

April 19, 2019
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1530-1536 West San Carlos Street
San Jose, California

Historic Resources Evaluation - DRAFT

INTRODUCTION

David J. Powers & Associates has requested TreanorHL's assistance in evaluating the properties located at 1530-1536 W. San Carlos Street in San Jose. This report is an evaluation of the properties' potential eligibility to be individually listed in the California Register of Historical Resources (CRHR) and as local landmarks.

SUMMARY OF FINDINGS

Upon completion of the survey and archival work, 1530-1536 W. San Carlos Street was not found to possess sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. However, the single-family Craftsman style house at 1530 W. San Carlos Street appears eligible as a City Landmark under criterion 6 and the bungalow court at the same address appears eligible as a City Landmark under criteria 1, 6, and 8. The commercial structure at 1536 W. San Carlos Street does not appear to be eligible as a City Landmark.

METHODOLOGY

TreanorHL conducted a site visit on March 8, 2019 to evaluate the existing conditions, historic features, and architectural significance of the property. Additionally, TreanorHL also conducted archival research on the general history of the area, using Sanborn Fire Insurance Maps, San Jose City Directories, aerial photographs, historical photographs and newspaper articles, as well as historical references found at History San Jose, San Jose Public Library California Room, Santa Clara County Assessor's Office, and online repositories.

This report includes:

- Property Description
- Site History
- Historic Context
- Owner/Occupant History
- Regulatory Framework
- Evaluation of Historic Significance
- References
- Appendices

PROPERTY DESCRIPTION

The project site is located on the west side of W. San Carlos Street in the block bound by W. San Carlos Street to the north, S. Buena Vista Ave. to the west, Scott Street to the south and S. Willard Ave. to the east. Encompassing two lots, which together are approximately 130-feet by 294-feet, the project site has roughly 130-



feet fronting W. San Carlos Street. At the north end of the site is a single-story, flat-roof restaurant structure with a faux mansard roof detail. The restaurant is surrounded by a paved surface parking lot. A stucco-clad pillar stands towards the northeast corner of the parking lot on the property line. South of the restaurant and parking is a wood fence with a metal rolling gate. The wood fence divides the property into two sections with approximately one-third of the site being occupied by the restaurant and parking, while the remaining two-thirds is devoted to residential units. Eight stucco-clad, single-story residential bungalows line a central drive. Together with the three single-story garage structures at the southern end of the site, the residential units and garages create a horseshoe of buildings around the center drive. One of the units, at the northeast corner of the residential portion of the site, is much larger than the other units and features craftsman detailing. The other seven residential units are identical.

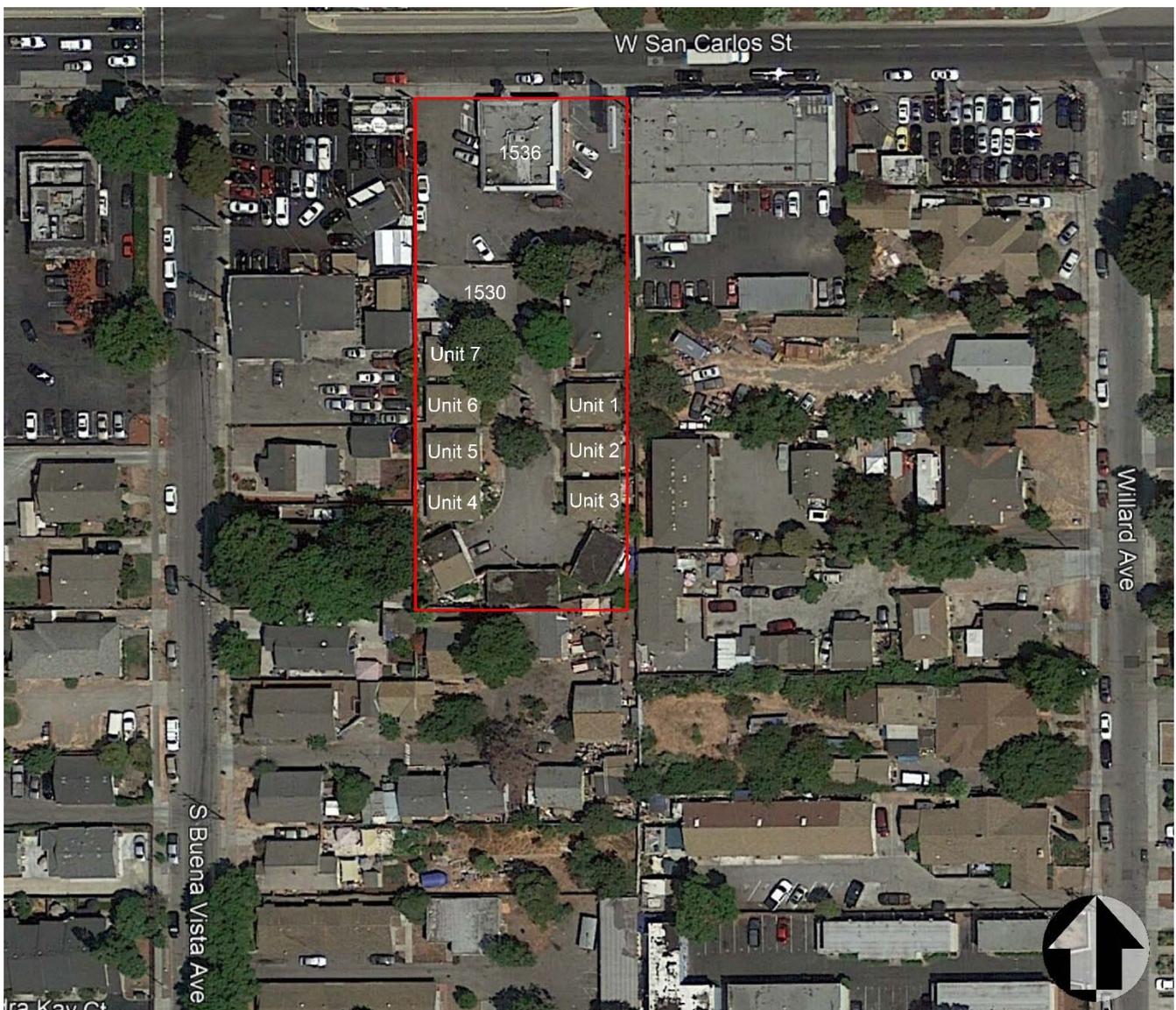


Figure 1. The subject property (1530-1536 W. San Carlos Street) outlined in red.
(Google Earth, 2019 retrieved on April 8, 2019).

1530 W. San Carlos Street

Eight buildings, seven of which are identical are located behind a fence at 1530 W. San Carlos Street. The seven identical bungalow structures are divided in two groups facing an interior drive – three bungalows sit east of the central drive while four sit to the west. At the northeast corner of this grouping of structures is a larger craftsman style bungalow that features a front porch on the north façade.

Small Bungalows (description of all seven)

Seven of the eight rear residential units are identical. The only visible exterior modification to any of the structures is Unit #7, which does not retain the original wood-sash windows like the other seven units, but features vinyl-sash windows. For brevity, one of the seven units has been described below. The description applies to all seven bungalows.



Figure 2. Looking southeast at bungalow units 1-3.



Figure 3. Looking southeast at bungalow units 4-7.

The one-story, residential bungalow with Spanish Revival detailing is rectangular in plan and features a full-height basement. The wood-frame building has stucco cladding and a moderately-pitched, asphalt shingle-clad, hipped roof with a modest eave overhang. The stucco cladding has a California finish. The primary window type is wood-sash, one-over-one, single-hung with an ogee detail. An entry porch accessed by concrete steps is off a side façade and features a full-height decorative arched opening. A similar window-sized opening is present at the porch. The entry porch is within the rectangular footprint of the building. The front façade features a window-sized decorative arched opening at the porch and a grouping of three windows – a fixed window is flanked on each side by a single-hung window. The upper sash of the single-hung window has four lites. Two single-hung windows, two louvered vents and the full-height decorative arched opening leading to the covered porch are visible on the north façade. Three single-hung windows are present on the south façade. A single door and two single-hung windows are visible on the rear façade. At the eaves, wood rafter tails are exposed. A bulkhead, on the rear of the building, with a single wood door provides access to the concrete steps that lead to the full-height basement. The basement features concrete floors and walls.



Figures 4 and 5. North and front façades of Unit 2 (left) and front façade (right).



Figures 6 and 7. Front and south façades of Unit 2 (left) and detail view of porch (right).



Figures 8 and 9. Unit 1, front and south façades (left) and Unit 3, front and north façades (right).



Figures 10 and 11. Unit 4, front and north façades (left) and Unit 5, front and north façades (right).



Figures 12 and 13. Unit 6, front and north façades (left) and Unit 7, front and north façades (right).

Larger Craftsman Bungalow

This one-story, Craftsman bungalow house is irregular in plan. The wood-frame building has stucco cladding and an asphalt shingle-clad, hipped roof with deep eave overhangs. The primary window type is a mix of wood-sash, one-over-one, double-hung with ogee detailing and wood-sash casement. Several large wood-sash fixed windows are present around the building. A partial-width entry porch with massive stucco-clad decorative columns shelters the main entrance, which consists of a wood door with a multi-lite glazed panel. Notable

features include the enclosed wide eave overhangs, a horizontal stucco-clad band just below the eave line that encircles the building and two chimneys. The chimneys feature simple geometric details near the top. Vents at the foundation are covered with wood grilles.

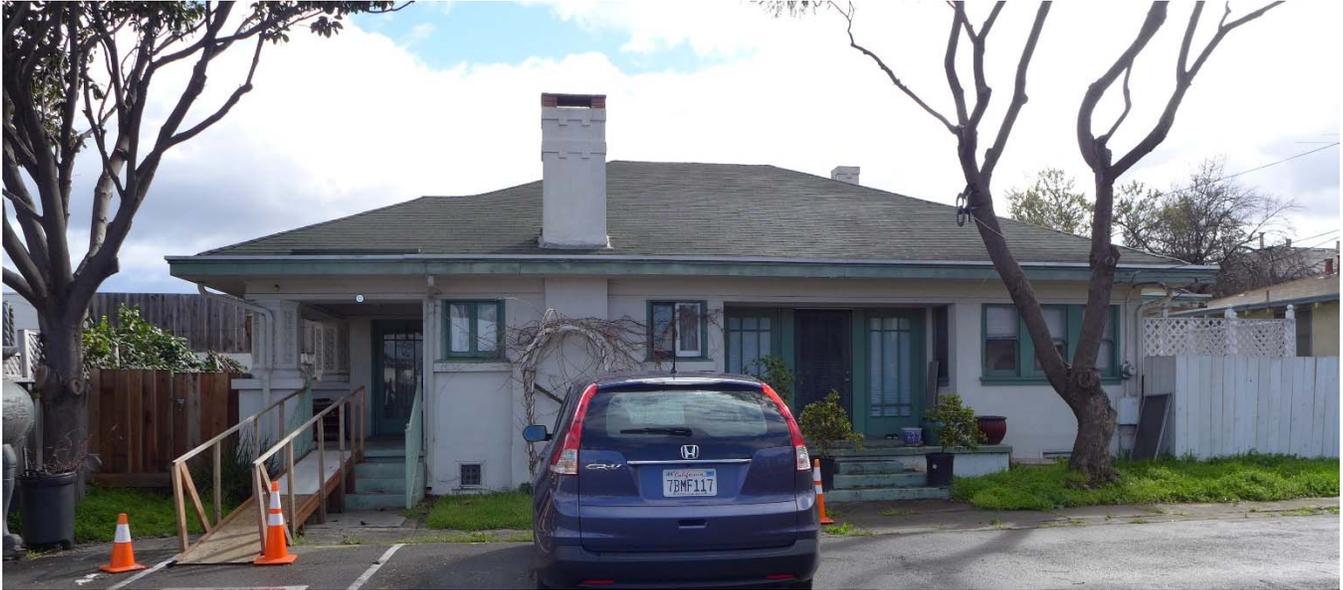


Figure 14. Looking east towards large Craftsman house.

The northern end of the west façade is the main entrance to the house. Just south of the entry porch is an exterior stucco-clad chimney which is flanked by a pair of casement windows. A recessed, partially covered porch has a single wood door with a multi-lite panel and sidelights. Concrete steps lead up to the porch area. The wood sidelights have a similar glazing configuration and size to the door they flank. At the southern end of this side of the building is a grouping of three identical double-hung windows. A pair of double-hung windows is also present on portion of this façade that is set back at the southern end.



Figure 15. West façade of house.



Figure 16. View of side porch.

The north façade (street facing) of the house features two groupings of the windows. Each group of windows includes a large fixed window flanked on each side by a multi-lite casement window. These groupings of three windows are separated by wood pilasters. The covered entry porch on the west side of this façade features large stucco-clad decorative columns. The upper octagonal portion of the columns features a floral motif. The base of the columns is square and lacks detailing except for a simple projecting band at the top. Non-original metal railings adorn each side of the concrete entry steps and a wooden ramp has been added for accessibility.



Figures 17 and 18. Front and south façades of unit 2 (left) and detail view of porch (right).

The southern façade features three pairs of wood-sash double-hung windows, a single double-hung window and a contemporary paneled door. An interior stucco-clad chimney is visible at approximately the center of this façade.



Figure 19. Southern façade.

Vegetation covers most of the east façade. However, several pairs of double-hung windows are visible along the length of this side of the building.

Garages

Three single-story, stucco-clad garage structures occupy the southern end of the site. Two three-car garage structures flank a four-car structure. The side buildings are angled in relation to the larger garage and feature wood side-hinge doors at each single-car opening. Shaped parapets adorn the front of the structures and are emphasized by a slightly projecting band at the top. The larger four-car garage no longer retains the doors at any of the single-car openings. A sandstone cartouche is located at the center of the larger building at the shaped parapet. Wood gates topped by a red clay tile header span opening between the larger garage building and the two smaller structures. Behind the gates are garden areas. The garage structures are all wood-frame and feature shed roofs behind the parapets.



Figure 20. Looking south towards four stall garage structure at the southern end of the site.



Figures 21 and 22. Eastern three stall garage (left) and western three stall garage (right).

1536 W. San Carlos Street

This one-story, Commercial Modern style building is rectangular in plan.¹ The wood-frame structure has stucco cladding at the rear, while painted plywood and wood lattice clad portions of the other façades. A deep eave overhang extends the flat roof beyond the footprint of the building on all sides. At the flat roof, above the wide band of the projecting eave, plywood has been installed to make a faux mansard roof. The street-facing façade (north) is symmetrical and features large aluminum-sash windows separated by stucco panels with a large decorative circle detail at the top of each. At the corners the windows wrap around to the other façades and the slightly slanted profile of the windows is visible. Painted Roman bricks are located at the base of these large windows on three sides of the building. A vestibule, on the west façade, features large aluminum-sash windows and doors with a solid panel at the base. To the south of the vestibule a wood trellis, supported by wood posts, shelters the walkway next to the building. Additionally, a door and two windows adorn this façade. The east façade features a glazed partition which protects the vestibule on this side. Plywood encloses the vestibule area and storage area on the east side of the structure. Wood joists project at the roof of the vestibule/storage area that encloses a trellis which matches the trellis on the other side of the building. The rear (south façade) features three window openings, two with security bars, and a single door with a security screen door. The restaurant is

¹ PAST Consultants, LLC. San Jose Modernism – Historic Context Statement, June 2009, pp 77-78.

identified by a large three-part neon sign mounted to a rectangular post. The top trapezoid-shaped illuminated section of the sign is missing, while the central parallelogram-shaped section is intact and features the name of the restaurant. The lower section, illuminated by multiple light bulbs, is arrow-shaped pointing towards the restaurant. The pergolas and entry vestibules on the east and west sides of the buildings are clearly alterations. Other modifications include enclosed storage on the east side, wood lattice added to the exterior cladding, the faux mansard roof and replacement of some of the windows on the rear.



