

# **APPENDIX C**

## ***Historic Resource Evaluation***

### **Little Portugal Gateway Mixed-Use Project Initial Study/MND**

# HISTORIC RESOURCE EVALUATION

Little Portugal Gateway Project  
1661-1665 Alum Rock Avenue  
San José, Santa Clara County, California  
(APNs #481-12-109, -069, -070)

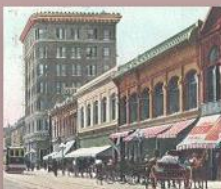


Prepared for:

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(Cover image: highlighted project site viewed facing northwest from above, copyright Microsoft)

## Introduction

A three-parcel four-building site located in San Jose's Little Portugal neighborhood is being proposed for a mid-rise mixed-use project. This site is within the Little Portugal Urban Village planning area, the plan for this village was approved by the San José City Council in 2013 and amended in 2018. The project has been filed with the City of San José Planning Division under PDC18-021 and PD18-016. The proposed project includes the demolition of all the onsite buildings including a restaurant, tire store, used car dealership, SRO building, and other related ancillary structures. The addresses range from 1661 through 1665 Alum Rock Ave.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC to prepare this historic resource evaluation as a part of the preparation of documents for an Administrative Draft Initial Study. This report will be used to inform the environmental process of any issues regarding historic resources and will be included as a part of environmental review of the project under the California Environmental Quality Act (CEQA).

## Project Description

The proposed project consists of a six-story mixed-use building on a 0.93-gross acre site. The building will incorporate approximately 14,170 square feet of commercial space on the ground floor and 121 residential units on floors 2 through 6. Parking will be located subgrade and on the first level.



*Project front elevation from Alum Rock Avenue, Silicon Sage Builders, 6/28/2018*

## Purpose and Methodology of this Study

This document is presented in a report format and addresses the extant buildings on the project site. The report has been prepared to be consistent with the intent of the City of San José *Revised Guidelines for Historic Reports*, published on February 26, 2010.

Attached to this report are DPR523a series recordings for the property. The DPR523a forms provide property data and a detailed description of the buildings. Information such as the narrative context, property history, and statements of significance that normally would be provided within DPR523 records are embedded into this assessment report. This report also includes information on regulatory context pertaining to historic resources.

The site and nearby properties were examined in August 2019 and again in June 2020 by Franklin Maggi, Architectural Historian. Digital photographs of the exterior of the buildings and views of the adjacent and nearby buildings were taken during these two visits. Photographic documentation is included within the DPR523 forms and within the main body of this report.

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

Research and information on historic-era site usage was prepared in order to provide context for the site development but should not be relied upon for any analysis for the potential for sub-surface resources.

## Previous Surveys, Planning Studies, and Historical Status

The project site has been subject to a reconnaissance survey in the past as a part of the Santa Clara Valley Transportation Agency (VTA) study of the Alum Rock/East Santa Clara Street corridor. That study, conducted by Ward Hill and Charlene Duval for Basin Research Associates, Inc., resulted in the preparation of three survey-level DPR523 forms with findings of non-historic significance for the three properties. No other historic resources survey has been conducted as well as can be determined.

The Little Portugal area has been the subject of planning studies by the City of San José since the 1990s. In addition to the Little Portugal Urban Village planning study, the commercial strip was part of the Alum Rock Avenue Neighborhood Business District under the now defunct Redevelopment Agency of the City of San José, and the larger neighborhood is part of the Five Wounds/Brookwood Terrance Strong Neighborhood



Initiative Planning Area. The area in which the subject property is located has been within the San José corporate limits since the 1911 East San Jose Consolidation.

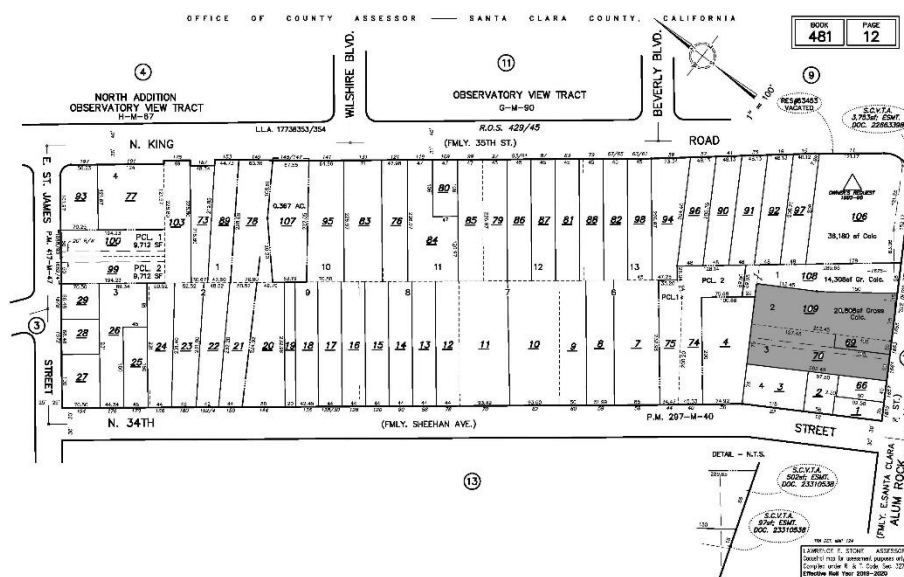
The boundaries for the Little Portugal Urban Village do not coincide with the earlier SNI boundaries, as the village planning area covers both sides of Alum Rock Avenue between Highway 101 and King Road. The subject properties lie within the northeast reaches of the urban village planning area near a planned Gateway adjacent the intersection of Alum Rock Avenue and King Road (see diagram below). The planning area has not been evaluated for the potential of eligibility as a historic district.

