 8 " Mario A (Mary Jane) driver Joe Ameral Plmb h4712 Alum Rock av

" Marion r971 Meridian rd

" Maryla A sls clk S H Kress & Cor945 Louise av " Paul J (Gladys O) mtcemn PS h1595 Jacob

" Peter A (Santine) rancher h961 Meridian

" Philip A (Deanna) servmn Harold Johnson

Distr h11851 Southwood dr "Ralph J h2684 Sutro dr

"Ronald lab UTC Electronics r794 N 14th "Ronald (Carole) studt h930 S 7th

"Rose V Mrs sec Barbaccia's Nursery r1125 Bird av apt 8

"Sal (Mareatha) clk West Valley Bottle h1464 Blaney av "Saverio retd h1549 Hicks av

"Saverio (Barbara M) h945 Louise av

"Stella A h971 Meridian rd "Teresa (wid Vincent) retd r848 E

Taylor Labarbera's SHELL (Paul LaBarbera)

Lubriciation, Brake Lining, Tires, New and Recaps, Tune Ups, 1645 Foxworthy av, Tel 264-4541 Labarle Danl studt r337 S 11th

LaBaron Steward W jr (Kay) lab Levi Strauss & Co h15424 Chelsea dr LaBarre Jeannie tchr McKinley Sch r1100 Ranchero wy apt 24

LaBat Billie (Miracle Investments) h2123 Hedding

"Chas mech h rear 772 Willis av Labaugh Robt h955 Vermont apt 2

LaBaum Robt F jr (Virginia) driver Western Forge & Flange h14739 Pepper Tree

LaBelle Flower Shop (Wanda K Smith) 1456 W San Carlos

" Maison Apartments Chester H and Mrs Alice Force mgrs apts 1819 Joan wy (SC) Wanda K (La Belle Flower Shop) h1456 W San Carlos

Laberque Jean G (Mary J) aud Ward's h1040 Emory

"Joanne L r1040 Emory

1265 OAKLAND RD.

Labetich Ron studt r1555 Marburg wy apt 5-C LaBianco Vincent (Camelia) retd h499 Gre-

Labid Cleto lab A Pieracci & Cor992 E

Laboa Altair C (Leoma) bartender h653

Jefferson (SC) "Letha A studt r653 Jefferson (SC)

Labombarda Joseph P (Theresa) designer Sylvania h669 Salberg av (SC) LaBonte Ellen M Mrs mach opr Wells Fargo

Bk r1810 Brighten av "John H (Ellen M) emp FMC Corp h1810 Brighten av

"Truman W (Margt) equip opr Pac Gas & Elec h1196 Buchanan dr (SC)

Labor Temple 45 Santa Teresa 'Temple Association of Santa Clara County Franklin W Gorham sec-treas assn 45 Santa Teresa

LABOR

"Temple Club Room Calvin I Doty mgr 45 Santa Teresa

LaBorde John (Mary) r225 W Brokaw rd " Larry studt r529 S 7th apt 5

Labordi Anthony mgr Janko's Tavern Laborers & Cement Workers Union Local No 270 Harry F Whitehouse pres John Pierini v-pres Robt H Medina sec-treas 45 Santa Teresa R111

Labosky Philip W (Lena) carp h754 Elm Labossiere Emile (Emily) slsmn D'Amico Tire Serv h891 Redbird dr

LaBountey H W elec tube processor Litton Itd h1749 Higgins av apt 1 (SC) Labourdette Jack J (Nadine E) credit mgr Brunswig Drug h1114 Savannah dr

Laboure Ernest J (Eva A) comp Rosicrucian Press h516 Arleta av LaBourveau Ethel Mrs r336 N 5th apt 3

Labow Jacob slsmn r49 S 14th Labrada Carmen E h2076 Alameda wy Labrado Peter (Julie) driver Melvin Sosnick Cor Sunnyvale

Labrador Philip (Anne; Winchester Liquors) h1409 Maria wy

LaBrague Hazel r617 Eisenhower dr LaBreche Medore mech Courtsey Chevrolet r Watsonville

LaBrescue Herbert (Emy Lou) vending mach opr h474 S Henry av LaBrie Jack V (Patricia J) acct Stanford

Univ h927 Madeline la (SC) " James ofc wkr Coca-Cola Bottling r Campbell

LaBrier M H h1459 W San Carlos apt 5 Labrovich Jack F (Mary) constn wkr h40

Dale dr "Kenneth USA r203 Delmas av

Kenneth L (Lily J) h1929 The Alameda apt 2

Lynn h1566 Scott apt 57

"Steven P (Kathryn) gdnr County Dept of Pub Wks h203 Delmas av Labrucherie Armand R (Joan C) supt Alken

Constn r475 Piercy Gilbert (Marlene) carp Alken Constn

r945 E San Antonio Larry R (Rita M) expediter Lockheed

h3296 Mt Wilson dr " Lawrence L (Madeline) driver Joe Luiz Milk Trans h14171 Woodhaven dr "Rene (Donna) slsmn San Jose Dairy Sup

r5775 Snell rd Labudak Cath J (wid Anthony) cannery wkr Marianner Cannery h927 Cinnabar

LaCabana Apartments Mrs Betty A Hannibal mgr 2346 Sutter av (SC) LaCampana Market (Apolonio F Flores) gro

50 Post LaCantina (Philip and Mrs Angelina)

LoBono) tavern 493 W San Carlos LaCasa Dorothy Mrs cashier Skaggs Pay Less Store r3544 Telegraph rd " Joe L (Dorothy) asst mgr Payless Drug

h3544 Telegraph dr "Siesta Motel Wm F and Mrs Olive Foley mgr 1550 N 1st

LaCasitas Court Apartments 340 S 10th Lacasse Bernard J (Patricia A) tchr Cupertino Sch Dist h2860 Malabar av apt 4 (SC)

Lacastro John A (Florence) clk Purity Stores r1483 Dentwood dr Lacavalla Angie ofc sec James Trans & Stge

r1601 Minardi av " Mario (Pauline) emp FMC Corp h1601 Minardi av

" Mario (Glenda) note-teller Well Fargo Bank h1249 Palm Lacazotti Murlo Mrs aide O'Connor's Hosp

r812 Miles ct (SC) Lacerda Amelia clk Willows Lndry & Clns

r Fremont " Barbara J studt r143 N Claremont av " Elynor ofc wkr Continental Can r1015

Lacombe Harold (Dolores) eng Lockheed S Genevieve la " Joseph (Isabel) carp h143 N Claremont av

(See Page 5 Buyers' Guide)

LACERDA

" Mae r1015 S Genevieve la

" Mary (wid Anthony G) retd h1015 S Genevieve la

Lacey Arth H (Claudia C) slsmn T J Martin h128 Cronin dr (SC)

"Chas (Cindra) elec wireman Westinghouse (S) h4982 Kingston wy 'Chas E (Virginia) eng Lockheed h1473

S Hwy 9 "Clarence E (Isabel) shop formn Allison Pontiac r Campbell

" Donald (Teako) r2745 S 1st

"Gordon A (Nancy) h1388 Sprucewood dr

"Joseph P pres Killarney Farms No 2 (Lacey & White Inc) r San Francisco " Levi jr h2263b Alum Rock av

Lorn (Jane) carrier PO h1394 Olympus dr "Robt studt r457 S 9th apt 14

"Thos J (Eva L) carrier PO h1845 Caliston LaChance Mae Mrs slswn Stuart's h530 N

1st apt 26 LaChapelle Albert O (Elsie M) carp h3415

Santa Barbara av (SC) Lachini Angelo h1566 Scott apt 24

" Jeanette V (wid Louis) h5020 Rio Vista

Lachman Bros Home Furnishings Lawrence A Jensen mgr 3600 Stevens Creek rd Lachner Joseph h2329 Pauline dr

