

ATTACHMENT 3:

Brunzell Historical. 2020. *Historical Resource Evaluation and Impact Assessment, 750 W San Carlos Street, City of San José, Santa Clara County, California. July.*

HISTORICAL RESOURCE EVALUATION AND IMPACT ASSESSMENT

**750 W SAN CARLOS STREET
CITY OF SAN JOSÉ, SANTA CLARA COUNTY, CALIFORNIA**

Prepared for:

Danco

The Danco Group of Companies

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**BRUNZELL
HISTORICAL**

July 14, 2020

MANAGEMENT SUMMARY

Brunzell Historical is under contract to Danco to complete a Historical Resource Evaluation and Impact Assessment for the proposed project at 750 W San Carlos Street, San José, Santa Clara County, California. Brunzell Historical personnel performed research, a field visit, and a historical evaluation of the existing building on the property pursuant to requirements of Section 106 of the NHPA. The investigation revealed that the property lacks the significance required under the criteria established for the National Register of Historic Places (NRHP). The property is recommended not eligible for listing on the NRHP and does not qualify as a historical resource. Indirect impacts of the proposed project on nearby historical resources were also assessed. The proposed undertaking/project will not result in a negative impact/adverse effect to a historical resource.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine/notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of NAHC notification.

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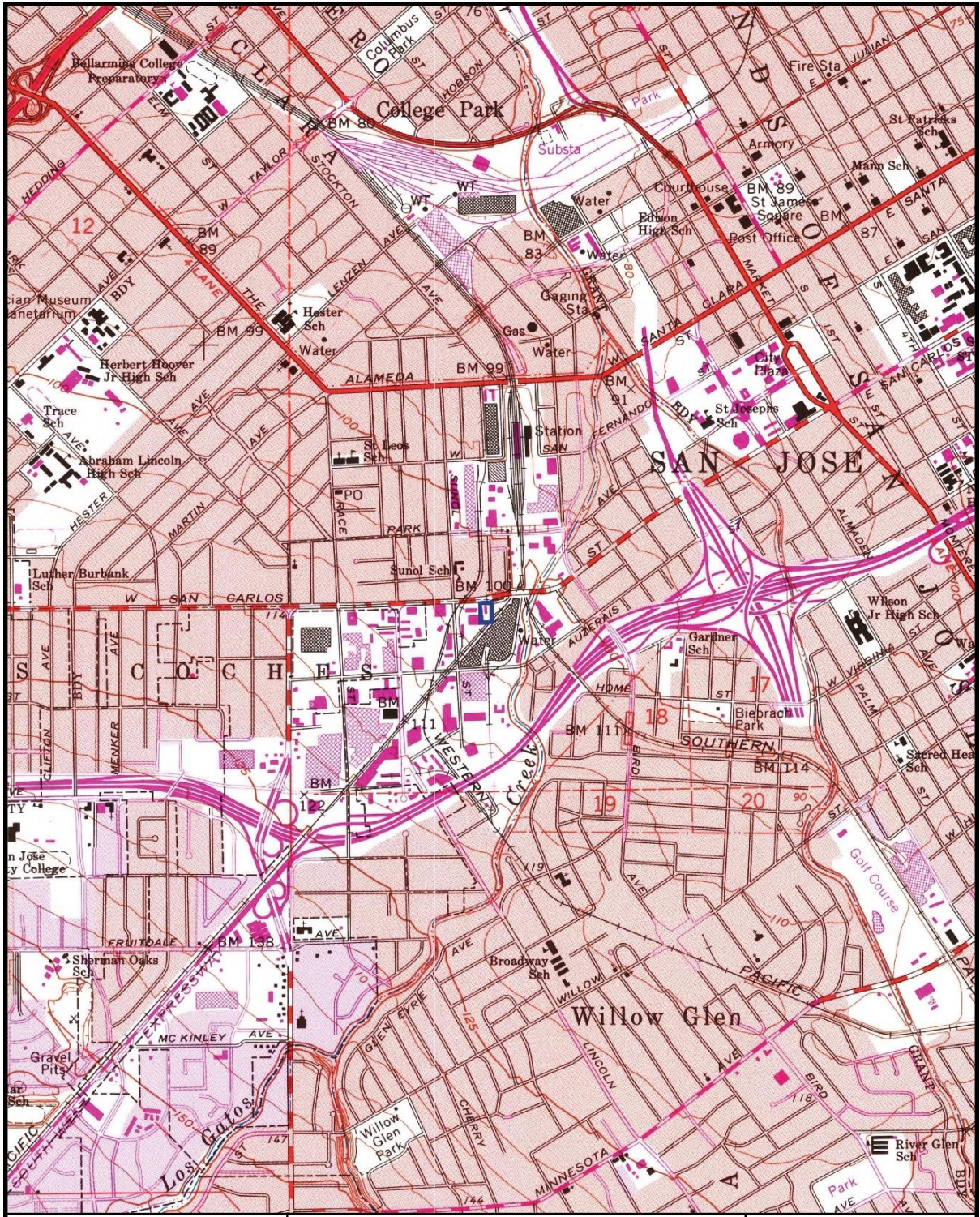
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INTRODUCTION

Brunzell Historical is under contract to Danco to complete a Historical Resource Evaluation and Impact Assessment for the proposed residential project at 750 W San Carlos Street, San José, Santa Clara County, California. Brunzell Historical personnel performed online research, a field visit, and a historical evaluation of the property pursuant to the requirements of Section 106. The project area is located in the West San Carlos neighborhood of San José, in unsectioned Township 7 South, Range 1 East, Mt. Diablo Baseline and Meridian. The project area is depicted on the United States Geological Survey (USGS) *San José West, California* (1915) 7.5-minute topographic quadrangle (Figure 1).




	<p>Location Map</p>	<p>Figure 1</p>
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Figure 1: Project Area (USGS Quad: San José, California, 1951).

PROJECT DESCRIPTION

The current project proposes to demolish the existing industrial/commercial building at 750 W San Carlos Street and construct a new 80-unit residential building on the .41-acre parcel. The 14,048 square foot building will be seven stories with six residential floors atop ground-floor parking.

REGULATORY CONTEXT

Federal and state regulations recognize the public's interest in historical resources and the public benefit of preserving such resources. These regulations include federal historical resource registration programs designed to assist in the identification and evaluation of resources and to determine whether these resources should be considered historical resources.

Properties eligible for the National Register of Historic Places (NRHP) are subject to federal laws that require consideration of potential impacts of proposed projects on historical resources. These properties should also receive special consideration in the planning processes, or merit consideration as candidates for individual protection.