Figure 23. North façade of the commercial structure.



Figure 24. West façade of the commercial structure.



Figure 25. East façade of the commercial structure.



Figure 26. South façade of the commercial structure.



Figures 27 and 28. Detail of signage (left) and detail of windows and circular stucco elements on front façade (right).

A single pillar stands at the northeast corner of the property. Each side of the stucco-clad pillar features a simple base, a recessed panel at the midsection and four modillions just below the top band. The top of the pillar likely once included a light fixture as the base of one is still present. A large steel frame supports a giant billboard that is situated along the eastern property line.

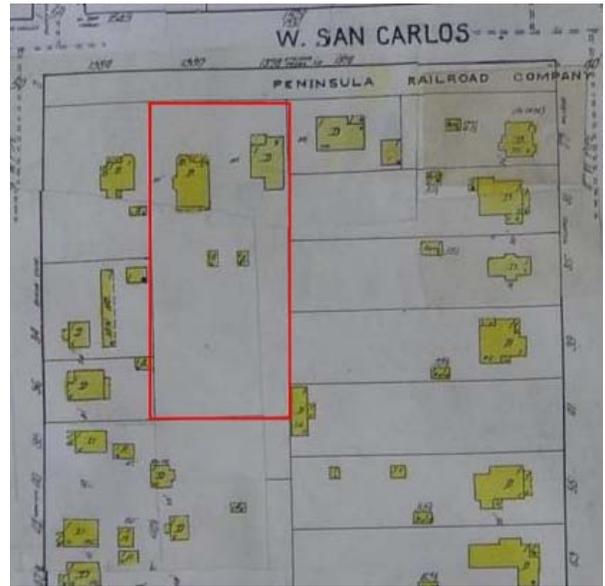
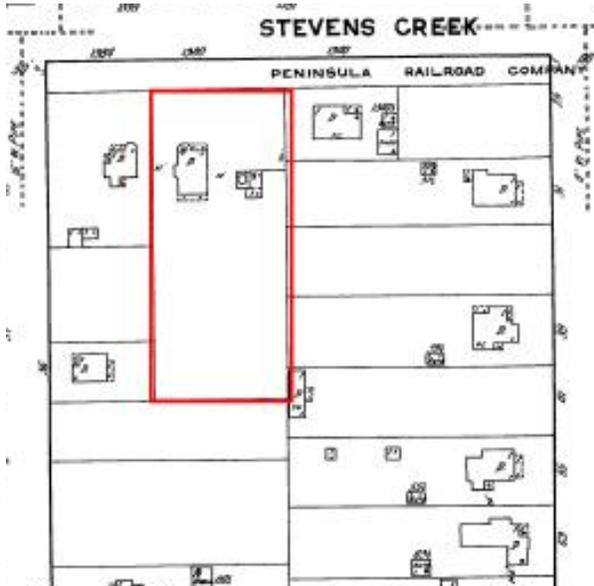


Figures 29 and 30. Stucco-clad pillar (left) and billboard (right).

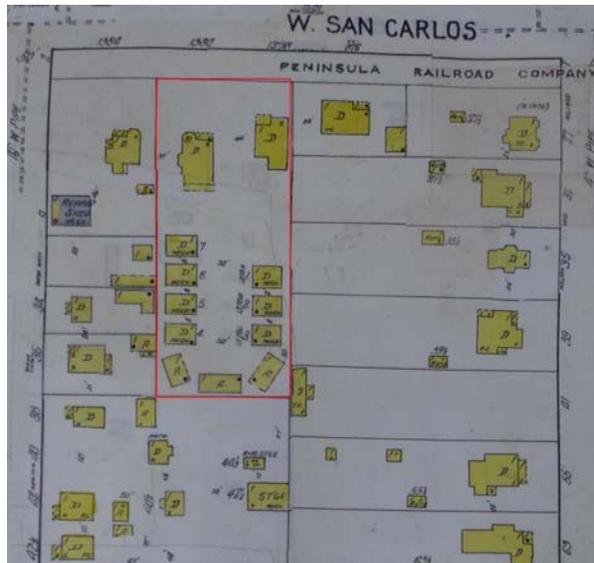
SITE HISTORY²

- 1915 The property is a single lot with a dwelling to the west side and a water tank to the east. (1380 Stevens Creek Road)
- 1930 The property still retains the original larger dwelling (1380 W. San Carlos Street) on the west side and another dwelling (1378 W. San Carlos Street) has been constructed to the east. This dwelling has an irregular footprint. Two accessory structures are located behind the residences. This additional house on the lot indicates the lot was split.
- 1932 The two larger dwellings remain on the property near the street. At the rear of the property seven detached dwelling units have been constructed and three accessory structure (garages) are arranged in a u-shape. (1378 W. San Carlos Street, Units 1-7)
- 1934 The eastern dwelling remains on the property as do the rear bungalows and garages. The building at 1380 W. San Carlos Street is no longer on the property.
- 1950 The property remains the same as it did in 1934.
- 1955 A store (1536 W. San Carlos Street) is located in the center of the lot at the street-facing property line. The large dwelling that was near the eastern property line has been moved to the south, toward the seven identical bungalow units.
- 1957 Property is the identical to the 1957 property.
- 1958 The property remains the same as it did in 1958.
- 1962 The property has not change since 1955. The building near the street is indicated to be a restaurant.
- 1966 The footprint of the commercial building near the street changes.

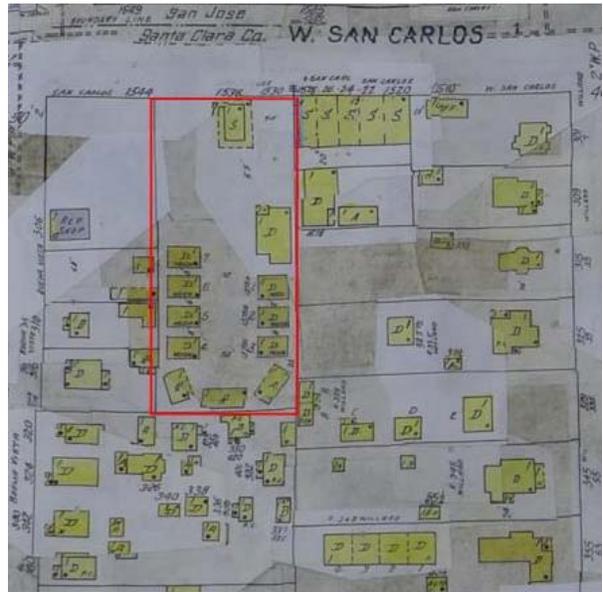
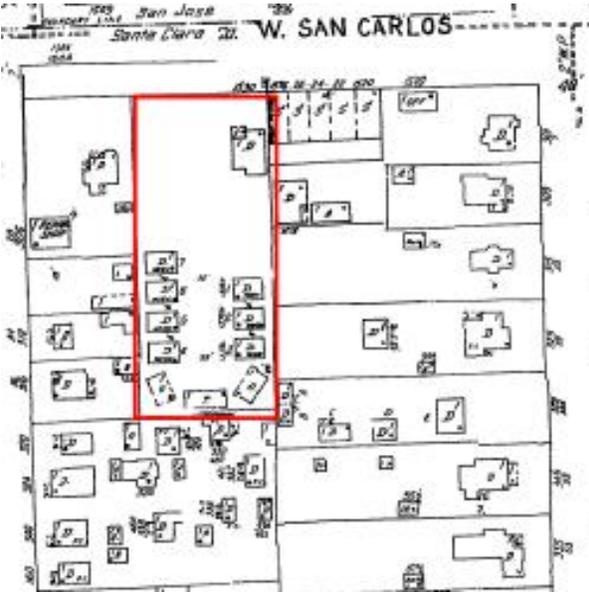
² Sanborn Maps, 1915-1967.



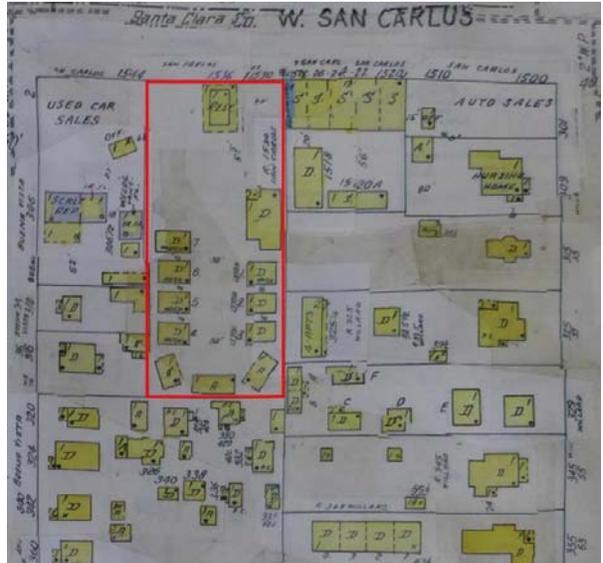
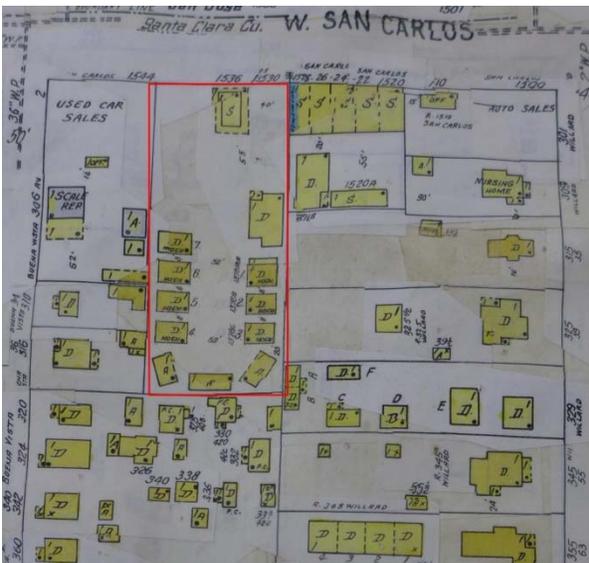
Figures 31 and 32. 1915 Sanborn (left) and 1930 Sanborn (right).



Figures 33 and 34. 1932 Sanborn (left) and 1934 Sanborn (right).



Figures 35 and 36. 1950 Sanborn (left) and 1955 Sanborn (right).



Figures 37 and 38. 1958 Sanborn (left) and 1962 Sanborn (left).



Figures 39 and 40. 1966 Sanborn (left) and present-day site showing little has changed (right).³

The earliest Sanborn map from 1915 shows a single dwelling and water tank on the property which is identified by its first address of 1380 Stevens Creek Road. Fifteen years later the water tank had been demolished and a new single-family dwelling replaced it. Also, two new accessory structures are visible on the Sanborn map, presumably one for each of the dwellings on the site. The addresses of the buildings on the site are 1378 and 1380 W. San Carlos Street. This indicates the lot has been subdivided. Two years later, in 1932, the Sanborn map shows that seven detached units and three garage structures were constructed on the southern end of the subject property. The buildings were arranged around a central court in a "U". The addresses of the new units are associated with the 1378 address. The two single-family dwellings remain on the site fronting W. San Carlos Street while the accessory structures have been demolished. The 1934 Sanborn map indicates the western (and first) single-family house on the site has been demolished. Left on the site are the single-family house at 1378 W. San Carlos Street with its seven bungalow units and three garage structures. In 1955 the Sanborn map shows a retail store fronting W. San Carlos Street. Its address is 1536. While a single-family dwelling no longer fronts the street, one is still found on site. It appears that the home that once sat near the street at 1378 W. San Carlos Street has been moved back towards the bungalow court at the southern half of the property. The footprint of the single-family dwelling does not change between the 1934 and 1950 Sanborn maps, just the location of the building on the site. The address of the house and bungalow court is now 1530 W. San Carlos Street. It is not until 1966 when the next change to the site is identified on the Sanborn map. This map shows that the footprint of the retail store fronting W. San Carlos Street has changed. It is unclear if the building is new or if it was altered. The only permit associated with this time period notes an addition to the retail building in 1962. Since the 1960s the project site has remained much the same with no noticeable expansions to the buildings.

Construction Chronology for 1530 W. San Carlos Street Permits⁴

As indicated by the Sanborn maps and Assessor's information the single-family dwelling was likely constructed in 1925. Sanborn maps indicate the bungalow court was constructed in 1932.⁵ Only one permit was located for any structure associated with the 1530 W. San Carlos Street address and it dates from 2011. The permit is to repair two damaged floor joists in the living room and replace the water heater. The repairs occurred in Unit #4.

³ Google Maps, 2019 retrieved on April 8, 2019.

⁴ City of San Jose Building Department, Online Center Permit, <https://sjpermits.org/permits/default.asp> (accessed March 28, 2019).

⁵ Santa Clara County Assessor's Office and Sanborn Maps.

Construction Chronology for 1536 W. San Carlos Street⁶

The Santa Clara Assessor's Office notes the retail building was constructed in 1950. The retail structure first appears on Sanborn maps in 1955.⁷ No building permits associated with the initial construction were found for the property. Below is a list of building permits on file with the City of San Jose for the property and a summary of what the permit work entailed.

- | | |
|------|--|
| 1962 | The permit indicates a building addition, costing \$4,500, occurred. The use of the building is stated as a Taco Bar. |
| 1963 | A 16x24 storage addition is constructed off the existing taco bar at a cost \$3,000. |
| 1971 | An application for Gas Permit was submitted to the City for Jalisco Taco Bar. |
| 1973 | A faux "mansard roof" was added to the structure to hide mechanical equipment on the roof. |
| 1978 | A permit indicates mechanical work was completed in the restaurant. |
| 1986 | Mechanical and gas line work was completed in the restaurant. The permit notes the restaurant is now Phuong Restaurant. |
| 1993 | Electrical work relating to the billboard occurred. |
| 1994 | A new built-up roof is installed on the restaurant. |
| 2002 | The restaurant participates in a Commercial Ultra-low Flush Toilet Retrofit Program. Winky Noodle House is listed as the business operating out of the building. |

HISTORIC CONTEXT

Neighborhood Context

In the early nineteenth century the project site was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219-acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day West San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed – the Luther Burbank School (1906) – to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed West San Carlos Street. However, by the 1930s the automobile was growing in prominence and the

⁶ City of San Jose Building Department Permits.

⁷ Santa Clara County Assessor's Office and Sanborn Maps.

railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject property became a commercial center on the west side of the City.⁸

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”⁹

The area around the subject property had been subdivided into residential lots from agricultural tracts by the late 1920s and into the 1930s. Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day to day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood – streetlights installed, curbs and gutters constructed, and eventually a sewer system.¹⁰

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the City. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles – Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Mid Century Modern.¹¹

Context for Roadside Architecture

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.¹² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and

⁸ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 14, and 17-18.