Lachnit Joseph J (Jeannie B) ind specialist Bureau of Weapons USN h2079 Fordham dr (SC) Lacireno Bernard (May) mach Westinghouse

h6023 Royal Ann dr Locitignola Donna emp Bank h373 Richmond

av apt 4 " James J (Lucille A) carp Elmo Pardini Contr h1516 Iris ct

" Lena (wid Paul) h609 N 4th

Lack Arth R (Irene M) pntr 69 S 15th "Ben (Mary) jan PS h1269 Curtner av

" Lee clk Grant Super Mkt No 2 r104 Pleasant Ridge

" Leland L (Pauline) meat ctr Raos Food Mkt h104 Pleasant Ridge av " Pauline Mrs slswn Bond Stores r104

Pleasant Ridge "Wm (Ann) slsmn h2795 Union av

Lackenby Margt (wid Fredk J) retd h196 N 17th

Lackey Alice tchr PS h1510 Harrison apt

" Evelyn S Mrs emp Lockheed h869 Alder brook la

" Henry (Marian) h1351 Bae Harbor wy " Howard studt r381 E William apt 25 " Larry r1085 Chapman

"P P with Bechtel h1745 McKee rd apt 33 "Theodora studt r27 S 11th

" Vinton L studt r355 S 10th "Wm J (Rosemary) emp Varian Assoc h1616 Midfield av

Lackner Barbara R studt r1267 University

"Jerome A (Wyetta) phys County Hosp h990 S Monroe " Louis (Minnie) phys 524-25 Sainte Claire

Bldg h1267 University av Lackovic Thos slsmn San Jose Mercury News r Los Gatos

LaClair Arlene Mrs h190 Grant apt 3 "Cyril J jr (Judith) emp IBM h472 Beth dr Laclergue Edw G studt r320 S 12th "Kathryne (wid Raymond G) tchr PS h320 S

LaCocina Cafe (Manuel Morales) 131 W Sant Clara

LaCoe Alerian (Bernice) custon Campbell School District h605 N Monroe

"Bernice Mrs mgr Bischoff's Uniform Shop r605 N Monroe Larry h2362 Sutter av apt 8 (SC)

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s Allendaie studt r183 F

Helen laby instr O'Conn 11 . k R (Tommie R) research 1581 Larkin av nn Mrs h471 S Willard at lo S (Carola) v-pres Mis ngineers Inc h2350 Harr riel r1213 Greenbriar a I loh C (Gloria) mgr Pollo

1380 Mazzaglia av LA REALTY (Richard F Bi state, Realtor, Subdivide ta av, Tel 297-0850, 323 reek rd, Tel 248-7700 La ga Frank atndt Watson's .21 N 8th apt 3 La issor Cecil F (Florence)

cnamental Iron h957 Am

La Donald (June M) dep Co W A (Ellen) eng Lockhee - 1yd courier Loomis Arn nes R jr (Elaine) lwyr

n1299 Teresita dr hel I Mrs r146 Martha mor Cecil L Bush mgr aylewel heemother Ber A (Patsy) real est

TRIPLICATE

(To be given to declarant when originally issued; to be made a part of the petition for naturalization when petition is filed; and to be retained as a part of the petition in the records of the court)

UNITED STATES OF AMERICA

DECLARATION OF INTENTION

No. 8588

(Invalid for all purposes seven years after the date hereof)

Commission of C		In the		uperior	Cou
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Date of Registration Slefat 12, 1918.

Local Board for Division No. 2

County of Santa Clara. State of California.

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(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this how.)

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Anthony T (Anne) (Spino & La-Barbera) r1499 Meridian rd

Dominic (Rose) lab Eggo Food Products h206 Hawthorne way

Frank (Tillie) lab h476 Illinois av

Jos orchdst r1057 Meridian rd

Louis tchr SJSC r162 Duane

Marion A r1057 Meridian rd

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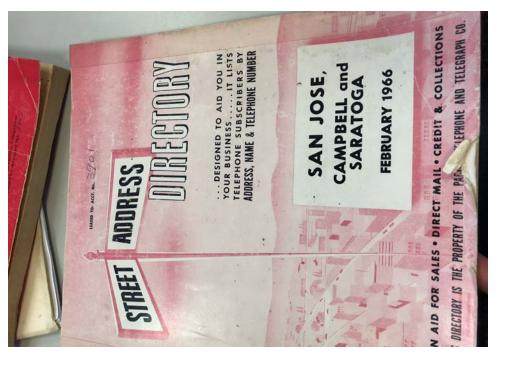
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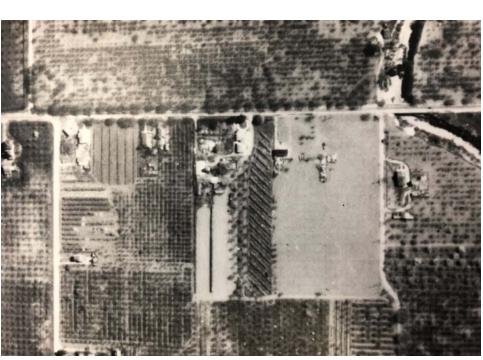
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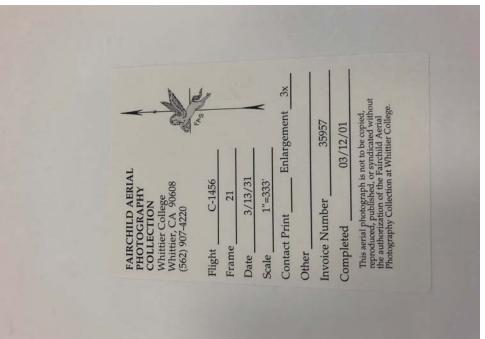


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ATTACHMENT D

Department of Parks and Recreation (DPR) 523 Forms

Attachment D. **Cultural Resources** Map Features 971-961 Meridian Avenue Building Location Warehouse 961 Meridian Ave 971 Meridian 971 Meridian Ave-garage Ave Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributo and the GIS User Community ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

2018-150 971 Meridian

Map Date: 8/17/2018

PRIMARY RECORD

Primary # HRI# **Trinomial**

NRHP Status Code

Other Listings **Review Code**

Reviewer

Date

Page 1 of 10

*Resource Name or #: 961 Meridian Avenue

P1. Other Identifier: 961 Meridian Avenue

*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: 1961PR 1980 T7S;R1E; Unsectioned portion of Los Coches Land grant; M.D.B.M. Zip: 95126

c. Address: 961 Meridian Avenue City: San Jose

d. UTM: Zone: 10; (NAD xx):

e. Other Locational Data: The parcel is located 0.15 mile south of the intersection of Fruitdale and Meridian Avenue. APN 284-03-015 Elevation: 135 feet

*P3a. Description: This historic-age resource is a single-story family residence constructed in 1951. The residence located at 961 Meridian Avenue represents a Ranch Style of architecture. The residence is located on a 0.31-acre parcel west of Meridian Avenue. It is a single family residence constructed of wood on a raised foundation, with a wood shake roof, a stucco exterior, and a porch. The residence contains some architectural elements of Ranch architectural styles. The roof is crossed-hipped with wood shingles. A stucco exterior covers the wood frame which rests on a raised foundation with crawl space and has a rectangular footprint. The eaves are medium length with exposed rafters throughout. An awning roof extension extends over a small porch and is supported by wood beams. Large picture windows are on the eastern elevation facing towards Meridian Avenue. The front entrance is located off-centered and sheltered beneath the main roof of the house, which is typical in Ranch styled homes. The eastern façade also contains low masonry planters that add horizontal emphasis to the entry area. The masonry planter box is composed of brick and the brick cladding continues beneath the picture windows on all elevations of the residence. All windows appear original and are composed of wood framed single pane windows.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo: Overview photo of Ranch style of architectural residence located at 961 Meridian Ave, eastern façade. View West

*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both

*P7. Owner and Address: Sal and Mike La Barbera 18770 Cox Ave Saratoga, California 95070

*P8. Recorded by: Jeremy Adams and Megan Webb ECORP Consulting, Inc. 2525 Warren Drive Rocklin, California 95677

*P9. Date Recorded: 8/14/2018

*P10. Survey Type: Property Visit

Report Citation: ECORP *P11. Consulting, Inc. Jeremy Adams

2018 Architectural History Evaluation Buildings at 961-971 Meridian Avenue, San Jose, Santa Clara County, California

*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):

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10 *NRHP Status Code

*Resource Name or # 961 Meridian Avenue

B1. Historic Name: none.

