Appendix C Historic Resource Assessment

Planning, Building and Code Enforcement

PLANNING DIVISION

HISTORIC RESOURCE EVALUATION SUMMARY AND FINDINGS

TO: Bethlelhem Telaun & Thai-Chau Le (CEQA Managers) FROM: Juliet Arroyo (HPO) & Rina Shah (Project Planner)

DATE: March 30, 2020

SUBJECT: Project Site Evaluation for Historic Resources

PROJECT: File No. CP19-021; 2375 & 2395 S. Bascom Ave (Demo, Clear, Rebuild) SITE: South Bascom Urban Village (Horizon 3); APNs 412-25-009 & 412-25-010

PURPOSE

A "Historic Resources Assessment" evaluation report, dated February 21, 2020, was prepared for the project by TRENORHL, a qualified historic resource consultant, at the request of the City. Due to age, location, features and possible historic associations seen from the site visit, along with limited research, it was determined that further information was needed to be able to make findings under local and State rules for historic resources. None of the project site buildings were surveyed before.

CONCLUSIONS AND CONCURRANCE

Based on the consultant's report, staff review, a site visit, and analysis, none of the buildings, structures, features, and objects on the project site were found to qualify for the San José Historic Resources Inventory (HRI) as described below. Based on staff field investigation of the surrounding area, the site is not in an area of historic sensitivity. Additionally, the site and its features and the immediate surroundings would not meet the definition of "historical resources" under CEQA. Staff agrees with the conclusion of the historic report.

SUMMARY EVALUATION OF ON-SITE BUILDINGS AND FEATURES

The project site consists of two parcels with four buildings, contains an asphalt-paved parking area in the middle and open space area (construction yards) in the rear. Buildings 1, 2, 3 and 4, as labeled in the report, are associated with the area's development during the mid-to-late-20th century. Prior to this period, the site was likely a family orchard before it was incorporated as part of the City of Campbell in 1952. The 1948 aerial in the evaluation report shows a structure at the northern end of the site which may have been the family home associated with the orchard. County Assessor data shows a year-built date of 1919. This may be the date for this structure which no longer exists. No other structures are seen in the 1948 aerial. In the 1956 aerial, smaller structures with side gables appear in the images, these structures remain on site today in various modified forms and may be small commercial/retail structures associated with Bascom Avenue transitioning from a rural highway to a widened commercial corridor. In the 1960s and 1970s new and modified structures appear designed in Modern attractive styles (Buildings 1 and 3) to reflect to growth of this street as a shopping center corridor for the local suburban developments. The site's historic context is tied to Campbell as described in the report. The site was annexed to the City of San Jose in 1980 and no new construction appears to have been built since. The existing sign (not historic) was likely added after annexation and was likely installed to attempt to unify the collection of buildings into a shoppingcenter site. The following is a summary of the buildings and features and report conclusions.

2375 S. Bascom Avenue, Buildings 1 & 2

Historic aerials from 1948 to 1987 provide a reasonable timeline for the development of the site. The available records at the Assessor's Office do not provide a construction date for 2375 S. Bascom Avenue (APN 412-25-009). According to the available photographs and aerials, Buildings 1 and 2 were constructed circa 1970, more specifically between 1968 and 1975. Building 1 is a two-story commercial building constructed as a gambrel-roof A-frame, with shingle clad roof extending to the ground and Building 2 is a one-story rectangular wood frame shed and clad with wood siding in utilitarian style.

2395 S. Bascom Avenue, Buildings 3 & 4

The Assessor's Office records for 2395 S. Bascom Avenue (APN 412-25-010) note the construction date as 1919 (effective year 1950) for a one-story retail structure. However, no structures were present in the 1948 aerial photographs, leading to the conclusion that no structure from 1919 remains on the subject property. Building 3 at 2395 S. Bascom Avenue first appears on the 1956 aerial photograph, which makes the approximate construction date to be circa 1950. Building 4 was constructed by 1960, and the various ancillary buildings (sheds) were constructed in the early 1980s and throughout the 1990s. Building 3 comprises of two parts. The front is a rectangular wood-framed building with Post-and-Beam architectural style, and the rear is a rectangular gable-roofed building in the Minimal Traditional architectural style. Building 4 has a shingled north side and illustrates characteristics of the Minimal Traditional architectural style as well.

Report Conclusions

Constructed in 1950s to 1960s (Buildings 3 & 4) at 2395 S. Bascom Avenue and 1970s (Buildings 1 & 2) at 2375 S. Bascom Avenue, the buildings were part of the transformation of the area from orchards to residential and commercial suburbs. The four buildings and the numerous outbuildings are associated with the development of the area, Campbell, Santa Clara County, and San Jose, but not in an individually significant way. The collection of early commercial buildings into a suburban shopping center does not show attention to a well-planned and designed commercial center. The buildings and the commercial center site are not associated with persons, a group of people, or architect/builder in a particular period in history or built in a significant architectural style. Therefore, the buildings are not eligible for listing in the California Register of Historical Resources (CRHR) or eligible as local City Landmarks individually and/or as a group. All four buildings and associated outbuildings at 2375 and 2395 S. Bascom Avenue would not be considered historic resources and would not be individually eligible for listing in the CRHR or as City of San Jose City Landmarks, as they do not have significance under any criteria.



Figure 1: Map Showing Two Parcels



Figure 2: Aerial View with Four Buildings



Figure 3: Street Views



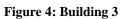




Figure 5: Building 4

TREANORHL

February 21, 2020

2375-2395 S. Bascom Avenue

San Jose, California

Historic Resources Assessment

DRAFT

INTRODUCTION

Denise Duffy & Associates has requested TreanorHL's assistance in assessing two parcels located at 2375 and 2395 S. Bascom Avenue in San Jose (APNs 412-25-009 and -010). These parcels have not been identified on any state, county or city historic resources inventory. This report is an evaluation of the properties' potential eligibility to be individually listed in the California Register of Historical Resources (CRHR) and as local landmarks.

SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the buildings at 2375 and 2395 S. Bascom Avenue do not appear individually eligible for listing on the CRHR or as a San Jose City Landmark as the buildings were not found to possess sufficient historical significance.

METHODOLOGY

TreanorHL conducted a site visit on February 6, 2020 to evaluate the existing conditions, historic features, and architectural significance of each property. Additionally, we conducted archival research on the general history of the area using San Jose City Directories, aerial photographs, historical photographs and newspaper articles, as well as historical references found at San Jose Public Library California Room, History San José, Santa Clara County Assessor's Office, and online repositories.

This report includes:

- Property Description
- Architectural Styles
- Site History
- Historic Context
- Architect/Builder
- Occupancy History
- Regulatory Framework
- Evaluation of Historic Significance
- Bibliography & Appendix

Project Name: 2375-2395 S. Bascom Ave HRE Historic Resource Assessment - DRAFT

> Project No: HP0825.2001.00 Date: February 21, 2020

PROPERTY DESCRIPTION

The subject property is approximately six miles southwest of downtown San Jose and one mile east of downtown Campbell. It is in a mixed commercial and residential area; the immediate surrounding consists of stand-alone retail and commercial office buildings along S. Bascom Avenue, and single-family residences along Dry Creek Road.

Located to the southwest of the intersection of S. Bascom Avenue and Dry Creek Road, the subject site contains two parcels featuring four commercial buildings, two trailers and multiple storage sheds, asphalt-paved parking areas, and storage yards. The site is primarily covered in paved asphalt or loose gravel and features small pockets of minimal landscaping near the buildings, a palm tree and mature trees along the western boundary. A four-tiered retail sign stands centered at the site vehicular entry off S. Bascom Avenue and there is a variety of fencing types found on site including wood board, chain link and decorative metal.

The northern parcel (APN 412-25-009, 2375 S. Bascom Avenue) features two buildings: the two-story A-frame Modern style building (Building 1) is set back approximately 10 feet from street, and the one-story building (Building 2) is set back 100 feet. The southern parcel (APN 412-25-010, 2395 S. Bascom Avenue) also features two main buildings: one building (Building 3) is set back 40 feet from street with the other (Building 4) directly behind it. The two trailers and storage sheds are mostly situated behind Buildings 2 and 3.



Figure 1. The subject parcels on S. Bascom Avenue, outlined in red (Google Earth, imagery date August 2018).

Project Name: 2375-2395 S. Bascom Ave HRE Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020



Figure 2. The bird's eye view of the subject parcels with buildings labeled (Bing Maps, retrieved February 2020).



Figure 3. Looking west from S. Bascom Avenue to the site with buildings labeled.

Building 1, 2375 S. Bascom Avenue (APN 412-25-009)

Constructed ca. 1970, this two-story commercial building is rectangular in plan. The building is constructed as a gambrel-roof A-frame, with the asphalt shingle-clad roof extending to the ground on the long (north and south) sides of the structure. The short sides feature vertical siding and vinyl, aluminum and wood windows. The front (east) façade is approached by a wooden deck with four stair risers at the south side and a wood guardrail. The façade itself has two, centered vinyl slider windows on the first floor, protected by a wide black awning. The second story also features a pair of aluminum windows. Smaller, trapezoidal fixed wood-frame windows rest beneath the roofline. The paneled solid entry door with flat wood surrounds is adjacent to the first-floor windows. The rear façade is also accessed from a wooden deck with a three-riser side stair and a wood railing, and features vinyl windows, awnings, and glazed sliding doors. A make-shift canvas awning supported by wood posts covers the deck and rear entry. There is also a rudimentary one-story addition with a corrugate-clad low-slope roof and a vinyl sliding window, attached to the rear side of the building on the north end. Overall, the building is in good condition.

Project Name: 2375-2395 S. Bascom Ave HRE Historic Resource Assessment - DRAFT

> Project No: HP0825.2001.00 Date: February 21, 2020





Figures 4 and 5. The front (east) façade of Building 1 (left) and the rear façade (right).

Building 2, 2375 S. Bascom Avenue (APN 412-25-009)

The one-story rectangular shed is wood frame and clad with texture 111 siding. Constructed ca. 1970, this building is utilitarian in style. The roof is a combination of two very low-pitched asphalt shingle-clad gables, with just enough slope for drainage. Windows on the front (east) façade are vinyl sliders and fixed wood frame. There are a variety of door types: one hollow metal door with six lites over simulated paneling, one hollow metal door with simulated paneling and one flush, Dutch door. Flat trim surrounds all openings. String lights hang from the roof overhang. The north (side) and west (rear) façades were inaccessible. Overall, the building is in fair condition.



Figure 6. The front (east) façade of Building 2.

Building 3, 2395 S. Bascom Avenue (APN 412-25-010)

Constructed ca. 1950, this one-story building is comprised of two parts. The front is a rectangular, glass-and-wood low slope-roofed building with Post-and-Beam features, while the rear is a rectangular, asphalt shingle-clad gable-roofed building in the Minimal Traditional architectural style. The gable-roofed portion is clad with vertical wood siding at the primary façade, and painted shingles at the south side. The building has multi-lite steel combination fixed and casement windows with wood trim. The entry door is a wood flush door, at the north façade and a metal-frame glass door with a sidelight punctuates the east side entry at the south end. A vent penetrates both gable ends and air conditioning units penetrate the walls in multiple locations.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

The attached front structure is four bays wide on the exposed long (east) side. This elevation is mostly glass, with each large, fixed window panel separated by narrow wood members. The space above the glazed panels is covered with vertical wood cladding. Wooden outriggers support the wide roof overhang. The north façade features another large storefront window, as well as a diamond pattern multi-lite over panels cottage-style wood entry door. The south façade features a flush door and another air conditioning unit. Overall, the building is in fair condition.



Figure 7. Looking southwest from S. Bascom Avenue at Building 3, the front (east) and north façades.

Building 4, 2395 S. Bascom Avenue (APN 412-25-010)

This very simple one-story building, which illustrates some features of the Minimal Traditional architectural style, is rectangular in plan with an asphalt shingle-clad gable roof and shed addition at the rear. The front (east) façade features two double-hung vinyl windows and two fixed wood windows, and an entry door with a multi-lite upper panel and a diamond pattern lower panel. Siding at the east side is painted vertical wood, and wood brackets support a large sign panel placed in front of the roof edge. A wood planter spans most of the front façade. The other visible elevation (north side) is shingled, with sliding vinyl windows. Three mechanical units penetrate the wall at the north side. The building is surrounded by storage sheds and mobile trailers at the rear (west) and south sides, which are mostly obscured from view by a wood fence. Overall, the building is in fair condition.



Figure 8. The front (east) and north façades of Building 4.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

ARCHITECTURAL STYLES

Constructed ca. 1970, Building 1 can be best identified as a gambrel-roof A-frame Modern. Building 2 and the ancillary structures on both parcels are utilitarian types with no distinct architectural style. The front (east) part of Building 3 is a modest commercial interpretation of the Post-and-Beam style while the rear structure appears to exhibit Minimal Traditional features. Building 4 at 2395 S. Bascom Avenue illustrates characteristics of the Minimal Traditional architectural style as well.