Little Portugal Urban Village Land Use Designation and Height Diagram

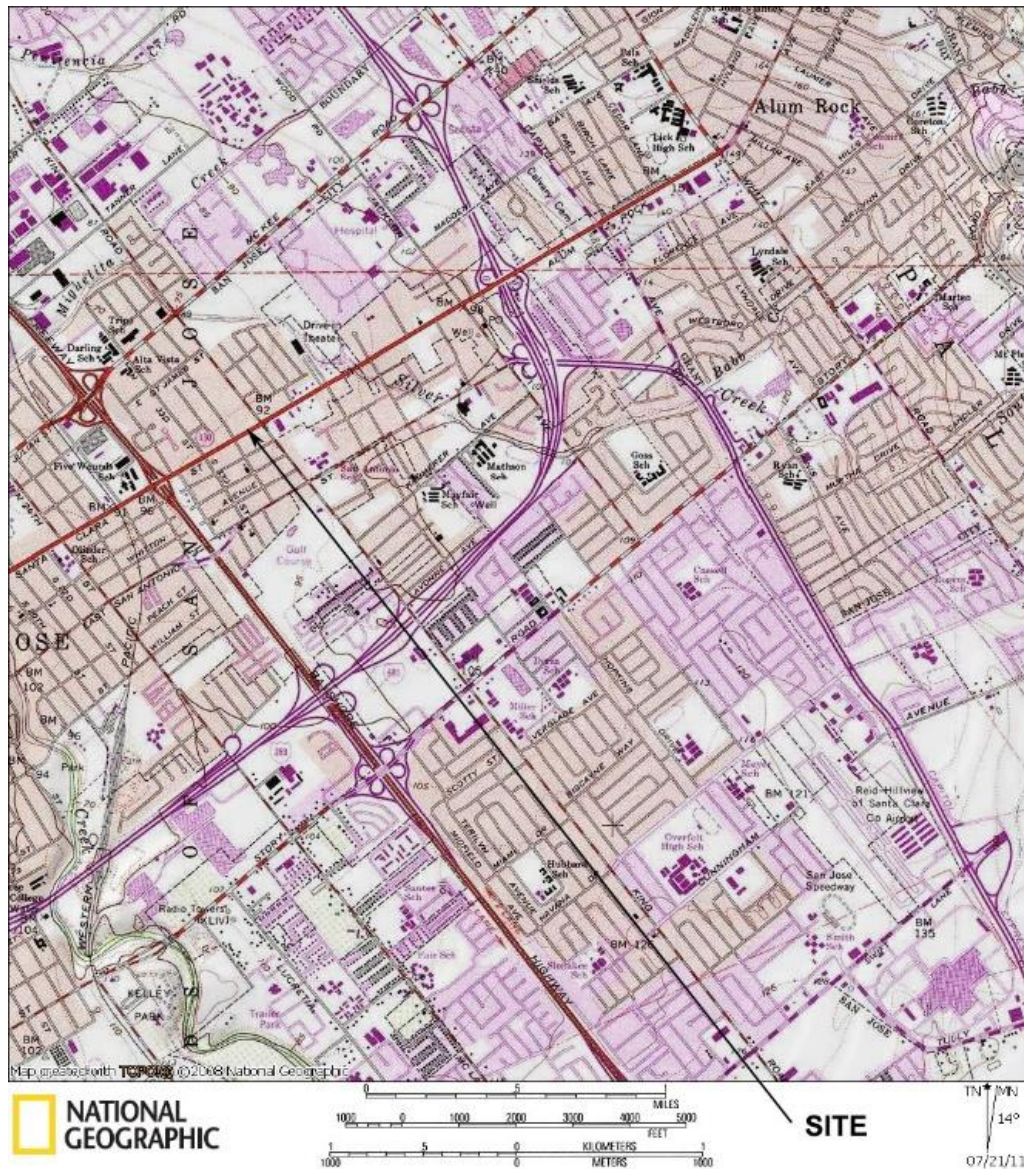


Map from Draft Little Portugal Urban Village Plan 2013 showing properties on Alum Rock Ave.

## Assessor's Map



## Location Map



## Summary of Findings

The construction of the project as presently proposed will result in the demolition of all of the buildings on the project site, including two storefront buildings, one circa 1920s house, a seven-unit apartment building, and related ancillary structures. These buildings were constructed beginning around 1920 and most were built during the 1950s. They have historically been associated with two separate properties, the parcel on the east was originally residential and converted later to auto sales and other auto-related uses,



and the two parcels on the west were originally one parcel until the most easterly storefront building was separated out onto a separate parcel.

A detailed review of the architecture and context of the extant buildings as they exist today finds that they do not appear to meet the eligibility criteria for listing on the California Register of Historical Resources or designation as San José City Landmark structures or as a landmark site. When considering the project under the Envision San José 2040 General Plan, most of the associated buildings on this property were not found to be eligible for the San José Historic Resources Inventory. However, the storefront building at 1661 Alum Rock Ave., as the long-time site of La Guadalajara #1, was an important ethnic-related use that served the greater neighborhood for over half a century, from 1955 to after 2010, and although the business is now gone, the building appears eligible for the Inventory as a Structure of Merit (SM) based on its historic use.

A further investigation into the likelihood that this site and its buildings contribute to a potential historic district was not determined and is beyond the scope of this study. The Little Portugal Urban Village area is populated with a large number of small modest commercial buildings that were mostly developed after World War II and has served the nearby Portuguese American and Mexican American communities since redeveloped from the mostly residential land uses that had preceded it. Some of this commercial district has again been redeveloped in the last few years as the properties have densified, and the area is planned for future high-density housing and related commercial uses as a part of the village plan.

Nearby properties within 200 feet of the project site also underwent preliminary investigation to determine if any were listed on the Historic Resources Inventory, or might be eligible for listing, in order to determine if there would be any potential off-site impacts to historic resources resulting from this project. None were found to be potential historic resources that warrant further study.

## **Background and Historical Context**

### **Historical Development of the Neighboring Area**

The property at 1661-1665 Alum Rock Ave. is located within an area that was once known as the community of East San Jose, known formally as the Town of East San Jose. This town became a part of the City of San José in 1911 under the East San Jose Consolidation of December 1, 1911. The large residential tract that the subject property was a part of is located to the north of Alum Rock Avenue between King Road and to the both sides of Sheehan Avenue. The tract was initially surveyed in September of 1883 by John Coombe, and the subdivision recorded on August 12, 1893 (Maps: Book G Pages 90 and 91). It was named Observatory View Tract but remained mostly undeveloped until the Interwar period.



The larger area north of East Santa Clara Street and Alum Rock Avenue (previously known as Santa Clara Avenue) was previously owned during most of the late nineteenth century by the family of Patrick Sullivan, an orchardist, but small portions were parceled out near King Road by Daniel Sheehan to create the subdivision. Sheehan excluded the two acres at the corner of King Road northwest of Alum Rock Avenue to the immediate east of the subject properties from the subdivision. As of the late-1880s it was owned by a Mrs. Barry.