B2. Common Name: 961 Meridian Avenue

B3. Original Use: Single family residence/fruit production B4. Present Use: Single family residence

*B5. Architectural Style: Ranch

***B6.** Construction History: The windows located at the kitchen and at the bedroom are corner windows. The residence also contains a semi de-attached two-car garage that is contented to the house by a breezeway that shares the same roof line at the house. The two-car garage is offset to the residence off the southern elevation and off Meridian Avenue, there is a long-paved driveway. The residence is currently vacant.

The La Barbera land holdings was historically used for agricultural production. Historical photographs taken in1968 reveal the residence identified as the Ranch styled residence at 961 Meridian Avenue on the parcel. By 1968, Meridian Avenue has expanded to a four-lane paved road with a center divide. A few orchards still surround the parcels in 1968, and by 1980 the orchards had given way to modern development and sprawl that had occurred on the outlying areas of San Jose.

*B7. Moved? ⊠No □Yes □Unknown Date: 0 *B8. Related Features: None.	Original Location:
B9a. Architect: Unknown *B10. Significance: Theme: Architectural Period of Significance: 1951 to present Following is an evaluation of the residence 961 Meridian Avenue usi Landmark Designation Criteria. Also, an architectural context of the I	ng CRHR, NRHP, and localCity of San Jose Historic
B11. Additional Resource Attributes: (List attributes and codes) None.	
*B12. References: See Continuation Sheet	
B13. Remarks: None.	
*B14. Evaluator: Jeremy Adams ECORP Consulting, Inc. 2525 Warren Drive Rocklin, California 95677	(Sketch Map with north arrow required.)
*Date of Evaluation: 8/14/2018	
(This space reserved for official comments.)	
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HRI# Trinomial

Primary #

CONTINUATION SHEET

*Resource Name or # 961 Meridian Avenue

*Recorded by: ECORP *Date: 8/14/2018 ☑ Continuation ☐ Update

*B10. Significance: (Cont.)
Ranch Style of Architecture

Page 3 of 10

The single-story residence located at 961 Meridian Avenue is most closely associated with the Ranch style of architecture. The Ranch style of architecture was favored for residential houses for many decades, from the 1930s through 1970s, including the period when the residence at 961 Meridian Avenue was built. The Ranch style design and form was largely a response to the high demand of post-WWII housing needs. This demand was caused by a natural population increase and the desire for larger homes suitable for larger families. Homes built during this era were quickly sold. Homes built after 1955 in the United States were commonly built with three or more bedrooms (Caltrans 2011). These new homes were about 50 percent larger than the average house that was constructed in the 1940s to 1950s (Caltrans 2011). A new standard amenity was a second bathroom or half bath, which was rarely even seen in homes built prior to the 1940s (McAlester 2013).

Ranch style homes typically have an elongated form and are commonly single-story. Ranch homes are usually horizontal featuring low-pitch roofs with broad overhangs, unbroken eave lines, concrete slab floors, and grouped windows (McAlester 2013). Masonry detailing on the façade is also common, such as brick wainscoting or stone entryways. Entry ways that are covered are usually quite small in size and too narrow to be used as a porch, while the rear private yard is larger, easily accessed from the main living room, and may have more than one rear patio. Two-car garages or carports are also typical for Ranch style homes in California. Detached garages are not common in the Ranch style, yet some models have a separated garage from the house. The separation between the house and garage acts as an open breezeway but is still connected with the same roofline (Caltrans 2011).

The most prominent Ranch style architect in Southern California was Cliff May. May designed and built homes largely in the areas surrounding San Diego and Los Angeles and is credited with creating the California Ranch architectural style, originating in the early 1930s. Through his career, May designed and built hundreds of these modernized houses built specifically to fit the lifestyle of the American family. May's designs became particularly popular in the postwar 1950s and his designs were sold throughout the United States. He won dozens of awards in architecture and was a member of many home builders associations (Van Balgooy 2004). Historical research failed to identify any existing houses constructed by Cliff May in the City of San Jose. His most famous Ranch houses are scattered through the City of San Diego and the greater Los Angeles area. Many of his notable ranch houses include the la Casa de Larga Jornada in Santa Fe, the Red Bud custom house in Red Bluff, and the "Ranchos" neighborhood in Long Beach (Bricker 1983).

961 Meridian Avenue Description and History

The residence at 961 Meridian Avenue (APN 284-03-015) is a small single-story house constructed in 1951 according to Santa Clara County Assessor's property data. The residence is located on a 0.31-acre parcel west of Meridian Avenue. It is a single-family residence constructed of wood on a raised foundation, with a wood shake roof, a stucco exterior, and a porch. The residence contains some architectural elements of Ranch architectural style. The crossed-hipped roof is moderately-pitched with wood shakes. A stucco exterior covers the wood frame which rests on a raised foundation with crawl space and has a rectangular footprint. The eaves are medium length with exposed rafters throughout. An awning roof extension extends over a small porch and is supported by wood beams. Large picture windows are on the eastern elevation facing towards Meridian Avenue. The front entrance is located off-center and sheltered beneath a protruding porch cover. The eastern façade also contains low masonry planters that add horizontal emphasis to the entry area. The masonry planter box is surrounded by brick wainscoting with cladding that continues beneath the picture windows on all elevations of the residence. Fenestration consists of wood framed, single-paned windows throughout with large picture windows and corner windows at the kitchen and bedroom corners. The residence also contains a two-car garage that is connected to the house by a breezeway that shares the same roof line as the house. The two-car garage is offset to the residence off the southern elevation and off Meridian Avenue, there is a long-paved driveway. The residence is currently vacant.

RealQuest records list the owners of 961 Meridian Avenue as Sal and Mike La Barbera since 2012. Sal La Barbera was born in 1947 and was the son of Peter and Santina La Barbera and great grandson of Salvatore and Maria. An affidavit from the Santa Clara County Recorder's office dated October 21, 2011 indicated that Sal La Barbera was the successor trustee under the Santina M. La Barbera Revocable trust.

A County of Santa Clara death Certificate indicated Santina Marie La Barbera was born October 30, 1913 to John and Carmella Danna, both from Italy. Peter and Santina had two children together, Sal and Maria. Santina was a high school graduate, and her profession was listed as a homemaker. She died on September 15, 2009 at age 98. Among several other properties, she owned the house and property at 961 Meridian Avenue, APN 284-03-015, which was transferred to Sal La Barbera, her son, as trustee of her estate. The legal description of the parcel described a 16.59-acre tract described in the deed from Salvatore La Barbera, et ux, to Peter La Barbera et al, recorded November 26, 1947. It appears the house at 961 Meridian Avenue was occupied by Peter and Santina La Barbera since it was built in 1951. The house was inherited by their son, Sal La Barbera.