Federal

Section 106

Compliance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations at 36 Code of Federal Regulations, Part 800 (36 CFR 800) is required for an undertaking that receives federal funding. Section 106 must "take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register [of Historic Places]." 36 Code of Federal Regulations, Part 800 (36 CFR 800) implements Section 106. It defines the steps required to identify historic properties (i.e. resources eligible for or listed in the NRHP).

National Register of Historic Places

The criteria for significance for the NRHP are defined by the U.S. Department of the Interior under the National Park Service and published in the National Register Bulletin, listed below.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and

properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register.¹

PROJECT AREA/AREA OF POTENTIAL EFFECTS (APE)

The location of for proposed project/undertaking is the .41-acre parcel at 750 W San Carlos Street (APN 264-15-003) (see figure 1). The APE has been defined in consultation with the City of San José to be all parcels within 200 feet of the subject parcel (see Figure 2).

Address	Date Built	Original Use	Assesor’s Parcel Number
750 W San Carlos St (subject property)	c1910	Lumber warehouse	264-15-003
809 Auzerias Ave	2006-2008	Condominiums	264-73-037 – 264-73-076
325-347 Bautista Pl	2006-2008	Condominiums	264-76-025 – 264-76-027
355 Bautista Pl	2006-2008	Condominiums	264-76-015 – 264-76-024
901-925 Font Ter	2006-2008	Condominiums	264-76-055 – 264-76-050
900-904 Font Ter, 908 Wright Pl	2006-2008	Condominiums	264-75-063 – 264-75-069
315 Bautista Pl	2006-2008	Condominiums	264-76-056
699 W San Carlos St	1980	Light Industrial	261-38-001
808 W San Carlos St	2017	Apartments/commercial	264-15-062
740 W San Carlos St	1978	Commercial/industrial	264-15-024
No address	1890s	Southern Pacific tracks	264-15-029
805 W San Carlos St	vacant	Streetcar tracks	261-39-043
759 W San Carlos St	c1920	Commercial	261-39-005
757 W San Carlos St	c1920	Commercial	261-39-004
751 W San Carlos St	c1910	Grocery Store	261-39-024
260 McEvoy St	c1910	Clubhouse	261-39-024

¹ National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Register Publications.



Figure 2: APE Map.

Historic Context

San José

The first known inhabitants of the Santa Clara Valley were Ohlone people, who settled there around 8000 BC. Sir Frances Drake, who claimed the San Francisco Bay Area for England in 1579, was the first European to visit the area. In the late eighteenth century, the Spanish began to expand into the region in response to increasing Russian presence. In 1777, Father Junípero Serra consecrated the Mission Santa Clara de Asis, which later gave the county its name. Later that year, Spain founded the Pueblo de San José de Guadalupe, the first Spanish civilian town in California. When the Mexican government began secularizing in the 1820s Mission lands were granted to private citizens. By 1846, when the United States captured San José during the Mexican-American war, the town had a small population of Spanish, Mexicans, Peruvians, Chileans, and Native Californians. The Gold Rush began to alter the area in 1848, and the process accelerated after California statehood in 1850. In 1851, Jesuits set up Santa Clara University on the Mission site. In 1849, San José briefly became the first state Capital. As railroads were built in California, the Santa Clara Valley became a major agricultural center,

exporting produce and seeds worldwide. Oil wells were also a major source of trade beginning in the 1860s, and at one point Santa Clara County produced virtually all of the oil used in California. Lumber and winemaking were also sources of income. In the 1890s, the Leland Stanford Junior University was founded by Senator Leland Stanford in Palo Alto. Research into radio, telegraph, and telephone technology at Stanford would later lay the early foundation of the tech industry that would come to dominate in the area.²

As the nineteenth century progressed, San José's commerce, financial services, and agricultural processing sectors expanded as regional agriculture prospered. First focused on cattle ranching and then wheat, Santa Clara County shifted to intensive horticulture after 1875, and orchards came to dominate the region. Fruit cultivation meant fruit processing, and the region was a locus for innovations in drying, canning, and shipping fruit. As the most important town in the area, San José reaped the economic benefits of this market. Many canneries and packing houses were in San José, and by the turn of the century the local population was 21,500 and diversity was increasing as Japanese and Chinese immigrants and African-Americans joined established groups.³

The 1906 earthquake spurred growth in San José as local property owners took the opportunity to expand as they rebuilt, and as displaced San Franciscans relocated. Regional agriculture was still the source of local prosperity during the early twentieth century, and San José consolidated its position as the region's dominant city as farmers acquired cars and could drive longer distances. The city began to expand its footprint during this era, a harbinger of more rapid expansions in the postwar era. Downtown spread south along First Street, and auto-related businesses including service establishments and showrooms located around South First and South Market Streets. Dependence on autos began to cause congestion in San José as well as the decline of the public transit system by the 1930s.⁴

The United States' entry into World War II in the waning days of 1941 set in motion a series of changes that would transform Santa Clara County from an agricultural to an industrial powerhouse and allow San José to become Northern California's largest population center. Proximity to war training and embarkation centers in San Francisco and at Fort Ord to the south brought huge numbers of people through Santa Clara County. People from all over the country relocated to Santa Clara County to work in local defense industry plants, and many stayed after the war ended. In some cases, these new residents appropriated property owned by Japanese internees. Wartime contracts also led to the growth of early technology companies, laying the foundation for what would become Silicon Valley. After the war ended, federal policies encouraged the construction of new highways and suburban neighborhoods, and veterans had access to attractive lending terms. Rapid residential development had already begun when City Manager A.P. Hamann took over in 1950. Hamann presided over San José's expansion from 17 to 137 square miles over the next two decades.⁵

² "Early History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service; "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

³ Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 17 – 19; Curt Fukuda, "History," Japantown San José, <http://www.jtown.org/cat/history-san-José-japantown>, Accessed 5 December 2016.

⁴ Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 20-21; City of San José, Gateway Tower Mixed Use Development, Draft Supplemental EIR, August 2016, 24.