East San Jose had been platted in 1869 as a subdivision for Samuel A. Bishop's East San Jose Homestead Association (recorded on February 17, 1870). The Lendrum and Brassy-Ahlers Tracts, containing 23 blocks from McLaughlin Avenue to then Parkhurst Avenue south of Alum Rock Road expanded the urban area eastward in 1887, and other tracts such as the Observatory View Tract were recorded during the following decades prior to the incorporation of East San Jose as a General Law City on July 20, 1906. This municipality only lasted five years.

Little development occurred along Alum Rock Avenue during the nineteenth century until the construction of the steam-driven Alum Rock Railway in 1896 which connected the line at 26th Street to Alum Rock Park. It would be another twenty years when the mass introduction of the automobile would enable a more expansive growth era eastward from downtown San José.

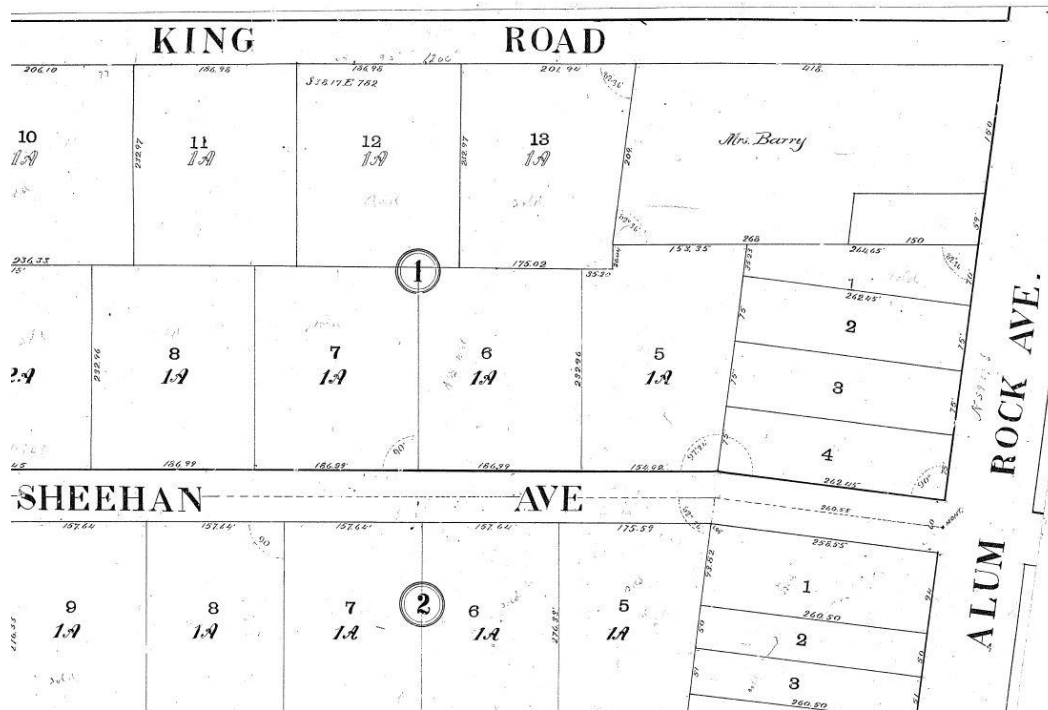
A year before annexation, East San Jose had a population of 1,661 as recorded at the time of publication of the 1910 federal census. Residential construction within these early subdivisions began to occur in the second decade of the twentieth century to the east of 26th Street, and the construction of Five Wounds Church in 1919 signaled the beginnings of a new community that was beginning to evolve east of the downtown, where the area's immigrant Portuguese population had started to concentrate.

Most development within this eastern edge of San José occurred during the Interwar period or the first years after World War II, as the area evolved as a center of the local ethnic Portuguese community.

Little Portugal is generally thought of as the greater area surrounding Five Wounds Church and includes a large district east of Highway 101 that includes the subject property. It is generally thought to range on both sides of East Santa Clara Street/Alum Rock Avenue from around 24th street to King Road.

Many Portuguese-owned business were located during the first half of the twentieth century along Alum Rock Avenue east of the church, although east of King Road, the population density was sparse until after World War II. The influx of Mexican immigrants, which had started in the 1920s, but greatly increased following the end of the war, had begun to transform the initial ethnic make-up of the neighborhood as it grew eastward.

Eventually, the area east of Little Portugal became known as *Sal Si Puedes* and was the site of some of the first organizing efforts of what would become the United Farm Workers Union (UFW). The first boycott by the UFW was launched in 1965 at the Safeway store in San José that was once located across Alum Rock Avenue and King Road near the subject property.



*Excerpt from Observatory View Tract – the project site is within lots 2 and 3 of Block 1.*

## Portuguese in San José

Explorers from Portugal are known to have first visited Alta California beginning in 1792, when three ships were anchored in Monterey Bay. These ships have been said to have left five or six deserters who would have joined the early Spanish settlements in the area. Ships from Portugal continued to reach California throughout the nineteenth century, many of these later ships associated with whaling. By the 1850s, Portuguese whaling stations could be found in Monterey, Half Moon Bay, Pescadero, San Simeon, Portuguese Cove, and Portuguese Bend in San Diego.

A second wave of Portuguese immigrants arrived in California during the gold rush, but by the end of the 1850s, like many 49ers, the draw became the available open land to develop for agricultural purposes. The introduction of the transcontinental railroad in 1869 enabled immigrants from Portugal and the Azores that arrived on the East Coast to quickly travel to California. Oakland and the greater Bay Area became a focal point for Portuguese settlement, with Oakland being the unofficial Portuguese cultural capital prior to World War II.

In the Santa Clara Valley, Portuguese immigrants first had settled on Mission San Jose lands as early as 1853, and their community expanded into other areas of Santa Clara County during the second half of the nineteenth century. These immigrants were mainly from Pico, São Jorge, Faial, and Tericeira. The Holy Ghost Festivals brought the new communities together. Many of these early Portuguese immigrants were farmers or dairymen, and many dairies thrived east of King Road to the east of the neighborhood now known as Little Portugal, providing employment opportunities. Portuguese immigrants and their families controlled 50% of the California dairy industry by the 1930s.