In February of 2008, a building inspection report from the City of San Jose building division for the residence at 961 Meridian Avenue, the ranch house, listed the owner as Sandy La Barbera and cited two building violations for minor alterations to the house without permits: walls added to the living room to create a bedroom, and a shower added in an existing room. A 2018 rapid
PR 523L (1/95)

*Required information

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

CONTINUATION SHEET Trinomial

Page 4 of 10 *Resource Name or # 961 Meridian Avenue

*Recorded by: ECORP *Date: 8/14/2018 ☑ Continuation ☐ Update

screening building inspection from the City of San Jose building division listed the owner as DEA S.A.G. Gutierrez, and indicated the building was being used for illegal senior housing. The report listed the condition as "hazardous materials drug lab," and the type of disaster as "other: drugs." The inspection form recommended the building be vacated and barricaded.

Evaluation

Historical and archival research for the residence at 961 Meridian Avenue has provided sufficient construction and use history for the building. An evaluation of the Ranch style residence at 961 Meridian Avenue using local, NRHP, and CRHR eligibility criteria is provided below.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated, in a significant way, with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development. In addition, the building is not associated with any existing historic district. Therefore, the ranch house at 961 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The members of the La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San Jose. Therefore, the ranch house at 961 Meridian Avenue is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of the Ranch style of architecture including the single-story design with rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building, however, does not contain some of the important character-defining design features that are distinctive characteristics of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture as compared to other local examples throughout San Jose and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles during the period. Lastly, the building was not built by Cliff May or another notable architect in Ranch style architecture. The Ranch house at 961 Meridian Avenue does not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The Ranch building does not have the potential to yield information important in prehistory or history. Archival research potential for the buildings has been exhausted, and what little information is available has been recovered. The ranch house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the ranch house at 961 Meridian Avenue is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: The field visit indicates that the building retains all aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. The buildings appear to have never been moved and each remains in place within the parcel. It remains a residential house, though it has not been maintained very well, and the setting hasn't changed. The building has received only minor maintenance over the years, thus retaining many of its original materials and workmanship. It still appears like a residential Ranch house and is easily identifiable as such. Regardless of integrity, the building is evaluated as not eligible for the CRHR and NRHP.

Historic District Considerations: A records search shows that the building at 961 Meridian Avenue is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the Ranch building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

CONTINUATION SHEET Trinomial

Page 5 of 10 *Resource Name or # 961 Meridian Avenue

*Recorded by: ECORP *Date: 8/14/2018 ☑ Continuation ☐ Update

The Ranch building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The Ranch building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The Ranch house is identified with the La Barbera family, including individual members of that family, and other unidentified residents through time. The limited historical information about the La Barbera family in the archival record indicates that the family and its individual members did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The Ranch house is associated with the residential development of the rural communities of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The Ranch house is associated with the La Barbera family. However, the architectural design of the building as a Ranch style does not represent or characterize any distinctive choices of a group of people or its occupants, so the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen:

The building contains elements of the Ranch style of architecture including a rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building, however, does not contain some of the important character-defining design features that are distinctive characteristics of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture as compared to other local examples throughout San Jose and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles during the period. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was not built by Cliff May or another notable architect in Ranch style architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. All structural design of the Ranch building match the patterns of construction for the period. Therefore, this building is not eligible under this criterion.

Primary # HRI#

CONTINUATION SHEET

Trinomial

□ Update

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*Resource Name or # 961 Meridian Avenue

*Recorded by: ECORP *Date: 8/14/2018
☑ Continuation

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Caltrans

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2004 Designer of the Dream: Cliff May and the California Ranch House. Southern California Quarterly 86.



Residence at 961 Meridian Avenue, eastern façade, garage at rear (view toward west).

CONTINUATION SHEET

Primary # HRI# Trinomial

□ Update

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*Recorded by: ECORP

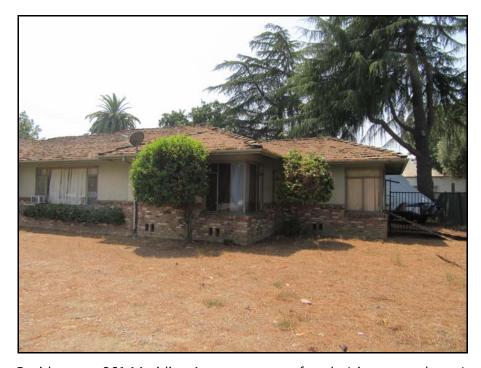
*Resource Name or # 961 Meridian Avenue

*Date: 8/14/2018

☑ Continuation



Residence at 961 Meridian Avenue, western facade (view toward north).



Residence at 961 Meridian Avenue, eastern facade (view toward west).

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Residence at 961 Meridian Avenue, entry at eastern facade (view toward west).



Residence at 961 Meridian Avenue, picture window and planter box at eastern facade (view toward west).

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*Resource Name or # 961 Meridian Avenue

*Recorded by: ECORP *Date: 8/14/2018 ☑ Continuation ☐ Update

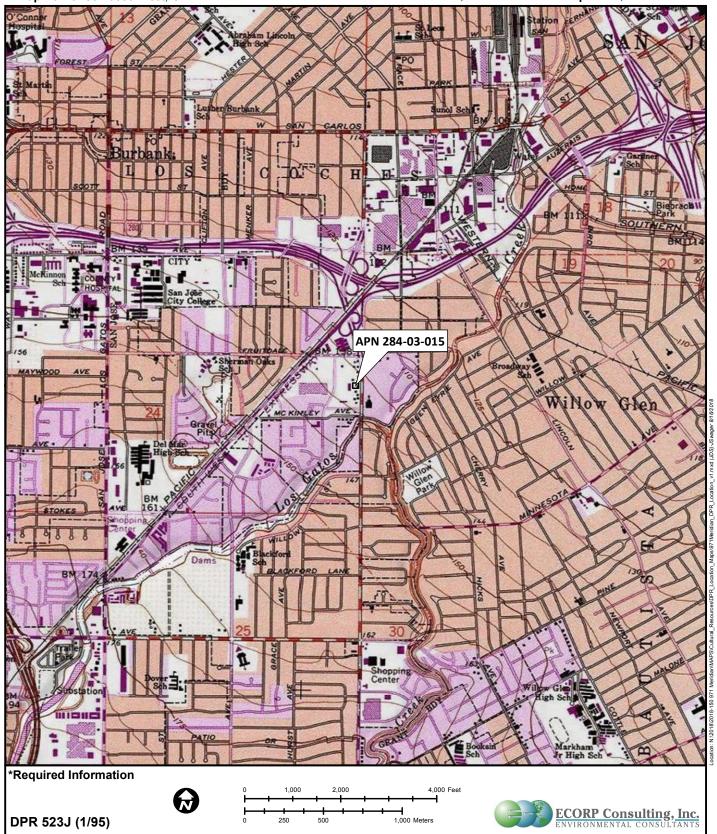


Residence at 961 Meridian Avenue, breezeway (view toward east).

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*Resource Name or #: 961 Meridian Avenue; APN 284-03-015



PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

Other Listings Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 971 Meridian Avenue

P1. Other Identifier: 971 Meridian Avenue

*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: 1960PR 1980 T7S;R1E; Unsectioned portion of Los Coches Land grant; M.D.B.M.

c. Address: 971 Meridian Avenue City: San Jose Zip: 95126

d. UTM: Zone: 10; (NAD xx):

e. Other Locational Data: The parcel is located 0.15 mile south of the intersection of Fruitdale and Meridian Avenue. APN 284-03-016 Elevation: 135 feet

*P3a. Description: This historic-age resource is a single-story family residence constructed in 1925. The single-story residence located at 971 Meridian Avenue is most closely associated with the "Spanish Eclectic or Spanish Revival" style of architecture. The residence is located on a 0.69-acre parcel located west of Meridian Avenue within the City of San Jose. This architectural style is evident in the double stash front doors, red tile regular laid roof, front focal windows with balconettes, spiral columns, iron sconces, and decorative elements above the windows and doors. The residence has a low pitch side-gable roof and elevated front entry at the eastern façade. All windows appear original and are composed of wood framed single pane windows. The windows at the rear and side elevations have been covered with aluminum framed screens. The entrance to the basement is located at the southern façade. The residential layout is more of a U-shaped plan and located at the northern elevation is a cutout that contains a small area that once had a fish pond.