⁹ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

¹⁰ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 20 and 44.

¹¹ City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

¹² PAST Consultants, LLC, *San Jose Modernism, Historic Context Statement*, June 2000, 12-14.

automobile salesrooms.¹³ Under the guidance of San Jose City Manager Anthony P. Hamann, also known as “Dutch,” the City grew from 17 square miles to 136 square miles in twenty years. Hamann envisioned “a new metropolis” and annexed as much of the surrounding suburban landscape as possible. Pro-business policies of the time supported commercial and industrial growth.¹⁴

Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.¹⁵

San Jose transformed during the aggressive annexation program in the mid-20th century which brought additional parkways, highway improvements, and street widenings or extensions—which was followed by continued development of roadside architecture.¹⁶ Examples of buildings designed specifically for the automobile exists in pockets along major thoroughfares throughout the city.¹⁷

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along a seemingly infinite number of arterial streets and expressways throughout San José. [...] These buildings were generally designed for the instrument of suburban expansion—the automobile—and include a variety of function types: general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, service stations, drive-in banks, and theaters.¹⁸

Specifically, during this period, the blocks along W. San Carlos Street transformed from predominately residential to a main commercial corridor lined with businesses and modern strip malls. The new commercial buildings were often setback from the street with paved parking areas between the street and the structures. Between Highway 880 and Sunol Street the 1950 Sanborn map shows an emerging concentration of auto related businesses along W. San Carlos Street. Almost 40 years later, 26 car dealerships and 17 car service or repair facilities were located in the area.¹⁹

Bungalow Courts Context

The bungalow court became prevalent in California starting in the 1910s until the 1940s. While bungalow courts began in Southern California, by the 1920s courts were common across the suburban landscape of the state. The early courts in Southern California were loosely related to the regions shanty towns which housed immigrants who came to the area for seasonal work. Shanty towns were mostly dilapidated groupings of cottages. However, bungalow courts were thoughtfully designed sites and buildings, unlike the hastily developed shanty towns. With the advent of the automobile roadside motor courts were developed and are closely related to bungalow courts.

¹³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

¹⁴ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 23.

¹⁵ *San Jose Modernism*, 90-91.

¹⁶ *San Jose Modernism*, 28-33.

¹⁷ *San Jose Modernism*, 28-33.

¹⁸ *San Jose Modernism*, 42.

¹⁹ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 24 and 46.

The motor courts were convenient overnight stopping points for automobile travelers on long journeys. Bungalow courts began to fall out of style in the 1930s when Garden style apartments became popular.²⁰

This style of multifamily housing featured individual or attached dwelling units around a courtyard. The small bungalows surrounding a court were designed in various architectural styles, but most were in craftsmen or eclectic styles. Mission Revival style courts dominated the landscape prior to World War II. While after the war other styles were more widely used – Spanish Colonial, Tudor, Norman, Art Deco and Moderne. Bungalow courts were not just limited to California, Arizona and Florida also had bungalow courts develop in their suburban areas.²¹ Generally, in California, the bungalow court was “a group of three or more detached, essentially identical one-story single-family dwellings, with building utilities and services usually under common ownership.”²² Many of the units in bungalow courts featured porches rather than entry halls, while the dining and living rooms were generally combined spaces. Most units boasted modern kitchens and with efficient design were lighter and brighter than older homes.²³ Contractors usually built bungalow courts without the help of an architect. The simple wood frame structures were similar within each court and allowed builders to replicate the same details in each unit.²⁴

While bungalow courts were multifamily housing, they offered alternatives to living in traditional apartments and tenements. Courts were generally considered more respectable than apartments and tenements for single women. *Ladies Home Journal* from 1913 noted that bungalow courts were the ideal living situation for the single working lady.²⁵ Bungalow courts offered a sense of community, especially to the newly arrived immigrant. Socialization with neighbors was easy in the center courts. The layouts of the bungalow courts varied, as did the architectural style.²⁶ “By grouping the cottages around the perimeter of a court, the central space rather than the isolated house became the dominant figure in the compositions. The regular arrangement also made the most efficient use of the available land, allowing many people to live comfortably on a parcel intended for a single family.”²⁷

The most common site arraignment was the “U” shape site layout with a landscaped center communal space. While other site arrangements included a single bar layout with all the units aligned featuring side yards. A variation on this included the double bar which had two rows of units with landscaping between.²⁸

²⁰ Rene Davids, *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 1999 ACSA International Conference, Rome, 460; Genevieve Sheila Entezari, *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 2013, 1 and 7; Karana Hattersley-Drayton, *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, September 29, 2004, 12-13; and Todd Gish, *Bungalow Court Housing in Los Angeles, 1900-1930: Top-down Innovation? Or Bottom-up Reform?*, Southern California Quarterly, Vol. 9, No. 4 (Winter 2009-2010), 365-387.

²¹ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460; *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 1 and 7; *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 12; Marben Associates, *Burbank Historic Home Survey*, 1994, 20; and *Bungalow Court Housing in Los Angeles, 1900-1930: Top-down Innovation? Or Bottom-up Reform?*, 365-387.

²² Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia*, New York: W.W. Norton, 2009, 42.

²³ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460.

²⁴ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 8-9; *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 13.

²⁵ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 8-9; *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 13 and 20.

²⁶ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460; *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 1.

²⁷ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460.

²⁸ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 2, 8-9; and *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 17-18.

Bungalow Courts Within San Jose

Like the rest of the Country, during the late 1920s and the Depression, San Jose struggled with meeting the housing needs of the growing population. Alternatives to a single-family home or an apartment building was the bungalow court. Built around a central communal area, the small individual housing units were generally rented rather than owned. Within the Burbank neighborhood several bungalow courts were constructed and still exist today – 24-26 Brooklyn Avenue (1927), 2015-2019 Olive Avenue (c1930), 12 Boston Avenue (1932) and 1530 W. San Carlos (c1932). Of the extant bungalow courts within the Burbank neighborhood they all exhibit Mission Revival architectural details to varying degrees.²⁹ In San Jose, a quick study of the City of San Jose Historic Resources Inventory and select Sanborn Maps identified several other bungalow courts – 365 S. 4th Street, 560 S. 7th Street and 859 Villa Ave.



Figures 41 and 42. Aerial view of 12 Boston Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also referred to as Bern's Court. It is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS) and it is listed as a resource in the County of Santa Clara's Heritage Inventory.³⁰

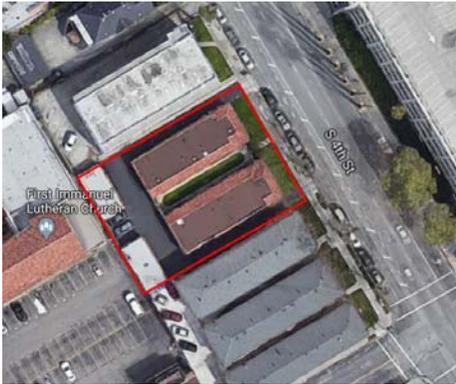


Figures 43 and 44. Aerial view of 24-26 Brooklyn Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also known as the Brookly Avenue Bungalow Court. It is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS) and it is listed as a resource in the County of Santa Clara's Heritage Inventory.³¹

²⁹ *Burbank Historic Home Survey*, 19 and City of San Jose, *City of San Jose Historic Resources Inventory* (February 8, 2016), <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed April 8, 2018).

³⁰ *City of San Jose Historic Resources Inventory* and County of Santa Clara, *County of Santa Clara's Heritage Inventory*, https://www.sccgov.org/sites/dpd/DocsForms/Documents/HHP_RestofCountyResources.pdf (accessed April 8, 2019).

³¹ *City of San Jose Historic Resources Inventory* and *County of Santa Clara's Heritage Inventory*.



Figures 45 and 46. Aerial view of 365 S. 4th Street, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS).³²



Figures 47 and 48. Aerial view of 560 S. 7th Street, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also known as the Corte Del Flores Apartments and is listed in the City of San Jose Historic Resources as Eligible for National Register (ENR), Eligible for California Register (ECR), City Landmark District (CLD), Candidate City Landmark (CCL), and Contributing Site/Structure (CS).³³



Figures 49 and 50. Aerial view of 859 Villa Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS).³⁴

³² City of San Jose Historic Resources Inventory.

³³ City of San Jose Historic Resources Inventory.

³⁴ City of San Jose Historic Resources Inventory.



Figures 51 and 52. Aerial view of 2015-2019 Olive Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is identified in the *Burbank Historic Homes Survey* for its architecture and being a intact bungalow court within the neighborhood.³⁵

Architectural Styles

Spanish Revival Architectural Style

Strongly related to the Mission Revival style, Spanish style architecture can be seen throughout California, Arizona, Texas and in some areas of Florida. Sometimes the style, which began in California in the 1890s, is referred to as Spanish Eclectic and replicates early Spanish architectural building styles of California. The Spanish Revival style was popular from 1915 to 1940. Characteristics of the style are low-pitched red tile roofs, eaves with little to no overhang, stucco wall surfaces, decorative door surrounds, casement windows and stucco or tile vents. Other details include ornamental metal sconces, patterned tile, balconies, towers, arcades and arched windows.³⁶

Craftsman Architectural Style

Popular from 1905 to 1930 the Craftsman style house was born from the Arts and Crafts movement. Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of house nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitch roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.³⁷

Commercial Modern

The Commercial Modern style in San Jose is primarily found along major roads leading into the downtown area – West San Carlos Street, Alum Rock Avenue and North First Street. The style can be applied to commercial structures which exhibit Modern design principles. Commercial Modern buildings often featured concrete and steel as primary building materials, as well as large expanses of glass. Other characteristics include horizontal massing, flats roofs, expressed structural systems, large commercial signage.³⁸

³⁵ *Burbank Historic Home Survey*, Appendix B and Appendix C.

³⁶ Virginia Savage McAlester, *Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York: Alfred A. Knopf, 2013, 520-526; City of San Jose, *San Jose Downtown Historic Design Guidelines – Draft*, June 18, 2004, 30; and *American Architecture: An Illustrated Encyclopedia*, 309.

³⁷ *Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 566-570; and *American Architecture: An Illustrated Encyclopedia*, 81.

³⁸ *San Jose Modernism*, 77-78.

OWNER/OCCUPANT HISTORY³⁹

The owner/occupant history of the subject property is outlined below. Based on the information below, it is likely that Joseph Rill, owner of the property in the early 1930s, constructed the bungalow court. Since renters occupied the bungalow court units, turnover was high, and while some renters stayed for a number of years, most only stayed for a year or two.

Ownership/Occupant Table

Dates	Address	Owner/Occupants
1926	1380 W. San Carlos	Rev John Billdt
1927	"	Rev John and Hannah Billdt
1931	"	Frank T and Marie (wid JC) Reamer
1933	1378 W. San Carlos San Carlos Courts	Joseph Rill (Owner) William J. Bisel 1 Fred W. and Martha Vieker 2 Vacant 3 John F. and Mae Coulson 4 Walter E. and Cora Gericsh 5 Not listed 6 John Bisel 7 Ray Ripley
1934	1378 W. San Carlos San Carlos Courts	Joseph Rill (Owner) 1 Elsie Krohn 2 Vermont A. and Georgia M. Jones 3 Henri J. and Dorothy E. Lecat 4 Adelbert J. and Barbara D. Careaga 5 Gerald W. and Adella K. McCauley 6 Francis X. and Charlotte L. Michaud 7 Howard G. and Helen Garrison
1937	1378 W. San Carlos San Carlos Courts	Regina F. Carson Benjamin G. and Virginia Clark Maryland R. and Glenna M. Erkid Andrew C., Pauline and Theobald Flowers Louise Harris Mrs. Agnes McClurg Alex R. and Barbara H. Requa Joseph and Anna Rill (Owner) Edward B. and Christine Snow
1938	1378 W. San Carlos San Carlos Courts	R. F. Brians Ernest S. Greene Louise M. Hares Mrs. A. M. McClurg C. L. Morgan Joseph and Anna Rill (Owner) Edward B. and Christine Snow Jason T. and Blanche M. Sullivan
1961	1530 W. San Carlos San Carlos Courts	Harry and Kate Warmack (Manager at San Carlos Courts) 1 Mrs. Cora Crow

³⁹ *San Jose City Directory, 1926-1979; and AEI Consultants, Phase I Environmental Site Assessment - Draft, 1530-1536 West San Carlos, March 18, 2019, 21-22.*

		2 Mrs. Dorothy Kelley 3 Joseph and Mary Cabral 4 Carlo Pagassilo 5 Adam and Ann Domalik 6 Mrs. Matilda Orcutt 7 Mrs. Martha Glenos
	1536 W. San Carlos	Jalisco Taco
1962	1530 W. San Carlos San Carlos Courts	Mrs. Kate Warmack 1 Mrs. Cora Crow 2 Jay W. Hollingsworth 3 Mrs. Gladys Foley 4 Alex Reyes 5 Mrs. Bertie Thomas 6 Peggy Gordon 7 Mrs. Martha O. Glenos
	1536 W. San Carlos	Jalisco Taco
1963	1530 W. San Carlos San Carlos Courts	Mrs. Kate Warmack 1 Mrs. Cora Crow 2 Thelma Clement 3 Frank Lockey 4 Alex Reyes 5 John Allen 6 Peggy Gordon 7 Mrs. Martha O. Glenos
	1536 W. San Carlos	Jalisco Taco
1964	1530 W. San Carlos San Carlos Courts	Mrs. Kate Warmack 1 Mrs. Cora Crow 2 Thelma Clement 3 Frank Lockey 4 Alex Reyes 5 John Allen 6 Peggy Gordon 7 Mina M. Sissons
	1536 W. San Carlos	Jalisco Taco Bar
1965	1530 W. San Carlos San Carlos Courts	Mrs. Kate Warmack 1 Mrs. Cora Crow 2 Arlene Fullmer 3 William C. Henderson 4 Chase E Herrington 5 John Allen 6 Vacant 7 Mina M. Sissons
	1536 W. San Carlos	Jalisco Taco Bar
1966	1530 W. San Carlos San Carlos Courts	Mrs. Kate Warmack 1 Mrs. Cora Crow 2 Arlene Fullmer 3 William C. Henderson 4 Chase E. Herrington

		5 John Allen 6 Mrs. Anna McCullough 7 Mina M. Sissons
	1536 W. San Carlos	Jalisco Taco Bar
1968	1530 W. San Carlos San Carlos Courts	Robert E, Giles 1 Mrs. Cora Crow 2 Arlene Fullmer 3 Joseph Caboral 4 Mrs. Joanne Hamby 5 Frank Williams 6 Mrs. Anna McCullough 7 Mina M. Sissons
	1536 W. San Carlos	Jalisco Taco Bar
1969	1530 W. San Carlos San Carlos Courts	William M, Gile 1 Mrs. Cora Crow 2 Arlene Fullmer 3 Joseph Caboral 4 Mrs. Joanne Hamby 5 Frank Williams 6 Mrs. Laura Boltz 7 Mina M. Sissons
	1536 W. San Carlos	Jalisco Taco Bar
1970	1530 W. San Carlos San Carlos Courts	William M Gile 1 Mrs. Cora Crow 2 Mrs. Arlene Fullmer 3 Mrs. Mary Caboral 4 Mrs. Joanne Hamby 5 Frank Williams 6 Mrs. Laura Boltz 7 Margert Taylor
	1536 W. San Carlos	Jalisco Taco Bar
1971	1530 W. San Carlos San Carlos Courts	William M. Gile 1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 Vacant 4 Terry Harrington 5 Frank Williams 6 Mrs. Laura Boltz 7 Myrtle Pritchard
	1536 W. San Carlos	Jalisco Taco Bar
1972	1530 W. San Carlos San Carlos Courts	William M. Gile 1 Carmen Strictler 2 Mrs. Arlene Fullmer 3 Jim Kane 4 Charles Cobb 5 Frank Williams 6 Mrs. Laura Boltz 7 Myrtle Pritchard