Five Wounds Church, located on East Santa Clara Street, was established around 1913 when the community petitioned Archbishop Patrick Riordan to build a Portuguese national church in East San Jose. The Holy See authorized the archbishop to establish the church with the name of *Quinque Vulnerum*, or Five Wounds, at 1375 East Santa Clara Street. Five Wounds, which opened in 1919, subsequently became a focal point for the Portuguese community in San José.

## Development of the Project Site

By early twentieth century, residential development had commenced along Alum Rock Avenue as a part of the larger suburban development initially associated with East San Jose. Development of residential properties along the thoroughfare continued into the post-World War II era, and their removal and replacement with commercial uses did not begin in earnest until the second half of the twentieth century.

The subject properties currently contain a mix of commercial and residential uses. The residential structure at 1665 Alum Rock Ave., now used for auto sales, is the earliest building on the site and was constructed sometime between 1916 and 1920. The most recent building is the seven-unit residential building at 1661 Alum Rock Avenue (at the rear), that was built in 1953 and 1958.

### 1661 Alum Rock Ave.

The commercial storefront building at the front of this site, originally addresses as 1659 East Santa Clara St. in permits, was constructed in 1953 at an estimated cost of \$9,000. That same year, a seven-unit apartment building addressed as 1661 East Santa Clara St. was built to the rear of the commercial building. Both buildings were constructed during the ownership of Domenico Frisone (San José Building Permits #16118, 1/8/1953; #16375, 1953). The architect has not been identified. A seven-unit carport for the apartments was constructed in 1958.

The commercial building was initially the site of La Guadalajara Bakery beginning in 1955, a long-time ethnic Mexican bakery and later market and then restaurant (taqueria). Until recently known as Guadalajara Restaurant and Market #1, it evolved as part of a chain of popular Mexican eateries in San José.

La Guadalajara was founded by Apolonio S. Flores, Jr. (1928-2006). Born in Chicago, Illinois, he made San José his home with his wife Lucy and their five children.



*Historic photo of La Guadalajara #1 (date of photo unknown) with Apolonio Flores and unidentified woman, from Yelp, posted by business owner on Oct. 29, 2009.*

La Guadalajara has been referred to as the Original Taqueria of Santa Clara Valley, established in 1955 (from Apolonio Flores obituary, *San Jose Mercury News*, 2/5/2006). The obituary also stated “he was an extraordinary member of the community, known and remembered as a kind and giving person. In the early years when people would come into La Guadalajara and were short on funds, Mr. Flores would extend credit to his customers or tell them to pay him at a later time.”

The Flores family later opened Guadalajara #2 at North Tenth and Empire Streets, which remained in operation until closed by a kitchen fire in the last five years. An additional taqueria was opened on South First Street (Guadalajara #3) and was later relocated to Willow Street but closed during the most recent recession years.





*Google Streetview photo of La Guadalajara #1 from 2009 two years before closing.*

All of the La Guadalajara's are now gone, with La Guadalajara #1 closing around 2011 after serving the local Mexican American community for over half a century. La Guadalajara #1 was replaced briefly by 2013 with a similar Mexican food restaurant and bakery, Panaderia y Pasteleria, and then shortly after by Tanchitos, but by 2017 the Mexican restaurant had been replaced with a Sushi Heroes.

### **1663 Alum Rock Ave.**

The commercial building located at 1663 Alum Rock Ave. was constructed in 1949 by owners Domenico and Giovanna Frisone, who later built a second commercial building to the immediate west identified in the prior section as the site of La Guadalajara Bakery and Market. The retail store at the then 1663 East Santa Clara St. address had an estimated cost of \$10,000, but the architect has not been identified (San José Building Permit #7177, 1/78/1953). The subsequent tenant was Thrifty Cleaners who occupied the site into the 1960s, followed by Quality Cleaners into the early 1970s. By 1976, the cleaners had been renamed or taken over by Payless Cleaners, and in 1979, the last year of Polk directory listings, the business was known as Enright's Quality Cleaners.

Independent chain cleaners such as those that occupied this site were located throughout the area during this period, with almost 100 similar businesses operating in

the San José area. Nearby cleaners included Economy, Happy, Lopes, Major, Mayfair, Pala, Pink Elephant, A-1, Alum Rock, Capitol, Crescent, and Consolidated.

In recent years, the building use has changed use to a tire store, and is currently operated as West Coast Wheels & Tires.

### 1665 Alum Rock Ave.

The house located at 1665 Alum Rock Ave. was constructed sometime between 1916 and 1920. The first owner identified in local directories was H. Sampson, a carpenter, and his family who were living in the house by 1920. Sampson may have been an owner/builder and made alterations to the house in 1921. Sampson's ownership was short however, and he may have built the house speculatively, as by 1924, John R. and Annie Hynes owned the property. Hynes was a clerk in a dry goods store.

The next owner was Andrew Landini who built a gas station at the front of the property and auto repair building at the rear in 1932. During the 1930s, Landini maintained ownership of the land, but leased the gas station to various individuals. In 1942, Landini once again was operating the gas station and F. L. Nobbs operated the auto repair shop.

The next owner after Landini was Jeanne Hiquet who by 1949, sold the property to Charles Pelton who operated a public garage (auto repair) on the property. Pelton lived in the circa 1920 house with the gas station continuing to operate at the front of the property. By 1954 until at least the mid-1960s, Filippi Motors, a new use, operated a used car dealership at the site. This use continued until at least 1970 when Montes' Auto Sales, also dealing in used cars, was at this location.

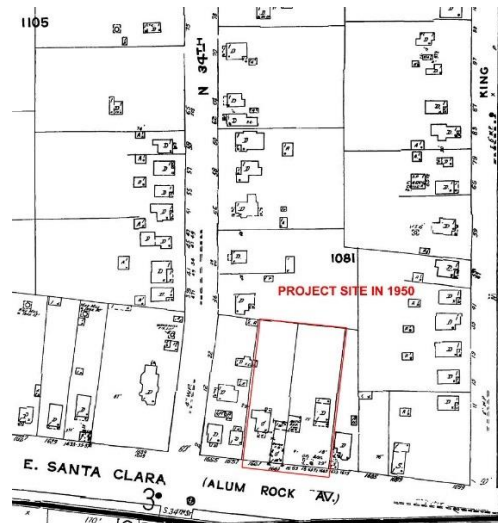
At present, the site continues to operate as a used car sales lot, smog station, and auto repair facility. The auto sales use is currently known as City Motor Sales.