*P3b. Resource Attributes: HP2. Single family property, HP4. Ancillary building

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



P5b. Description of Photo: Overview photo of Spanish Eclectic style of architectural residence located at 971 Meridian Ave, eastern façade. View West

*P6. Date Constructed/Age and Sources: ⊠Historic
□Prehistoric □Both

*P7. Owner and Address: Stella La Barbera 2440 Carol Drive San Jose, California 95125

*P8. Recorded by:
Jeremy Adams and Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

*P9. Date Recorded: 8/14/2018

*P10. Survey Type: Property Visit

***P11. Report Citation:** ECORP Consulting, Inc. Jeremy Adams

2018 Architectural History Evaluation Buildings at 961-971 Meridian Avenue, San Jose, Santa Clara County, California

*Attachments:

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Record

Artifact Record

Other (List):

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 12 *NRHP Status Code

*Resource Name or # 971 Meridian Avenue

B1. Historic Name: none.

B2. Common Name: La Barbera Property

- B3. Original Use: Single family residence/fruit production B4. Present Use: Single family residence
- *B5. Architectural Style: Spanish Eclectic or Spanish Revival

*B6. Construction History: The La Barbera land holdings was historically used for agricultural production. Historical photographs taken in 1931 reveal the Spanish Eclectic residence at 971 Meridian Avenue, as it has a distinct roofline and horse shoe shaped pavement in the front yard, surrounded by agricultural lands. The roofline of the Spanish Eclectic residence has not been altered since the 1931 aerials photographs as it appears the same in recent aerial images. And by 1948, the Spanish Eclectic styled residence and a large warehouse located west of Meridian Avenue appear on the parcels. The parcels are surrounded by orchard plots and other residences. Meridian Avenue is a two-lane road in 1948 and it appears to be paved. By 1968, aerial photographs reveal the residence identified as the Ranch styled residence at 961 Meridian Avenue on the northernmost parcel. By 1968, Meridian Avenue has expanded to a four-lane paved road with a center divide. A few orchards still surround the parcels in 1968, and by 1980 the orchards had given way to modern development and sprawl that had occurred on the outlying areas of San Jose.

*B7. Moved? ⊠No □Yes □Unknown Date: O *B8. Related Features: Associated detach garage	riginal Location:
*B10. Significance: Theme: Architectural	
B11. Additional Resource Attributes: (List attributes and codes) None.	
*B12. References: See Continuation Sheet	
B13. Remarks: None.	
*B14. Evaluator: Jeremy Adams ECORP Consulting, Inc. 2525 Warren Drive Rocklin, California 95677	(Sketch Map with north arrow required.)
*Date of Evaluation: 8/14/2018	
(This space reserved for official comments.)	

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*Resource Name or # 971 Meridian Avenue

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*B10. Significance: (Cont.)

Spanish Eclectic or Spanish Revival

The single-story residence located at 971 Meridian Avenue is most closely associated with the Spanish Eclectic or Spanish Revival style of architecture. Revival architecture gained popularity during the Eclectic movement of the early twentieth century. The Eclectic movement began as a fashionable way for architects to design houses using influences from historic architectural styles. The trend first gained momentum in 1893 during the Chicago Columbian Exposition on architecture, which focused on historical styles. It acted as a new way for architects to simulate historical architecture in a modern way and eventually became wildly popular after the turn of the century with many eclectic styles popping up.

Spanish Revival was one of these eclectic styles that came into popularity beginning in 1915 and lasting through the 1940s. The Spanish Revival style was first introduced at the Panama-California Exposition held in San Diego in 1915. It was introduced as an elaborate portrayal of Spanish prototypes seen from other countries throughout the world. The Spanish Eclectic style of architecture was favored for many decades from 1915 through 1940s including the period when the residence at 971 Meridian Avenue was built, particularly for residential houses. Spanish Revival architecture was particularly popular in California, especially in southern California.

The popularity of Spanish Revival architecture in southern California was likely due to the popularity of Mission style houses in Los Angeles and other southern areas. Mission style houses appear similar in architectural detail and elaboration with the Spanish Revival and set a good precedent for development in those areas. Some areas of Los Angeles have large neighborhoods of Spanish Revival homes. Spanish Revival style, as well as many Eclectic period styles, fell out of popularity as a result of the Great Depression and the U.S. entrance into World War II when supplies were less easily available, and money was tight. After the Eclectic period, buildings were constructed with less architectural detail and more simple forms focusing on affordability and functionality (McAlester 2013).

Character-defining features of the Spanish Revival style of architecture include half-cylinder or S-curve tiled roofs, focal windows with large arches or decorative wood or iron grilles, stucco-clad and elaborate chimney tops, stucco or tile vents, arcaded (arched) walkways or winged walls, walled courtyards, casement windows with decorative wood framework, multi-level roofs, covered porches (usually on the façade), and sometimes fountains (McAlester 2013). Spanish Eclectic homes are usually horizontal with low-pitch roofs with little or no eave overhangs, (McAlester 2013). Masonry detailing on the façade is also common, such as stucco and wrought iron for balcony and porch railings and prominent arches. Entry ways that are covered are usually quite small in size and too narrow to be used as a porch but usually contains arches. Detached garages set back on the parcel are common in the Spanish Eclectic style, rather than attached garages. Spanish Eclectic style homes often have enclosed courtyards at the rear of the house.

One prominent Spanish Eclectic or Revival style architect in southern California was George Washington Smith. Smith designed and built homes largely in the areas surrounding southern California and established his reputation as a designer of the Spanish Eclectic or Revival architectural style (Gebhard 2005). In 1918, Smith began construction on his own home located in Santa Barbara, which he designed after farmhouses of southern Spain that he saw during his travels. The George Washington Smith House located in Santa Barbara became the standard for Spanish Revival work of the 1920s. George Washington Smith was born in 1876 and beginning in 1918, with the construction of his own home, until his death in 1930 Smith was known for his architectural designs in Santa Barbara. A handful of Smith's designs were on display at the 1915 Panama-California Exposition. Smith and his wife then settled in Santa Barbara after their visit to the west coast for the exposition.

Through his career, Smith designed and built almost 100 of these Spanish style houses in Santa Barbara built specifically to revive the city's Spanish past (Gebhard 2005). Smith's designs became particularly popular through the 1930s in Santa Barbara and Montecito, California. After the 1925 earthquake in Santa Barbara, Mission Revival and Spanish Revival were the singular style used to rebuild the city. Historical research failed to identify any existing houses constructed by George Washington Smith in the City of San Jose. His most famous Spanish Revival houses are scattered through the City of Santa Barbara and Montecito area.

The City of San Jose Historic Resources Inventory list contains almost 4,000 properties of fine historical and architectural resources within the City. The list includes a handful of Spanish Eclectic architectural resources. The residence at 971 Meridian Avenue was not listed on the City of San Jose Historic Resources Inventory.

971 Meridian Avenue Description and History

The residence at 971 Meridian Avenue (APN 284-03-016) is a small single-story house constructed in 1925 according to Santa Clara County Assessor property data. The residence is located on a 0.69-acre parcel located west of Meridian Avenue. It is a single-family wood framed residence. The house at 971 Meridian Avenue has architectural elements of the Spanish Eclectic, or Spanish Revival, architectural style. This architectural style is evident in the double sash front doors, red tile roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative elements above the windows and doors. The

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # 971 Meridian Avenue

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□ Update

residence has a low pitch side-gable roof and elevated front entry at the eastern façade. Some windows appear original (wood framed with single pane glass) while some have been replaced with more modern construction.