A-Frame Modern (Building 1)

The A-frame Modern was a popular style from the 1950 to the 1970s. The design is comprised of two sloping roofs creating an overall triangular shape. The sloping roof of an A-frame house extends all the way down to the ground, becoming a continuous wall. Some examples feature front decks. This style was usually used for vacation homes since it was suitable for a variety of terrains. Variations of A-frame include a gambrel-roof A-frame, an A-frame with wings, and a double standard A-frame. By the mid-1960s, the A-frame had become a cultural icon as the style was incorporated into commercial buildings, restaurants, and churches.¹

Post-and-Beam (Building 3)

Locally, the Post-and-Beam style is mostly manifested in tract ranch subdivisions in San Jose. The character-defining features of the style are low-slung horizontal massing, low-pitched roof with wide overhanging eaves, plain façades without traditional architectural detail, expressed structural system with exposed roof beams projecting from primary façades, vertical wood siding, and expansive areas of glass.²

Minimal Traditional (Buildings 3 and 4)

Mostly popular from ca. 1935 to the 1950s, this architectural style with simple composition, rooflines, and materials can be found throughout the United States. Identifying features of the style are low- or intermediate-pitched roof, often gabled; roof eaves with little or no overhang; generally one-story building height and a small footprint; double-hung windows; and minimal amounts of added architectural details.³

No Style/Utilitarian (Building 2 and various ancillary structures)

Building 2 at 2375 S. Bascom Avenue is a modest commercial building. Constructed ca. 1970, the building does not have a definite architectural style. The ancillary structures associated with Building 4 are also utilitarian structures with no definite architectural style.

SITE HISTORY

No building permits associated with the initial construction were found for the subject parcels. Sanborn fire insurance maps were also not available for the area. Historical aerials from 1948 to 1987 provide a reasonable timeline for the development of the site.

The available records at the Assessor's Office do not provide a construction date for 2375 S. Bascom Avenue (APN 412-25-009). According to the available photographs and aerials, Buildings 1 and 2 were constructed ca. 1970, more specifically between 1968 and 1975.

¹ Virginia Savage McAlester, A Filed Guide to American Houses (New York: Alfred A. Knopf, 2013), pages 660-662.

² PAST Consultants, LLC, San José Modernism, Historic Context Statement (June 2009), pages 73-74.

³ McAlester, A Filed Guide to American Houses, pages 586-589.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

The Assessor's Office records for 2395 S. Bascom Avenue (APN 412-25-010) note the construction date as 1919 (effective year 1950) for a one-story retail structure.⁴ However, no structures were present in the 1939 and 1948 aerial photographs, leading to the conclusion that no structure from 1919 remains on the subject property.⁵ Building 3 at 2395 S. Bascom Avenue first appears on the 1956 aerial photograph, which would make the approximate construction date ca. 1950. Building 4 was constructed by 1960, and the various ancillary buildings were constructed in the early 1980s and throughout the 1990s.

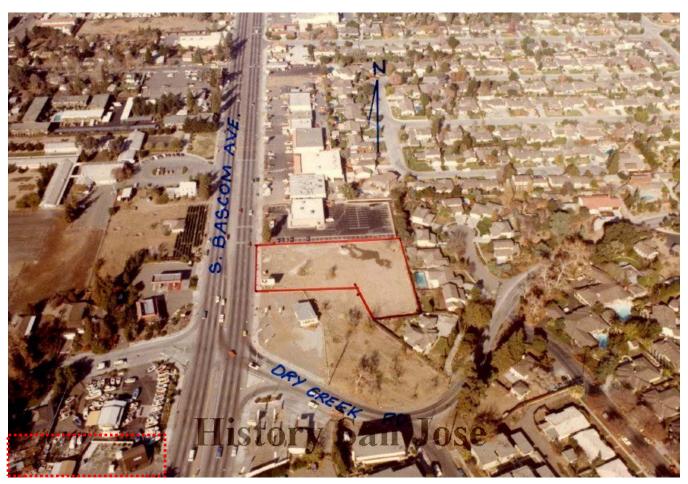


Figure 9. Aerial view of S. Bascom Avenue and Dry Creek Road, 1975-1980.⁶ Buildings 1 and 2 are visible on the lower left corner, outlined in red. History San José Research Library & Archives.

⁴ Effective Year Built is an adjustment of the age of the building on the property by the property appraiser based on new construction, significant improvements and/or remodeling.

⁵ AEI Consultants, *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft,* May 9, 2019, page 22; Historical Aerials by NETR Online, https://www.historicaerials.com/ (accesses February 17, 2020).

^{6 &}quot;Aerial view of South Bascom Avenue and Dry Creek Road," History San José Research Library & Archives, Accession number 2013-32.

Project Name: 2375-2395 S. Bascom Ave HRE Historic Resource Assessment - DRAFT Project No: HP0825.2001.00 Date: February 21, 2020



Figure 10. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcels outlined in red. Historical Aerials by NETR Online, https://www.historicaerials.com/.

Project Name: 2375-2395 S. Bascom Ave HRE Historic Resource Assessment - DRAFT Project No: HP0825.2001.00 Date: February 21, 2020

1982 1987

Figure 11. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcels outlined in red.

1982 and 1987 photographs from Historical Aerials by NETR Online, https://www.historicaerials.com/, 2018 photograph from Google Earth.

2018

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

Below is a list of construction dates and available building permits at the City of San Jose.

1948	The site appears as agricultural land and orchards on the aerial photographs.
ca. 1950	Building 3 at 2395 S. Bascom Avenue was constructed.
ca. 1960	Building 4 at 2395 S. Bascom Avenue was constructed. The front section of Building 3 was added.
ca. 1970	Buildings 1 and 2 at 2375 S. Bascom Avenue were constructed.
1980	The area was annexed to the City of San Jose.
ca. 1980	The ancillary structures of Building 4 were possibly added around this time.
1986	Permit application to plumbing and/or gas piping for 2395 S. Bascom. Permit No. 82442. ⁷
1995	Reroofing at 2395 S. Bascom, owner John Gardner. Permit No. B95-12238.8
1989	Electrical permit application for a commercial building at 2395 S. Bascom. Permit No. 57924.9
2001	Reroofing. Permit No. B0155321. ¹⁰ (The permit notes an <i>"A" frame building,</i> which probably refers to Building 1 at 2375 S. Bascom Avenue.)

HISTORIC CONTEXT

According to the Santa Clara County Assessor's Office, the subject parcels at 2375 and 2395 S. Bascom Avenue are located in San Jose; they were annexed to the City of San Jose in 1980.¹¹ Since the subject parcels are right outside the boundaries of the City of Campbell and various online sources and city directories address the properties as Campbell, the history of the Campbell area was researched for this report.

William Campbell arrived in Santa Clara County in 1846. The following year, he assisted in the surveys of the towns of San Jose and Santa Clara. Campbell built a sawmill about three miles north of present-day Saratoga in 1848. His son Benjamin Campbell purchased land to the northeast of his father's mill, on which he raised wheat. In 1888, about a decade after the railroad was laid between San José and Los Gatos, Benjamin Campbell established the roots of the city of Campbell when he subdivided and started selling a portion of his property to build a new community around the local train stop. By 1887, the first subdivision was recorded west of the railroad.¹²

Surveyed in 1856, Bascom Avenue, which runs to the east of Campbell, was also known as San Jose-Santa Cruz Road (originally called the Route of the Plains). The road provided access from San Jose to Santa Cruz, and to all points southwest of San Jose.¹³

⁷ City of San Jose Building Permits, https://sipermits.org/permits/ (accessed February 18, 2020).

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Santa Clara County Assessor's Office; San Jose Online Permits.

¹² Erwin G. Gudde and William Bright, *California place names the origin and etymology of current geographical names* (Berkeley: University of California Press, 2010), page 62; Mildred Brooke Hoover and Douglas E. Kyle, *Historic spots in California* (Stanford, Calif.: Stanford University Press, 2002), page 439; Campbell, California – Official Website, "History," https://www.ci.campbell.ca.us/238/History (accessed February 19, 2020); Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (revised February 2012), page 74.

¹³ Archives & Architecture, Historical Overview and Context Statement for the City of Campbell (October 1, 1996), page 8.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

The small rural town of Campbell, which became known as "The Orchard City," turned into the center of fruit-raising activities in the Santa Clara Valley in the early 20th century with its drying grounds and canneries. The Campbell Fruit Growers Union cooperative, which was later taken over by the George W. Hyde Company, operated one of the world's largest drying grounds. The city was incorporated in 1952 and by 1965, houses and apartments had entirely taken over the orchards and food-processing activities of the past.¹⁴

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along arterial roads and expressways throughout San José including Bascom Avenue. These commercial buildings were generally designed for the automobile and include a variety of function types such as general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, and service stations. The stand-alone retail buildings, a common type constructed to accommodate the automobile, are usually set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear.

ARCHITECT/BUILDER

No architects or builders were found to have been associated with any of the subject buildings.

OCCUPANCY HISTORY

The City of Campbell was incorporated in 1952. Even though the 2300 block of S. Bascom Avenue was listed in the 1960s and 1970s city directories at the San Jose Public Library, the subject addresses at 2375 and 2395 were not included—the last address provided was north of Dry Creek Road. The properties were also not included in contemporary City of San Jose directories.

Starting in the 1970s, a number of businesses were listed for 2395 S. Bascom Avenue over the years including mortgage consulting, realtors, dog grooming services, construction, tailoring, and wig/hair salon.¹⁷ None of the businesses appear to have been historically significant to the area.

REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state and local criteria used to assess historic significance.

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, California Register and National Register: A Comparison, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

- 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; or
- 2. It is associated with the lives of persons important to local, California, or national history; or

¹⁴ Mildred Brooke Hoover and Douglas E. Kyle, *Historic spots in California* (Stanford, Calif.: Stanford University Press, 2002), page 439; Archives & Architecture, *County of Santa Clara, Historic Context Statement* (December 2004, revised February 2012), page 74.

¹⁵ San José Modernism, page 42.

¹⁶ Ibid., page 91.

¹⁷ AEI Consultants, *Phase I Environmental Site Assessment*, pages 18-19; Newspapers.com; Ancestry.com.

Historic Resource Assessment - DRAFT Project No: HP0825.2001.00

Date: February 21, 2020

3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹⁸

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.¹⁹

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.²⁰

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.²¹

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance." To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows: ²⁴

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

¹⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

¹⁹ California Register and National Register: A Comparison.

²⁰ California Register and National Register: A Comparison, 2.

²¹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historical Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

²² United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

²³ *Ibid.*, 44.

²⁴ *Ibid.*. 1.

Historic Resource Assessment - DRAFT Project No: HP0825.2001.00

Date: February 21, 2020

Association is the direct link between an important historic event or person and a historic property.²⁵

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

- 1. An individual structure or portion thereof;
- 2. An integrated group of structures on a single lot;
- 3. A site, or portion thereof; or
- 4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

- 1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
- 2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
- 3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The ordinance also provides a definition of a district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical

²⁵ Ibid., 44-45.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

- 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 José;
- 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 José; and
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcels and buildings have not been identified on any national, state, city or county historic resources inventory.

Building 1 at 2375 S. Bascom Avenue (APN 412-25-009) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Building 1 at 2375 S. Bascom Avenue was constructed ca. 1970 when the surrounding area was transforming from orchards to residential and commercial suburbs. However, the building is not associated with the development of the area, Campbell, or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 - Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

This stand-alone commercial building does not appear to be a significant example of an architectural type. The building is an example of Modern gambrel-roof A-frame architecture in San Jose; however, it fails to be an exemplary representative of the architectural style. It appears to be of common construction and materials with no particularly notable or special attributes. It does not possess high artistic value and it was not found to be the work of a master. Therefore, Building 1 does not appear eligible for listing in the CRHR under Criterion 3.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear eligible for listing in the CRHR under Criterion 4.

Building 1 - Integrity

Building 1 retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used for commercial purposes since its construction. It has received minor alterations and a rear addition but continues to illustrate the 1970s A-frame commercial architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

Building 1 - San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture. Although the building is associated with the mid-to-late-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- Its location as a site of a significant historic event.
 The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the building.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with the area's development during the mid-to-late-20th century, it is not important on a cultural, economic or social level within 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.
 - Designed in the A-Frame Modern style, the building's architectural style cannot be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen. Constructed ca. 1970, Building 1 is an example of a Modern gambrel-roof A-frame commercial building in San Jose. It embodies some elements of the style including steeply pitched roof, large expanses of windows, and a front deck; however, it does not embody distinguishing characteristics of the style that would elevate it to appear eligible as a City Landmark.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - No architect, designer or builder has been identified for the building.
- 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

The building did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 1 at 2375 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

<u>Building 2 at 2375 S. Bascom Avenue (APN 412-25-009)</u> - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Building 2 at 2375 S. Bascom Avenue was constructed ca. 1970 when the surrounding area was transforming from orchards to residential and commercial suburbs. However, the building is not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 - Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The simple commercial building at 2375 S. Bascom Avenue does not appear to be a significant example of an architectural type. The utilitarian building fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Therefore, Building 2 does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 - Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear eligible for listing in the CRHR under Criterion 4.

Building 2 - Integrity

Building 2 retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used for commercial purposes since its construction. It appears that the building has received alterations and additions over time, so it does not retain integrity of design, materials, and workmanship. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

Building 2 - San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture. Although the building is associated with the mid-to-late-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- 2. Its location as a site of a significant historic event.