## Surrounding Development

The project site is surrounded by a diverse mix of low to moderate density residential and commercial development. Much of the commercial development along Alum Rock Avenue initially resulted from storefront additions to existing houses that had been built during the first half of the twentieth century. As can be seen on the following page on an excerpt of the 1950 Sanborn Company fire insurance maps, little commercial development had occurred by mid-century. The residential tract however had been mostly built out, with most of the larger tract lots subdivided into smaller parcels over time with new houses built on the resulting deep lots of those lot splits.

Within 200 feet of the project site are twenty (20) properties containing residential structures (with some converted to other uses) to the north and west of the site. Along Alum Rock Avenue are thirteen (13) properties containing a mix of commercial storefronts for uses such as medical supply, funeral home, salons, and stores, as well as a large apartment building and some free-standing fast-food and convenience store uses.





1950 Sanborn Company fire insurance map excerpt. Much of the later commercial development occurred during the first decade after World War II.



Annotated base aerial (Google Maps) showing properties within 200 feet of project site.

## Residential properties

Of the twenty residential properties, around 9 appear to be older than 50 years of age. The older houses along North 34th St. are mixed among more recent infill properties. Many have had noticeable alternations over time. The residential properties along North King Road are the most recent of these older houses, having been built in the late 1930s or just after World War II. Many have had a re-clad of their siding to stucco. Two residential structures, one an older house at 1675 Alum Rock Ave., and a 1938 house at 15 North King Road have been converted to church use.

None of these residential properties are listed on the Historic Resources Inventory. Visual observation from the street finds them all of vernacular construction with none having architectural significance. A study of early personages associated with these properties was not undertaken. Because of the diverse nature of these residential properties and the ongoing infill and upgrading of older houses, there does not appear to be any potential that this portion of the Observatory Tract would qualify as a historic district or conservation area.



*Residential development north of project site along North King Road.*



*Residential development west of the project site on North 34th St. (from Google Streetview)*



Examples of typical residential properties near the project site.

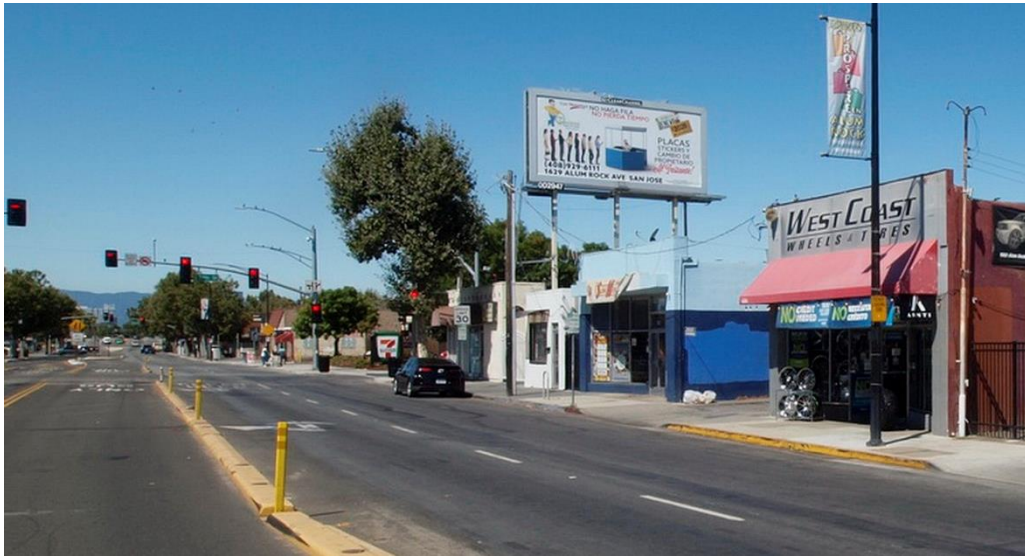
	
<p>Early twentieth century house at 1675 Alum Rock Ave. converted to church.</p>	<p>1938 house at 15 N. King Rd. converted to church.</p>
	
<p>Older vernacular house on N. 34th St.</p>	<p>Older vernacular house on N. 34th St.</p>

### Commercial and Multifamily Residential Properties along Alum Rock Avenue

Of the thirteen commercial properties along Alum Rock Avenue near the project site, two are detached buildings with either fast food or convenience stores of recent vintage, one is a large three-story apartment building over parking originally known as Mayfair Arms built in the late 1960s, and the remaining properties are a mix of one and two-story commercial buildings, some built as expansions of early houses, and others of recent vintage, built in the late 1960s through 1980s. Most of this commercial development occurred after World War II.

None of these commercial properties are listed on the Historic Resources Inventory. Visual observation from the street finds them of vernacular construction with none having architectural significance or an identifiable style. A study of early personages

associated with these properties was not undertaken. Because of the diverse nature of the vernacular architecture of these commercial properties, there does not appear to be any potential that this portion of Alum Rock Avenue would qualify as a historic district based on architectural distinction. However, as this small commercial district has clear associations with the ethnic Portuguese community, and more recently the ethnic Mexican American community of the Mayfair area within the eastern portions of the City of San José, further investigation is recommended via the development of a historic context statement for the area and an architectural survey to determine what aspects of this area are integral to the preservation of historic values essential to maintaining and enhancing the community identity of this area.



*Street overview at front of project site, viewed facing west down Alum Rock Avenue.*



*Street overview facing southeast along Alum Rock Avenue.*



## Policy and Regulatory Context

A number of guidelines pertaining to regulatory context were used in the preparation of this report and project assessment. For an understanding of historic significance under the California Environmental Quality Act, the California State Historic Resources Commission's requirements for listing on the California Register of Historical Resources, and the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) were considered in evaluating or re-evaluating two of the properties within the project site.

Additionally, the San José Envision 2040 General Plan Goals and Policies are addressed in the following section. Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development.