	1536 W. San Carlos	Jalisco Taco Bar
1973	1530 W. San Carlos San Carlos Courts	1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 Walter Kane 4 Clarence Cobb 5 William Smith 6 Mrs. Laura Boltz 7 Myrtle Pritchard
	1536 W. San Carlos	Jalisco Taco Bar
1975	1530 W. San Carlos San Carlos Courts	1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 William Smith 4 Clarence Cobb 5 Vacant 6 Mrs. Laura Boltz 7 Myrtle Pritchard
	1536 W. San Carlos	Jalisco Taco Bar
1976	1530 W. San Carlos San Carlos Courts	1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 Jalisco Taco Bar Restaurant Office 4 Clarence Cobb 5 Al Stathis 6 Mrs. Laura Boltz 7 Myrtle Pritchard
	1536 W. San Carlos	Jalisco Taco Bar Restaurant
1977	1530 W. San Carlos San Carlos Courts	1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 Jalisco Taco Bar Restaurant Office 4 Clarence Cobb 5 Al Patius 6 Mrs. Laura Boltz 7 Myrtle Pritchard 8 William Smith
	1536 W. San Carlos	Jalisco Taco Bar Restaurant
1979	1530 W. San Carlos San Carlos Courts	1 Carmen Stecker 2 Mrs. Arlene Fullmer 3 William Smith 4 Clarence Cobb 5 Shirley Barbara 6 Mrs. Laura Boltz 7 Myrtle Pritchard 8 No Return
	1536 W. San Carlos	Jalisco Taco Bar Restaurant
1999	1530 and 1536 W. San Carlos	Liem Nguyen (Owner)
2019	1530 and 1536 W. San Carlos	Urban Villas LLC

REGULATORY FRAMEWORK

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

California Register of Historical Resources Criteria

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

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁴⁰

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁴¹

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁴²

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁴³

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁴⁴ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its

⁴⁰ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁴¹ *California Register and National Register: A Comparison*.

⁴² *California Register and National Register: A Comparison*, 2.

⁴³ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

⁴⁴ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

significance.”⁴⁵ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:⁴⁶

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

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

Setting is the physical environment of a historic property.

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

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

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

Association is the direct link between an important historic event or person and a historic property.⁴⁷

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

City of San Jose Criteria

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

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

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

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose

⁴⁵ *How to Apply the National Register Criteria for Evaluation*, 44.

⁴⁶ *How to Apply the National Register Criteria for Evaluation*, 1.

⁴⁷ *How to Apply the National Register Criteria for Evaluation*, 44-45.

component parts may lack the same attributes;

- e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

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

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

Current Historic Status

1530 W. San Carlos Street

The seven units associated with the bungalow court and the single-family dwelling on the same lot at 1530 W. San Carlos Street were identified in the 1994 *Burbank Historic Home Survey* completed by Marben Associates for the County of Santa Clara. The buildings were found to be significant for architecture and for being an intact bungalow court. This comprehensive survey of the Burbank neighborhood identified many historic resources which were then included in the County of Santa Clara's Heritage Resource Inventory. Some of the properties are listed in the City of San Jose's Historic Resources Inventory as "Identified Site/Structures" – 24-26 Brooklyn Ave. and 12 Boston Ave. However, for some unknown reason 1530 W. San Carlos Street was not included in any inventory as a resource. Additionally, in 2003 a *Draft Historic Report for the Buena Vista Commons Project* directly across W. San Carlos Street identified the property as being potentially eligible for the National Register of Historic Place but did not formally evaluate the property.⁴⁸

1536 W. San Carlos Street

1536 W. San Carlos Street has not been identified on any City or County historic resources inventory. Further, the property was found to lack significance when evaluated in the 2003 *Draft Historic Report for the Buena Vista Commons Project*.⁴⁹

Evaluation

California Register of Historical Resources – 1530 W. San Carlos Street

Criterion 1 – Association with significant events

The buildings on the site date from 1925 and c1932. The larger single-family dwelling was constructed first during a period when the surrounding area was primarily residential. By 1932, when the bungalow court appears on the property, the surrounding area had been developed by more single-family dwellings and very few commercial buildings. Although all buildings on the site are associated with development of the area, they are not associated with its history and growth in an individually significant way. The bungalow court was a common property type of the period. However, there is not a high concentration of bungalow courts within the immediate area and the city. Being a common regional property type does not mean 1530 West San Carlos is associated with the development of bungalow courts in the area in an individually significant way. Therefore, 1530 W. San Carlos Street does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

No architect, designer or builder has been identified for any of the structures at 1530 W. San Carlos Street. Both the 1925 house and the bungalow court buildings are of common construction and materials with no notable or

⁴⁸ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, Appendix - *Draft Historic Report for the Buena Vista Commons Project*, 18; *Burbank Historic Home Survey*, Appendix B and Appendix C; *Santa Clara's Heritage Resource Inventory*; and *City of San Jose Historic Resources Inventory*.

⁴⁹ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, Appendix - *Draft Historic Report for the Buena Vista Commons Project*, 17.

special attributes, and the structures do not represent work of a master or possess high artistic value. Further, all buildings are not an exemplary representative of their respective styles – Spanish Revival and Craftsman. Compared with other bungalow courts in San Jose this property has less architectural identity. Therefore, the subject property does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that 1530 W. San Carlos Street has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

San Jose City Landmark Evaluation – 1530 W. San Carlos Street

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

The buildings were constructed during the early 20th century residential development of W. San Carlos Street. The larger Craftsman house does not appear to be important to San Jose’s history while the bungalow court structures exhibit a trend in site development that occurred between 1910 and the 1940s in California. 1530 W. San Carlos Street’s bungalow court is an intact example of a bungalow court constructed during the 1930s in San Jose. The bungalow court as a rare property type within San Jose does appear to be eligible as a City Landmark for its character, interest and value as part of the local suburban landscape.

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

The buildings on the site are not linked specifically to any significant historic events.

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

There is no person of significance individually associated with the structures or property at 1530 W. San Carlos.

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

While the property and its buildings are associated with the city’s residential development in the early 20th century, it is not important on a cultural, economic or social level within the City of San Jose.

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

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

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

Within the City of San Jose, the buildings are examples of a Spanish Revival style bungalow court and a single-family Craftsman style house. The bungalow court embodies many elements of the Spanish Revival style—smooth stucco clad walls, low-sloped roofs, decorative opening, and asymmetrical design. The larger

Craftsman house has many elements of the Craftsman style including wide eave overhangs, low-sloped roof, partial-width porch and large square columns. These characteristics of each style emphasize the structures are from a particular period and highlights the use of contemporary materials for that period. The buildings are a well-executed example of a Spanish Revival style bungalow court and Craftsman house within the City of San Jose. All structures on the site are well constructed and exhibit thoughtful design. The site composition of the bungalow court is that of a typical court. The Craftsmen house, with its decorative columns, likely embodies distinguishing characteristics of an architectural type that would elevate it to appear eligible as a City Landmark. The bungalow court with its site layout (U-shape) and unifying architectural exterior design is the embodiment of a typical bungalow court of the period. Therefore, the bungalow court appears to be eligible as a City Landmark.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for any of the structures at 1530 W. San Carlos Street. Even with no known architect or builder the buildings do not appear to have influenced the development of the City of San Jose.

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

The large single-family house on the site, while designed in a Craftsman style, did not make use of architectural innovations, but rather used typical building materials and details of the time. Therefore, the single-family house does not embody architectural details or design elements which are unique, and it does not appear to be eligible as a City Landmark. While the bungalow court made use of a standard site configuration for this type of property, its site layout is fairly unique in San Jose and most definitely within the surrounding Burbank neighborhood. Within San Jose the bungalow court at 1530 W. San Carlos is one of the largest and one of the few where the center court is used as a driveway. Therefore, the bungalow court appears to be eligible as a City Landmark.

Integrity

The Craftsman style house at 1530 W. San Carlos Street retains integrity of design, materials, and workmanship. Integrity of location is marginally compromised as the building was moved from its original location near the street to the southern end of the property with the bungalow court in the early 1950s. The commercial development along W. San Carlos Street has diminished integrity of setting. The once primarily residential area is now a mix of residential and commercial. Integrity of feeling and association remain high as the building is located among the bungalow court buildings at the southern end of the lot.

The Spanish Revival style bungalow court at 1530 W. San Carlos Street retains integrity of location, design, materials, and workmanship. The commercial development along W. San Carlos Street and the relocation of the single-family house have diminished integrity of setting. Further, the once primarily residential area is now a mix of residential and commercial. Integrity of feeling and association remain high as the bungalow court is still easily identified and each building of the court helps unify the site.

Character-Defining Features

Craftsman House

- Asymmetrical design
- Decorative columns
- Partial-width porch
- Deep eave overhangs
- Paired, or grouped windows
- Low-pitched roof
- Chimney

Bungalow Court

- "U-shape" site layout
- Center court, used for driving
- Smooth stucco cladding
- Decorative openings
- Asymmetrical design
- Double-hung windows
- Low-sloped roof
- Garden space

California Register of Historical Resources – 1536 W. San Carlos Street

Criterion 1 – Association with significant events

The commercial structure on the site dates from 1950. The area was first developed for residential use in the early 20th century. By the 1950s retailers had begun to move to the suburbs. The construction of 1536 W. San Carlos Street happened when commercial uses were beginning to have a strong presence along W. San Carlos Street. While the building on the site is tied to the commercial development of the area, it is not associated with the history of the immediate area and its development in an individually significant way. Therefore, 1536 W. San Carlos Street does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

No architect, designer or builder has been identified for the structure at 1536 W. San Carlos Street. While the building is of common construction and materials, the structure does not represent work of a master or possess high artistic value. Further, the structure is not an exemplary representative of its style – Commercial Modern. Therefore, the subject property does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that 1536 W. San Carlos Street has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

San Jose City Landmark Evaluation – 1536 W. San Carlos Street

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

Although the building was constructed c1955 and is associated with commercial development of W. San Carlos Street, it does not appear to be an important part of San Jose's history.

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

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

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

There is no person of significance individually associated with the structure at 1536 W. San Carlos.

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

While the property is associated with the city's commercial development along W. San Carlos Street, it is not important on a cultural, economic or social level within the City of San Jose.

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

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

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

Within the City of San Jose, the building is an example of a Commercial Modern structure that dominate many of the main roads. It embodies many elements of its style—a flat roof, expansive glazing, Roman brick and advertising signage. The design is characteristic of buildings from the period and highlights contemporary materials. The structure has undergone some modifications that detract from the original design including the installation of a faux mansard roof, the pergolas, the vestibule and storage units. The building does not embody distinguishing characteristics of an architectural type that would elevate it to appear eligible as a City Landmark.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.

No architect, designer or builder has been identified for the structure at 1536 W. San Carlos Street. Even with no known architect or builder the structure does not appear to have influenced the development of the City of San Jose.

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

The building, while designed in the Commercial Modern style, did not make use of architectural innovations, but rather used typical building materials and details of the time.

Integrity

The building at 1536 W. San Carlos Street retains integrity of location and setting. Integrity of design, materials, workmanship, feeling and association have been compromised by alterations that have been done to the building over the last several decades.

CONCLUSION

An evaluation of the Craftsman style single-family house at 1530 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. However, the Craftsman style house was found to have significance for its architectural characteristics and appears to be eligible as a City Landmark under criterion 6.

An evaluation of the bungalow court at 1530 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. However, the bungalow court was found to appear eligible as a City Landmark for its architectural characteristics and site layout under criteria 1, 6, and 8.

After an evaluation of 1536 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. The property also does not appear to be eligible as a City of San Jose Landmark as it does not have significance under any one of the eight criteria.

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Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

APPENDIX

Building Permits

Sanborn Fire Insurance Maps



PERMIT APPLICATION: OWNER-BUILDER

BUILDING PROJECT IDENTIFICATION

Permit Number BP 11-037595

Property Location or Address 1530 W. SAN CARLOS ST Property Owners Name West San Carlos Ct. Bldg L.L.C.

Property Owner's Telephone No. 510-917-7084 Applicant's Mailing Address P.O. Box 20723, SF CA 95170.

Licensed Design Professional (Architect or Engineer) in charge of the project _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____ Expires _____

Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 11/23/2011

Signature of Property Owner OR Authorized Agent

Only check one item in this section above!

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____

Lender's Address _____

Note: If not applicable, then mark N/A

OWNER-BUILDER APPLICANT

I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Date 11/23/2011

Signature of Property Owner OR Authorized Agent

AUTHORIZATION FOR AN AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my property.

Note: Authorization for an agent to be completed only if the listed property owner(s) will not be present at time of the permit issuance. A photocopy of the owner(s) driver's license is required to verify authorizing signature.

Scope of Construction Project (or Description of Work) _____

Project Location or Address _____

Name of Authorized Agent _____

Address of Authorized Agent _____

Phone Number of Authorized Agent _____

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Date: _____

Property Owner's Authorizing Signature

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

 Date 11/28/2014
Signature of Property Owner OR Authorized Agent

Only check one item in this section above.

Printed Name

LIEM NGUYEN

When the Owner-Builder Declaration is executed, a Notice to Property Owner shall also be executed by the property owner. See page 3 of this application document for the 'Notice to Property Owner'.

The Notice to Property Owner shall be provided to the applicant by one of the following methods chosen by the permitting authority: regular mail, electronic format, or given directly to the applicant at the time the application for the permit is made.

Except as otherwise provided the Notice to Property Owner pursuant to this section shall be completed and signed ONLY by the property owner and returned prior to issuance of the permit.

A permit shall not be issued unless the property owner complies with this 'Notice To Property Owner' section on page 3 of this application document.

NOTICE TO PROPERTY OWNER

Dear Property Owner: West San Carlos Ct. Apts LLC

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements Specified at the following address: 1530 W San Carlos St ST # 95726

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. *An agent of the owner cannot execute this notice.*

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

An agent of the owner shall not execute this notice.

DIRECTIONS: Read and *initial* each statement below to signify that you understand or verify this information.

W1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

W2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

W3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

W4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

W5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

W6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

W7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed (cont)

(cont) subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

W8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

W9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

W10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity **at the following address:**

1530 W San Carlos St ST # 95726

W11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

W12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

[Signature]
Signature of Property Owner

Date: 4/23/2011

1536
CITY OF SAN JOSE W. San Carlos

BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Tract No. 8/24, 1962 Lot No. Permit No. 32660

Application is hereby made for a permit to Add Bldg to
a 1 story, Type I COMM. Building
at 1536 W. SAN CARLOS. Use Zone C2
to be occupied only as TACO BAR Occupancy F2
Parking Space -

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 4500

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner ~~Joe Berns~~ Berns Address
Contractor Reilly Reynolds Address 1849 Formosa Blvd
By Agent S. J.