 The building is not linked specifically to any significant historic events.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

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

There is no person of significance individually associated with the building.

- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with S. Bascom Avenue's residential and commercial development during the mid-to-late-20th century, it is not important on a cultural, economic or social level within 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.
 - The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

 Constructed and expanded ca. 1970, Building 2 does not embody distinguishing characteristics of an architectural type or style. It is a modest utilitarian structure.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - No architect, designer or builder has been identified for the building.
- 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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 2 at 2375 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

<u>Building 3 at 2395 S. Bascom Avenue (APN 412-25-009)</u> - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Constructed ca. 1950, Building 3 at 2395 S. Bascom Avenue was part of the area's transformation from orchards to suburbs. However, the building is not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 - Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The mid-20th century commercial building at 2395 S. Bascom Avenue does not appear to be a significant example of an architectural type. The building features some characteristics of the Post-and-Beam and Minimal Traditional architectural styles; however, it fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It

Historic Resource Assessment - DRAFT Project No: HP0825.2001.00

Date: February 21, 2020

does not possess high artistic value. Therefore, Building 3 does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Building 3 - Integrity

Building 3 retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been part of the commercial development on S. Bascom Avenue. It appears that the building has received minor alterations, mostly window and door replacements, so it retains sufficient integrity of design, materials, and workmanship to communicate its building type and architectural style. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

Building 3 - San Jose City Landmark Evaluation

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

 Although the building is associated with the mid-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- Its location as a site of a significant historic event.
 The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the building.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with S. Bascom Avenue's mid-20th century residential and commercial development, it is not important on a cultural, economic or social level within 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.
 - The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen. Constructed ca. 1950, Building 3 embodies characteristics of two different styles. The front section features elements of the Post-and-Beam architectural style wide overhanging eaves, plain façades, projecting exposed roof beams, and expansive areas of glass. The rear portion embodies some elements of the Minimal Traditional style with its intermediate-pitched gabled roof with little eave overhang, one-story building height and a small footprint, and minimal decorative details. However, Building 3 is a rudimentary example of these architectural styles, therefore it does not appear eligible as a City Landmark.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

No architect, designer or builder has been identified for the building.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 3 at 2395 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

Building 4 at 2395 S. Bascom Avenue (APN 412-25-009) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Constructed ca. 1960, Building 4 at 2395 S. Bascom Avenue was part of the transformation of the area from orchards to residential and commercial suburbs. However, the building and its numerous outbuildings are not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 - Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

Building 4 and its outbuildings do not appear to be a significant example of an architectural type. Designed in the Minimal Traditional architectural style, Building 4 fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Therefore, Building 4 and its outbuildings do not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Building 4 - Integrity

Building 4 retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been part of the commercial development on S. Bascom Avenue. It appears that the building has received minor alterations, so it retains sufficient integrity of design, materials, and workmanship to communicate its building type and architectural style. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

Building 4 - San Jose City Landmark Evaluation

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

 Although the building is associated with the mid-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- Its location as a site of a significant historic event.
 The building is not linked specifically to any significant historic events.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

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

There is no person of significance individually associated with the building.

- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José.

 While the property is associated with S. Bascom Avenue's residential and commercial development during the mid-20th century, it is not important on a cultural, economic or social level within 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.
 - Designed in the Minimal Traditional style, the building's architectural style cannot be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.
 Constructed ca. 1960, Building 4 embodies characteristics of Minimal Traditional style with its intermediate-pitched gabled roof with little eave overhang, one-story building height and a small footprint, and minimal decorative details. However, it is a rudimentary example of this style, therefore it does not appear eligible as a City Landmark.
- Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 No architect, designer or builder has been identified for the building.
- 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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 4 and its associated outbuildings at 2395 S. Bascom Avenue cannot be considered a historic resource since they do not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as they do not have significance under any criteria.

CONCLUSION

Of the buildings located within the project site, none appear eligible for listing in the CRHR and as a San Jose City Landmark. They do not appear to possess sufficient historical significance in reference to the CRHR criteria. The buildings are not associated with the commercial and residential growth of the area in an individually significant way. No persons of significance are known to be directly associated with the properties. The buildings fail to be an exemplary representative of an architectural style; they appear to be of common construction and materials with no notable attributes. The properties are unlikely to yield information important to the prehistory or history of the area. Therefore, buildings at 2375 and 2395 S. Bascom Avenue do not appear to be individually eligible for listing in the CRHR. The subject buildings also do not appear to be eligible as City of San Jose Landmarks as they do not have significance under any one of the eight criteria.

Historic Resource Assessment - DRAFT

Project No: HP0825.2001.00 Date: February 21, 2020

BIBLIOGRAPHY

AEI Consultants. *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft.* May 9, 2019.

Ancestry.com.

Archives & Architecture. *County of Santa Clara, Historic Context Statement.* December 2004, revised February 2012.

---. Historical Overview and Context Statement for the City of Campbell. October 1, 1996.

California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6.* Sacramento, CA: California Department of Parks and Recreation, 2001.

---. *California Register of Historical Resources: The Listing Process.* Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.

Campbell, California – Official Website. https://www.ci.campbell.ca.us/238/History. Accessed February 19, 2020.

City of San Jose. *City of San Jose Historic Resources Inventory.* February 8, 2016. https://www.sanjoseca.gov/home/showdocument?id=24021. Accessed February 10, 2020.

City of San Jose Permit Center.

Google Earth.

Google Maps.

Gudde, Erwin G. and William Bright. *California place names the origin and etymology of current geographical names.* Berkeley: University of California Press, 2010.

Historic Aerials by NETR Online. https://www.historicaerials.com/viewer. Accessed February 2020.

History San Jose Research Library and Archives.

Hoover, Mildred Brooke and Douglas E. Kyle. *Historic spots in California*. Stanford, Calif: Stanford University Press, 2002.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Knopf, 2013.

National Park Service. *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15.*Washington, DC: United States Department of the Interior, 1997.

---. How to Complete the National Register Registration Form, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants, LLC. San José Modernism, Historic Context Statement. June 2009.

San Jose City Directories.

San Jose Public Library, California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Date

Listings

*Resource Name or #: (Assigned by recorder) 2375 S. Bascom Avenue (Building 1) Page P1. Other Identifier: *P2. Location: Not for Publication ✓ Unrestricted *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad of Sec c. Address 2375 S. Bascom Avenue City San Jose Zip <u>95124</u> d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 412-25-009

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

Located to the southwest of the intersection of S. Bascom Avenue and Dry Creek Road, this parcel features two commercial buildings: the two-story A-frame Modern style building (Building 1) is set back approximately 10 feet from street, and the one-story building (Building 2, see additional information on separate DPR form) is set back 100 feet. The parcel also features asphalt-paved parking areas and storage yards. The site is primarily covered in paved asphalt or loose gravel and features small pockets of minimal landscaping and mature trees.

Constructed ca. 1970, this two-story commercial building is rectangular in plan. The building is constructed as a gambrel-roof A-frame, with the asphalt shingle-clad roof extending to the ground on the long (north and south) sides of the structure. The short sides feature vertical siding and vinyl, aluminum and wood windows. (See attached continuation sheet.)



- ***P3b. Resource Attributes:** (List attributes and codes) <u>HP6 Commercial</u> Building, 1-3 Stories
- *P4. Resources Present: ✓ Building
 Structure Object Site District
 Element of District Other
 (Isolates, etc.)

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

The east façade, TreanorHL, February 2020.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric Both ca. 1970, aerial photos

*P7. Owner and Address:

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

TreanorHL

460 Bush Street, San Francisco, CA

*P9. Date Recorded: Feb. 2020

*P10. Survey Type: (Describe)
Intensive survey

*P11. Report Citation: TreanorHL,

2375-2395 S. Bascom Avenue Historic Resources Assessment, Draft, February 21, 2020

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

DPR 523A (9/2013) *Required information

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

BUILDING, STRUCTURE, AND OBJECT RECORD

rage	urce Name or # (Assigned by reco	order) <u>2375 S</u>	. Bascom A	Avenue (Building	1) *NRHP Status Code	
B2. B3. * B5 . * B6 .	Common Name: <u>Guru Tattoo</u>	Modern	B4.	Present Use:	Commercial	
	Moved? ✓ No Yes Related Features:	Unknown	Date: _		Original Location:	
B9a.	Architect: Unknown			b. Builder	: Unknown	
DIV.	Period of Significance.	Pr	operty Typ	Alea De	Applicable Criteria	_
(Discus	s importance in terms of historical	or architectural co	ontext as de	fined by theme, per	riod, and geographic scope. Also address in	egrity.
See a	attached continuation sheet.					
B11.	Additional Resource Attribute	s: (List attributes	and codes)			
	Additional Resource Attribute References:	s: (List attributes	and codes)			
*B12.		S: (List attributes	and codes)			
*B12.	References:	s: (List attributes a	and codes)			
*B12 . See at	References:	s: (List attributes a	and codes)			
	References: tached continuation sheet.	s: (List attributes a	and codes)			

DPR 523B (9/2013) *Required information

State of California Natural Resources Age	ncy
DEPARTMENT OF PARKS AND RECREATION	N

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 3 **of** <u>10</u>

*P3a. Description, Continued:

The front (east) façade is approached by a wooden deck with four stair risers at the south side and a wood guardrail. The façade itself has two, centered vinyl slider windows on the first floor, protected by a wide black awning. The second story also features a pair of aluminum windows. Smaller, trapezoidal fixed wood-frame windows rest beneath the roofline. The paneled solid entry door with flat wood surrounds is adjacent to the first-floor windows. The rear façade is also accessed from a wooden deck with a three-riser side stair and a wood railing, and features vinyl windows, awnings, and glazed sliding doors. A make-shift canvas awning supported by wood posts covers the deck and rear entry. There is also a rudimentary one-story addition with a corrugate-clad low-slope roof and a vinyl sliding window, attached to the rear side of the building on the north end. Overall, the building is in good condition.



Figure 1. The bird's eye view of the subject parcel with buildings labeled (Bing Maps, retrieved February 2020).

*B10. Significance, Continued:

Architectural Style

Constructed ca. 1970, the subject building can be best identified as a gambrel-roof A-frame Modern. The A-frame Modern was a popular style from the 1950 to the 1970s. The design is comprised of two sloping roofs creating an overall triangular shape. The sloping roof of an A-frame house extends all the way down to the ground, becoming a continuous wall. Some examples feature front decks. This style was usually used for vacation homes since it was suitable for a variety of terrains. Variations of A-frame include a gambrel-roof A-frame, an A-frame with wings, and a double standard A-frame. By the mid-1960s, the A-frame had become a cultural icon as the style was incorporated into commercial buildings, restaurants, and churches.¹

¹ Virginia Savage McAlester, A Filed Guide to American Houses (New York: Alfred A. Knopf, 2013), pages 660-662.

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 4 **of** 10

*B10. Significance, Continued:

Site History

No building permits associated with the initial construction were found for the subject parcel. Sanborn fire insurance maps were also not available for the area. Historical aerials from 1948 to 1987 provide a reasonable timeline for the development of the site.

The available records at the Assessor's Office do not provide a construction date for 2375 S. Bascom Avenue (APN 412-25-009). According to the available photographs and aerials, Buildings 1 and 2 were constructed ca. 1970, more specifically between 1968 and 1975.

Below is a list of construction dates and available building permits at the City of San Jose.

The site appears as agricultural land and orchards on the aerial photographs.

ca. 1970 Buildings 1 and 2 at 2375 S. Bascom Avenue were constructed.

The area was annexed to the City of San Jose.

2001 Reroofing. Permit No. B0155321.² (The permit notes an "A" frame building, which

probably refers to Building 1 at 2375 S. Bascom Avenue.)



Figure 2. Aerial view of S. Bascom Avenue and Dry Creek Road, 1975-1980.³ Buildings 1 and 2 are visible on the lower left corner, outlined in red. History San José Research Library & Archives.

-

² Ibid.

³ "Aerial view of South Bascom Avenue and Dry Creek Road," History San José Research Library & Archives, Accession number 2013-32.

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page $\underline{}$ of $\underline{}$ 10

*B10. Significance, Continued:

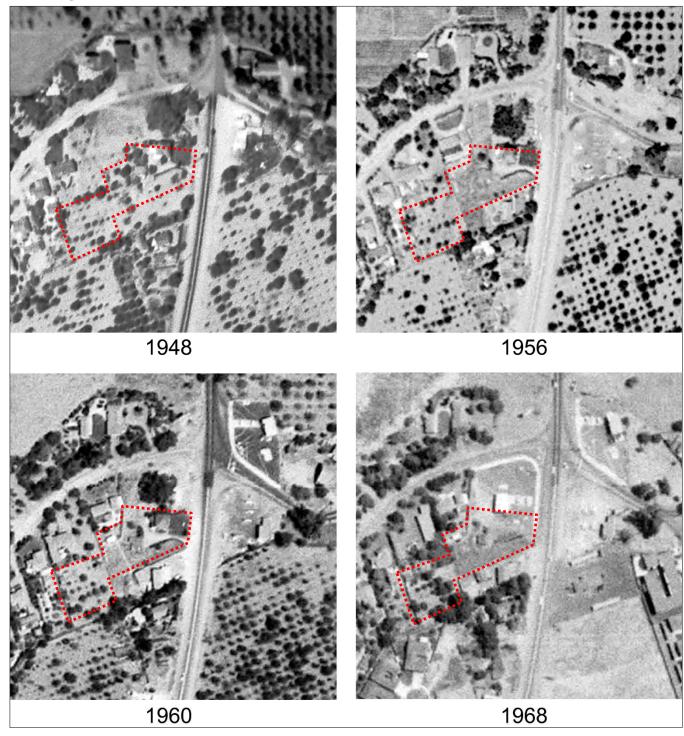


Figure 3. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. Historical Aerials by NETR Online, https://www.historicaerials.com/.