⁵ Preservation Action Council of San José, "San José Mid-Century Modern Context," Prepared by PAST Consultants, LLC, June 2009, 24 – 27; County of Santa Clara, "County of Santa Clara Historic Context Statement," Prepared by

The tech industry in Santa Clara County began developing further during and after the war, spurred in part by increased defense spending. President Eisenhower created the Advance Research Projects Agency in 1958, which began focusing on computer development after launching the United States' first successful satellite. Longstanding relationships between Stanford University and surrounding industries were also a factor as they strengthened in this era. In the fifties, Professor Fred Terman leased parts of the campus to tech companies in an attempt to address financial difficulties, a decision that is widely seen as having started the computer revolution. Over the following decades, these businesses were drawn to the area, and Santa Clara County became a site for numerous innovations in computer tech. The term "Silicon Valley" was coined in 1971, and the importance of tech in the area has only grown since then. In 2020, the region is still at the forefront of the tech industry, with thousands of tech companies headquartered in the region.⁶

West San Carlos Neighborhood

The surrounding neighborhood, known today as West San Carlos, was located west of San José's small original downtown, and was outside city limits until 1911. During the mid-nineteenth century, it was part of Rancho de las Coches; agricultural uses persisted into the 1890s. The establishment of the main Southern Pacific (SP) freight railroad line connecting to Los Gatos and Santa Cruz in the late 1870s stimulated industrial development along the tracks, which cut across the street grid on a northeast-southwest orientation in this area. Businesses in the neighborhood included new fruit canning facilities, fruit drying operations, and lumber yards. In 1890, the 58-lot McEvoy's subdivision north of West San Carlos Street was laid out, and by 1901 it had roughly two dozen dwellings. In 1903, the San José and Los Gatos Interurban Railroad was constructed along West San Carlos Street (at that time named Stevens Creek Road east of Los Gatos Creek), stimulating residential expansion to the neighborhood. Between 1904 and 1908, six new residential subdivisions to the west of the city became Burbank, San José's first "streetcar suburb."⁷

After the turn of the century, more and more commercial development appeared along West San Carlos Street/Stevens Creek Road, transforming it into a major thoroughfare out of town. The neighborhood continued to grow in the first half of the twentieth century, and in the early 1920s, Western Pacific Railroad built a second rail line to serve the canneries in the area. Routed just west of McEvoy Street before it curved eastward, its construction required removal of some residences and ultimately made the neighborhood more attractive to industry. In 1933, the San Carlos Street viaduct was constructed to carry automobile traffic over Los Gatos Creek and the SP tracks. The construction of the viaduct made the neighborhood more accessible to automobiles and allowed SP to add lines and expanded services to the canneries and fruit packing companies along its right of way. These industries continued to grow, and led to intensive development of empty lots for worker housing. The proximity of industrial uses and railroad tracks prevented the neighborhood from developing high-end residences, and brothels and opium dens were common in the neighborhood during the 1920s and 1930s. The canneries closed in the 1970s and much of the worker housing was replaced with other

Archives & Architecture, LLC, December 2004 (Revised 2012), 46. ; "San José Japantown Historic Context and Survey Phase II", Carey & Co Inc., 11-15.

⁶ "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

⁷ 699 West San Carlos Street Affordable Housing Project, "Historic Resources Survey and Report," Prepared by Archives & Architecture, LLC, April 2018, 10-11; Birdseye Map of San Jose, California, 1901, N.J. Stone Company, San Francisco.

industrial-use buildings as San José residential neighborhoods expanded and the ubiquity of the personal automobile allowed workers to live away from industry.⁸

750 W San Carlos Street

Most of the triangular area of land bounded by Stevens Creek Road, Sunol Street, and the SP tracks including the subject property was vacant at the turn of the century, although there was a house near Sunol Street and a small industrial building close to the tracks. By 1906, the Santa Clara Valley Mill and Lumber Company owned the 4.7 acres at the west (APNs 264-15-002 and 264-15-062) and the subject property was owned by a T.C. Barrett. By 1909, the lumber company had acquired all of Lot 69. Santa Clara Valley Mill and Lumber Company was started by A.F. Dougherty in 1864. Dougherty had managed to consolidate two of his competitors and established a large operation along a rail line on Fourth Street at East San Fernando Street. The company's mills were in Santa Cruz and they also owned many acres of timber. The Stevens Creek Road site would have been attractive for its location away from downtown and along the main rail line to Santa Cruz. It was apparently established as a secondary lumber yard.⁹

The building on the subject property was likely developed by the lumber company about 1910. In 1915, Sanborn maps for the block show a structure in the approximate location of the subject building (which at that time was 754 W. San Carlos). Except for a small office at its northwest corner, the building was an open-sided shed utilized for billboard storage. In 1918, the property and business was sold to the San José Lumber Company, which later became Sunset Lumber Company and then Tilden Lumber Company before finally selling to Cheim Lumber Company in 1952. The lumber companies appear to have retained the building through the 1930s; city directories list 754 W. San Carlos as a lumber yard through the mid-1930s and in 1938 it is vacant. The 1939 aerial photograph shows that its rough footprint was present by that year.¹⁰

By 1940, Foster and Kleiser (a national billboard company that had been operating since 1901), owned the property. It was one of many facilities owned and operated by the company during this era. The advertising company undertook a major project on building, completing foundation, frame, plaster, electrical, and plumbing work in 1940. By 1959, Foster and Kleiser had moved out and Keith Roofing, Orlando & Nolen Building Contractors, and Ladd Improvement Co. were located in the building. A building permit in 1959 defined the property as a warehouse with a 20 x 30 office at the northeast corner. From 1982 to 2000, City Canvas, an awning company, operated at the site and the address was changed to 750 West San Carlos Street sometime in those years.¹¹

PERSONNEL

Kara Brunzell, M.A., acted as the Project Manager and Principal Investigator for the current study. Ms. Brunzell also completed additional research through various archives and repositories, and compiled the Department of Park and Recreation (DPR) 523 forms and technical report. Charlotte Watter performed the field visit and acted as a research assistant.

⁸ 699 West San Carlos Street Affordable Housing Project, "Historic Resources Survey and Report," Prepared by Archives & Architecture, LLC, April 2018, 12-13; Santa Cruz Evening News, "San Jose Opium Den is Raided," June 4, 1828, 3, "San Jose will abate Houses of Ill Fame," July 21, 1937, 3.

⁹ J. P. Munro-Fraser, *History of Santa Clara County, California*, Alley, Bowen, & Company, San Francisco: 1881; DPR 523, Cheim Lumber Company, Prepared by Michael Hibma, 2014.

¹⁰ San José City Directories, 1935, 1938.

¹¹ City of San José Building permits 1949, 1959; DPR 523, "1260 East Santa Clara Street," Prepared by Archives & Architecture, LLC, December 2015, 5.

METHODS

Research

Brunzell Historical performed research through the City of San José's Planning Division, the Sourisseau Academy for State and Local History at San José State University, the California Room Local History Collection at the San José Public Library, and through various Internet resources including Ancestry.com. Environmental documents and historical resource evaluations produced for recent projects on adjacent properties were also a source of information.

Field Survey

An intensive-level cultural resources field survey of the resources within the project area was conducted on April 15, 2020. Personnel took digital photographs at various points within the Area of Potential Effects. These included overviews as well as detail photographs of all elevations of the building visible from the public right of way. Cultural resources were recorded per the California OHP Instructions for Recording Historical Resources in the field.