The stucco siding appears to have been a reapplied cover over the original stucco, as several areas of the newer stucco are chipped off and falling apart, revealing an original pink colored stucco underneath. The windows at the rear and side elevations have been covered with aluminum framed screens. The entrance to the basement is located at the southern façade. The residential layout is more of a U-shaped plan with a cutout at the northern elevation. The residence has an eave wall exterior placement fireplace at the northern façade with an unadorned chimney top. The clean-out door on the fireplace exterior displays the logo of the Borchers Bros Company from San Jose. The building also contains vernacular elements, including wide overhang eaves with fascia and covered rafters, a symmetrical façade, and modern American-Spanish style roof tiles.

A two-car detached garage is located on the same parcel with the Spanish Eclectic residence. The garage contains a similar red tile roof as the residence and is painted in the same color. The garage has a board-and-batten wood horizontal siding, wooden hung garage door, wood framed windows (window has been removed and boarded), and a varied pitched hipped roof with a slight eave overhang at the western façade and exposed rafters. Access to the detached garage is provided by a long, paved driveway north and south of the residence. The garage located on this parcel first appeared on historical aerial photographs taken in September 1948.

The current owner of 971 Meridian Avenue is given as Stella La Barbera, and RealQuest records indicate this property was transferred to Stella La Barbera by a trustee's deed in 1991 from her brother and sister-in-law, Marion and Estella LaBarbera. Stella La Barbera was born in 1927 and was the daughter of Salvatore and Maria La Barbera. The individual grant deeds indicate Stella received the house in a living trust on January 29, 1991 from Marion La Barbera and Estella La Barbera. The property was described as a portion of Los Coches Rancho, and was part of a six-acre tract of land described in a deed from Charles E. Parks, et ux, to Fannie F. Caldwell dated September 3, 1880. Another part of the property measuring 220 feet by 160 feet was described in a deed from Salvatore La Barbera, et ux, to Peter La Barbera et al, recorded November 26, 1947. It appears that the house at 971 Meridian Avenue has been owned and occupied by the La Barbera family since it was built in 1925.

Evaluation

Historical and archival research for the residence at 971 Meridian Avenue has provided sufficient construction and use history for the building. Following is an evaluation of the Spanish Eclectic styled residence at 971 Meridian Avenue using local, NRHP, and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated, in a significant way, with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development. In addition, the building is not associated with any existing historic district. Therefore, the residence at 971 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The members of the La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San Jose. Therefore, the ranch house at 971 Meridian Avenue is not associated with the lives of persons significant in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of the Spanish Eclectic or Spanish Revival style of architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative artistic detail above the windows. The building, however, does not contain several of the important character-defining design features that are distinctive characteristics of the Spanish Revival style, such an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the features on this building are not Spanish Revival in design, but rather vernacular and detract from the architectural value of that style, including the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the tile roof was replaced in the modern era from the original Spanish tile to a modern American-Spanish tile form. These architectural features provide a distraction from the building's design style elements.

The City of San Jose has identified, through numerous surveys, several Spanish Revival buildings within the City and County. Those comparative examples that are individually eligible for the NRHP or CRHR, as described in the contexts above, contain all or most of the character-defining features of the period and do not have modern or vernacular modifications that detract from the style. In addition, numerous examples of Spanish Revival style buildings exist within San Jose that are located within existing historic districts. Overall, this building does not embody the type, period, or method of construction of Spanish Eclectic or Spanish Revival style architecture, nor is it as good of an example of that style as compared to others throughout San Jose. The building

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*Recorded by: ECORP *Date: 8/14/2018 ☑ Continuation ☐ Update

was also not built by a master architect in Spanish Revival architecture but appears to have been cobbled together through selections in a catalogue. The buildings individual artistic details, though eye-capturing, do not contribute to the architectural value of the building as a whole. Therefore, the Spanish Revival house at 971 Meridian Avenue does not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The building at 971 Meridian Avenue does not have the potential to yield information important in prehistory or history and what little information is available has been recovered. The house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the Spanish Revival house at 971 Meridian Avenue is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: The field visit indicates that the building retains integrity of location and design, but does not appear to retain integrity of setting, materials, workmanship, feeling, and association. According to a review of historical aerials, the building has never been moved and remains in place within the parcel. It remains a residence and has been utilized as such for its entire history. The building, however, has received a replaced and modern version of the original tiled roof, and modern stucco appears to have been applied to the surface of the original stucco siding. The building remains intact structurally, but it no longer is surrounded by agricultural fields on the outskirts of town and is now surrounded by modern development within City limits. Much of the building is in disrepair, including the wood framed windows and stucco siding, and artistic details are fractured or chipped in some areas. Therefore, the building no longer retains integrity of setting, materials, workmanship, feeling, or association.

Regardless of integrity, the building is evaluated as not eligible for the NRHP and CRHR.

Historic District Considerations: A records search shows that the building at 971 Meridian Avenue is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the Spanish Revival building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The Spanish Revival building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The Spanish Revival building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The Spanish Revival building is strongly identified with the La Barbera family, including individual members of that family. Though some historical information about the family was found in the archival record, the family and its individuals did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The Spanish Revival building is associated with the agricultural development of the rural community of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The Spanish Revival building is most strongly associated with an Italian immigrant family who owned and lived at the house for the majority of its existence. However, the architectural design of the building is a mix of Spanish Revival and vernacular choices that do not represent any Italian heritage or distinctive choices of a group of people, so the building is not eligible under this criterion.

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DEPARTMENT OF PARKS AND RECREATION HRI#
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6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The building contains elements of the Spanish Eclectic or Spanish Revival style of architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative artistic detail above the windows. The building, however, does not contain several of the important character-defining design features that are distinctive characteristics of the Spanish Revival style, such an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the features on this building are not Spanish Revival in design but rather vernacular and detract from the architectural value of that style, including the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the tile roof was replaced in the modern era from the original Spanish tile to a modern American-Spanish tile form. These architectural features provide a distraction from the building's design style elements. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was also not built by a master architect in Spanish Revival architecture, but appears to have been cobbled together through selections in a catalogue. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The Spanish Revival building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. The artistic details on this building, such as the arched windows, spiral columns, sconces, ornamentation, railings, and tile, all are common design features among this and other similar styles. No unique construction techniques appear to have been employed in the design of the building and there are no apparent innovative characteristics or planned features. Therefore, this building is not eligible under this criterion.

References

Caltrans

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Gebhard, Patricia

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McAlester, Virginia

2013 A Field Guide to American Houses, Second Edition. Alfred A. Knopf, New York.

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Residence at 971 Meridian Avenue, eastern facade (view toward west).



Residence at 971 Meridian Avenue, detail of eastern facade (view toward west).

CONTINUATION SHEET

Primary # HRI# Trinomial

□ Update

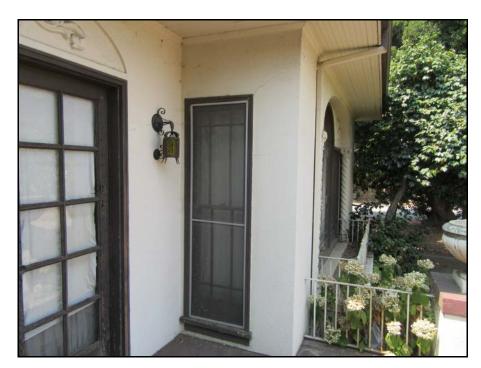
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Residence at 971 Meridian Avenue, detail of eastern facade (view toward northwest).



Residence at 971 Meridian Avenue, detail of eastern facade (view toward northwest).