### General Plan Goals and Policies

As outlined in the Envision 2040 General Plan Update, historic sites and structures provide an educational link to San José's past; they foster a sense of place and community identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project may be subject to the following General Plan Goals and Policies:

*Goal LU-14 – Historic Structures of Lesser Significance*

*Preserve and enhance historic structures of lesser significance (i.e., Structures of Merit, Identified Structures, and particularly Historic Conservation Areas) as appropriate, so that*



*they remain as a representation of San José's past and contribute to a positive identity for the City's future.*

*Policies – Historic Structures of Lesser Significance*

*LU-14.1 Preserve the integrity and enhance the fabric of areas or neighborhoods with a cohesive historic character as a means to maintain a connection between the various structures in the area.*

*LU-14.2 Give high priority to the preservation of historic structures that contribute to an informal cluster or a Conservation Area; have a special value in the community; are a good fit for preservation within a new project; have a compelling design and/or an important designer; etc.*

*LU-14.4 Discourage demolition of any building or structure listed on or eligible for the Historic Resources Inventory as a Structure of Merit by pursuing the alternatives of rehabilitation, re-use on the subject site, and/or relocation of the resource.*

## **San José Municipal Ordinance Requirements**

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation, is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic, and aesthetic benefits to the city and its residents; preserve, continue, and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to the goals and policies of the General Plan. The following factors can be considered to make those findings among other relevant factors:

1. Its character, interest or value as a 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;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.

## California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.

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

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

### Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b) (1 through 4) and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

## Evaluation for Historic Significance

As stated previously, the construction of the project as presently proposed will result in the demolition of all of the buildings on the project site, including two storefront buildings, one circa 1920s house, an apartment building, and related ancillary structures. These buildings were constructed beginning around 1920 and most were built during the 1950s. They have historically been associated with two separate properties, the parcel on the east was originally residential and converted later to auto sales and other auto-related uses, and the two parcels on the west were originally one until the most easterly storefront building was separated out onto a separate parcel.

None of the four buildings and related ancillary structures at 1661-1665 Alum Rock Ave. are listed on the San José Historic Resources Inventory. As noted in the attached DPR523a forms, the buildings generally have integrity to their 1920s and 1950s design.

The commercial buildings and the apartment building have recently turned 50 years in age.

The commercial storefront building at 1661 Alum Rock Ave., known historically as La Guadalajara #1, has historical interest based on patterns of community development and

commerce for its long-time association with the Mexican American and Portuguese American communities in San Jose's East Side. The period for this pattern of historic interest is within San Jose's period of post-war *Industrialization and Suburbanization* (1945-1991). The historic use has been gone for around ten years. Today, although the building continues to serve as a restaurant, the important associations related to the earlier ethnic use has been lost. The physical characteristics of the 1950s building remain, but in themselves would not appear to qualify this site for the California Register under Criterion 1 (or National Register under Criterion A). None of the other buildings on the larger project site, including those at 1663 and 1665 Alum Rock Ave. reflect patterns of historic interest or significance. The too would not qualify for the above noted registers under this applicable criterion.

The buildings on this site are not associated with any persons known to be historically important. Of the one person of note, Apolonio Flores, he is recognized for his being a well-liked person and generous contributor to the local sense of community. Whether or not his role as founder of La Guadalajara Bakery and Restaurants establishes him as a significant personage under the California Environmental Quality Act has not been determined and would require a more intense level-of investigation into community life in this ethnic subcommunity of San José. With information available, it does not appear that the property would qualify for the California Register under Criterion 2 (or National Register under Criterion B) related to significant personages, and a review of the other buildings on the project site finds not persons of historic significance that would enable eligibility for the above noted registers under this applicable criterion.

Post-war development and modern commercial architecture maybe be eligible for the California Register under Criterion (3), if the architecture is distinctive within its context. Although all of the buildings are over 50 years in age, all are vernacular examples of either Craftsman or 1950s residential architecture, or vernacular commercial storefront buildings that are common throughout the twentieth century. None of these buildings qualify for the California Register under Criterion 3 (or National Register under Criterion C), as they are vernacular in design, style, and their physical execution.

When evaluating the project properties under the City of San José criteria for landmark designation, most of the buildings on this site are not significant as a part of the local culture or history. The building that housed La Guadalajara #1 appears to have been relatively important component of community life in East San Jose as the site of an early Mexican bakery and taqueria, that role has not yet been established at the level that would enable eligibility for designation as a historic landmark site based on the prior use that is no longer extant. The larger site is not associated with a significant historic event, nor identified with persons who have been clearly established as persons who significantly contributed to the local culture and history, nor do the buildings exemplify the cultural, economic, social or historic heritage of the city of San José in a way that is considered to be important under the City's criteria for landmark designation. The

buildings themselves lacks the embodiment of distinguishing characteristics of an architectural type or specimen that can be found in more distinctive residential and commercial architecture, nor do they have distinguishing characteristics that identify themselves with the work of an architect or master builder whose individual work has influenced the development of the city of San José.

The City's Historic Resources Inventory identifies historic and architectural resources that should receive careful scrutiny during the land use and development planning processes. The Inventory has established a classification system with categories that relate to types of other listings and designations, and levels of identification. Listing on the Inventory that have been formally evaluated or designated but that are not City landmarks, landmark eligible properties, is based on relevant General Plan goals and policies related to what are identified as "Historic Structures of Lessor Significance." The goal is to preserve these structures as appropriate when they contribute to San José's past and contribute to a positive identity for the City's future.

Following a detailed review of the buildings on the project site under General Plan Goal LU-14 and Policies 14.1, 14.2, and 14.4, findings could be made that the commercial building at 1661 Alum Rock Ave. may qualify as a site or structure(s) of Lessor Significance (Structure of Merit), as the building's association with La Guadalajara #1 seems to be representative of important aspects of San José's past.

A further investigation into the likelihood that this site and its buildings contribute to a potential historic district was not determined and is beyond the scope of this study as noted in the summary. The Little Portugal Urban Village area is populated with a large number of small modest commercial buildings that were mostly developed after World War II and has served the nearby Portuguese American and Mexican American communities since redeveloped from the mostly residential land uses that had preceded it. Some of this commercial district has again been redeveloped in the last few years as the properties have densified.

An investigation into the properties nearby the project site that fall within 200 feet of the project site boundaries was conducted to determine if any of these properties contain historic resources, and if so if the project as proposed might impact their integrity. None of these properties are currently listed on the Historic Resources Inventory, and after a preliminary investigation, it does not appear that any of these properties promote historic values that would enable eligibility under the goals of the Envision San José 2040 General Plan. However, further investigation is warranted as a part of the Little Portugal Urban Village planning process to consider the values inherent in the existing physical environment of this area as they relate to maintaining community values.