SIGNIFICANCE EVALUATIONS

Section 106 calls for the evaluation and recordation of historic and archaeological resources. Properties eligible for listing in the NRHP are those meeting the criteria for listing in the NRHP.

The NRHP requires that a significance criterion from A-D be met for a resource to be eligible.

750 W San Carlos Street

DPR 523 forms are attached in Appendix A.

Criterion A: The building at 750 W San Carlos Street is not associated with events that have made a significant contribution to the broad patterns of our history. It is generally associated with the industrial development of the West San Carlos Neighborhood. The building was a storage facility for a lumber yard and then for a billboard company, and later housed various contracting companies and retail businesses. However, research has not revealed that the building is particularly significant within the context of the industrial development of the neighborhood or any other context. Therefore, the property is recommended not eligible to the NRHP under Criterion A.

Criterion B: The building is not associated with the life of persons important to our history. Extensive research into its history did not reveal an association with any important individuals. Therefore, the building is recommended not eligible to the NRHP under Criterion B.

Criterion C: The building at 750 W San Carlos Street is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor. The building was originally a utilitarian warehouse, and its original design lacked architectural distinction or unique engineering features. It has been altered over the decades and has also been severely damaged by fire. For these reasons, the property is recommended not eligible to the NRHP under Criterion C.

Criterion D: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D. The building is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Integrity

Historic eligibility rests on integrity (the ability of a property to convey its historic character) as well as significance. 750 W San Carlos Street does not possess the significance required for historic eligibility; therefore, its integrity does not need to be assessed.

Eligibility

The property is recommended not eligible for listing at any level for the NRHP.

757 W San Carlos Street



Figure 3: 751 – 759 W San Carlos (*April 22, 2020, camera facing north*).



Figure 4: 757 W San Carlos (*April 22, 2020, camera facing north*).

The buildings at 757 and 759 W San Carlos were developed in the mid-1920s, likely by Giovanni B. Locurto and his sons John and Joseph. Locurto had opened a grocery store and butcher shop on the parcel adjacent to the east about 1910, and also lived nearby on McEvoy Street. 757 W San Carlos (261-39-005) was divided into two units during this period, one of which was apparently an apartment.

John Lucurto was the occupant of 757 W San Carlos with his family in 1926-1928 according to city directories and voting records. Samuel (a plasterer) and Rose Caccamo lived there with their two children from at least 1930-1932. Henry C. Jung became the proprietor of a feed store in the building by 1932. Jung was in his early thirties and living with his wife Myrtle and young daughter Lois when he started the business. The business was called H.C. Jung Feed or Jung's Feed Store and operated at the location until about 1955. Ray-Lite Neon Corporation had moved in by 1961.¹²

Historic San José building permits, historic newspaper archives, and the catalogs of local San José historical archives were consulted for additional information on the property's land-use history. Research did not reveal original photographs, building permits, or newspaper stories documenting significant modifications to the property. Visual inspection and historic Sanborn Maps reveal that the building was constructed alongside 759 W San Carlos. The two buildings are nearly identical in massing and form, and also have very similar shaped parapets. 757 W San Carlos, however, has a contemporary features including a metal roll-up door, large metal vent, interior-style flat door, and electrical box and conduit on its main (south) façade. Comparison to its companion building also reveals that it appears to have lost original ornamental architectural features including parapet molding, multiple-light transoms, and decorative awning with ornamental corbels as well as egg-and-dart molding. Thus it does not convey the character-defining features of a 1920s Mission-style commercial building.

757 W San Carlos has not been formally evaluated for NRHP eligibility. Observation of its architectural qualities, however, reveals that it does not appear to retain sufficient integrity to qualify for NRHP listing because it has been substantially altered and does not convey its original character.

759 W San Carlos Street



Figure 5: 759 W San Carlos (April 22, 2020, camera facing north)

¹² San José City Directory, 1926, 1928, 1932, 1945, 1949, 1955, 1961;

Like its adjacent companion building, 759 W San Carlos (261-39-005) constructed about 1925, likely by Giovanni B. Locurto and his sons John and Joseph. Locurto had opened a grocery store and butcher shop on the parcel to the east of these two Mission-style buildings about 1910, and also lived nearby on McEvoy Street. 759 W San Carlos was and was vacant in 1928. H.C. Jung Feed Store appears in several city directories at this address, while in most editions it was in the building next door. It either moved back and forth between this building and 757 W San Carlos, occupied both buildings some years, or the address may have changed back and forth. Ton-Tex Conveyor Belt and Transmission Belting, a business that served the nearby canneries, was in the building from at least 1950 – 1955. By 1970, it was Auburn Auto Repair.¹³

Historic San José building permits, historic newspaper archives, and the catalogs of local San José historical archives were consulted for additional information on the property's land-use history. Research did not reveal original photographs, building permits, or newspaper stories documenting significant modifications to the property. Visual inspection and historic Sanborn Maps reveal that the building was constructed alongside 759 W San Carlos. This building appears to have retained most of its original architectural features, while the building next door has been substantially altered.

759 W San Carlos has not been formally evaluated for NRHP eligibility. Preliminary research reveals that it is unlikely to be eligible for historic listing for its historic associations. Several nearby commercial buildings were developed during the same period and under the same historic context have been studied and recommended ineligible under Criterion A. Likewise, the Locurto family's history has been studied, and properties associated with them recommended ineligible under Criterion B. It is an example of a well-understood property type and unlikely to be eligible under Criterion D.

The property is a very good example of Mission commercial architecture, and is likely to be eligible for listing for its architecture. It features an elaborately shaped parapet with decorative molding, a scrolled cartouche with flagpole atop the parapet, multiple-light transoms over small original storefront windows, and decorative awning with ornamental corbels as well as egg-and-dart molding. These highly decorative features are concentrated on the main façade; other elevations are utilitarian in character or not visible because of proximity of adjacent buildings. Materials and workmanship appear to date from original construction, and the presence of a non-historic entrance door does not diminish the historic qualities of the building. Thus the property conveys its original architectural character and appears to retain integrity and be eligible to the NRHP under Criterion C.

¹³ San José City Directory, 1926, 1928, 1932, 1945, 1949, 1955, 1970; US Census Records, San José California, 1930; "Western Canner and Packer," Miller Freeman Publications of California, 1957, 56.

751 W San Carlos Street and 260 McEvoy Street

.2DPR 523 forms are attached in Appendix A.



Figure 6: 751 W San Carlos (center) with 757 W San Carlos left of frame (*April 22, 2020, camera facing northeast*).