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page <u>6</u> **of** <u>10</u>

*B10. Significance, Continued:

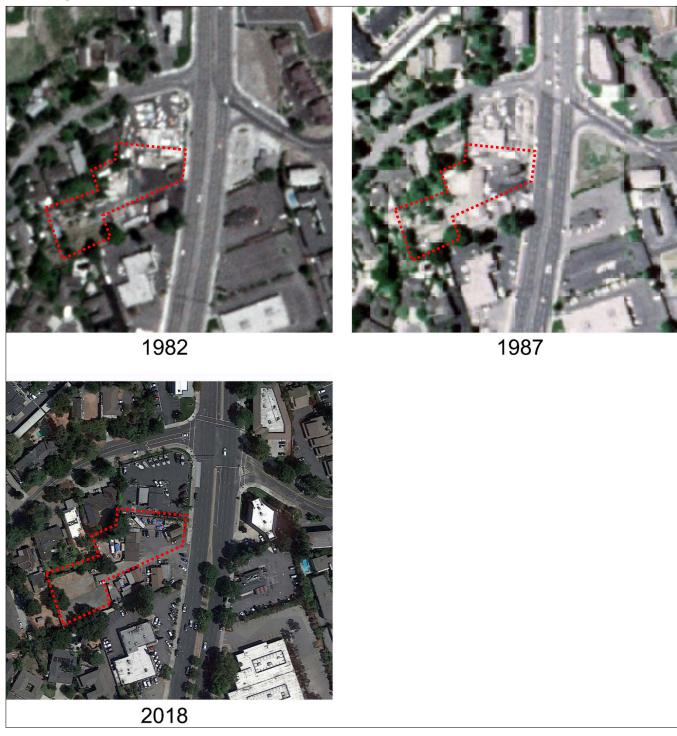


Figure 4. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. 1982 and 1987 photos from Historical Aerials by NETR Online, https://www.historicaerials.com/, 2018 photo from Google Earth.

State of California ® Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 7 **of** 10

*B10. Significance, Continued:

Historic Context

According to the Santa Clara County Assessor's Office, the subject parcel at 2375 S. Bascom Avenue is located in San Jose; it was annexed to the City of San Jose in 1980.⁴ Since the subject parcel is right outside the boundaries of the City of Campbell and various online sources and city directories address the property as Campbell, the history of the Campbell area was researched for this report.

William Campbell arrived in Santa Clara County in 1846. The following year, he assisted in the surveys of the towns of San Jose and Santa Clara. Campbell built a sawmill about three miles north of present-day Saratoga in 1848. His son Benjamin Campbell purchased land to the northeast of his father's mill, on which he raised wheat. In 1888, about a decade after the railroad was laid between San José and Los Gatos, Benjamin Campbell established the roots of the city of Campbell when he subdivided and started selling a portion of his property to build a new community around the local train stop. By 1887, the first subdivision was recorded west of the railroad.⁵

Surveyed in 1856, Bascom Avenue, which runs to the east of Campbell, was also known as San Jose-Santa Cruz Road (originally called the Route of the Plains). The road provided access from San Jose to Santa Cruz, and to all points southwest of San Jose.⁶

The small rural town of Campbell, which became known as "The Orchard City," turned into the center of fruit-raising activities in the Santa Clara Valley in the early 20th century with its drying grounds and canneries. The Campbell Fruit Growers Union cooperative, which was later taken over by the George W. Hyde Company, operated one of the world's largest drying grounds. The city was incorporated in 1952 and by 1965, houses and apartments had entirely taken over the orchards and food-processing activities of the past.⁷

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along arterial roads and expressways throughout San José including Bascom Avenue. These commercial buildings were generally designed for the automobile and include a variety of function types such as general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, and service stations. The stand-alone retail buildings, a common type constructed to accommodate the automobile, are usually set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear.

Architect/Builder: No architects or builders were found to have been associated with the subject building.

_

⁴ Santa Clara County Assessor's Office; San Jose Online Permits.

⁵ Erwin G. Gudde and William Bright, California place names the origin and etymology of current geographical names (Berkeley: University of California Press, 2010), page 62; Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439; Campbell, California – Official Website, "History," https://www.ci.campbell.ca.us/238/History (accessed February 19, 2020); Archives & Architecture, County of Santa Clara, Historic Context Statement, December 2004 (revised February 2012), page 74.

⁶ Archives & Architecture, Historical Overview and Context Statement for the City of Campbell (October 1, 1996), page 8.

Mildred Brooke Hoover and Douglas E. Kyle, *Historic spots in California* (Stanford, Calif.: Stanford University Press, 2002), page 439;
 Archives & Architecture, *County of Santa Clara, Historic Context Statement* (December 2004, revised February 2012), page 74.
 San José Modernism, page 42.

⁹ Ibid., page 91.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 8 **of** 10

*B10. Significance, Continued:

Occupancy History: The City of Campbell was incorporated in 1952. Even though the 2300 block of S. Bascom Avenue was listed in the 1960s and 1970s city directories at the San Jose Public Library, the subject address at 2375 was not included—the last address provided was north of Dry Creek Road. The property was also not included in contemporary City of San Jose directories.

Significance Evaluation

Current Historic Status: The subject parcel and building have not been identified on any national, state, city or county historic resources inventory.

California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Building 1 at 2375 S. Bascom Avenue was constructed ca. 1970 when the surrounding area was transforming from orchards to residential and commercial suburbs. However, the building is not associated with the development of the area, Campbell, or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

This stand-alone commercial building does not appear to be a significant example of an architectural type. The building is an example of Modern gambrel-roof A-frame architecture in San Jose; however, it fails to be an exemplary representative of the architectural style. It appears to be of common construction and materials with no particularly notable or special attributes. It does not possess high artistic value and it was not found to be the work of a master. Therefore, Building 1 does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

Building 1 retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used for commercial purposes since its construction. It has received minor alterations and a rear addition but continues to illustrate the 1970s A-frame commercial architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 9 **of** 10

*B10. Significance, Continued:

San Jose City Landmark Evaluation

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

Although the building is associated with the mid-to-late-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.

- 2. Its location as a site of a significant historic event.
 - The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the building.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with the area's development during the mid-to-late-20th century, it is not important on a cultural, economic or social level within 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.
 - Designed in the A-Frame Modern style, the building's architectural style cannot be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

 Constructed ca. 1970, Building 1 is an example of a Modern gambrel-roof A-frame commercial building in San Jose. It embodies some elements of the style including steeply pitched roof, large expanses of windows, and a front deck; however, it does not embody distinguishing characteristics of the style that would elevate it to appear eligible as a City Landmark.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.
 - No architect, designer or builder has been identified for the building.
- 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 did not make use of architectural innovations, but rather used typical building materials

and details of the time.

In conclusion, Building 1 at 2375 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

State of California ® Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 1

Page 10 **of** 10

*B12. References:

AEI Consultants. *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft.* May 9, 2019.

Ancestry.com.

- Archives & Architecture. County of Santa Clara, Historic Context Statement. December 2004, revised February 2012.
- ---. Historical Overview and Context Statement for the City of Campbell. October 1, 1996.
- California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6.* Sacramento, CA: California Department of Parks and Recreation, 2001.
- ---. California Register of Historical Resources: The Listing Process. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- Campbell, California Official Website. https://www.ci.campbell.ca.us/238/History. Accessed Februar 19, 2020.
- City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016. https://www.sanjoseca.gov/home/showdocument?id=24021. Accessed February 10, 2020.

City of San Jose Permit Center.

Google Earth.

Google Maps.

Gudde, Erwin G. and William Bright. *California place names the origin and etymology of current geographical names*. Berkeley: University of California Press, 2010.

Historic Aerials by NETR Online. https://www.historicaerials.com/viewer. Accessed February 2020.

History San Jose Research Library and Archives.

Hoover, Mildred Brooke and Douglas E. Kyle. *Historic spots in California*. Stanford, Calif: Stanford University Press, 2002.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Knopf, 2013.

National Park Service. *How to Apply the National Register Criteria for Evaluation, National Register Bulletin* 15. Washington, DC: United States Department of the Interior, 1997.

---. How to Complete the National Register Registration Form, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants, LLC. San José Modernism, Historic Context Statement. June 2009.

San Jose City Directories.

San Jose Public Library, California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

DPR 523L (Rev. 1/1995)(Word 9/2013)

State of California

The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other Review Code

Reviewer

Listings

Date

*Resource Name or #: (Assigned by recorder) 2375 S. Bascom Avenue (Building 2) Page P1. Other Identifier: *P2. Location: Not for Publication ✓ Unrestricted *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad of Sec c. Address 2375 S. Bascom Avenue City San Jose Zip <u>95124</u> d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 412-25-009

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

Located to the southwest of the intersection of S. Bascom Avenue and Dry Creek Road, this parcel features two commercial buildings: the two-story A-frame Modern style building (Building 1, see additional information on separate DPR form) is set back approximately 10 feet from street, and the one-story building (Building 2) is set back 100 feet. The parcel also features asphalt-paved parking areas and storage yards. The site is primarily covered in paved asphalt or loose gravel and features small pockets of minimal landscaping and mature trees.

The one-story rectangular shed is wood frame and clad with texture 111 siding. Constructed ca. 1970, this building is utilitarian in style. The roof is a combination of two very low-pitched asphalt shingle-clad gables, with just enough slope for drainage. Windows on the front (east) façade are vinyl sliders and fixed wood frame. (See attached continuation sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) <u>HP6 Commercial Building</u>, 1-3 Stories

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

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

The east façade, TreanorHL, February 2020.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric Both ca. 1970, aerial photos

*P7. Owner and Address:

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

TreanorHL

460 Bush Street, San Francisco, CA

*P9. Date Recorded: Feb. 2020

*P10. Survey Type: (Describe)

Intensive survey

*P11. Report Citation: <u>TreanorHL</u>,

2375-2395 S. Bascom Avenue Historic Resources Assessment, Draft, February 21, 2020

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

DPR 523A (9/2013) *Required information

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

BUILDING, STRUCTURE, AND OBJECT RECORD

	Durce Name or # (Assigned by recorded) of	er) <u>2375 S</u>	. Bascom A	venue (Building 2) *NRHP Status Code
*B6.	Common Name:		B4.	Present Use:	Commercial
	Moved? ✓ No Yes Related Features:	Unknown	Date:		Original Location:
*B10.	Significance: Theme Period of Significance	Pi	operty Typ	Area e	Unknown Applicable Criteria od, and geographic scope. Also address integrit
See a	attached continuation sheet.				
B11.	Additional Resource Attributes: (List attributes	and codes)		
	References: ttached continuation sheet.				
B13.	Remarks:				
*B14.	Evaluator: <u>TreanorHL</u> *Date of Evaluation: <u>February</u>	2020		(Sketch M	Map with north arrow required.)
(This	s space reserved for official commo	ents.)			South South

DPR 523B (9/2013) *Required information

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page 3 **of** 10

*P3a. Description, Continued:

There are a variety of door types: one hollow metal door with six lites over simulated paneling, one hollow metal door with simulated paneling and one flush, Dutch door. Flat trim surrounds all openings. String lights hang from the roof overhang. The north (side) and west (rear) façades were inaccessible. Overall, the building is in fair condition.



Figure 1. The bird's eye view of the subject parcel with buildings labeled (Bing Maps, retrieved February 2020).

*B10. Significance, Continued:

Architectural Style

Building 2 at 2375 S. Bascom Avenue is a modest commercial building. Constructed ca. 1970, the building does not have a definite architectural style.

Site History

No building permits associated with the initial construction were found for the subject parcel. Sanborn fire insurance maps were also not available for the area. Historical aerials from 1948 to 1987 provide a reasonable timeline for the development of the site.

The available records at the Assessor's Office do not provide a construction date for 2375 S. Bascom Avenue (APN 412-25-009). According to the available photographs and aerials, Buildings 1 and 2 were constructed ca. 1970, more specifically between 1968 and 1975. Below is a list of construction dates.

The site appears as agricultural land and orchards on the aerial photographs.

ca. 1970 Buildings 1 and 2 at 2375 S. Bascom Avenue were constructed.

The area was annexed to the City of San Jose.