## Sources Investigated, Consulted, and Cited

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## Qualifications of the Consultants

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws.

## Appendix

DPR523a forms for 1661-1665 Alum Rock Ave. (Archives & Architecture 2019)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) La Guadalajara #1

P1. Other Identifier: formerly addressed as 1659 East Santa Clara St.

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

\*a. County Santa Clara

\*b. USGS 7.5' Quad San Jose East

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

c. Address 1661 Alum Rock Ave.

City San Jose Zip 95116

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

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

Assessor's Parcel Numbers: 481-12-070;

North side of Alum Rock Avenue west of King Road.

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

This deep property includes two buildings and one structure. There is a one-story commercial buildings at the sidewalk. It has a simple, rectangular plan and flat roof. The rear half of the deep lot has been developed with a linear one-story apartment building with seven units along the west property line and a detached carport along the east property line. The adjacent property to the east is a paved parking lot for car sales and is related to this project evaluation as well as the building at 1663 Alum Rock Ave. To the west are two, small vernacular, stucco commercial building, set individually on their parcels, similar to those on this property. Alum Rock Avenue is a relatively wide, busy thoroughfare in this location, with freeway access nearby. Although there are street trees in the area, there are none at this frontage. The neighborhood is generally level in appearance.

(Continued on page 2, DPR523L)

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

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



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

View facing northwest,  
Sept. 2019.

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

1953, building permits, 66  
years old.

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)  
Franklin Maggi & Leslie Dill  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Sept 23, 2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, 1661-1665 Alum Rock Ave., San Jose, 2019.

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



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

Primary #  
HRI #  
Trinomial

Page 2 of 4

\*Resource Name or # (Assigned by recorder) La Guadalajara #1

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update

*(Continued from page 1, DPR523a, P3a Description)*

The commercial building at the front of the property, addressed as 1661 Alum Rock Ave., has vernacular commercial features common to early-to-mid-twentieth-century designs, and has been historically used as a restaurant and bakery. The front façade features a recessed glazed storefront surrounded by a painted-stucco wall frame. The stucco portion consists of two side pilasters that support a tall parapet inset between them. The stucco appears to be unadorned. A sign marquis and storefront soffit cantilevers shallowly from the parapet above the windows. The recessed storefront glazing is set at an angle in aluminum frames. A trio of fixed display windows is placed above a shared stucco bulkhead on each side of the paired aluminum entry doors. The displays angle into a recessed doorway. Each display window is topped by a proportionately tall fixed transom. The doors are topped by a pair of horizontal single-lite transoms; one appears operable. The sides and rear of the building are painted stucco. Facing east are three individually placed steel casement windows, set high. The rear of the building has utility structures and storage next to a large entry door.

The painted-stucco apartment building at the rear of the property has a long, low appearance and follows the western property line. The gabled roof has a moderate slope and is covered with composition shingles. The roof extends at a slightly slower slope over a full-width front walkway (facing east), and this extended roof area is supported on square posts with stepped caps. The eaves feature exposed rafter tails and are terminated with a fascia-style gutter. The vertically oriented vinyl slider windows are placed regularly along the façade, separated by flush doors. The building is placed at grade, and access to the apartments is by a stamped-concrete walkway. There is a planting strip between the walkway and the parking area with columnar evergreen shrubs, some roses, and protective bollards. The south side wall includes utility cabinets. The west side setback and elevation view was not accessible for this report.

The detached linear carport is painted stucco to match the apartment building. The roof is an asymmetrical gable form, with a steeper slope facing west into the center of the property. The eaves feature exposed rafter tails. The end wall is stucco, and there are three intermediate stucco walls set between parking spaces.

#### Integrity

The three buildings on this parcel have a fairly high level of integrity to their original design and form according to the National Register's seven aspects of integrity. The complex is still surrounded by a commercial setting, including surrounding commercial office buildings of similar scale and design. The buildings have integrity with their modest vernacular design, including original roof forms and composition of common buildings materials used at the mid-twentieth century. Other buildings of this era might have more elaborate representations of trim and workmanship; however, these buildings include simple original stucco work and appropriate joinery techniques for its era. Most of its original character-defining materials have been preserved, including stucco walls, although the original windows and doors appear to have been replaced in the residential building. The buildings retain their mid-twentieth-century form, scale, and feeling and continue, through their location, setting, design, and form, to illustrate associations with secondary patterns of commercial and multi-family development in greater San José at mid-century.

Page 3 of 4

\*Resource Name or # (Assigned by recorder) La Guadalajara #1

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



Rear of commercial building, viewed facing southwest.



Side elevation of commercial building at driveway, viewed facing west.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) La Guadalajara #1

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



Rear residential structure, viewed facing northwest.



Accessory garage of residential structure, facing north.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Thrifty Cleaners

P1. Other Identifier: formerly addressed as 1663 East Santa Clara St.

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

\*a. County Santa Clara

\*b. USGS 7.5' Quad San Jose East

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

c. Address 1663 Alum Rock Ave.

City San Jose Zip 95116

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

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

Assessor's Parcel Numbers: 481-12-069;

North side of Alum Rock Avenue west of King Road.

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

This shallow property includes a storefront building situated at the front sidewalk with a shared driveway along the west side of the building. The building has a simple, rectangular plan and flat roof; the building also has a two-story rear wing. To the rear is a carport associated with the residential building on the adjacent property to the west. The adjacent property to the east is a paved parking lot for car sales and is related to this project evaluation. To the west is a similar storefront building now on the same site but a different assessor's parcel. Alum Rock Avenue is a relatively wide, busy thoroughfare in this location, with freeway access nearby. Although there are street trees in the area, there are none at this frontage. The neighborhood is generally level in appearance.

(Continued on page 2, DPR523L)

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

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



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

View facing northwest,  
Sept. 2019.

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

1949, building permits, 70  
years old.

\*P7. Owner and Address:

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

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

\*P9. Date Recorded: Sept 23, 2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, 1661-1665 Alum Rock Ave., San Jose, 2019.