Figure 7: 751 W San Carlos (*April 22, 2020, camera facing northeast*).



Figure 8:260 McEvoy Street with property left of frame (April 22, 2020, camera facing southwest).

APN 261-39-024 is a corner parcel with two buildings: 751 W San Carlos Street (Locurto Store) and 260 McEvoy Street (Locurto Clubhouse) were constructed or moved to the site by Giovanni Locurto about 1910. The Locurto family operated a grocery store in the building on the corner (751 W San Carlos) and a clubhouse in the small building to its north (260 McEvoy Street). The property was evaluated by Franklin Maggi in 2018 and recommended ineligible for historic listing because it lacked significance under any criterion.

PROJECT IMPACTS ANALYSIS

Section 106 requires that undertakings be analyzed for impacts which “alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association” (36 CFR Part 800.5 (a)(1).

The existing building at 750 W San Carlos St was constructed during the historic period but has been recommended ineligible for the NRHP, and does not meet the eligibility requirements of a historical resource. The proposed project/undertaking would therefore not result in a direct negative impact to a historical resource.

Most of the West San Carlos neighborhood was developed within the historic period, although many older buildings within the Indirect APE have been replaced with new buildings since c2000. A search of SHPO’s Built Environment Resource Directory (BERD) reveals no NRHP listed or eligible buildings within the APE. The table that follows describes the extant historic-period buildings within the APE:

Address	Date Built	Original Use	Status
	c1910	Lumber warehouse	Recommended ineligible (current study)
759 W San Carlos St	c1925	Commercial	Appears eligible (current study), Mission architecture
757 W San Carlos St	c1925	Commercial	Appears ineligible (current study), lacks integrity
751 W San Carlos St	c1910	Commercial	Ineligible, <i>Archives & Architecture</i> , 2018
260 McEvoy St	c1910	Commercial	Ineligible, <i>Archives & Architecture</i> , 2018
No address	1890s	SP tracks	Not an architectural resource

One building within the Indirect APE, 759 W San Carlos Street, appears potentially eligible as a historical resource. The proposed new building will be substantially taller than the single-story historic-period building, which is across and down the street roughly 120 feet to the northwest. The recently-constructed multi-story Fairfield building at 800-808 W San Carlos Street is closer (directly across the street roughly 100 feet south) to the potentially eligible building at 759 W San Carlos Street. The Fairfield building is similar in height to the building proposed by the current project, but has a much larger footprint (roughly six times the size of the proposed building). The Fairfield building’s main façade is about 370 feet wide, while the proposed project is only 62 feet wide. The proposed project will alter the historic setting with the addition of a tall modern building. Because the proposed building is sited immediately adjacent to a much larger existing building, however, its construction will have only a modest impact on the visual setting. Therefore, construction of the proposed project will not change the setting of the neighborhood substantially enough to cause 759 W San Carlos Street to lose its integrity as a potential historical resources. The negative impact/adverse effect to the potential historical resource at 759 W San Carlos Street is less than significant.

RECOMMENDATIONS

Brunzell Historical recommends that 750 W San Carlos Street is not eligible for NRHP listing under the criteria and factors, and therefore does not qualify as historical resource under Section 106. Most buildings within the APE were either constructed outside the historic period or have been found ineligible for historic listing. Two historic-period buildings have not been formally evaluated. Preliminary investigation undertaken in this study reveals that 757 W San Carlos Street appears ineligible and that 759 W San Carlos Street appears eligible for historic listing. Construction of the proposed project will represent only a modest alteration to the neighborhood setting, which already has much larger modern buildings in the immediate vicinity. The proposed project will therefore not result in a significant negative impact or adverse effect to the potential historical resource within the APE.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine/notify a Most

Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of NAHC notification.

REFERENCES

Carey & Co Inc. “San José Japantown Historic Context and Survey Phase II.”

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1898.

1912.

1913.

1915.

1924.

1935.

1938.

1941.

1943.

1945.

1947.

1951.

1954.

1960.

1961.

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“San Jose will abate Houses of Ill Fame,” July 21, 1937, 3.

APPENDIX A

DEPARTMENT OF PARK AND RECREATION 523 FORMS

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 750 W San Carlos Street

P1. Other Identifier: 750 W San Carlos Street

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

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

*b. USGS 7.5' Quad _____ Date T; R _____; $\frac{1}{4}$ of Sec _____; _____ B.M.

c. Address 750 W San Carlos Street City San José Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

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

This property is located on the south side of West San Carlos Street in a mixed-use residential/industrial/commercial neighborhood characterized by recently-constructed high-rise buildings with smaller scale historic-period buildings. The parcel is bounded by W San Carlos Street on the north, a recently-completed multi-story apartment building property on the west, and a parcel with disused industrial buildings on the east. The railroad tracks cut through the block diagonally, forming the southeastern parcel boundary. There is a gate and brick wall running along the western side of the property line. The building is one-and-a-half stories and formed of two joined rectangular-plan front-gabled volumes. The building was severely burned and much of the roof and upper walls are charred and open to the elements. A single-story projecting front portion of the building is a storefront with brick bulkhead, boarded up display windows, and a mansard roof with wood shake. The back and upper portions are wood frame with corrugated metal roofing and cladding as well as plywood patches. Most window frames have fallen away; remnants appear to be horizontal sliding aluminum.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial building, under three stories

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: Property overview, camera facing southeast, photograph taken April 15, 2020.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

c1910, Sanborn Maps

*P7. Owner and Address:

Danco

The Danco Group of Companies

5251 Ericson Way

Arcata, CA 95521

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

Charlotte Watter, Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: April 15, 2020

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and



other sources, or enter "none.") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 750 W San Carlos Street

B1. Historic Name: None

B2. Common Name: 750 W San Carlos Street

B3. Original Use: storage B4. Present Use: commercial

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) c1910, Original construction

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme N/A Area San José, California

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: April 15, 2020

(This space reserved for official comments.)

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*Recorded by Charlotte Watter *Date: April 15, 2020 Continuation Update

***P5b. Description: (continued):**



Photograph 2: West elevation, camera facing east, April 15, 2020.



Photograph 3: Detail of front portion of west elevation, camera facing southeast, April 15, 2020.

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Photograph 4: Detail of back portion of west elevation, camera facing southeast, April 15, 2020.



Photograph 5: North and east elevations, camera facing southwest, April 15, 2020.

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Photograph 6: North elevation, camera facing south, April 15, 2020.



Photograph 7: North elevation of 750 W San Carlos Street seen from McEvoy Street, camera facing southwest, April 15, 2020.

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Photograph 8: Streetscape of McEvoy Street at W San Carlos Street, camera facing northwest, April 15, 2020.