Form 280-11536 W. San Carlos Berns

RECORD OF INSPECTION

Foundation 8-30-62 STUP - Frame 10-10-62 ~~Aluminum~~

Stucco 10-16-62 HAUGH Finish 12-13-62 HAUGH

NO BEAMS NOT TO BEAN,
ETC.
NO ROOF NAILING INST.
12-3-62 ~~HAUGH~~
VENT IN ROOF. 12-4-62 HAUGH

1536 W. San Carlos
CITY OF SAN JOSE

BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date: 11-26-19-88 Tract No. Lot No. Permit No. 43007-F

Application is hereby made for a permit to 14 x 28 ft. Storage Addn
a. 1 story, Type F.N. Rest Building
at 1536 W. San Carlos Use Zone C-2
to be occupied only as Restaurant Occupancy R-2
Parking Space

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 3000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Jalisco Taco Bar Address 1536 W. SAN CARLOS ST.
Contractor SAMPANA CONST CO Address 424 UMBAGENA RD S, JT
By Agent W. San Carlos at Jalisco Taco Bar
Form 280-1

RECORD OF INSPECTION

Foundation 12-11-63 Mrs. Buhny Frame 12-30-63 Mrs. Buhny
Stucco 12-27-63 Mrs. Buhny Finish 2-10-64 Guss

Interior paper
dry
OK 2-23-63
Mrs. Buhny

washing on
bottom of subject
12-27-63
Mrs. Buhny

ADD UNIT TO MENS TOILET
1-30-64 Guss

1536 W. San Carlos
CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR GAS PERMIT

Date: Sept. 7 1971 Contractors License 90854
Permit No. 216851

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install said appliances and/or gas pipes as listed on the reverse side hereof, and agrees to install said appliances and/or pipes in accordance with the provisions of Article VIII, Chapter 4, of the San Jose Municipal Code, and other laws applicable thereto.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Jesse Morado (Jalisco Taco Bar)

ADDRESS 1536 West San Carlos Ave. San Jose. LOT NO.

USE OF BUILDING Existing Restaurant

280-20 (Rev. Apr. 64) Signed C. & Y. Peterson, Sheet Metal Shop
By *Carl Peterson* Partner

1536 W. San Carlos
Carl Peterson

Type of Appliance	No.	Remarks (Check <input checked="" type="checkbox"/>)		
		New	Replace	Relocate
Gas Ranges				
Wall Heaters				
Gas Plates				
Circulating Heaters				
Blower Furnaces				
Gas Fired Boilers				
Warming Ovens				
Percolators				
Griddles				
Steam Tables				
Gravity Furnaces				
Suspended Unit				
Floor Furnace				
Automatic Controls				
Flue and/or Vent				
Hood and/or Duct	1			
Clothes Dryer				
Permit Fee				
TOTAL FEE	7.00			

Inspected and Approved _____ By _____
HOUSE GAS PIPING

Number of Outlets _____ Size of Main _____
FEE _____

Tested and Approved _____ By _____

1536 W. San Carlos St.

Tract No. _____ Lot No. _____

CITY OF SAN JOSE **BUILDING DEPARTMENT**
APPLICATION FOR BUILDING PERMIT *MA*

Date 11/13, 19 73 Permit No. 79387F

Application is hereby made for a permit to Add to
a 1 story, Type RM Building 5045 Use Zone C-1
at 1536 W San Carlos St. Occupancy F-2
to be occupied only as Mansard roof Parking Space _____
in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____
Emer. Elect. _____

Estimated Value of Improvements, \$ 1000.
I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Jos. B. Cirone Bert Burns Address 2211 - Bay Creek Rd. S.J.
By Jos. B. Cirone Address _____

RECORD OF INSPECTION

Foundation _____ Frame _____
Stucco _____ Finish _____

1536 W. San Carlos St. 5 Jos. B. Cirone/Bert Burns

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:
as owner statement filed

Applicant attests that his State of California Contractor's License # 276-566
is in full force and effect and properly authorizes this application.

San Jose City Business License # 44-00290

4-16-75 letter sent

1536 W SAN CARLOS

Building Permit Confirmed
Not Required

BUILDING DEPARTMENT

CITY OF SAN JOSE

APPLICATION FOR MECHANICAL PERMIT

Date 3-7 1978 Permit No. 17221

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed 272120

Undersigned attests that his State of California Contractor's License # 48-02156 is in full force and effect and properly authorizes this application.

San Jose City Business License # _____
I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California. 807

OWNER JALISCO

ADDRESS 1536 W. SAN CARLOS Lot No. _____

USE OF BUILDING COMMERCIAL

Signed R. Trello

280-20 (6-73)

1536 W SAN CARLOS

TRELLO CO

Type of Appliance	No.	B.T.U. Input	Remarks (Check V)		
			New	Replace	Relocate
Gas Ranges					
Wall Heaters					
Boilers (Steam)					
Boilers (Water)					
Blower Furnaces					
Suspended Units					
Clothes Dryers					
<i>Ducts</i>	<i>1</i>	<i>60000</i>			
			FEES		
			Appliance Fee	<i>2.00</i>	
MISC.			Flues/Vents Fee		
Flue/Vent			Hood/Ducts Fee	<i>7.00</i>	
Hood/Duct <i>1 FI</i>			Gas Piping Fee	<i>1.50</i>	
Condensate Drain <i>1</i>			Cond. Drain	<i>1.00</i>	
<i>3/4" GAS LINE</i>			Permit Fee	<i>10.00</i>	
			TOTAL FEE	<i>21.50</i>	

INSPECTION RECORD

Ducts Underfloor _____

Ducts Complete *✓*

Flues in Wall _____

Flues Complete *✓*

Appliances/Misc. _____

No. Gas Lines 1 Outlets 3/4 Size 1

Tested and Approved 3-9-78 *Rub...*

1536 W. SAN CARLOS STREET

PHONE: 277-4581
Building Permit Confirmed
Not Required

5

BUILDING DEPARTMENT

CITY OF SAN JOSE

APPLICATION FOR MECHANICAL PERMIT

Date 3/4 19 86 Permit No. 39477

The undersigned hereby makes application to the Mechanical Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # _____ is in full force and effect and properly authorizes this application.

San Jose City Business License # _____

I certify that in the performance of the work for which this permit is issued I shall not employ any person.

Job Address 1536 W. San Carlos Lot No. _____

Owner Phuong Rest Tract No. _____

Permittee Arnold Martinez S.M.

USE OF BUILDING Rest Signed V. Martinez

280-44

1536 W. SAN CARLOS STREET

VINCENT SHTMIL

APPLIANCE	No.	Fees	INSPECTION RECORD
Range			Gas Line
B.t.u.			No
Wall Heater			Outlets
B.t.u.			Size
Oven			Approved
B.t.u.			By
Blower Furnace			Hood
B.t.u.			Approved
Suspended Unit			By
B.t.u.			Duct Under Floor
Boiler			Approved
B.t.u.			By
AC/Heating Pkg.			Duct Complete
B.t.u.			Approved
AC Cooling System			By
B.t.u.			Flue In Wall
			Approved
Fan Coil			By
Evaporative Cooler			Flue Complete
Heat Pump			Approved
Flue/Vent			By
Chimney			Chimney
Hi-Press Duct			Approved
Lo-Press Duct			By
Hoods			Combustion Air
Indirect Waste			Approved
L-Survey	1	15 ⁰⁰	By
Gas Line Extension			Appliance/Final
Permit		12 ⁰⁰	Approved
Total		27 ⁰⁰	By

1536 WEST SAN CARLOS STREET

PHONE: 277-4581

Building Permit Confirmed Not Required

5 (with handwritten initials)

CITY OF SAN JOSE

BUILDING DEPARTMENT
FORMER TACO
NOW CHINESE/VIET

APPLICATION FOR MECHANICAL PERMIT

Date 3-28 1986 Permit No. 39642

The undersigned hereby makes application to the Mechanical Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 163059 is in full force and effect and properly authorizes this application.

San Jose City Business License # 083362185
I certify that in the performance of the work for which this permit is issued I shall not employ any person.

Job Address 1536 W. SAN CARLOS Lot No. 163059

Owner PHUONG Restaurant Tract No. _____

Permittee V. MARTINEZ + SONS

USE OF BUILDING RESTAURANT Signed Frank [Signature]

280-44

1536 WEST SAN CARLOS STREET

SOUTHEASTINE CONTRACTOR, INC.

APPLIANCE	No.	Fees	INSPECTION RECORD
Range Brocker	1	5-	Gas Line
B.t.u.			No
Wall Heater Deep Fryer	1	5-	Outlets
B.t.u.			Size
Over Range	1	5-	Approved
B.t.u.			By
Blower Furnace	1	5-	Hood
B.t.u. Hot plate			Approved
Suspended Unit			By
B.t.u.			Duct Under Floor
Boiler			Approved
B.t.u.			By
AC/Heating Pkg.			Duct Complete
B.t.u.			Approved
AC Cooling System			By
B.t.u.			Flue in Wall
			Approved
Fan Coil			By
Evaporative Cooler			Flue Complete
Heat Pump			Approved
Flue/Vent			By
Chimney			Chimney
Hi-Press Duct			Approved
Lo-Press Duct			By
Hoods	1	20-	Combustion Air
Indirect Waste			Approved
			By
Gas Line Extension			Appliance/Final
Permit		40-	Approved
Total		80-	By

Grease hood duct only OK 10/8/86

A. J. [Signature]

1536 W. SAN CARLOS ST.

5

Building Permit Confirmed Not Required

[Signature]

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR PLUMBING and/or GAS PIPING PERMIT

Date 4-17-1986 Permit No. 72091

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install Plumbing fixtures and/or pipes listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 332725 is in full force and effect and properly authorizes this application.

San Jose City Business License # 071246186

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

[Signature]

Job Address 1536 W San Carlos Lot No. _____

Owner Phyons Rest Tract No. _____

Permittee S.A.M.'S Plumbing

USE OF BUILDING Restaurant Signed _____

280-401n

1536 W. SAN CARLOS ST.

S.A.M.'S PLUMBING

FIXTURES	NO.	FEE	MAIN DRAIN	
Water Heaters			Size 3"	Material <u>CT</u>
Water Closets			To Int.	Fee 10-
Bath Tubs			RAIN WATER DRAINAGE	
Showers			Size	Material
Lavatories			To	Fee
Kitchen Sinks <u>HAND</u>	1	6-	WATER SYSTEM	
Dish Washer	1	6-	Size	Material
Waste Disposals			Water Fixture Fee	
Wash Trays			HOUSE GAS PIPING	
Washing Machines			No. Lines	Outlets
Water Treat. Equip.			Size	Fee
Sinks <u>POT</u>	2	12-	FEES	
Dental Units			Fixture Fees	94-
Drinking Fountains			Main Drain Fees	
Floor Drains	2	12-	Storm Drain Fees	
Hoppers	1	6-	Water Sys. Fee	
Sand Traps			Gas Piping Fee	10-
Urinals			Survey	
Area Drains			Permit Fee	40-
Water Leaders			TOTAL FEE	144-
Trailer Space			INSPECTOR'S REPORT	
Swim Pool			Gas Piping	
Indirect Wastes	1	4-	Approved	<u>A 2580</u>
Drywell			By	<u>[Signature]</u>
Backflow Preventer			Partial	
<u>Survey MOPSK</u>	1	6-	Approved	
<u>PREP SINK</u>	1	6-	By	<u>[Signature]</u>
<u>GREASE TRAP</u>	1	30-	Excl. <u>[Signature]</u>	Rough
TOTAL 1,000 G.V.			Approved	4-21-86
<u>Construction & San. held</u>			By	<u>[Signature]</u>
<u>to 69 only OK 42080/5</u>			Finish	
<u>San. under water to the end E 2nd</u>			Approved	<u>A 2580</u>
<u>of property 42080/5</u>			By	<u>[Signature]</u>



City of San Jose
Department of City Planning and Building

OFFICE OF CHIEF BUILDING OFFICIAL
 801 NORTH FIRST STREET, ROOM 200
 SAN JOSE, CA 95110
 (408) 277-4541

Application for Permits

WHEN THE PERMIT ON THE BACK SIDE IS PROPERLY FILLED OUT AND SIGNED THIS WILL BE YOUR APPLICATION FOR A PERMIT

APPLICANT MUST ACKNOWLEDGE READING BY SIGNING BELOW. THIS PERMIT WILL EXPIRE IF WORK IS NOT STARTED IN 180 DAYS FROM THE DATE OF ISSUANCE AND IF SUBSTANTIAL PROGRESS HAS NOT BEEN MADE AND VERIFIED BY AN INSPECTION EVERY 180 DAYS. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED AND WRITTEN APPROVAL HAS BEEN DOCUMENTED ON THE JOB COPY OF THIS PERMIT. THE ISSUANCE OF A PERMIT SHALL NOT CONSTITUTE AN APPROVAL OF ANY VIOLATION OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES. ANY PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATIONS OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES WILL BE INVALID. CITY CODES DO NOT EXEMPT YOU FROM COMPLIANCE WITH ANY DEED RESTRICTIONS OR RESTRICTIONS OF YOUR HOMEOWNERS ASSOCIATION. THESE RESTRICTIONS MAY LIMIT OR PROHIBIT WHAT YOU MAY WISH TO DO ON YOUR PROPERTY.