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page <u>4</u> **of** <u>10</u>

*B10. Significance, Continued:

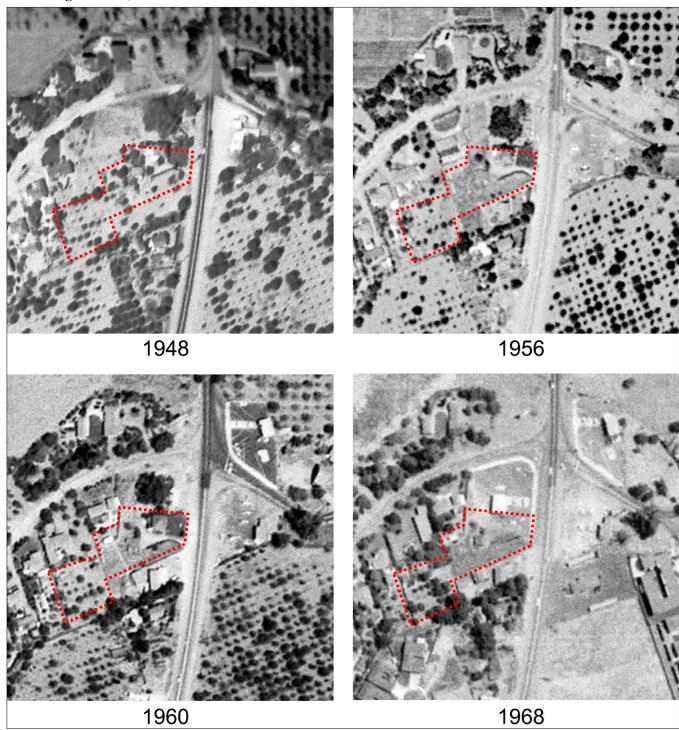


Figure 2. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. Historical Aerials by NETR Online, https://www.historicaerials.com/.

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page ___5__ **of** ___10_

*B10. Significance, Continued:

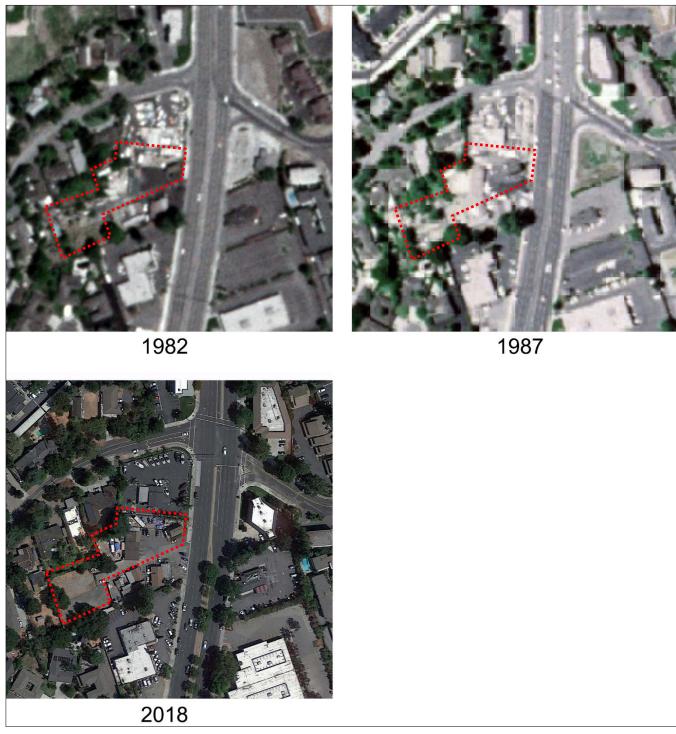


Figure 3. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. 1982 and 1987 photos from Historical Aerials by NETR Online, https://www.historicaerials.com/, 2018 photo from Google Earth.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page 6 **of** 10

*B10. Significance, Continued:

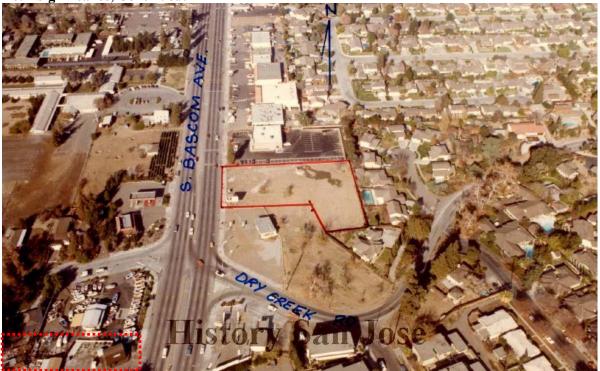


Figure 4. Aerial view of S. Bascom Avenue and Dry Creek Road, 1975-1980. Buildings 1 and 2 are visible on the lower left corner, outlined in red. History San José Research Library & Archives.

Historic Context

According to the Santa Clara County Assessor's Office, the subject parcel at 2375 S. Bascom Avenue is located in San Jose; it was annexed to the City of San Jose in 1980.² Since the subject parcel is right outside the boundaries of the City of Campbell and various online sources and city directories address the property as Campbell, the history of the Campbell area was researched for this report.

William Campbell arrived in Santa Clara County in 1846. The following year, he assisted in the surveys of the towns of San Jose and Santa Clara. Campbell built a sawmill about three miles north of present-day Saratoga in 1848. His son Benjamin Campbell purchased land to the northeast of his father's mill, on which he raised wheat. In 1888, about a decade after the railroad was laid between San José and Los Gatos, Benjamin Campbell established the roots of the city of Campbell when he subdivided and started selling a portion of his property to build a new community around the local train stop. By 1887, the first subdivision was recorded west of the railroad.³

¹ "Aerial view of South Bascom Avenue and Dry Creek Road," History San José Research Library & Archives, Accession number 2013-32.

² Santa Clara County Assessor's Office; San Jose Online Permits.

³ Erwin G. Gudde and William Bright, California place names the origin and etymology of current geographical names (Berkeley: University of California Press, 2010), page 62; Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439; Campbell, California – Official Website, "History," https://www.ci.campbell.ca.us/238/History (accessed February 19, 2020); Archives & Architecture, County of Santa Clara, Historic Context Statement, December 2004 (revised February 2012), page 74.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page ___7__ **of** ___10_

*B10. Significance, Continued:

Surveyed in 1856, Bascom Avenue, which runs to the east of Campbell, was also known as San Jose-Santa Cruz Road (originally called the Route of the Plains). The road provided access from San Jose to Santa Cruz, and to all points southwest of San Jose.⁴

The small rural town of Campbell, which became known as "The Orchard City," turned into the center of fruit-raising activities in the Santa Clara Valley in the early 20th century with its drying grounds and canneries. The Campbell Fruit Growers Union cooperative, which was later taken over by the George W. Hyde Company, operated one of the world's largest drying grounds. The city was incorporated in 1952 and by 1965, houses and apartments had entirely taken over the orchards and food-processing activities of the past.⁵

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along arterial roads and expressways throughout San José including Bascom Avenue. These commercial buildings were generally designed for the automobile and include a variety of function types such as general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, and service stations. The stand-alone retail buildings, a common type constructed to accommodate the automobile, are usually set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear.

Architect/Builder: No architects or builders were found to have been associated with the subject building.

Occupancy History: The City of Campbell was incorporated in 1952. Even though the 2300 block of S. Bascom Avenue was listed in the 1960s and 1970s city directories at the San Jose Public Library, the subject address at 2375 was not included—the last address provided was north of Dry Creek Road. The property was also not included in contemporary City of San Jose directories.

Significance Evaluation

Current Historic Status: The subject parcel and building have not been identified on any national, state, city or county historic resources inventory.

California Register of Historical Resources Evaluation

Criterion I – Association with significant events

Building 2 at 2375 S. Bascom Avenue was constructed ca. 1970 when the surrounding area was transforming from orchards to residential and commercial suburbs. However, the building is not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

⁴ Archives & Architecture, Historical Overview and Context Statement for the City of Campbell (October 1, 1996), page 8.

⁵ Mildred Brooke Hoover and Douglas E. Kyle, *Historic spots in California* (Stanford, Calif.: Stanford University Press, 2002), page 439; Archives & Architecture, *County of Santa Clara, Historic Context Statement* (December 2004, revised February 2012), page 74.

⁶ San José Modernism, page 42.

⁷ Ibid., page 91.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page 8 **of** <u>10</u>

*B10. Significance, Continued:

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The simple commercial building at 2375 S. Bascom Avenue does not appear to be a significant example of an architectural type. The utilitarian building fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Therefore, Building 2 does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear eligible for listing in the CRHR under Criterion 4.

<u>Integrity</u>

Building 2 retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used for commercial purposes since its construction. It appears that the building has received alterations and additions over time, so it does not retain integrity of design, materials, and workmanship. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.
 - Although the building is associated with the mid-to-late-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- 2. Its location as a site of a significant historic event.

 The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the building.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with S. Bascom Avenue's residential and commercial development during the mid-to-late-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page 9 **of** 10

*B10. Significance, Continued:

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

The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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

 Constructed and expanded ca. 1970, Building 2 does not embody distinguishing characteristics of an architectural type or style. It is a modest utilitarian structure.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

 No architect, designer or builder has been identified for the building.
- 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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 2 at 2375 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

*B12. References:

AEI Consultants. *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft.* May 9, 2019.

Ancestry.com.

- Archives & Architecture. *County of Santa Clara, Historic Context Statement*. December 2004, revised February 2012.
- ---. Historical Overview and Context Statement for the City of Campbell. October 1, 1996.
- California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6.* Sacramento, CA: California Department of Parks and Recreation, 2001.
- ---. California Register of Historical Resources: The Listing Process. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- Campbell, California Official Website. https://www.ci.campbell.ca.us/238/History. Accessed February 19, 2020.
- City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016. https://www.sanjoseca.gov/home/showdocument?id=24021. Accessed February 10, 2020.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2375 S. Bascom Avenue, Building 2

Page 10 **of** 10

*B12. References, Continued:

City of San Jose Permit Center.

Google Earth.

Google Maps.

Gudde, Erwin G. and William Bright. *California place names the origin and etymology of current geographical names*. Berkeley: University of California Press, 2010.

Historic Aerials by NETR Online. https://www.historicaerials.com/viewer. Accessed February 2020.

History San Jose Research Library and Archives.

Hoover, Mildred Brooke and Douglas E. Kyle. *Historic spots in California*. Stanford, Calif: Stanford University Press, 2002.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Knopf, 2013.

National Park Service. *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15.* Washington, DC: United States Department of the Interior, 1997.

---. How to Complete the National Register Registration Form, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants, LLC. San José Modernism, Historic Context Statement. June 2009.

San Jose City Directories.

San Jose Public Library, California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Date

Listings

Page	1	of 11	*Resource Nam	e or #: (Assigne	d by recorde	er) <u>2</u> .	395 S.	Bascom A	Avenue (Buildi	ing 3)	
P1. Oth	er Identif	fier:	_								
*P2.	Locatio	n: No	t for Publication	✓ Unrestric	ted						
*a.	Count	y Santa Clai	a		and (P2c, P2	e, and	P2b o	r P2d. Att	ach a Location N	Vlap as nε	ecessary.)
*b	USGS 7	7.5' Quad	Date		Т	; R	;	of	of Sec	;	B.M.
C.	Address	s <u>2395</u> S	Bascom Avenue				City	San Jose	Zip	95124	
d.	UTM: (0	Give more the	an one for large and/o	r linear resource	s) Zone	,	-	mE/	m	N	
e.		ocational D 2-25-010	ata: (e.g., parcel #, dir	ections to resou	rce, elevatio	n, deci	mal de	egrees, etc.	, as appropriate)	

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

Located to the southwest of the intersection of S. Bascom Avenue and Dry Creek Road, this parcel features two commercial buildings: one building (Building 3) is set back 40 feet from street with the other (Building 4, see additional information on separate DPR form) directly behind it. The parcel also features asphalt-paved parking areas and storage yards. The site is primarily covered in paved asphalt or loose gravel and features small pockets of minimal landscaping and mature trees.

Constructed ca. 1950, this one-story building is comprised of two parts. The front is a rectangular, glass-and-wood low slope-roofed building with Post-and-Beam features, while the rear is a rectangular, asphalt shingle-clad gable-roofed building in the Minimal Traditional architectural style. The gable-roofed portion is clad with vertical wood siding at the primary façade, and painted shingles at the south side. The building has multi-lite steel combination fixed and casement windows with wood trim. (See attached continuation sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) <u>HP6 Commercial</u> Building, 1-3 Stories

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

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

The east and north façades, TreanorHL, February 2020.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric Both ca. 1950, aerial photos

*P7. Owner and Address:

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

TreanorHL

460 Bush Street, San Francisco, CA

*P9. Date Recorded: Feb. 2020

*P10. Survey Type: (Describe)
Intensive survey

*P11. Report Citation: TreanorHL, 2375-2395 S. Bascom Avenue Historic Resources Assessment, Draft, February 21, 2020

*Attachments: NONE Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (9/2013) *Required information

State of California

The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # HRI#

	urce Name or # (As 2 of 11		order) <u>2395 S</u>	S. Bascom Av	enue (Building 3)	*	NRHP Status	Code
B2. B3. * B5 . * B6 .	Historic Name: Common Name: Original Use: Architectural Style Construction Historucted ca. 1950.	ommercial Post-and-	Beam, Minimal	B4. Traditional	Present Use: _			
	Moved? ✓ No Related Features:	Yes	Unknown	Date:		Origina	l Location:	
B9a. *B10 .	Architect: <u>Unkn</u> Significance: Th Period of Signific	neme ance	Pı	roperty Type	Area	Appl	icable Criteria	 I
	ss importance in termattached continuat		or architectural co	ontext as defin	ed by theme, perio	od, and geogra	phic scope. Als	o address integrity.
B11.	Additional Resou	rce Attributes	s: (List attributes	and codes)				
	References: ttached continuation	on sheet.						
B13.	Remarks:							
*B14.	Evaluator: <u>Tre</u>	anorHL			(Sketch M	ap with nort	h arrow requi	red.)
	*Date of Evaluati		ary 2020				Author Control	Bascom Av
(This	space reserved for	r official com	ments.)			Sun I		South Bass

DPR 523B (9/2013) *Required information

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 3 **of** 11

*P3a. Description, Continued:

The entry door is a wood flush door, at the north façade and a metal-frame glass door with a sidelight punctuates the east side entry at the south end. A vent penetrates both gable ends and air conditioning units penetrate the walls in multiple locations.