Photograph 9: 260 McEvoy Street, camera facing southwest, April 15, 2020.

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Photograph 10: W San Carlos Street at McEvoy Street, camera facing southwest, April 15, 2020.



Photograph 11: W San Carlos Street from 750 W San Carlos looking towards McEvoy Street, camera facing northwest, April 15, 2020.

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Photograph 12: 751-759 W San Carlos Street camera facing northeast, April 15, 2020.



Photograph 13: View W San Carlos Street overpass from in front of 750 W San Carlos Street, camera facing northeast, April 15, 2020.

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B10. Significance (continued):

San José

The first known inhabitants of the Santa Clara Valley were Ohlone people, who settled there around 8000 BC. Sir Frances Drake, who claimed the San Francisco Bay Area for England in 1579, was the first European to visit the area. In the late eighteenth century, the Spanish began to expand into the region in response to increasing Russian presence. In 1777, Father Junípero Serra consecrated the Mission Santa Clara de Asis, which later gave the county its name. Later that year, Spain founded the Pueblo de San José de Guadalupe, the first Spanish civilian town in California. When the Mexican government began secularizing in the 1820s Mission lands were granted to private citizens. By 1846, when the United States captured San José during the Mexican-American war, the town had a small population of Spanish, Mexicans, Peruvians, Chileans, and Native Californians. The Gold Rush began to alter the area in 1848, and the process accelerated after California statehood in 1850. In 1851, Jesuits set up Santa Clara University on the Mission site. In 1849, San José briefly became the first state Capital. As railroads were built in California, the Santa Clara Valley became a major agricultural center, exporting produce and seeds worldwide. Oil wells were also a major source of trade beginning in the 1860s, and at one point Santa Clara County produced virtually all of the oil used in California. Lumber and winemaking were also sources of income. In the 1890s, the Leland Stanford Junior University was founded by Senator Leland Stanford in Palo Alto. Research into radio, telegraph, and telephone technology at Stanford would later lay the early foundation of the tech industry that would come to dominate in the area.¹

As the nineteenth century progressed, San José's commerce, financial services, and agricultural processing sectors expanded as regional agricultural prospered. First focused on cattle ranching and then wheat, Santa Clara County shifted to intensive horticulture after 1875, and orchards came to dominate the region. Fruit cultivation meant fruit processing, and the region was a locus for innovations in drying, canning, and shipping fruit. As the most important town in the area, San José reaped the economic benefits of this market. Many canneries and packing houses were in San José, and by the turn of the century the local population was 21,500 and diversity was increasing as Japanese and Chinese immigrants and African-Americans joined established groups.²

The 1906 earthquake spurred growth in San José as local property owners took the opportunity to expand as they rebuilt, and as displaced San Franciscans relocated. Regional agriculture was still the source of local prosperity during the early twentieth century, and San José consolidated its position as the region's dominant city as farmers acquired cars and could drive longer distances. The city began to expand its footprint during this era, a harbinger of more rapid expansions in the postwar era. Downtown spread south along First Street, and auto-related businesses including service establishments and showrooms located around South First and South Market Streets. Dependence on autos began to cause congestion in San José as well as the decline of the public transit system by the 1930s.³

The United States' entry into World War II in the waning days of 1941 set in motion a series of changes that would transform Santa Clara County from an agricultural to an industrial powerhouse and allow San José to become Northern California's largest population center. Proximity to war training and embarkation centers in San Francisco and at Fort Ord to the south brought huge numbers of people through Santa Clara County. People from all over the country relocated to Santa Clara County to work in local defense industry plants, and many stayed after the war ended. In some cases, these new residents appropriated property owned by Japanese internees. Wartime contracts also led to the growth of early technology companies, laying the foundation for what would become Silicon Valley. After the war ended, federal policies encouraged the construction of new highways and suburban neighborhoods, and veterans had access to attractive lending terms. Rapid residential development had already begun when City Manager A.P. Hamann took over in 1950. Hamann presided over San José's expansion from 17 to 137 square miles over the next two decades.⁴

The tech industry in Santa Clara County began developing further during and after the war, spurred in part by increased defense spending. President Eisenhower created the Advance Research Projects Agency in 1958, which began focusing on computer development after launching the United States' first successful satellite. Longstanding relationships between Stanford University and surrounding

¹ "Early History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service; "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

² Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 17 – 19; Curt Fukuda, "History," Japantown San José, <http://www.jtown.org/cat/history-san-josé-japantown>, Accessed 5 December 2016.

³ Envision San José General Plan, Cultural Resources: Existing Setting, Prepared by Basin Research Associates, Inc., July 2009, 20-21; City of San José, Gateway Tower Mixed Use Development, Draft Supplemental EIR, August 2016, 24.

⁴ Preservation Action Council of San José, "San José Mid-Century Modern Context," Prepared by PAST Consultants, LLC, June 2009, 24 – 27; County of Santa Clara, "County of Santa Clara Historic Context Statement," Prepared by Archives & Architecture, LLC, December 2004 (Revised 2012), 46. ; "San José Japantown Historic Context and Survey Phase II", Carey & Co Inc., 11-15.

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industries were also a factor as they strengthened in this era. In the fifties, Professor Fred Terman leased parts of the campus to tech companies in an attempt to address financial difficulties, a decision that is widely seen as having started the computer revolution. Over the following decades, these businesses were drawn to the area, and Santa Clara County became a site for numerous innovations in computer tech. The term "Silicon Valley" was coined in 1971, and the importance of tech in the area has only grown since then. In 2020, the region is still at the forefront of the tech industry, with thousands of tech companies headquartered in the region.⁵

West San Carlos Neighborhood

The surrounding neighborhood, known today as West San Carlos, was located west of San José's small original downtown, and was outside city limits until 1911. During the mid-nineteenth century, it was part of Rancho de las Coches; agricultural uses persisted into the 1890s. The establishment of the main Southern Pacific (SP) freight railroad line connecting to Los Gatos and Santa Cruz in the late 1870s stimulated industrial development along the tracks, which cut across the street grid on a northeast-southwest orientation in this area. Businesses in the neighborhood included new fruit canning facilities, fruit drying operations, and lumber yards. In 1890, the 58-lot McEvoy's subdivision north of West San Carlos Street was laid out, and by 1901 it had roughly two dozen dwellings. In 1903, the San José and Los Gatos Interurban Railroad was constructed along West San Carlos Street (at that time named Stevens Creek Road east of Los Gatos Creek), stimulating residential expansion to the neighborhood. Between 1904 and 1908, six new residential subdivisions to the west of the city became Burbank, San José's first "streetcar suburb."⁶