DATE: 8-12-93 SIGN: [Signature]

FOR OFFICE USE ONLY BELOW

SITUS INFORMATION: BARCLAY MAP COORDINATES PG ___ VT ___ HZ ___
 ADDRESS IS IN CITY () YES () NO ANNEXATION NO. ___
 USE ZONE ___ () FLOOD ZONE () GEO-HAZARD () HISTORICAL
 TRACT NO. ___ LOT NO. ___ APN NO. ___
 ENTERPRISE ZONE () YES () NO
 () EASEMENTS: FRONT
 BACK
 SIDES

BUILDING PERMIT CONFIRMED () # ___ INT: NOT REQ'D

SPECIAL CONDITIONS:

OH to VG
"Billboard"

PERMIT FEE CALCULATION VALUATION \$

() NEW () SFR () DUPLEX OCC. GROUP ___
 () ADDITION () APARTMENT CONST. TYPE ___ () AFES
 () ALTERATION () CONDOMINIUM STORIES ___
 () REPAIR () TOWNHOMES () EMERGENCY ELECTRIC
 () MOVE () COMMERCIAL () SPECIAL INSPECTION
 () DEMOLISH () INDUSTRIAL () FULL HC () EQ FAC () HARDSHIP
 () OTHER () INST () EDUC PLANNING # ___

READY TO ISSUE: () BLDG () MECH () PLUMB () ELECT
 PERSON AUTHORIZING: [Signature]

PERMITS ISSUED: () BUILDING () ELECTRICAL () MECHANICAL () PLUMBING

APPLICATION DATE: 8.12.93 PC # ___

PERMIT DATE: 8.16.93 PERMIT # E9336782

INSPECTION AREA 5 ISSUANCE PERSON [Signature]

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT BUSINESS NAME: PATRICK MEDIA/O'Connor & Son ELECT
 PROJECT ADDRESS BLDG # APT/SUITE # ZIP CODE
1536 WEST SAN CARLOS ST

DESCRIBE SCOPE OF WORK: SERVICE CHANGE OVERHEAD TO UNDERGROUND

TOTAL VALUATION (INCLUDING LABOR, MATERIALS, ETC.) \$

LIST SQ FT OF FLOOR AREAS ITEMIZE ITEMS BELOW
 OCCUPIED GARAGE OTHER #BDRMS #UNITS #PARKING SPACES
 EXISTING: _____
 NEW: _____

NUMBER	ELECTRICAL PERMIT ITEMIZATION		NUMBER
	RECEPTACLES-120V SWITCHES	TRANSFORMERS/KVA	
	INCAND FIXTURES		
	FLOOR FIXTURES		
	HID FIXTURES	TEMPORARY POWER POLE	O YES O NO
	TRACK LIGHTS-FT		NEW EXIST
	RES. APPLIANCES	SERVICE RATING IN AMPS	<u>30</u> <u>30</u>
	NON RES APPLIANCES	SERVICE RACEWAY SIZE	
	PANELS/CABINETS	SERVICE WIRE SIZE	
	INGROUND POOL/SPAS	TOTAL LOAD IN AMPS	
	PORTABLE/SPA	VOLTAGE/PHASE	
	MOTOR/HP	# OF METERS	<u>1</u> <u>1</u>

NUMBER	MECHANICAL PERMIT ITEMIZATION		NUMBER
		BTU	
	RANGE	HOODS	
	WALL HEATER	FLUE/VENT	
	OVEN	CHIMNEY	
	BLOWER FURNACE	HIGH PRESSURE DUCT	
	SUSPENDED UNIT	LOW PRESSURE DUCT	
	BOILER	ENVIRONMENTAL DUCT	
	AC COOLING SYSTEM	INDIRECT WASTE	
	HEAT PUMP	FIRE DAMPERS	
	FAN COIL		
	EVAPORATIVE COOLER		
		GAS PIPING	
		NO LINES	OUTLETS
		SIZE	DISTANCE

NUMBER	PLUMBING PERMIT ITEMIZATION		NUMBER
	WATER HEATER	INDIRECT WASTE	
	WATER CLOSET	DRYWELLS	
	BATH TUBS	BACKFLOW PREVENTERS	
	SHOWERS	AREA DRAINS	
	LAVATORIES	WATER LEADERS	
	KITCHEN SINKS	SWIMMING POOLS	
	DISH WASHERS		
	WASTE DISPOSALS		
	WASH TRAYS	MAIN DRAINS	
	WASHING MACHINES	SIZE	MATERIAL
	WATER TREAT. EQUIP	TO	
	SINKS	BAIN WATER LEADERS	
	DENTAL UNITS	SIZE	MATERIAL
	DRINKING FOUNTAINS	TO	
	FLOOR DRAINS	WATER SYSTEM	
	FLOOR SINKS	SIZE	MATERIAL
	GREASE TRAPS	GAS PIPING	
	URINALS	NO LINES	OUTLETS
		SIZE	DISTANCE

BUILDING PROJECT IDENTIFICATION
PLEASE PRINT

Project Address: 1536 WEST SAN CARLOS ST
Applicant's Name: O'CONNOR SON Phone: _____
Mailing Address: 575 DE SAN MATEO OR 95128
Owner's Name: PATRICK Phone: _____
Mailing Address: 1601 MARITIME ST OAK
Contractor's Name: SAMUE Phone: _____
Mailing Address: _____
Architect/Engineer: _____ License No.: _____
Mailing Address: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Business License: 040481 CA License: 572626 Class: C/D
Termite Operator No.: _____ Registered Company No.: _____
Contractor's Signature: _____ Date: 8-12-93

OWNER-BUILDER DECLARATION

Section 7031.5 I hereby affirm that I am exempt from the Contractors License Laws for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

Section 7044 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale).

Section 7044 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law):

I am exempt under Sec. _____, Business and Professions Code for this reason: _____

Owner: _____ Date: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec 3800, Labor Code).

Policy No.: _____ Company: _____

Certified copy is hereby furnished
 Certified copy is filed with the City building inspection department.

Applicant: _____ Date: _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or Less). I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant: _____ Date: 8-12-93

NOTICE TO APPLICANT If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed-revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: _____

Lender's Address: _____

CERTIFICATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Applicant: _____ Date: 8-12-93



City of San Jose

Department of City Planning and Building

OFFICE OF CHIEF BUILDING OFFICIAL
801 NORTH FIRST STREET, ROOM 200
SAN JOSE, CA 95110
(408) 277-4541

Application for Permits

WHEN THE PERMIT ON THE BACK SIDE IS PROPERLY FILLED OUT AND SIGNED THIS WILL BE YOUR APPLICATION FOR A PERMIT

APPLICANT MUST ACKNOWLEDGE READING BY SIGNING BELOW. THIS PERMIT WILL EXPIRE IF WORK IS NOT STARTED IN 180 DAYS FROM THE DATE OF ISSUANCE AND IF SUBSTANTIAL PROGRESS HAS NOT BEEN MADE AND VERIFIED BY AN INSPECTION EVERY 180 DAYS. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED AND WRITTEN APPROVAL HAS BEEN DOCUMENTED ON THE JOB COPY OF THIS PERMIT.

DATE: 8-12-93 SIGN: [Signature]

FOR OFFICE USE ONLY BELOW

SITUS INFORMATION: BARCLAY MAP COORDINATES PG VT HZ
ADDRESS IS IN CITY () YES () NO ANNEXATION NO.
USE ZONE () FLOOD ZONE () GEO-HAZARD () HISTORICAL
TRACT NO. LOT NO. APN NO.
ENTERPRISE ZONE () YES () NO
() EASEMENTS: FRONT BACK SIDES

BUILDING PERMIT CONFIRMED () # () NOT REQ'D

SPECIAL CONDITIONS:

OH to VG
"Billboard"

PERMIT FEE CALCULATION VALUATION \$

() NEW () SFR () DUPLEX OCC. GROUP
() ADDITION () APARTMENT CONST. TYPE () AFES
() ALTERATION () CONDOMINIUM STORIES
() REPAIR () TOWNHOMES () EMERGENCY/ELECTRIC
() MOVE () COMMERCIAL () SPECIAL INSPECTION
() DEMOLISH () INDUSTRIAL () FULL HC () EQ FAC () HARDSHIP
() OTHER () INST () EDUC PLANNING #

READY TO ISSUE: () BLDG () MECH () PLUMB () ELECT
PERSON AUTHORIZING

PERMITS ISSUED: () BUILDING () ELECTRICAL () MECHANICAL () PLUMBING

APPLICATION DATE: 8.12.93 PC #

PERMIT DATE: 8.16.93 PERMIT # E9336782

INSPECTION AREA 5 ISSUANCE PERSON [Signature]

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT BUSINESS NAME: PATRICK MEDIA/O'CONNOR & SON ELECT
PROJECT ADDRESS: 1536 WEST SAN CARLOS ST
BLDG # APT/SUITE # ZIP CODE

DESCRIBE SCOPE OF WORK: SERVICE CHANGE OVERHEAD TO UNDERGROUND

TOTAL VALUATION (INCLUDING LABOR, MATERIALS, ETC.) \$

LIST SQ FT OF FLOOR AREAS ITEMIZE ITEMS BELOW
OCCUPIED GARAGE OTHER #BDRMS #UNITS #PARKING SPACES

EXISTING:
NEW:

Table with columns: NUMBER, ELECTRICAL PERMIT ITEMIZATION, NUMBER. Rows include: RECEPTACLES, SWITCHES, INCAND FIXTURES, FLUOR FIXTURES, HID FIXTURES, TRACK LIGHTS-FT, RES. APPLIANCES, NON RES APPLIANCES, PANELS/CABINETS, INGROUND POOL/SPAS, PORTABLE/SPA, MOTOR/HP, TRANSFORMERS, TEMPORARY POWER POLE, SERVICE RATING IN AMPS, SERVICE RACEWAY SIZE, SERVICE WIRE SIZE, TOTAL LOAD IN AMPS, VOLTAGE/PHASE, # OF METERS.

Table with columns: NUMBER, MECHANICAL PERMIT ITEMIZATION, NUMBER. Rows include: RANGE, WALL HEATER, OVEN, BLOWER FURNACE, SUSPENDED UNIT, BOILER, AC COOLING SYSTEM, HEAT PUMP, FAN COIL, EVAPORATIVE COOLER, BTU, HOODS, FLUE/VENT, CHIMNEY, HIGH PRESSURE DUCT, LOW PRESSURE DUCT, ENVIRONMENTAL DUCT, INDIRECT WASTE, FIRE DAMPERS, GAS PIPING, NO LINES, OUTLETS, SIZE, DISTANCE.

Table with columns: NUMBER, PLUMBING PERMIT ITEMIZATION, NUMBER. Rows include: WATER HEATER, WATER CLOSET, BATH TUBS, SHOWERS, LAVATORIES, KITCHEN SINKS, DISH WASHERS, WASTE DISPOSALS, WASH TRAYS, WASHING MACHINES, WATER TREAT. EQUIP, SINKS, DENTAL UNITS, DRINKING FOUNTAINS, FLOOR DRAINS, FLOOR SINKS, GREASE TRAPS, URINALS, INDIRECT WASTE, DRYWELLS, BACKFLOW PREVENTERS, AREA DRAINS, WATER LEADERS, SWIMMING POOLS, MAIN DRAINS, SIZE, MATERIAL, TO, RAIN WATER LEADERS, SIZE, MATERIAL, TO, WATER SYSTEM, SIZE, MATERIAL, GAS PIPING, NO LINES, OUTLETS, SIZE, DISTANCE.

1536 West San Carlos

Building Permit Confirmed
Not Required

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 7-19-93 19 93 Permit No. E 9335105-5

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 428850 is in full force and effect and properly authorizes this application.

San Jose City Business License # 018377493

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California. *M.H.*

OWNER HERSCHE

ADDRESS 1536 WEST-SAN-CARLOS

USE OF BUILDING COMM. REST.

~~FILED~~ Michael Bellrose ELE. SIGNED *[Signature]*

280-201n

277-4354

ITEMIZE THE FOLLOWING

New Old

Outlets	_____	Panels, Cabinets	_____	Size Service Conduit	2"	2"
Switches	_____	Switchboards	_____	Size Service Wires	3/0	3/0
Receptacles	_____	Panelboards	_____	Size Service Switch	200	200
Fixtures	_____	Festoon Lamps	_____	Size Sub Feed Conduit	_____	_____
Mercury Lamps	_____	Dryers	_____ KW	Size Sub Feed Wires	_____	_____
Ranges	_____ KW	Heaters	_____ KW	Number of Circuits	_____	_____
Signs	_____	Transformers	_____	Number of Meters	_____	1
HP	_____	Phase	_____	Ampere Loads	150	Lighting
Miscellaneous	UNDERGROUND CONVERSION					

Rough Inspection _____ By [Signature]

Final Inspection 10/26/02 By [Signature]

Remarks: _____

280-201n

1536 W. San Carlos St.

City of San Jose

Neighborhood Preservation

Building Inspection

APPLICATION FOR BUILT-UP REROOFING PERMIT

Permit No. B-9436416

Date 5-22-82 13 MAY 1982

Application is hereby made for a permit to reroof a Single story building used as a RESTAURANT located at 1536 West SAN CARLOS ST

in accordance with specifications on reverse side.

Estimated Value of Improvements 2000.00

Owner Bert Bern's Address 1245 S. Winchester

Telephone No. 248-1440

Contractor Craftsmen Roofing Address 1412 Dentwood Dr

By _____ Telephone No. 267-2115

Tear Off Inspection _____

Progress Inspection _____

Final Inspection _____

EXPIRED

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant: _____ as owner statement filed 421019
Applicant attests that his State of California Contractor's License # 009003294
is in full force and effect and properly authorizes this application. 009003294
San Jose City Business License # _____

WV/JS
0

BUILT UP ROOF COVERING

ALL APPLICABLE INFORMATION MUST BE COMPLETED BEFORE A PERMIT MAY BE ISSUED

- THE EXISTING ROOF COVER IS TO REMAIN.
 - THE EXISTING ROOF COVER IS TO BE REMOVED.
 - GRAVEL SURFACE SMOOTH SURFACE.
- TOTAL NO. OF EXISTING ROOF COVERS IS _____

NEW ROOF COVER SPECIFICATIONS:

1. FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
2. REPLACE ALL DAMAGED SHEATHING.
3. REPLACE ALL RUSTY METAL OR VENTS.
4. RAISE ALL JACKS, FLASHINGS AND EQUIPMENT.
5. PRIME METAL AND MASONRY.
6. ALL ANGLES TO BE ASBESTOS FINISH.

MANUFACTURER _____
SPEC. NO. _____ U.L. CLASS _____
ROOF SLOPE 1 IN 12" TOTAL SQUARES 26
RIGID INSULATION _____
BASE SHEET 30 LB. Fiberglass PLUS _____
2 PLIES OF 18 LB. Fiberglass
USING _____ LB. MOPPINGS PER PLY _____
FLOOD COAT 100 LBS. GLAZE COAT _____ LBS.
GRAVEL 400 LBS _____
CAP SHEET _____ LB. _____

CALL FOR PROGRESS INSPECTION & FINAL INSPECTION

CITY OF SAN JOSE
BUILDING PERMIT
BUILDING PROJECT IDENTIFICATION
 (PLEASE PRINT)

PERMIT NO B-9436416
 DATE 13 MAY 04
 Project Address: 1536 West SAN CARLOS ST
 Applicant's Name: _____ Phone: _____
 Mailing Address: _____ Phone: 248-1440
 Owner's Name: Bert Berns
 Mailing Address: 245 S Winchester #501 304 San Jose 95118
 Contractor's Name: C.A. Smev Builders Phone: 267-2115
 Mailing Address: 1412 Dentwood Dr San Jose CA 95118
 Architect/Engineer: _____ License No.: _____
 Mailing Address: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Business License: 09003294 CA License: 474019 Class: C-39
 Termite Operator No.: _____ Registered Company No.: _____ Date: 5-2-94
 Contractor's Signature: [Signature]

OWNER-BUILDER DECLARATION

Section 7031.5 I hereby affirm that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

Section 7044 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale).

Section 7044 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law):

I am exempt under Sec. _____, Business and Professions Code for this reason: _____

Owner: _____ Date: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec 3800, Labor Code).

Policy No.: _____ Company: _____

Certified copy is hereby furnished.
 Certified copy is filed with the City building inspection department.

Applicant: _____ Date: _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant: [Signature] Date: 5-2-94

NOTICE TO APPLICANT If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
 Lender's Name: _____

Lender's Address: _____

CERTIFICATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Applicant: [Signature] Date: 5-2-94

THE FOLLOWING FORM IS MANDATED BY SECTION 19831
OF THE HEALTH AND SAFETY CODE OF THE STATE OF
CALIFORNIA.