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Residence at 971 Meridian Avenue, eastern facade (view toward northwest).



Residence at 971 Meridian Avenue, southern facade (view toward west).

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*Recorded by: ECORP

*Resource Name or # 971 Meridian Avenue

*Date: 8/14/2018
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Residence at 971 Meridian Avenue, western facade (view toward east).



Residence at 971 Meridian Avenue, northern facade (view toward south).

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Residence at 971 Meridian Avenue, northern facade (view toward southwest).



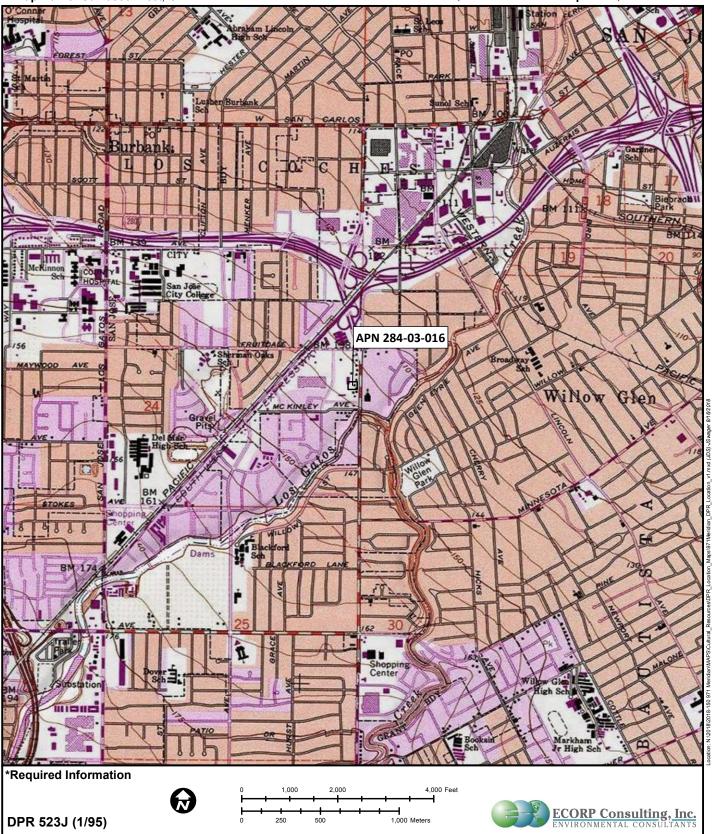
Garage at 971 Meridian Avenue, western facade (view toward northwest).

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*Resource Name or #: 971 Meridian Avenue; APN 284-03-016

***Map Name:** San Jose West, CA ***Scale:** 1:24,000 ***Date of Map:** 1961, P.R. 1980



PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

Other Listings Review Code

Davidance

Date

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*Resource Name or #: Warehouse

P1. Other Identifier: 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: 1960PR 1980T7S;R1E; Unsectioned portion of Los Coches Land grant; M.D.B.M.

c. Address: N/A City: San Jose Z

d. UTM: Zone: 10; (NAD xx):

e. Other Locational Data: The parcel is located 0.15 mile south of the intersection of Fruitdale and Meridian Avenue. APN 284-03-049 Elevation: 135 feet

*P3a. Description: This historic-age resource is large warehouse that was constructed in the late 1940s. The large warehouse located on APN 248-03-049 is a vernacular utility building that was built using common materials and techniques known locally and does not represent a specific or unique architectural style. The large warehouse is located on APN 284-03-049 which is located west of the two residences. The large warehouse first appears on historical aerial photographs taken in September 1948. The large warehouse has a rectangular footprint with a western extent that consists of an addition for fruit dryers. The dryers and the warehouse have the same roof line which is covered with corrugated sheet metal. The warehouse has large metal sliding door and roll up doors, upgraded windows, modern office space inside, horizonal wood siding, concrete floor with metal tracks from fruit processing, concrete cold storage areas, and side gable roof with a broken-roof variant at the western elevation. The warehouse and lot are currently used for storage.

*P3b. Resource Attributes: HP4. Ancillary building

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



Evaluation Buildings at 961-971 Meridian Avenue, San Jose, Santa Clara County, California

P5b. Description of Photo:Overview photo of large warehouse, southern façade. View north

*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both

*P7. Owner and Address:

Marie Hedges and Sal La Barbera 1426 Fruitdale Ave San Jose, California 95128

*P8. Recorded by:

Jeremy Adams and Megan Webb ECORP Consulting, Inc. 2525 Warren Drive Rocklin, California 95677

*P9. Date Recorded: 8/14/2018

*P10. Survey Type: Property Visit

***P11. Report Citation:** ECORP Consulting, Inc. Jeremy Adams 2018 *Architectural History*

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6 *NRHP Status Code

*Resource Name or # Large Warehouse B1. Historic Name: none. B2. Common Name: La Barbera Property B3. Original Use: Storage/fruit production B4. Present Use: Storage *B5. Architectural Style: Vernacular Building *B6. Construction History: Historical photographs taken in 1948, reveal the large warehouse located west of Meridian Avenue. The parcels are surrounded by orchard plots and other residences. Meridian Avenue is a two-lane road in 1948 and it appears to be paved. By 1968, Meridian Avenue has expanded to a four-lane paved road with a center divide. A few orchards still surround the parcels in 1968, and by 1980 the orchards had given way to modern development and sprawl that had occurred on the outlying areas of San Jose. *B7. Moved? ⊠No □Yes □Unknown Date: **Original Location:** *B8. Related Features: None. B9a. Architect: Unknown b. Builder: Unknown *B10. Significance: Theme: Architectural Area: Southern San Jose, Santa Clara County Property Type: Farm complex Period of Significance: 1940s to present **Applicable Criteria:** Following is an evaluation of the large warehouse using CRHR, NRHP, and City of San Jose Historic Landmark Designation Criteria. See Continuation Sheet. B11. Additional Resource Attributes: (List attributes and codes) None. *B12. References: See Continuation Sheet B13. Remarks: None. *B14. Evaluator: Jeremy Adams **ECORP** Consulting, Inc. 2525 Warren Drive Rocklin, California 95677 *Date of Evaluation: 8/14/2018 (Sketch Map with north arrow required.) (This space reserved for official comments.)

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

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*B10. Significance: (Cont.)

Warehouse Building History

The large warehouse located on APN 248-03-049 is a vernacular utility building that was built using common materials and techniques known locally and does not represent a specific or unique architectural style. A large warehouse is located on APN 284-03-049 (no address) west of the two residences. The large warehouse first appears on historical aerial photographs taken in September 1948. The large warehouse has a rectangular footprint with a western extent that consists of an addition for fruit dryers. The dryers and the warehouse have the same roof line, which is covered with corrugated sheet metal. The warehouse has large metal sliding doors and roll-up doors, upgraded windows, modern office space inside, horizonal wood siding, concrete floor with metal tracks from fruit processing, concrete cold storage areas, and a side-gable roof with a broken-roof variant at the western elevation. The warehouse and lot are currently used for storage.

The large warehouse was used by the La Barbera family to dry and harvest fruit. No other historical information was found in the archival record for the warehouse building.

Evaluation

Historical and archival research for the warehouse building has provided sufficient construction and use history for the building. Following is an evaluation of the warehouse building, using local, NRHP, and CRHR eligibility criteria.