The attached front structure is four bays wide on the exposed long (east) side. This elevation is mostly glass, with each large, fixed window panel separated by narrow wood members. The space above the glazed panels is covered with vertical wood cladding. Wooden outriggers support the wide roof overhang. The north façade features another large storefront window, as well as a diamond pattern multi-lite over panels cottage-style wood entry door. The south façade features a flush door and another air conditioning unit. Overall, the building is in fair condition.



Figure 1. The bird's eye view of the subject parcel with buildings labeled (Bing Maps, retrieved February 2020).

*B10. Significance, Continued:

Architectural Style

The front (east) part of Building 3 is a modest commercial interpretation of the Post-and-Beam style while the rear structure appears to exhibit Minimal Traditional features.

Locally, the Post-and-Beam style is mostly manifested in tract ranch subdivisions in San Jose. The character-defining features of the style are low-slung horizontal massing, low-pitched roof with wide overhanging eaves, plain façades without traditional architectural detail, expressed structural system with exposed roof beams projecting from primary façades, vertical wood siding, and expansive areas of glass.¹

¹ PAST Consultants, LLC, San José Modernism, Historic Context Statement (June 2009), pages 73-74.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 4 of 11

*B10. Significance, Continued:

Mostly popular from ca. 1935 to the 1950s, the Minimal Traditional architectural style with simple composition, rooflines, and materials can be found throughout the United States. Identifying features of the style are low- or intermediate-pitched roof, often gabled; roof eaves with little or no overhang; generally one-story building height and a small footprint; double-hung windows; and minimal amounts of added architectural details.²

Site History

The Assessor's Office records for 2395 S. Bascom Avenue (APN 412-25-010) note the construction date as 1919 (effective year 1950) for a one-story retail structure.³ However, no structures were present in the 1939 and 1948 aerial photographs, leading to the conclusion that no structure from 1919 remains on the subject property.⁴ Building 3 at 2375 S. Bascom Avenue first appears on the 1956 aerial photograph, which would make the approximate construction date ca. 1950. Building 4 was constructed by 1960, and the various ancillary buildings were constructed in the early 1980s and throughout the 1990s.

Below is a list of construction dates and available building permits at the City of San Jose.

1948	The site appears as agricultural land and orchards on the aerial photographs.
ca. 1950	Building 3 at 2395 S. Bascom Avenue was constructed.
ca. 1960	Building 4 at 2395 S. Bascom Avenue was constructed. The front section of Building 3 was added.
1980	The area was annexed to the City of San Jose.
ca. 1980	The ancillary structures of Building 4 were possibly added around this time.
1986	Permit application to plumbing and/or gas piping for 2395 S. Bascom. Permit No. 82442. ⁵
1995	Reroofing at 2395 S. Bascom, owner John Gardner. Permit No. B95-12238. ⁶
1989	Electrical permit application for a commercial building at 2395 S. Bascom. Permit No. 57924. ⁷

⁷ Ibid.

² McAlester, A Filed Guide to American Houses, pages 586-589.

³ Effective Year Built is an adjustment of the age of the building on the property by the property appraiser based on new construction, significant improvements and/or remodeling.

⁴ ÅEI Consultants, *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft,* May 9, 2019, page 22; Historical Aerials by NETR Online, https://www.historicaerials.com/ (accesses February 17, 2020).

⁵ City of San Jose Building Permits, https://sjpermits.org/permits/ (accessed February 18, 2020).

⁶ Ibid.

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page <u>5</u> **of** <u>11</u>

*B10. Significance, Continued:

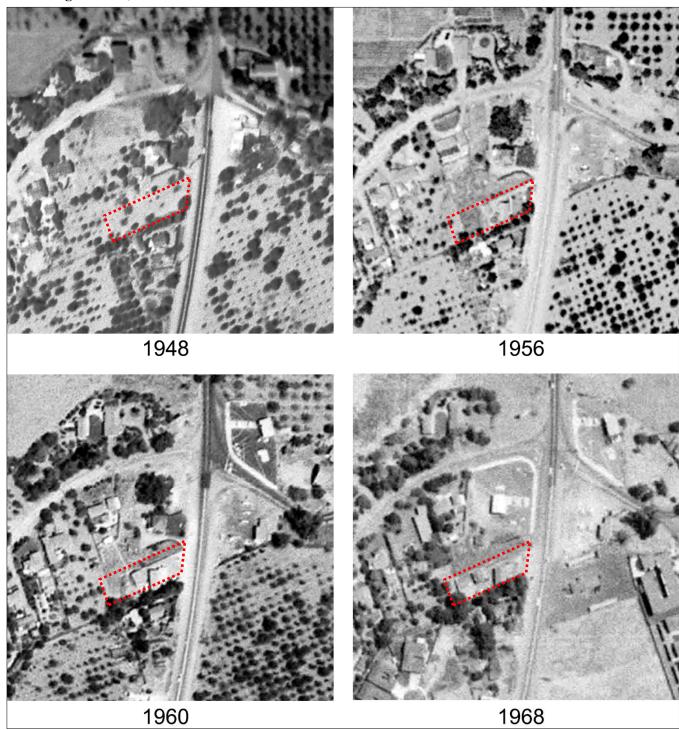


Figure 2. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. Historical Aerials by NETR Online, https://www.historicaerials.com/.

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page <u>6</u> **of** <u>11</u>

*B10. Significance, Continued:

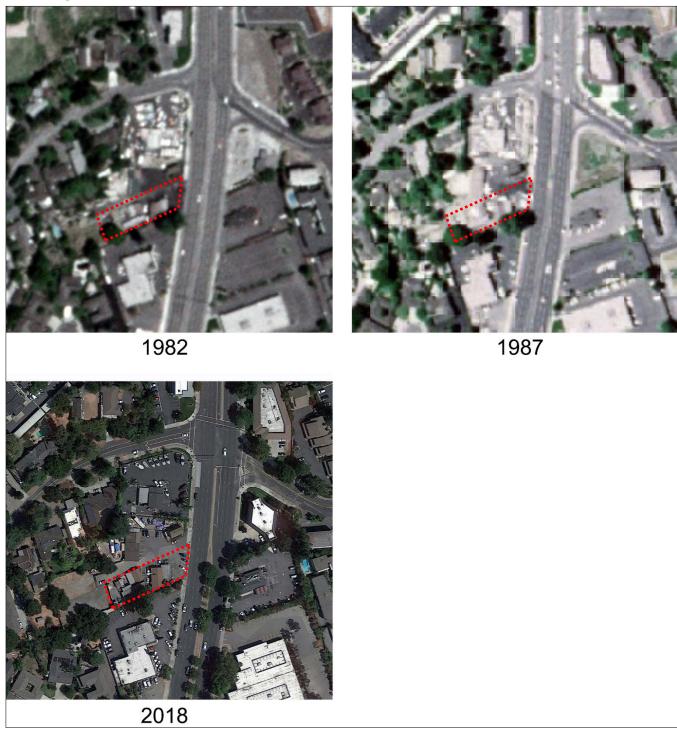


Figure 3. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. 1982 and 1987 photos from Historical Aerials by NETR Online, https://www.historicaerials.com/, 2018 photo from Google Earth.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page ___7__ **of** ___11_

*B10. Significance, Continued:

Historic Context

According to the Santa Clara County Assessor's Office, the subject parcel at 2395 S. Bascom Avenue is located in San Jose; it was annexed to the City of San Jose in 1980.⁸ Since the subject parcel is right outside the boundaries of the City of Campbell and various online sources and city directories address the property as Campbell, the history of the Campbell area was researched for this report.

William Campbell arrived in Santa Clara County in 1846. The following year, he assisted in the surveys of the towns of San Jose and Santa Clara. Campbell built a sawmill about three miles north of present-day Saratoga in 1848. His son Benjamin Campbell purchased land to the northeast of his father's mill, on which he raised wheat. In 1888, about a decade after the railroad was laid between San José and Los Gatos, Benjamin Campbell established the roots of the city of Campbell when he subdivided and started selling a portion of his property to build a new community around the local train stop. By 1887, the first subdivision was recorded west of the railroad.⁹

Surveyed in 1856, Bascom Avenue, which runs to the east of Campbell, was also known as San Jose-Santa Cruz Road (originally called the Route of the Plains). The road provided access from San Jose to Santa Cruz, and to all points southwest of San Jose.¹⁰

The small rural town of Campbell, which became known as "The Orchard City," turned into the center of fruit-raising activities in the Santa Clara Valley in the early 20th century with its drying grounds and canneries. The Campbell Fruit Growers Union cooperative, which was later taken over by the George W. Hyde Company, operated one of the world's largest drying grounds. The city was incorporated in 1952 and by 1965, houses and apartments had entirely taken over the orchards and food-processing activities of the past.¹¹

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along arterial roads and expressways throughout San José including Bascom Avenue. These commercial buildings were generally designed for the automobile and include a variety of function types such as general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, and service stations.¹² The stand-alone retail buildings, a common type constructed to accommodate the automobile, are usually set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear.¹³

Architect/Builder: No architects or builders were found to have been associated with the subject building.

_

⁸ Santa Clara County Assessor's Office; San Jose Online Permits.

⁹ Erwin G. Gudde and William Bright, California place names the origin and etymology of current geographical names (Berkeley: University of California Press, 2010), page 62; Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439; Campbell, California – Official Website, "History," https://www.ci.campbell.ca.us/238/History (accessed February 19, 2020); Archives & Architecture, County of Santa Clara, Historic Context Statement, December 2004 (revised February 2012), page 74.

¹⁰ Archives & Architecture, Historical Overview and Context Statement for the City of Campbell (October 1, 1996), page 8.

Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439;
 Archives & Architecture, County of Santa Clara, Historic Context Statement (December 2004, revised February 2012), page 74.
 San José Modernism, page 42.

¹³ Ibid., page 91.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 8 **of** 11

*B10. Significance, Continued:

Occupancy History: The City of Campbell was incorporated in 1952. Even though the 2300 block of S. Bascom Avenue was listed in the 1960s and 1970s city directories at the San Jose Public Library, the subject address at 2395 was not included—the last address provided was north of Dry Creek Road. The property was also not included in contemporary City of San Jose directories.

Starting in the 1970s, a number of businesses were listed for 2395 S. Bascom Avenue over the years including mortgage consulting, realtors, dog grooming services, construction, tailoring, and wig/hair salon.¹⁴ None of the businesses appear to have been historically significant to the area.

Significance Evaluation

Current Historic Status: The subject parcel and building have not been identified on any national, state, city or county historic resources inventory.

California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

Constructed ca. 1950, Building 3 at 2395 S. Bascom Avenue was part of the area's transformation from orchards to suburbs. However, the building is not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The mid-20th century commercial building at 2395 S. Bascom Avenue does not appear to be a significant example of an architectural type. The building features some characteristics of the Post-and-Beam and Minimal Traditional architectural styles; however, it fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Therefore, Building 3 does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

Building 3 retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been part of the commercial development on S. Bascom Avenue. It appears that the building has received minor alterations, mostly window and door replacements, so it retains sufficient integrity of design, materials, and workmanship to communicate its building type and

¹⁴ AEI Consultants, *Phase I Environmental Site Assessment*, pages 18-19; Newspapers.com; Ancestry.com.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 9 **of** 11

*B10. Significance, Continued:

architectural style. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

San Jose City Landmark Evaluation

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

Although the building is associated with the mid-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.

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

 The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.

There is no person of significance individually associated with the building.

- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the building is associated with S. Bascom Avenue's mid-20th century residential and commercial development, it is not important on a cultural, economic or social level within 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.
 - The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.
- 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

 Constructed ca. 1950, Building 3 embodies characteristics of two different styles. The front section features elements of the Post-and-Beam architectural style wide overhanging eaves, plain façades, projecting exposed roof beams, and expansive areas of glass. The rear portion embodies some elements of the Minimal Traditional style with its intermediate-pitched gabled roof with little eave overhang, one-story building height and a small footprint, and minimal decorative details. However, Building 3 is a rudimentary example of these architectural styles, therefore it does not appear eligible as a City Landmark.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

No architect, designer or builder has been identified for the building.

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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 10 **of** 11

*B10. Significance, Continued:

In conclusion, Building 3 at 2395 S. Bascom Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

*B12. References:

AEI Consultants. *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft.* May 9, 2019.