ATTENTION PROPERTY OWNER OF: _____

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement [yes () no ()].
2. I [have () have not ()] signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____
Address _____ City _____
Phone _____ Contractor's License No. _____

1. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name _____
Address _____ City _____
Phone _____ Contractor's License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Signed: _____

Print Name: _____

Date: _____

City Of San Jose Building Permit

PERMIT #: P02-045036

Issuance Date: 6/4/02 Issued By: AT

PROJECT ADDRESS: 1536 W. San Carlos St. (Please print clearly and fill in all that apply)

ASSESSOR PARCEL # 277-18-020 CITY: San Jose/Santa Clara County

APPLICANTS NAME: CALIFORNIA WATER CONSERVATION CO ARCHITECT ENGINEER

MAILING ADDRESS: _____ LICENSE/REGISTRATION #: _____

CITY/STATE/ZIP: _____ NAME: _____

PHONE #: () _____ FAX #: () _____ COMPANY NAME: _____

E-MAIL ADDRESS: _____ MAILING ADDRESS: _____

TENANT COMPANY NAME: _____ CITY/STATE/ZIP: _____

OWNERS NAME: _____ PHONE #: () _____ FAX #: () _____

PHONE #: () _____ FAX #: () _____ E-MAIL ADDRESS: _____

(Jurisdictions may require written approval from the owner)

PROJECT CONTACT PERSON: ROBERT KROEGER PHONE #: (408) 227-5557 FAX #: (408) 227-5599

ADDRESS: 32 RANCHO DR SAN JOSE, CA 95111 E-MAIL ADDRESS: KROEGER@AOL.COM

LICENSE #: 706798 CONTRACTOR LIC. CLASS(ES): _____ PHONE #: (408) 227-5557

COMPANY NAME: CALIFORNIA WATER CONSERVATION CO FAX #: (408) 227-5599

ADDRESS: 32 RANCHO DR E-MAIL ADDRESS: _____

CITY/STATE/ZIP: SAN JOSE, CA 95111 BUSINESS LIC #: 108754431

Licensed Contractors Declaration: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division of the Business and Professions Code, and my license is in full force and effect. Date: _____ Contractor Signature: _____

Owner-Builder Declaration: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9, (commencing with Sect 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 704 Business and Professions Code: The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as owner of property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____, B & P.C. for this reason _____

Date: _____ Owner Signature: _____

Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3703 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3709 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

CALIFORNIA STATE COMPENSATION INSURANCE FUND (INSURING) 373-0007783

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any state, territory or possession subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3709 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant Signature: _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney fees.

Construction Lending Agency Declaration: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name: _____ Lender's Address: _____

I Certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Agent: ROBERT KROEGER Date: _____

Printed Name of Applicant Agent: ROBERT KROEGER

COMMERCIAL ULTRA-LOW FLUSH TOILET RETROFIT PROGRAM PARTICIPANTS RELEASE AND WAIVER AGREEMENT

Please print in black ink for each property.
Fill out all boxes except shaded boxes.

RPU1

CWCC# CI-1266

1 PARTICIPANT AND WORKSITE INFORMATION

Business Name: WINKY NOODLE HOUSE Owner Name: JUDY NGUYEN
 Bus. Address: 1536 W. SAN CARLOS ST Unit: _____ City: S.J.
 Zip Code: 95126 Bus. Phone #: (408) 929-3838 Bus. Hours: 10-9
 Total # Toilets on Site: 2 Total # Toilets to be Changed: 2
 Type of Bus: Restaurant Food Store Gas Stn Retail/Wholesale

2 RELEASE AND WAIVER

277-18-020

I, _____ CERTIFY THAT I am the owner/legal representative of the property at
 (PRINT NAME of owner or legal representative) the above listed worksite and that all given statements are true and
 correct to the best of my knowledge. I have read and understand both pages of this RELEASE AND WAIVER,
 and agree to all terms and conditions listed on the back page of this agreement. I further agree that I will be
 responsible for any work beyond a standard toilet retrofit.

Judy Nguyen _____ *4-22-02*
 SIGNATURE of owner or legal representative Date

3 PRE-INSTALLATION INSPECTION

Appmt Date: 4/22 Time: 9-10:30 With: JUDY Tel: 292-3838
 Non-ULFT: Yes No ① Water Pressure: Yes No ①
 Type of Toilet: Gravity Pressure Flushometer Floor Flushometer Wall
 Rough-In: 12" 10" Shape: ADA Elong Round
 Permit: _____ Standard Installation Need Add'l Work

History of Frequent Flushing Problem & Other Notes:
The mens Bathroom already has 1.6. Tank??
will see about installing one PRESSOR Flush. only

Permit Fee Authorization (For City of San Jose Use ONLY)
 As an authorized official of the City of San Jose Planning, Building and Code Enforcement Dept., I designate the amount of \$ 7700 to be charged for total
 permit fees for this applicant of City San Jose Environmental Service Dept. & Santa Clara Valley Water District's Commercial Ultra-Low Flush Toilet Retrofit Program.

Benj Kane _____ *5/13/02*
 Authorized Signature Title Date

Data Entry By: GM Date: 4-24-02

Permit Record

PLUMBING

Permit #: 2002-045036-CI

Project Location: 1536 W SAN CARLOS ST



Permit Date:	6/5/02	Folder:	CI-Restaurant-Sub-Trades Only	Inspection Area:	12
Permit Approvals Granted:	Plumbing (Complete) - Complete		Associated Permits:		
Description:	R/R TOILET(S) AT SAME LOCATION(S)				

PEOPLE:

Applicant:	CALIF WATER CONSERVATION CO	Contractor:	CALIF WATER CONSERVATION CO	Permit Tech:	Anthony Thornberry
Owner:	HERSCH BERT C TRUSTEE	Tenant:			

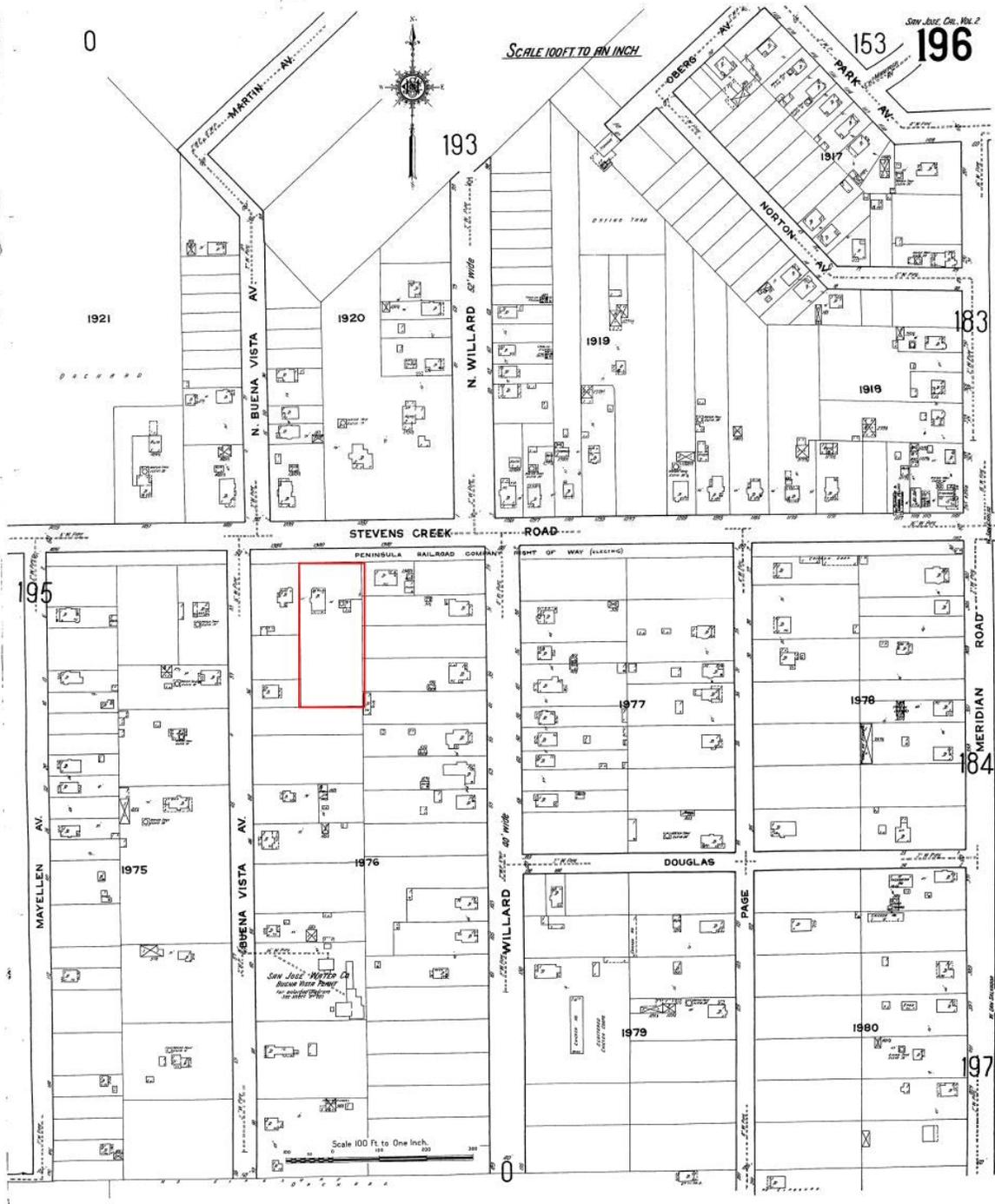
Conditions:	Water Efficiency Program
--------------------	--------------------------

PROCESSES:

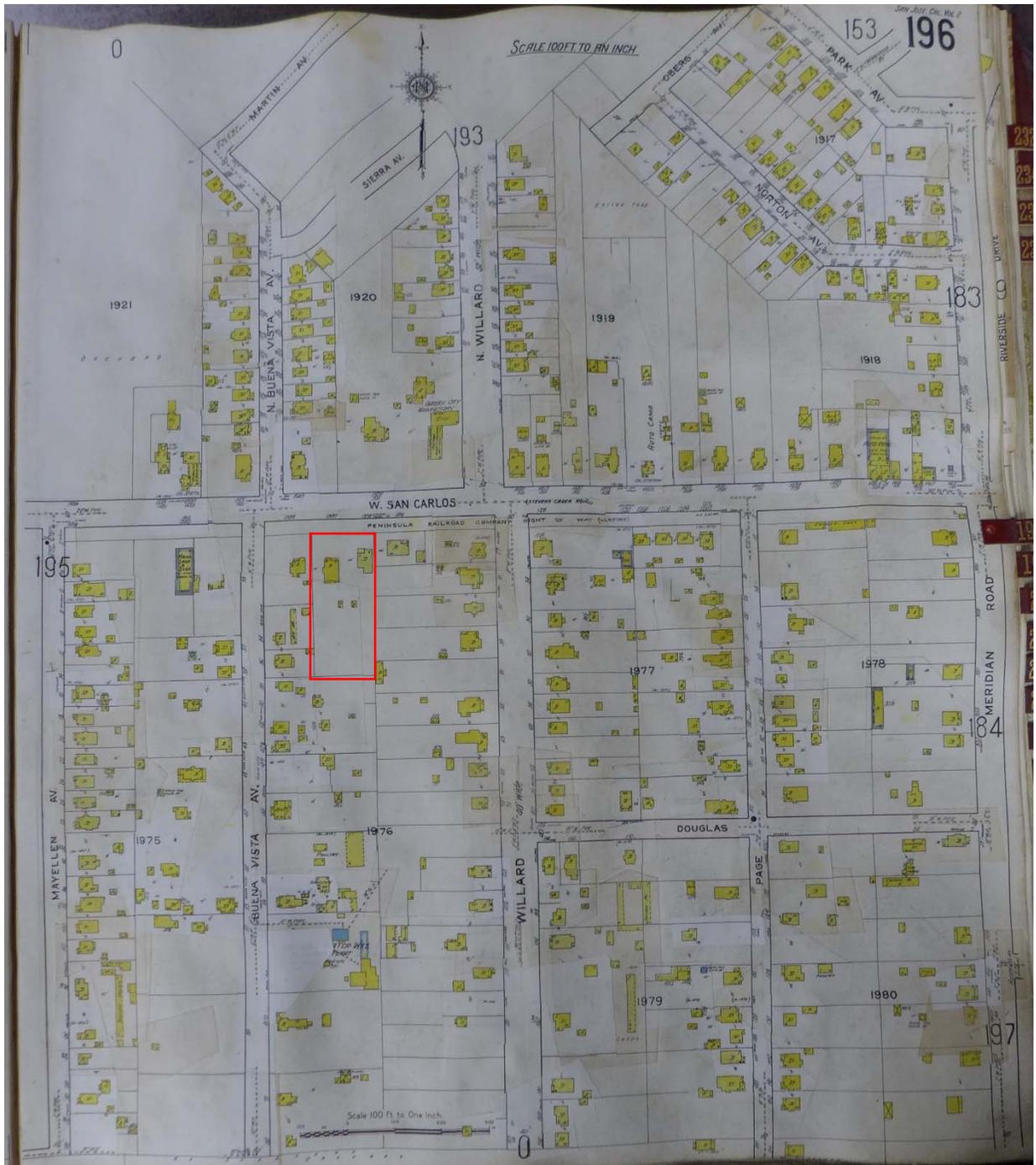
Process	Scheduled Date	Assigned	Comment	Status
Application Received	6/4/02	Permit Specialist		Closed
Issuance Review	6/4/02	Permit Specialist		Closed
Plumbing Final				
Status Change	6/4/02	Anthony Thornberry	Intake/Technical Review	Closed
Status Change	6/4/02	Anthony Thornberry	Technical Review/Ready to Issue	Closed
Status Change	6/5/02	Thao Do	Ready to Issue/Under Inspection	Closed

FIXTURES:

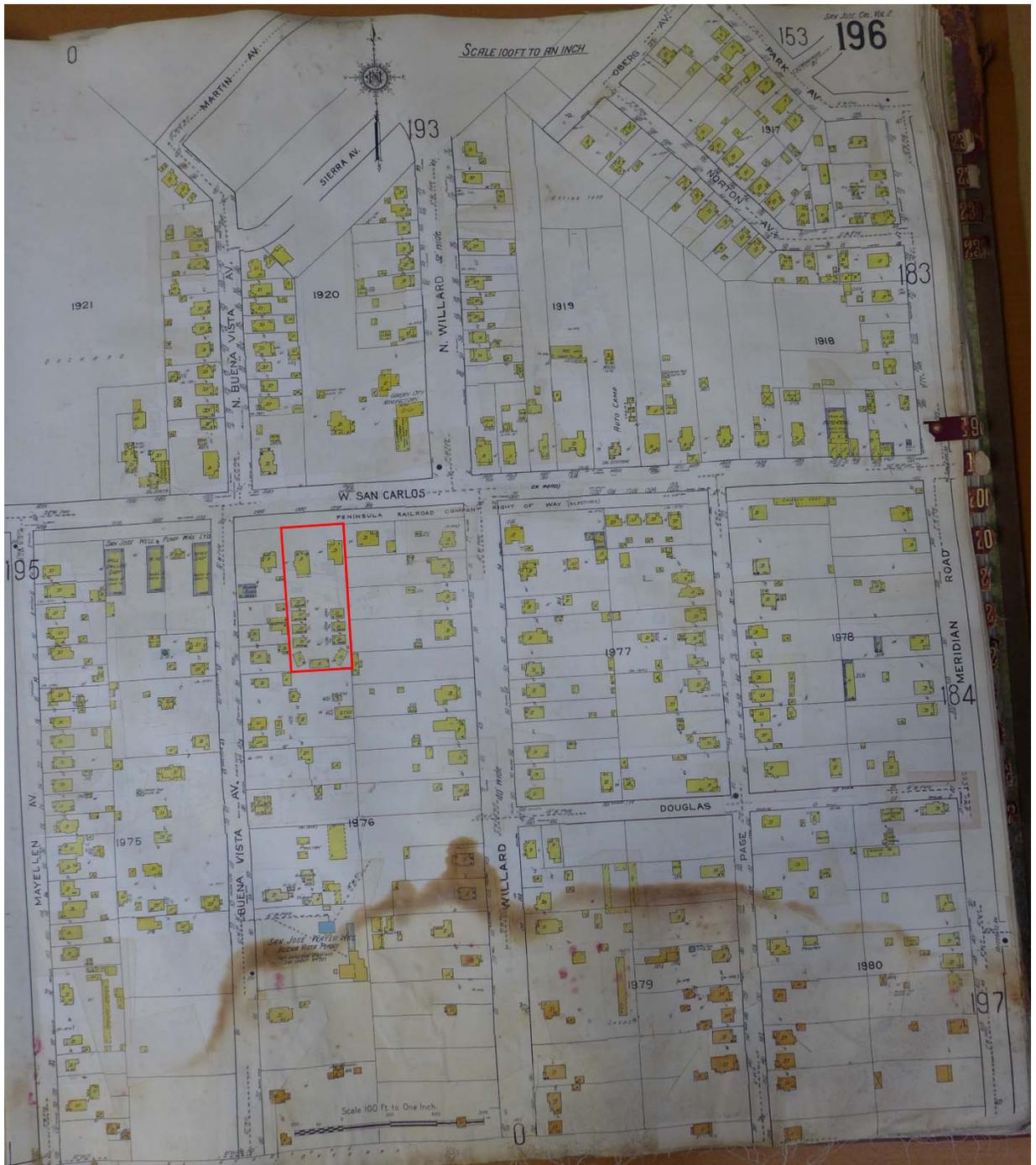
Fixture	Size	Unit	Quantity	Remarks
Fixture, Single Replacement		Each	1	