CRHR Criterion 1 / NRHP Criterion A: The warehouse is not importantly associated with the development of San Jose or any other significant agricultural operation in the region. The warehouse is also not significant within the context of shipping and receiving or large equipment storage at the local, state, or national level. No archival information was identified to suggest its use had any importance in history. Shipping and receiving farm and agricultural goods and supplies, likely its original purpose, is part of the general pattern of agricultural development in the area. Therefore, the warehouse is not related to the broad patterns of history or individually significantly associated with the City of San Jose, Santa Clara County, California, or the nation and is not eligible under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the warehouse. Individual owners have used the warehouse for commercial or agricultural purposes, but none are historically important and are not associated with any important events in the history of San Jose. Therefore, the warehouse is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The warehouse does not exhibit any particular influences of any architectural style. It is a large industrial building composed of wood panel siding and areas of concrete cinder block, with a corrugated metal roof designed to house products, supplies, large equipment, and act as a functional shipping and receiving center for agricultural operations. Each of the features of the warehouse expresses that purpose and intent in a modest way with no unique artistic or structural components. The warehouse does not embody the distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The architect or builder was not identified during archival research, which leads to the conclusion that they were not master architects. The method of constructing the warehouse follows standard building methods with particular emphasis on function and affordability of resources and thus the large corrugated metal building does not have any unique characteristics specific to a type or period of design or method construction. The warehouse building is not eligible under CRHR Criterion 4 or NRHP Criterion D.

CRHR Criterion 4 / NRHP Criterion D: The warehouse building does not have the potential to yield information important in prehistory or history. Archival research potential for the buildings has been exhausted, and what little information is available has been recovered. The warehouse cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the warehouse building is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: The field visit indicates that the warehouse building retains integrity of location. The building appears to have never been moved and remains in place within the parcel. The building remains intact and still retains some of its original agricultural processing equipment. The building has received only minor maintenance over the years, thus retaining many of its original materials, though much of those materials are falling apart. The building no longer appears to serve the original purpose of storing heavy farming equipment and orchard supplies, and the agricultural processing equipment looks unused. In addition, the building is deteriorated and in disrepair and most original workmanship is lost. The building also appears to no longer serve its original purpose. Therefore, the building no longer retains integrity of design, feeling, association, setting, materials, and workmanship.

Regardless of integrity, the warehouse building is evaluated as not eligible for the NRHP and CRHR.

Historic District Considerations: A records search shows that the warehouse building is not currently within or associated with an identified historic district. According to the records search, there are currently no specific historic districts in San Jose for which this building would serve as a contributing element. The building is not considered an element of any existing Historic District.

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City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose's Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. The evaluation has been included to help the City determine if the building is a Historical Resource in accordance with CEQA.

As detailed below, the warehouse building does not meet any of the City of San Jose's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The warehouse building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The warehouse building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The warehouse building is weakly identified with the La Barbera family. Though some historical information about the family was found in the archival record, the family and its individuals did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;

The warehouse building is associated with the agricultural development of the rural community of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage with the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The warehouse is most strongly associated with agricultural workers and the farming community of San Jose and Santa Clara County. The vernacular design of the building was clearly done with cost and function as the primary purpose and it does not contain architectural distinctiveness that represents agricultural development for any significant era in history. Therefore, the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The warehouse building does not contain distinguishing characteristics of an architectural type. It is a vernacular structure built for functionality for a practical purpose and so it is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was not built by a master architect in any style of architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The warehouse building contains large open spaces, a fruit drying unit, and rolling doors that are all common design features for buildings of this type. This building does not contain any unique or innovative components. Therefore, this building is not eligible under this criterion.

CONTINUATION SHEET

Primary # HRI# Trinomial

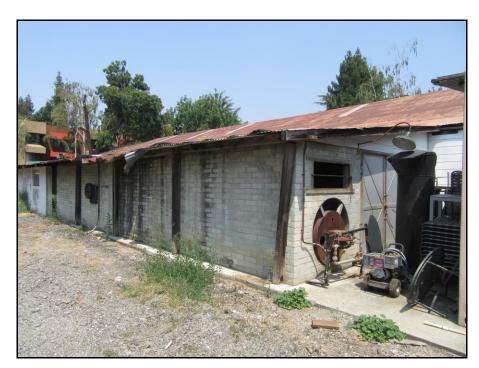
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*Resource Name or # Large warehouse

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Warehouse, southern facade (view toward north).



Warehouse, dryers at rear, western facade (view toward northeast).

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CONTINUATION SHEET

*Resource Name or # Large warehouse

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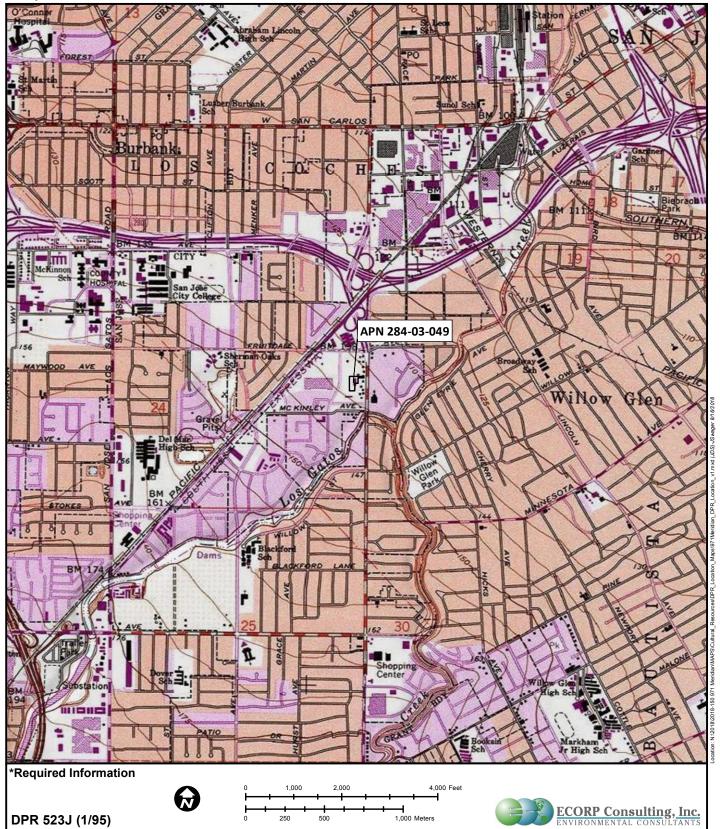


Warehouse, interior (view toward south).

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*Resource Name or #: Warehouse; APN 284-03-049



ATTACHMENT E

La Barbera Family Supplemental History

Stephen,

I can't begin to tell you how disappointed I was to hear again today that this historic situation on our Meridian property is still in play.

It's dumfounding to me that in the midst of our low income housing crisis such a straightforward site would be so delayed and/or derailed by the decisions of 1 person downtown.

That said, here is a little summary that you requested from me regarding the site.

This site was the home of my great grandparents and grandparents. None of these people nor their siblings or offspring has, to my knowledge, any historical significance. Amongst the group there were no local or national politicians, no professional athletes, celebrities of any kind, or captains of industry. They were all very run of the mill orchardists that like hundreds of others were fortunate to own land in what turned out to be the Silicon Valley as opposed to the central valley. Regarding the land, this particular site had no significance to the former orchard (which is currently covered by multiple apartment buildings). This site was just their homestead and an old, non-original barn. The house that is in question is not even the original house that was located on the property when my parents immigrated here. The original homestead was on the location that now is covered by the green, ranch style home. The original house was a beautiful, 2 story Victorian that was damaged beyond repair in the 1906 earthquake. (You can see the original house in the background of the attached picture.) I believe that it's disrepair is what ultimately led to the white house in question being constructed. Years later, the Victorian was demolished in order to build the green home that my grandparents moved into and raised my dad and aunt. The white house in question has not been maintained for years, it is termite infested, leaks badly, and is structurally questionable. I, in fact, inquired about moving the house and was told it would literally disintegrate if I attempted such a thing.

Please feel free to forward this to the relevant parties and let me know if you need any further information.

Regards, Mike LaBarbera