Ancestry.com.

- Archives & Architecture. County of Santa Clara, Historic Context Statement. December 2004, revised February 2012.
- ---. Historical Overview and Context Statement for the City of Campbell. October 1, 1996.
- California Office of Historic Preservation. California Register and National Register: A Comparison, Technical Assistance Series 6. Sacramento, CA: California Department of Parks and Recreation, 2001.
- ---. California Register of Historical Resources: The Listing Process. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- Campbell, California Official Website. https://www.ci.campbell.ca.us/238/History. Accessed February 19, 2020.
- City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016. https://www.sanjoseca.gov/home/showdocument?id=24021. Accessed February 10, 2020.

City of San Jose Permit Center.

Google Earth.

Google Maps.

Gudde, Erwin G. and William Bright. *California place names the origin and etymology of current geographical names*. Berkeley: University of California Press, 2010.

Historic Aerials by NETR Online. https://www.historicaerials.com/viewer. Accessed February 2020.

History San Jose Research Library and Archives.

- Hoover, Mildred Brooke and Douglas E. Kyle. *Historic spots in California*. Stanford, Calif: Stanford University Press, 2002.
- McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Knopf, 2013.
- National Park Service. How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15. Washington, DC: United States Department of the Interior, 1997.

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 3

Page 11 of 11

*B12. References, Continued:

---. How to Complete the National Register Registration Form, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants, LLC. San José Modernism, Historic Context Statement. June 2009.

San Jose City Directories.

San Jose Public Library, California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

PRIMARY RECORD

Artifact Record

Primary # HRI #

Trinomial

NRHP Status Code

Other Review Code

Reviewer

Date

Listings

*Resource Name or #: (Assigned by recorder) 2395 S. Bascom Avenue (Building 4) Page P1. Other Identifier: *P2. Location: Not for Publication ✓ Unrestricted *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) *b. USGS 7.5' Quad of Sec c. Address 2395 S. Bascom Avenue City San Jose Zip 95124 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 412-25-010

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

Located to the southwest of the intersection of S. Bascom Avenue and Dry Creek Road, this parcel features two commercial buildings: one building (Building 3, see additional information on separate DPR form) is set back 40 feet from street with the other (Building 4) directly behind it. The parcel also features asphalt-paved parking areas and storage yards. The site is primarily covered in paved asphalt or loose gravel and features small pockets of minimal landscaping and mature trees.

This very simple one-story building, which illustrates some features of the Minimal Traditional architectural style, is rectangular in plan with an asphalt shingle-clad gable roof and shed addition at the rear. The front (east) façade features two double-hung vinyl windows and two fixed wood windows, and an entry door with a multi-lite upper panel and a diamond pattern lower panel. Siding at the east side is painted vertical wood, and wood brackets support a large sign panel placed in front of the roof edge. (See attached continuation sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Photograph Record

***P3b. Resource Attributes:** (List attributes and codes) <u>HP6 Commercial</u> Building, 1-3 Stories

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

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

The east and north façades, TreanorHL, February 2020.

*P6. Date Constructed/Age and Source: ✓ Historic Prehistoric Both ca. 1960, aerial photos

*P7. Owner and Address:

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

TreanorHL

460 Bush Street, San Francisco, CA

*P9. Date Recorded: Feb. 2020

*P10. Survey Type: (Describe)
Intensive survey

*P11. Report Citation: TreanorHL, 2375-2395 S. Bascom Avenue Historic Resources Assessment, Draft, February 21, 2020

*Attachments: NONE Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Other (List):

DPR 523A (9/2013) *Required information

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

BUILDING, STRUCTURE, AND OBJECT RECORD

	urce Name or # (Assigned by recorder) 2 of 10	2395 S. Bas	com Avenue	e (Building 4)	*NRHP Status Code
B2. B3. * B5. * B6 .	Historic Name: Common Name: Original Use: Commercial Architectural Style: Minimal Tradition Construction History: (Construction date ructed ca. 1960.	onal	_ B4. Pre	sent Use: _	
	Moved? ✓ No Yes Un Related Features:	known Da	nte:		Original Location:
B9a. *B10 .	Architect: Unknown Significance: Theme Period of Significance.	Proper	ty Type	b. Builder:	Unknown Applicable Criteria
	attached continuation sheet.	lectural context	t as deimed b	y tneme, peno	d, and geographic scope. Also address integrity.)
	Additional Resource Attributes: (List a References : ttached continuation sheet.	attributes and c	odes)		
B13.	Remarks:				
*B14.	Evaluator: <u>TreanorHL</u> *Date of Evaluation: <u>February 202</u>	20		(Sketch Ma	ap with north arrow required.)
(This	space reserved for official comments	;.)			South Bas

DPR 523B (9/2013) *Required information

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 3 **of** 10

*P3a. Description, Continued:

A wood planter spans most of the front façade. The other visible elevation (north side) is shingled, with sliding vinyl windows. Three mechanical units penetrate the wall at the north side. The building is surrounded by storage sheds and mobile trailers at the rear (west) and south sides, which are mostly obscured from view by a wood fence. Overall, the building is in fair condition.



Figure 1. The bird's eye view of the subject parcel with buildings labeled (Bing Maps, retrieved February 2020).

*B10. Significance, Continued:

Architectural Style

Building 4 at 2395 S. Bascom Avenue illustrates characteristics of the Minimal Traditional architectural style. Mostly popular from ca. 1935 to the 1950s, the Minimal Traditional architectural style with simple composition, rooflines, and materials can be found throughout the United States. Identifying features of the style are low- or intermediate-pitched roof, often gabled; roof eaves with little or no overhang; generally one-story building height and a small footprint; double-hung windows; and minimal amounts of added architectural details.¹

Site History

The Assessor's Office records for 2395 S. Bascom Avenue (APN 412-25-010) note the construction date as 1919 (effective year 1950) for a one-story retail structure.² However, no structures were present in the 1939 and 1948 aerial photographs, leading to the conclusion that no structure from 1919 remains on the subject property.³ Building 3 at 2395 S. Bascom Avenue first appears on the 1956 aerial photograph, which would make the approximate construction date ca. 1950. Building 4 was constructed by 1960, and the various ancillary buildings were constructed in the early 1980s and throughout the 1990s.

¹ McAlester, A Filed Guide to American Houses, pages 586-589.

² Effective Year Built is an adjustment of the age of the building on the property by the property appraiser based on new construction, significant improvements and/or remodeling.

³ ÅEI Consultants, *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft,* May 9, 2019, page 22; Historical Aerials by NETR Online, https://www.historicaerials.com/ (accesses February 17, 2020).

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page <u>4</u> **of** <u>10</u>

*B10. Significance, Continued:

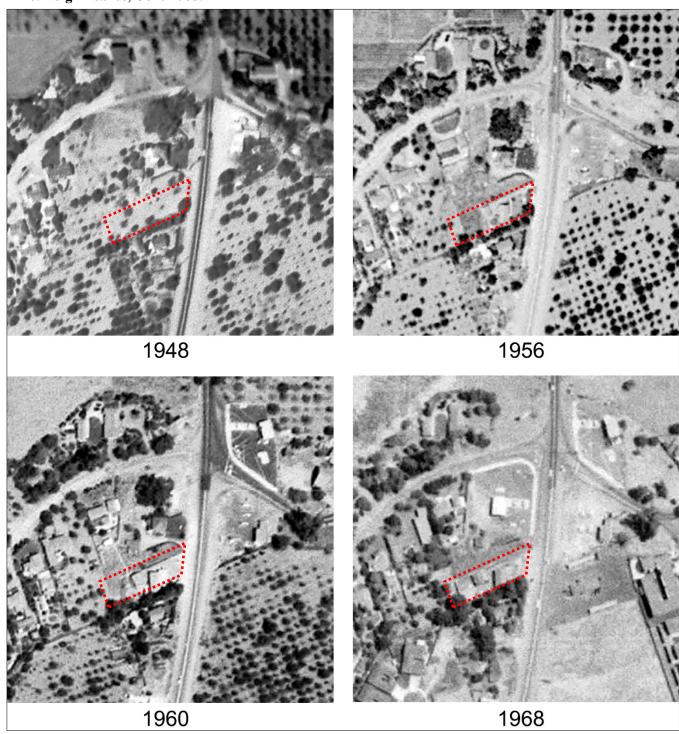


Figure 2. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. Historical Aerials by NETR Online, https://www.historicaerials.com/.

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page ___5__ **of** ___10_

*B10. Significance, Continued:

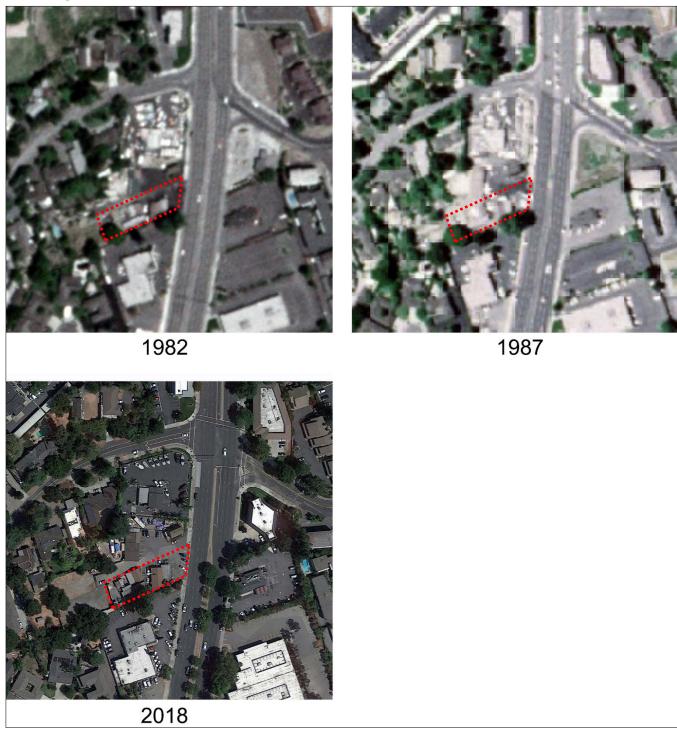


Figure 3. Aerial views of S. Bascom Avenue and Dry Creek Road, the subject parcel outlined in red. 1982 and 1987 photos from Historical Aerials by NETR Online, https://www.historicaerials.com/, 2018 photo from Google Earth.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 6 **of** <u>10</u>

*B10. Significance, Continued:

Below is a list of construction dates and available building permits at the City of San Jose.

1948	The site appears as agricultural land and orchards on the aerial photographs.
ca. 1950	Building 3 at 2395 S. Bascom Avenue was constructed.
ca. 1960	Building 4 at 2395 S. Bascom Avenue was constructed. The front section of Building 3 was added.
1980	The area was annexed to the City of San Jose.
ca. 1980	The ancillary structures of Building 4 were possibly added around this time.
1986	Permit application to plumbing and/or gas piping for 2395 S. Bascom. Permit No. 82442. ⁴
1995	Reroofing at 2395 S. Bascom, owner John Gardner. Permit No. B95-12238. ⁵
1989	Electrical permit application for a commercial building at 2395 S. Bascom. Permit No. 57924. ⁶

Historic Context

According to the Santa Clara County Assessor's Office, the subject parcel at 2395 S. Bascom Avenue is located in San Jose; it was annexed to the City of San Jose in 1980.⁷ Since the subject parcel is right outside the boundaries of the City of Campbell and various online sources and city directories address the property as Campbell, the history of the Campbell area was researched for this report.

William Campbell arrived in Santa Clara County in 1846. The following year, he assisted in the surveys of the towns of San Jose and Santa Clara. Campbell built a sawmill about three miles north of present-day Saratoga in 1848. His son Benjamin Campbell purchased land to the northeast of his father's mill, on which he raised wheat. In 1888, about a decade after the railroad was laid between San José and Los Gatos, Benjamin Campbell established the roots of the city of Campbell when he subdivided and started selling a portion of his property to build a new community around the local train stop. By 1887, the first subdivision was recorded west of the railroad.⁸

Surveyed in 1856, Bascom Avenue, which runs to the east of Campbell, was also known as San Jose-Santa Cruz Road (originally called the Route of the Plains). The road provided access from San Jose to Santa Cruz, and to all points southwest of San Jose.⁹

⁶ Ibid.

⁴ City of San Jose Building Permits, https://sjpermits.org/permits/ (accessed February 18, 2020).

⁵ Ibid.

⁷ Santa Clara County Assessor's Office; San Jose Online Permits.

Erwin G. Gudde and William Bright, California place names the origin and etymology of current geographical names (Berkeley: University of California Press, 2010), page 62; Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439; Campbell, California – Official Website, "History," https://www.ci.campbell.ca.us/238/History (accessed February 19, 2020); Archives & Architecture, County of Santa Clara, Historic Context Statement, December 2004 (revised February 2012), page 74.