After the turn of the century, more and more commercial development appeared along West San Carlos Street/Stevens Creek Road, transforming it into a major thoroughfare out of town. The neighborhood continued to grow in the first half of the twentieth century, and in the early 1920s, Western Pacific Railroad built a second rail line to serve the canneries in the area. Routed just west of McEvoy Street before it curved eastward, its construction required removal of some residences and ultimately made the neighborhood more attractive to industry. In 1933, the San Carlos Street viaduct was constructed to carry automobile traffic over Los Gatos Creek and the SP tracks. The construction of the viaduct made the neighborhood more accessible to automobiles and allowed SP to add lines and expanded services to the canneries and fruit packing companies along its right of way. These industries continued to grow, and led to intensive development of empty lots for worker housing. The proximity of industrial uses and railroad tracks prevented the neighborhood from developing high-end residences, and brothels and opium dens were common in the neighborhood during the 1920s and 1930s. The canneries closed in the 1970s and much of the worker housing was replaced with other industrial-use buildings as San José residential neighborhoods expanded and the ubiquity of the personal automobile allowed workers to live away from industry.⁷

750 W San Carlos Street

Most of the triangular area of land bounded by Stevens Creek Road, Sunol Street, and the SP tracks including the subject property was vacant at the turn of the century, although there was a house near Sunol Street and a small industrial building close to the tracks. By 1906, the Santa Clara Valley Mill and Lumber Company owned the 4.7 acres at the west (APNs 264-15-002 and 264-15-062) and the subject property was owned by a T.C. Barrett. By 1909, the lumber company had acquired all of Lot 69. Santa Clara Valley Mill and Lumber Company was started by A.F. Dougherty in 1864. Dougherty had managed to consolidate two of his competitors and established a large operation along a rail line on Fourth Street at East San Fernando Street. The company's mills were in Santa Cruz and they also owned many acres of timber. The Stevens Creek Road site would have been attractive for its location away from downtown and along the main rail line to Santa Cruz. It was apparently established as a secondary lumber yard.⁸

The building on the subject property was likely developed by the lumber company about 1910. In 1915, Sanborn maps for the block show a structure in the approximate location of the subject building (which at that time was 754 W. San Carlos). Except for a small office at its northwest corner, the building was an open-sided shed utilized for billboard storage. In 1918, the property and business was sold to the San José Lumber Company, which later became Sunset Lumber Company and then Tilden Lumber Company before finally selling to Cheim Lumber Company in 1952. The lumber companies appear to have retained the building through the 1930s; city directories list 754

⁵ "Economic History," Santa Clara County: California's Historic Silicon Valley, A National Register of Historic Places Travel Itinerary, National Park Service.

⁶ 699 West San Carlos Street Affordable Housing Project, "Historic Resources Survey and Report," Prepared by Archives & Architecture, LLC, April 2018, 10-11; Birdseye Map of San Jose, California, 1901, N.J. Stone Company, San Francisco.

⁷ 699 West San Carlos Street Affordable Housing Project, "Historic Resources Survey and Report," Prepared by Archives & Architecture, LLC, April 2018, 12-13; Santa Cruz Evening News, "San Jose Opium Den is Raided," June 4, 1828, 3, "San Jose will abate Houses of Ill Fame," July 21, 1937, 3.

⁸ J. P. Munro-Fraser, *History of Santa Clara County, California*, Alley, Bowen, & Company, San Francisco: 1881; DPR 523, Cheim Lumber Company, Prepared by Michael Hibma, 2014.

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W. San Carlos as a lumber yard through the mid-1930s and in 1938 it is vacant. The 1939 aerial photograph shows that its rough footprint was present by that year.⁹

By 1940, Foster and Kleiser (a national billboard company that had been operating since 1901), owned the property. It was one of many facilities owned and operated by the company during this era. The advertising company undertook a major project on the building, completing foundation, frame, plaster, electrical, and plumbing work in 1940. By 1959, Foster and Kleiser had moved out and Keith Roofing, Orlando & Nolen Building Contractors, and Ladd Improvement Co. were located in the building. A building permit in 1959 defined the property as a warehouse with a 20 x 30 office at the northeast corner. From 1982 to 2000, City Canvas, an awning company, operated at the site and the address was changed to 750 West San Carlos Street sometime in those years.¹⁰

Evaluation:

The National Register of Historic Places (NRHP) requires that a significance criterion from A-D be met for a resource to be eligible.

Criterion A: The building at 750 W San Carlos Street is not associated with events that have made a significant contribution to the broad patterns of our history. It is generally associated with the industrial development of the West San Carlos Neighborhood. The building was a storage facility for a lumber yard and then for a billboard company, and later housed various contracting companies and retail businesses. However, research has not revealed that the building is particularly significant within the context of the industrial development of the neighborhood or any other context. Therefore, the property is recommended not eligible to the NRHP under Criterion A.

Criterion B: The building is not associated with the life of persons important to our history. Extensive research into its history did not reveal an association with any important individuals. Therefore, the building is recommended not eligible to the NRHP under Criterion B.

Criterion C: The building at 750 W San Carlos Street is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor. The building was originally a utilitarian warehouse, and its original design lacked architectural distinction or unique engineering features. It has been altered over the decades and has also been severely damaged by fire. For these reasons, the property is recommended not eligible to the NRHP under Criterion C.

Criterion D: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D. The building is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP.

⁹ San José City Directories, 1935, 1938.

¹⁰ City of San José Building permits 1949, 1959; DPR 523, "1260 East Santa Clara Street," Prepared by Archives & Architecture, LLC, December 2015, 5.

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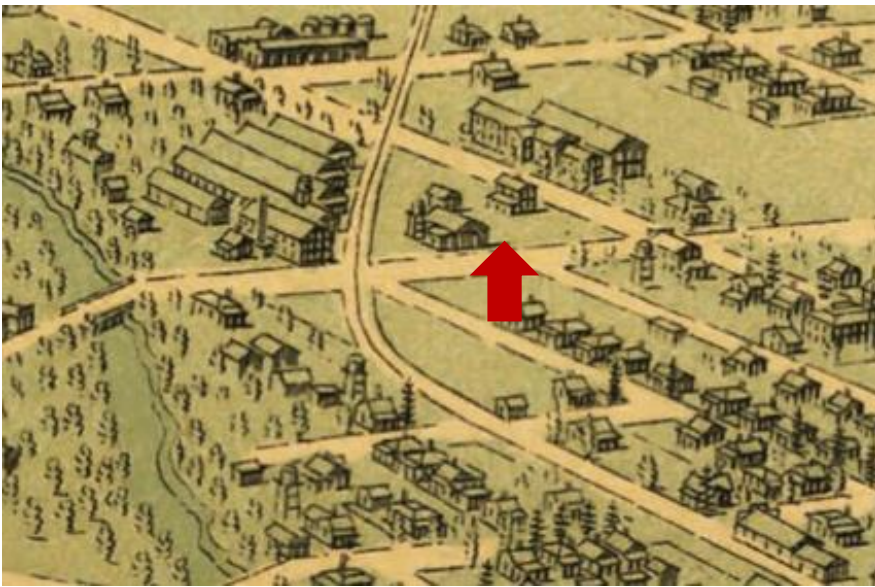


Figure 1: Detail, Birdseye Map of San José, California, 1901, N.J. Stone Company, San Francisco.