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

*(Continued from page 1, DPR523a, P3a Description)*

The commercial building, addressed at 1663 Alum Rock Ave., is a vernacular design possibly somewhat influenced by the eclectic revival era of early-to-mid-twentieth-century designs. The painted-stucco front façade features a rectangular wall frame consisting of two side walls that support a full-width, tall parapet. Square tiles set in the parapet wall provide the only decorative features; these have been obscured by paint, and a large sign is featured in the center of the parapet, possibly concealing additional tilework. The walls flank a recessed glazed storefront symmetrically angled in plan. Set in aluminum frames, a pair of fixed display windows is placed above a shared stucco bulkhead on each side of the paired aluminum entry doors. Each pair of display windows is topped by trio of very tall transom windows. The doors are topped by a pair of horizontal single-lite transoms. The storefront is shaded by a quarter-round, fixed modern awning. The sides and rear of the building are painted stucco. The one-story portion of the west side wall is punctuated by three inset hopper windows with paired sash, set high. A small area at the rear of the building steps up to two stories, with a rear (north) entrance and a window at the lower level, three windows at the upper level, and two stacked windows facing the driveway. The east side façade, set at the property line, does not include any fenestration. There is a steel-framed open-sided structure to the immediate rear of this building. It is topped by a corrugated fiberglass roof and is otherwise open-air.

#### Integrity

The commercial building on this parcel has a fairly high level of integrity to its original design and form according to the National Register's seven aspects of integrity. The building is still surrounded by an open, commercial setting, including surrounding commercial storefronts of similar scale and design. The building has integrity with its modest modern design, including its original roof form and composition of common buildings materials used at the mid-twentieth century. Other buildings of this era might have more elaborate representations of trim and workmanship; however, this building includes simple original stucco work and appropriate joinery techniques for its era. Most of its original character-defining materials have been preserved, including stucco walls and original windows and doors. The building retains its mid-twentieth-century form, scale, and feeling and continues, through its location, setting, design, and form, to illustrate its associations with secondary patterns of commercial development in greater San José at mid-century.

Page 3 of 4

\*Resource Name or # (Assigned by recorder) Thrifty Cleaners

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



Front storefront, viewed facing west.



West elevation at driveway, viewed facing northeast.



Page 4 of 4

\*Resource Name or # (Assigned by recorder) Thrifty Cleaners

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



East elevation at property line, viewed facing west.



North rear elevation, viewed facing southeast.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Sampson House

P1. Other Identifier: formerly addressed as 1665 East Santa Clara Ave.

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

\*a. County Santa Clara

\*b. USGS 7.5' Quad San Jose East

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

c. Address 1665 Alum Rock Ave.

City San Jose Zip 95116

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

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

Assessor's Parcel Numbers: 481-12-109;

North side of Alum Rock Avenue west of King Road.

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

This primary appearance of this property is of a large, paved level parking lot used for auto sales. Set relatively deeply into the parcel, near the western property line, is a one-and-one-half-story former residence. At the rear of the parcel, near the northeast corner, is a detached residential-scale garage. The adjacent property to the west is a larger property with two commercial storefront buildings and a small apartment complex. This property is related to this project evaluation. To the east is a deep, narrow parcel that includes an altered Craftsman Bungalow set close to the sidewalk and parking to the rear. Alum Rock Avenue is a relatively wide, busy thoroughfare in this location, with freeway access nearby. Although there are street trees in the area, there are none at this frontage.

(Continued on page 2, DPR523L)

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

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



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

View facing northwest,  
Sept. 2019.

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

Ca. 1920, building permits,  
99 years old.

\*P7. Owner and Address:

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

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

\*P9. Date Recorded: Sept 23, 2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, 1661-1665 Alum Rock Ave., San Jose, 2019.

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

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

Primary #  
HRI #  
Trinomial

Page 2 of 4

\*Resource Name or # (Assigned by recorder) Sampson House

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update

*(Continued from page 1, DPR523a, P3a Description)*

The building on this parcel is a former residence, a one-and-one-half-story Craftsman Bungalow from the early twentieth century that appears to have been altered at some point by applications of heavily textured stucco and with replacement windows with faux muntins. The building has an approximately rectangular footprint and is topped by a full-width gabled roof, relatively steep and thin for the Craftsman style, and the eaves feature exposed rafter tails; the bargeboard is supported by decoratively carved knee braces. The soffit sheathing consists of flat boards.

The front façade originally featured a full-width recessed front porch with three open bays. The porch area is now partially enclosed and clad in stucco. The front porch floor is concrete, raised two steps, surrounded by a stucco guardrail, indicating that the building may have been relocated on the site at some time. The porch supports are stucco-clad square posts with arched braces, also covered in stucco; it is possible that these were originally Craftsman-style timber elements. The front entry is by a door with a nine-lite viewing window and two-paneled base. The windows are surrounded by replacement flat-board casings and aprons with no exterior sill. The eastern front porch opening has been enclosed and includes a large modern slider window with false muntins. A vertical window is centered in the gable end. The stucco wraps onto the east side of the building. There is no window at the former side porch opening. At least one window facing east has been replaced, but the remaining side wall was difficult to access. The west façade includes a single window with replacement sash and a paired unit set behind a side door. Two or three small additions have been built at the rear of the building. Both have very low-slope shed roofs. The first is clad with horizontal wood lap siding and has a vertical window facing west. The rear addition is a mid-century attached garage with a roll-up door.

There is a detached garage set at the rear of the parcel. This building has a gabled roof with exposed rafter tails. It is clad with horizontal board siding and features a two-car roll-up door.

Integrity

The residential building and related structures that constitute this property have a fair level of integrity to its original design and form according to the National Register's seven aspects of integrity. The complex is no longer surrounded by an residential setting and now is situated within a commercial strip. The house has some integrity with its modest Craftsman design, including its original roof form and composition of common buildings materials used during the 1920s, but some replacement of cladding seems evident. Other buildings of this era might have more elaborate representations of trim and workmanship; however, this building includes simple original stucco work and appropriate joinery techniques for its era. Most of its original character-defining materials have been preserved, although the original windows have been replaced. The residential building retains its 1920s form, scale, and feeling and continues, through its design, and form, to illustrate its associations with secondary patterns of residential development in greater San José from the early twentieth century.



Page 3 of 4

\*Resource Name or # (Assigned by recorder) Sampson House

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



Residential structure, viewed facing northeast.



Residential structure, viewed facing west.



Page 4 of 4

\*Resource Name or # (Assigned by recorder) Sampson House

\*Recorded by Franklin Maggi and Leslie Dill

\*Date 9/23/2019

☒ Continuation ☐ Update



Garage at rear, viewed facing north.



Rear of residential structure with auto repair addition, facing south.