⁹ Archives & Architecture, Historical Overview and Context Statement for the City of Campbell (October 1, 1996), page 8.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 7 **of** 10

*B10. Significance, Continued:

The small rural town of Campbell, which became known as "The Orchard City," turned into the center of fruit-raising activities in the Santa Clara Valley in the early 20th century with its drying grounds and canneries. The Campbell Fruit Growers Union cooperative, which was later taken over by the George W. Hyde Company, operated one of the world's largest drying grounds. The city was incorporated in 1952 and by 1965, houses and apartments had entirely taken over the orchards and food-processing activities of the past.¹⁰

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along arterial roads and expressways throughout San José including Bascom Avenue. These commercial buildings were generally designed for the automobile and include a variety of function types such as general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, and service stations.¹¹ The stand-alone retail buildings, a common type constructed to accommodate the automobile, are usually set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear.¹²

Architect/Builder: No architects or builders were found to have been associated with the subject building.

Occupancy History: The City of Campbell was incorporated in 1952. Even though the 2300 block of S. Bascom Avenue was listed in the 1960s and 1970s city directories at the San Jose Public Library, the subject address at 2395 was not included—the last address provided was north of Dry Creek Road. The property was also not included in contemporary City of San Jose directories.

Starting in the 1970s, a number of businesses were listed for 2395 S. Bascom Avenue over the years including mortgage consulting, realtors, dog grooming services, construction, tailoring, and wig/hair salon.¹³ None of the businesses appear to have been historically significant to the area.

Significance Evaluation

Current Historic Status: The subject parcel and building have not been identified on any national, state, city or county historic resources inventory.

California Register of Historical Resources Evaluation

Criterion I – Association with significant events

Constructed ca. 1960, Building 4 at 2395 S. Bascom Avenue was part of the transformation of the area from orchards to residential and commercial suburbs. However, the building and its numerous outbuildings are not associated with the development of the area, Campbell or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

-

Mildred Brooke Hoover and Douglas E. Kyle, Historic spots in California (Stanford, Calif.: Stanford University Press, 2002), page 439;
 Archives & Architecture, County of Santa Clara, Historic Context Statement (December 2004, revised February 2012), page 74.
 San José Modernism, page 42.

¹² Ibid., page 91.

¹³ AEI Consultants, *Phase I Environmental Site Assessment*, pages 18-19; Newspapers.com; Ancestry.com.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 8 **of** 10

*B10. Significance, Continued:

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

Building 4 and its outbuildings do not appear to be a significant example of an architectural type. Designed in the Minimal Traditional architectural style, Building 4 fails to be the work of a master, or architecturally significant in any other respect. It appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Therefore, Building 4 and its outbuildings do not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

Building 4 retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been part of the commercial development on S. Bascom Avenue. It appears that the building has received minor alterations, so it retains sufficient integrity of design, materials, and workmanship to communicate its building type and architectural style. Integrity of setting has been slightly compromised by recent construction of apartment complexes and multi-story office buildings along S. Bascom Avenue.

San Jose City Landmark Evaluation

- 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.
 - Although the building is associated with the mid-20th century residential and commercial development of S. Bascom Avenue and its surrounding, it does not appear to be an important part of the city's history.
- 2. Its location as a site of a significant historic event.

 The building is not linked specifically to any significant historic events.
- 3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.
 - There is no person of significance individually associated with the building.
- 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José. While the property is associated with S. Bascom Avenue's residential and commercial development during the mid-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 9 **of** 10

*B10. Significance, Continued:

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

Designed in the Minimal Traditional style, the building's architectural style cannot be associated with a group of people during a particular period in history.

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

 Constructed ca. 1960, Building 4 embodies characteristics of Minimal Traditional style with its intermediate-pitched gabled roof with little eave overhang, one-story building height and a small footprint, and minimal decorative details. However, it is a rudimentary example of this style, therefore it does not appear eligible as a City Landmark.
- 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

 No architect, designer or builder has been identified for the building.
- 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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, Building 4 and its associated outbuildings at 2395 S. Bascom Avenue cannot be considered a historic resource since they do not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as they do not have significance under any criteria.

*B12. References:

AEI Consultants. *Phase I Environmental Site Assessment, 2375-2395 South Bascom Avenue, San Jose, Draft.* May 9, 2019.

Ancestry.com.

- Archives & Architecture. County of Santa Clara, Historic Context Statement. December 2004, revised February 2012.
- ---. Historical Overview and Context Statement for the City of Campbell. October 1, 1996.
- California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6.* Sacramento, CA: California Department of Parks and Recreation, 2001.
- ---. California Register of Historical Resources: The Listing Process. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- Campbell, California Official Website. https://www.ci.campbell.ca.us/238/History. Accessed February 19, 2020.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: 2395 S. Bascom Avenue, Building 4

Page 10 **of** 10

*B12. References, Continued:

City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016. https://www.sanjoseca.gov/home/showdocument?id=24021. Accessed February 10, 2020.

City of San Jose Permit Center.

Google Earth.

Google Maps.

Gudde, Erwin G. and William Bright. *California place names the origin and etymology of current geographical names*. Berkeley: University of California Press, 2010.

Historic Aerials by NETR Online. https://www.historicaerials.com/viewer. Accessed February 2020.

History San Jose Research Library and Archives.

Hoover, Mildred Brooke and Douglas E. Kyle. *Historic spots in California*. Stanford, Calif: Stanford University Press, 2002.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Knopf, 2013.

National Park Service. How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15. Washington, DC: United States Department of the Interior, 1997.

---. How to Complete the National Register Registration Form, National Register Bulletin 16A. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants, LLC. San José Modernism, Historic Context Statement. June 2009.

San Jose City Directories.

San Jose Public Library, California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

KIMBERLY J. BUTT AIA, ASSOC. DBIA

Principal-in-Charge/Senior Historian

EDUCATION

Master of Science Architecture emphasis Architectural History University of California, Berkeley (2006)

Bachelor of Architecture University of Arkansas, Fayetteville (2000)

REGISTRATION

Registered Architect: California C 30301 (2005) Washington 12872 (2019) Alaska 145020 (2019)

CERTIFICATION

NCARB

Meets CFR 36 Part 61: Historic Architect & Architectural History Professional Qualifications Standards

ASSOCIATIONS

American Institute of Architects
Society of Architectural Historians
California Preservation Foundation
Design Review Board Richmond, California
(2017-present)

Historic Preservation Advisory Committee Richmond, California (2005-2017)

YEARS OF EXPERIENCE

Total: 19 This Firm: 5

*indicates experience with previous employer Kim enjoys investigating and researching historic structures and sites. Discovering their unique histories and original construction is rewarding to her. But she truly relishes restoring and rehabilitating those properties for future generations.

As a preservation architect and architectural historian, Kim has completed projects ranging from condition assessments and master plans to the complete design of building restorations and rehabilitation. Additionally, she has extensive experience in historic resource analysis and review for Section 106 and NEPA compliance, State Historic Preservation Office review, and the implementation of Historic Building Codes for qualified projects.

REPRESENTATIVE PROJECTS

Santa Rosa Junior College Historic Resource Evaluation & Historical Resource Technical Report Santa Rosa, CA

Mission Springs Camps and Conference Center Campus-wide Historical Resources Technical Report Scotts Valley, CA

819 Grant Ave., Secretary of the Interior's Standards Compliance Assessment and Historic Resource Evaluation Novato, CA

106 Matheson Ave., Peer Review and Secretary of the Interior's Standards Compliance Assessment Healdsburg, CA

Alameda Shipways Historic Resource Evaluation Alameda, CA

Atchison Village National Register Nomination Richmond, CA

Cultural Resource Survey, Petaluma Boulevard Petaluma, CA

Los Altos High School Historic Resource Evaluation Mountain View, CA Sonoma County Courthouse & Parking Garage Historic Resource Evaluation Fairfield, CA

Point Cabrillo Lighthouse, Historic Structures Report and Rehabilitation Mendocino, CA

Berkeley City Club, Historic Structures Report Berkeley, CA

North 40 Specific Plan/Historic Resources Technical Report and Survey Los Gatos, CA

Kinmon Gakeun Building Evaluation Feasibility and Condition Assessment Study San Francisco, CA

640 Brannan Street, Flower Mart Historic Resource Evaluation and Design Compliance Assessment, San Francisco, CA

Garcia Hall, Santa Rosa Junior College, Secretary of the Interior's Standards Compliance Assessment Santa Rosa, CA

Mountain View High School, Historic Resource Evaluation, Mountain View, CA

TREANORHL

ELIZABETH GRAUX AIA

Project Manager Historian

EDUCATION

Master of Arts Historic Preservation Certificate in Museum Studies University of Delaware

Bachelor of Architecture California State Polytechnic University, Pomona

REGISTRATION

Registered Architect: California C36720

CERTIFICATION

Meets CFR 36 Part 61: Historic Architect & Architectural History Professional Qualifications Standards

ASSOCIATIONS

American Institute of Architects

AIA California

California Preservation Foundation Education Committee Member

Vernacular Architecture Forum

YEARS OF EXPERIENCE

Total: 11 This Firm: 8 Elizabeth is experienced in both historic preservation and architectural practice. During her graduate studies she worked at the University of Delaware's Center of Historic Architecture & Design where she documented more than 30 historic properties to the Historic American Buildings Survey standards throughout the Mid-Atlantic region. After receiving her master's degree, Elizabeth prepared a condition assessment of 48 cabins at Curry Village in Yosemite National Park, documented the structures through measured drawings, and made recommendations for their rehabilitation. At TreanorHL, Elizabeth's experience has ranged from documenting historic properties and reviewing projects for CEQA compliance to historic resource assessments for EIRs and complete building restorations.

REPRESENTATIVE PROJECTS

Post & San Pedro Tower EIR San Jose, CA

750 Ridder Park Drive EIR (San Jose Mercury News) San Jose, CA

The Place - Greyhound EIR San Jose, CA

Pier 70 National Register Nomination and Development Analysis San Francisco, CA

Santa Rosa Junior College Historic Resource Evaluation and Historic Resources Technical Report Santa Rosa, CA

Grant Ranch Historic Structure Report Santa Clara, CA

Alameda Shipways Historic Resource Evaluation Alameda, CA

Pier 90 Peer Review San Francisco, CA

Santa Clara Civic Center Master Plan EIR Santa Clara, CA

Santa Clara University Master Plan EIR Santa Clara, CA

War Memorial Veterans Building Historic Structure Report & Rehabilitation San Francisco, CA

Constant Winery National Register Nomination Calistoga, CA

North 40 Specific Plan/Historic Resources Technical Report and Survey Los Gatos, CA

Kinmon Gakeun Building Evaluation Feasibility and Condition Assessment Study San Francisco, CA

640 Brannan Street, Flower Mart Historic Resource Evaluation and Design Compliance Assessment San Francisco, CA

Mountain View High School, HIstoric Resource Evaluation Mountain View, CA

Los Altos High School Historic Resource Evaluation Mountain View, CA

106 Matheson Ave., Peer Review and Secretary of the Interior's Standards Compliance Assessment Healdsburg, CA

TREANORHL

AYSEM KILINC ASSOCIATE AIA

Architectural Historian

EDUCATION

Master of Science Historic Preservation University of Pennsylvania

Master of Science Restoration & Preservation Middle East Technical University, Turkey

Bachelor of Architecture Middle East Technical University, Turkey

CERTIFICATION

Meets CFR 36 Part 61: Historic Architect & Architectural History Professional Qualifications Standards

ASSOCIATIONS

American Institute of Architects
California Preservation Foundation

YEARS OF EXPERIENCE

Total: 8 This Firm: 5 Intrigued by architecture and fascinated by history, Aysem has devoted her career to studying, documenting and interpreting the built environment and the cultures that shape it. As an architectural historian, her work informs the planning and design of architectural preservation and rehabilitation projects. Her extensive experience includes preservation planning, historic resource evaluation, historic documentation (HABS), National Historic Preservation Act/Section 106 reviews, tax credit application preparation, National Register eligibility reviews. Throughout her career, she has worked on a variety of projects ranging from single family residences to large government facilities.

REPRESENTATIVE PROJECTS

The Place - Greyhound EIR San Jose, CA

Santa Rosa Junior College Historic Resource Evaluation and Historic Resources Technical Report Santa Rosa, CA

Pier 90 Peer Review San Francisco, CA

Mill Valley City Hall HRE & Secretary of the Interior's Standards Compliance Assessment Mill Valley, CA

Santa Rosa Junior College, Garcia Hall Secretary of the Interior's Standards Compliance Assessment Santa Rosa, CA

German Consulate Complex Rehabilitation San Francisco, CA

2nd Street Improvement Section 106 Review San Francisco, CA

North Point Outfall System Rehabilitation Section 106 Review San Francisco, CA

San Francisco Fire Department Station No.9 HRE San Francisco, CA **200 4th Street Historic Resources Evaluation** Oakland, CA

230 7th Street Historic Resources Evaluation San Francisco, CA

3725 Washington Street Historic Resource Evaluation San Francisco, CA

C. Clifton Young Federal Building and US Courthouse National Register Eligibility Report Reno, NV

Philip Burton Federal Building & US Courthouse National Register Eligibility Report San Francisco, CA

Kinmon Gakeun Building Evaluation Feasibility and Condition Assessment Study San Francisco, CA

San Francisco Flower Mart Historic Resource Evaluation and Feasibility Analysis San Francisco, CA

Santa Clara Civic Center Master Plan EIR Santa Clara, CA

Santa Clara University Master Plan EIR Santa Clara, CA