Figure 2: Map of the City of San José and vicinity, 1906, by J. G. McMillan, County Surveyor.

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Figure 3: Detail, Map of the City of San José and vicinity, 1909.

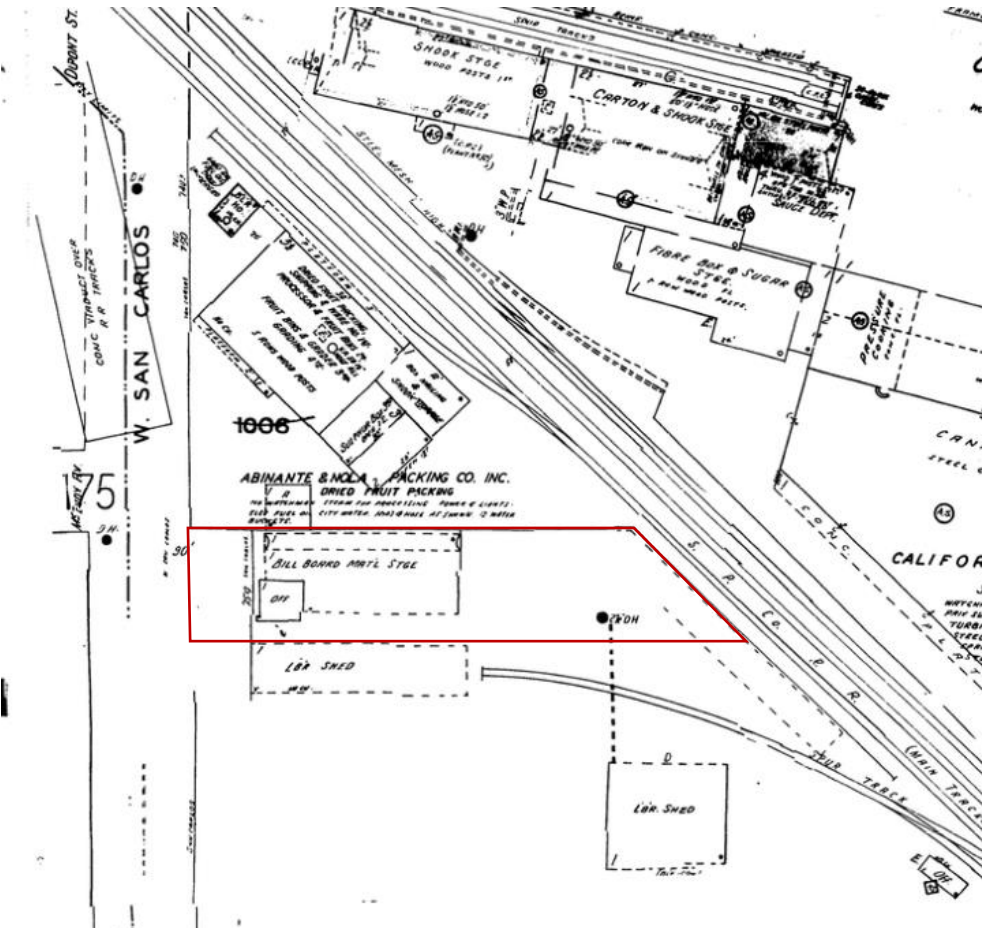
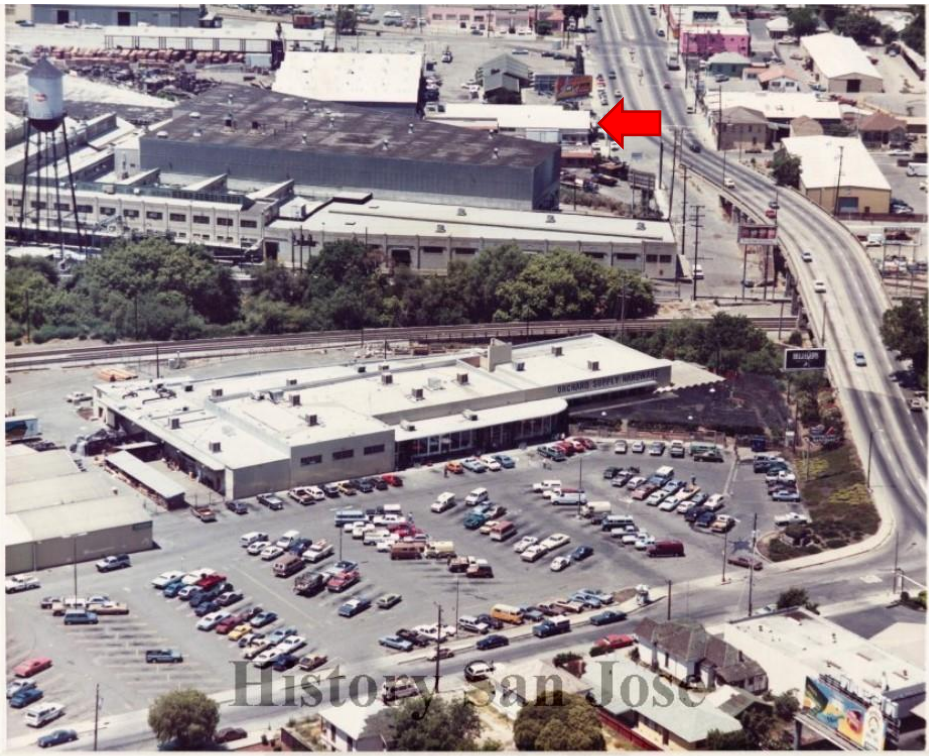


Figure 4: Sanborn Fire Insurance map, 1915; 750 W. San Carlos is shown here as a billboard workshop with associated work sheds.

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Figure 5: USDA Aerial 1939.



[View Image](#)
[Metadata](#)

Orchard Supply Hardware San Carlos store, c. 1990

Figure 6: Orchard Supply Hardware, located at 720 W San Carlos, with 750 W San Carlos in the background. At that time, it was the location of City Canvas, c1990.