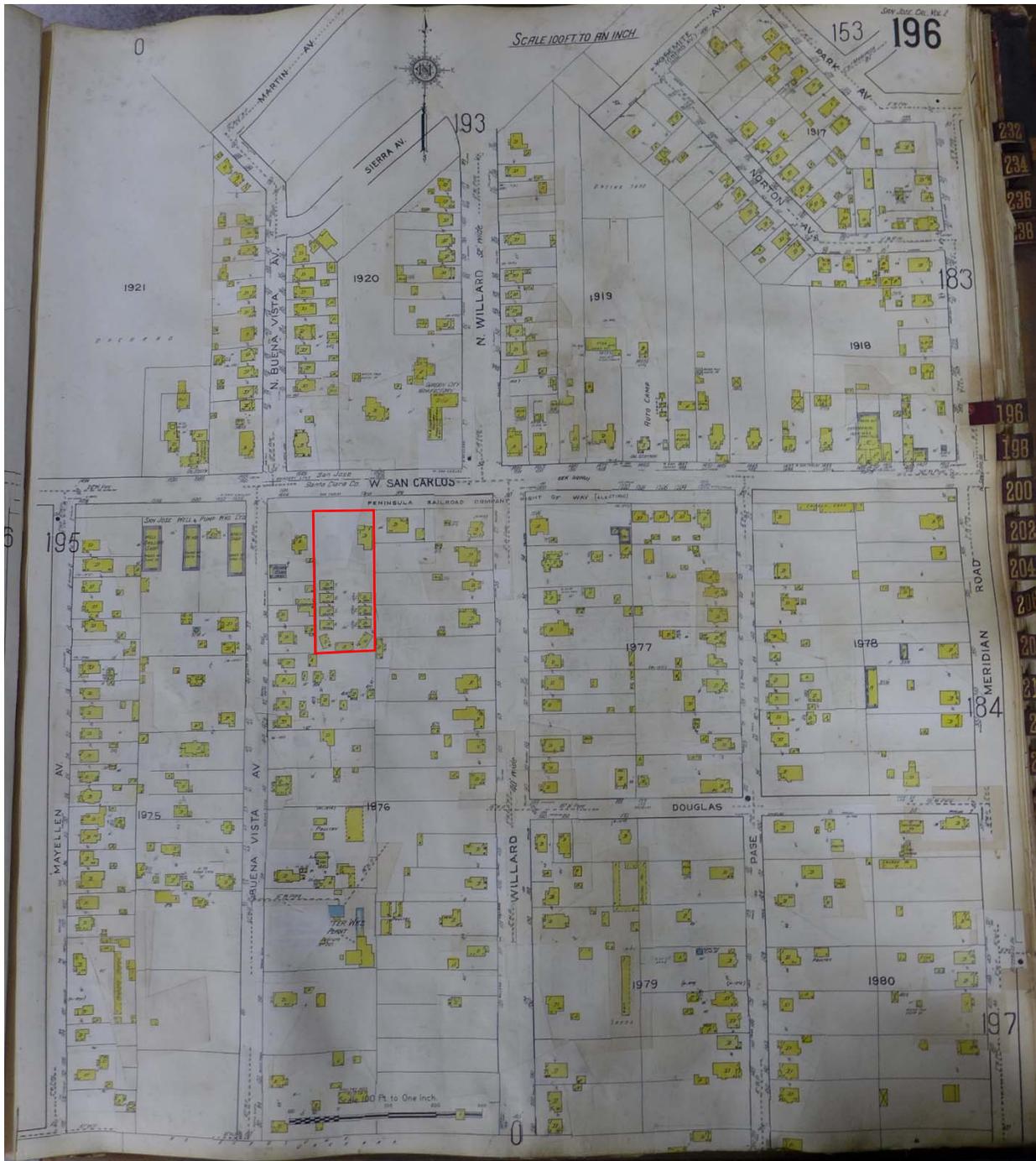
1915 Sanborn Map, Vol. 2 Sheet 196.



1930 Sanborn Map, Vol. 2 Sheet 196.



1932 Sanborn Map, Vol. 2 Sheet 196.



1934 Sanborn Map, Vol. 2 Sheet 196.



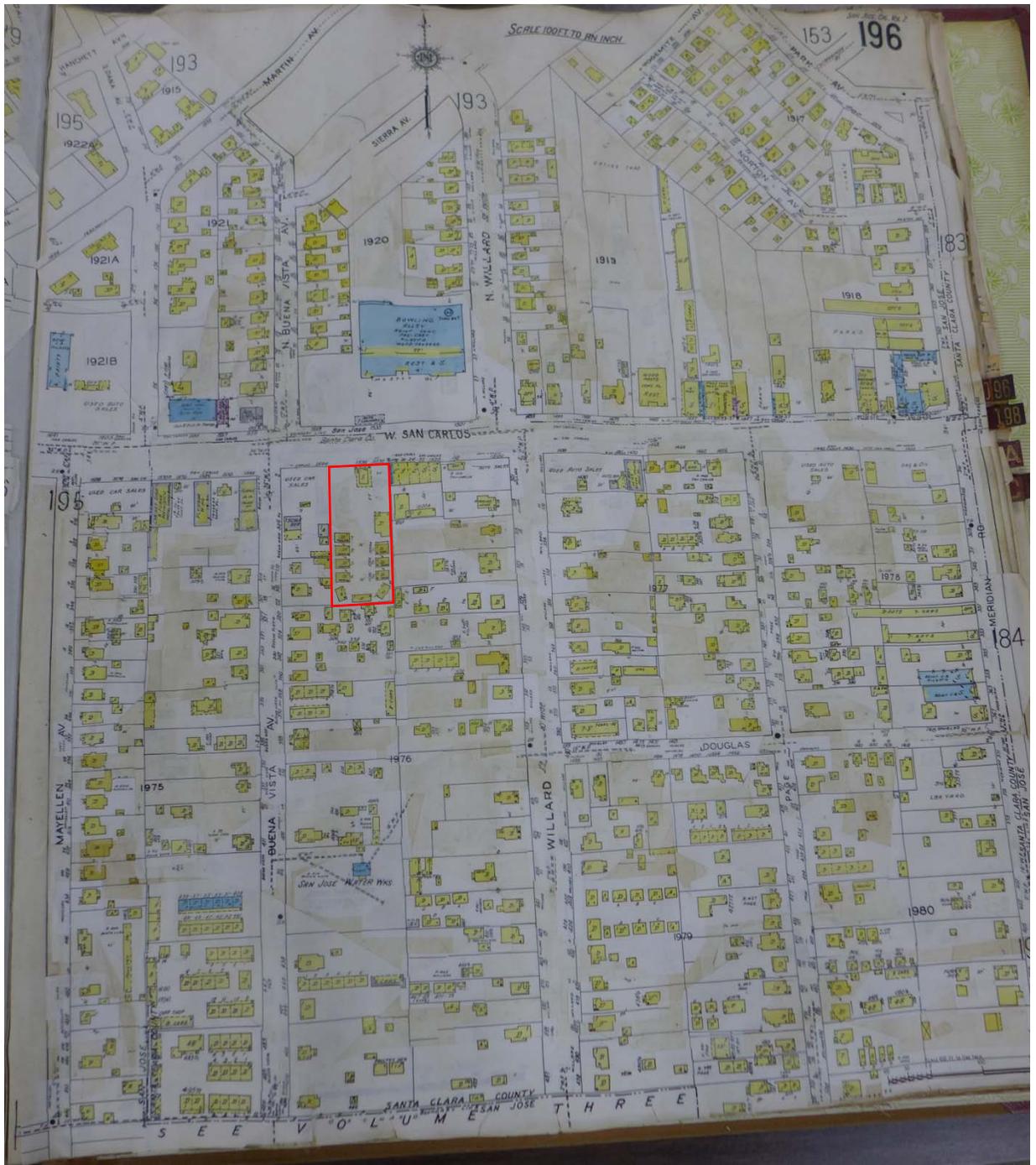
1950 Sanborn Map, Vol. 2 Sheet 196.



1955 Sanborn Map, Vol. 2 Sheet 196.



1957 Sanborn Map, Vol. 2 Sheet 196.



1958 Sanborn Map, Vol. 2 Sheet 196.



1966 Sanborn Map, Vol. 2 Sheet 196.

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 17 *Resource Name or #: (Assigned by recorder) 1530 West San Carlos Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1530 West San Carlos Street City San Jose 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, decimal degrees, etc., as appropriate)

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

Eight buildings, seven of which are identical are located behind a fence at 1530 W. San Carlos Street. The seven identical bungalow structures are divided in two groups facing an interior drive – three bungalows sit east of the central drive while four sit to the west. At the northeast corner of this grouping of structures is a larger craftsman style bungalow that features a front porch on the north façade.

Small Bungalows: Seven of the eight rear residential units are identical. The only visible exterior modification to any of the structures is Unit #7, which does not retain the original wood-sash windows like the other seven units, but features vinyl-sash windows. For brevity, one of the seven units has been described below. The description applies to all seven bungalows. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) _____

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

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

Looking SE at bungalow units 4-7, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1925 & ca. 1932, Santa Clara Assessor's Office and Sanborn maps

*P7. Owner and Address: _____

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

TreanorHL
460 Bush Street San Francisco, CA

*P9. Date Recorded: April 19, 2019

*P10. Survey Type: (Describe)

Intensive survey

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



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

TreanorHL, 1530-1536 West San Carlos Street, Sn Jose, CA, Historic Resources Evaluation – Draft, April 19, 2019; Updated July 29, 2019.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California  The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

*Resource Name or # (Assigned by recorder) 1530 West San Carlos Street *NRHP Status Code _____
 Page 2 of 17

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: Craftsman and Spanish Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 The larger Craftsman style dwelling was constructed in 1925 near West San Carlos Street, and moved towards south to its current location by 1955. The bungalow court (seven detached units and three garages) was constructed in 1932.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____
 *B10. Significance: Theme _____ Area _____
 Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Site History

The earliest Sanborn map from 1915 shows a single dwelling and water tank on the property which is identified by its first address of 1380 Stevens Creek Road. Fifteen years later the water tank had been demolished and a new single-family dwelling replaced it. Also, two new accessory structures are visible on the Sanborn map, presumably one for each of the dwellings on the site. The addresses of the buildings on the site are 1378 and 1380 W. San Carlos Street. This indicates the lot has been subdivided. Two years later, in 1932, the Sanborn map shows that seven detached units and three garage structures were constructed on the southern end of the subject property. The buildings were arranged around a central court in a "U". The addresses of the new units are associated with the 1378 address. The two single-family dwellings remain on the site fronting W. San Carlos Street while the accessory structures have been demolished. The 1934 Sanborn map indicates the western (and first) single-family house on the site has been demolished. Left on the site are the single-family house at 1378 W. San Carlos Street with its seven bungalow units and three garage structures. (See Continuation Sheet.)

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

*B12. References:
 See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
 *Date of Evaluation: July 29, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

Page 3 of 17

*P3a. Description, Continued:

The one-story, residential bungalow with Spanish Revival detailing is rectangular in plan and features a full-height basement. The wood-frame building has stucco cladding and a moderately-pitched, asphalt shingle-clad, hipped roof with a modest eave overhang. The stucco cladding has a California finish. The primary window type is wood-sash, one-over-one, single-hung with an ogee detail. An entry porch accessed by concrete steps is off a side façade and features a full-height decorative arched opening. A similar window-sized opening is present at the porch. The entry porch is within the rectangular footprint of the building. The front façade features a window-sized decorative arched opening at the porch and a grouping of three windows – a fixed window is flanked on each side by a single-hung window. The upper sash of the single-hung window has four lites. Two single-hung windows, two louvered vents and the full-height decorative arched opening leading to the covered porch are visible on the north façade. Three single-hung windows are present on the south façade. A single door and two single-hung windows are visible on the rear façade. At the eaves, wood rafter tails are exposed. A bulkhead, on the rear of the building, with a single wood door provides access to the concrete steps that lead to the full-height basement. The basement features concrete floors and walls.

Larger Craftsman Bungalow

This one-story, Craftsman bungalow house is irregular in plan. The wood-frame building has stucco cladding and an asphalt shingle-clad, hipped roof with deep eave overhangs. The primary window type is a mix of wood-sash, one-over-one, double-hung with ogee detailing and wood-sash casement. Several large wood-sash fixed windows are present around the building. A partial-width entry porch with massive stucco-clad decorative columns shelters the main entrance, which consists of a wood door with a multi-lite glazed panel. Notable features include the enclosed wide eave overhangs, a horizontal stucco-clad band just below the eave line that encircles the building and two chimneys. The chimneys feature simple geometric details near the top. Vents at the foundation are covered with wood grilles.

The northern end of the west façade is the main entrance to the house. Just south of the entry porch is an exterior stucco-clad chimney which is flanked by a pair of casement windows. A recessed, partially covered porch has a single wood door with a multi-lite panel and sidelights. Concrete steps lead up to the porch area. The wood sidelights have a similar glazing configuration and size to the door they flank. At the southern end of this side of the building is a grouping of three identical double-hung windows. A pair of double-hung windows is also present on portion of this façade that is set back at the southern end.

The north façade (street facing) of the house features two groupings of the windows. Each group of windows includes a large fixed window flanked on each side by a multi-lite casement window. These groupings of three windows are separated by wood pilasters. The covered entry porch on the west side of this façade features large stucco-clad decorative columns. The upper octagonal portion of the columns features a floral motif. The base of the columns is square and lacks detailing except for a simple projecting band at the top. Non-original metal railings adorn each side of the concrete entry steps and a wooden ramp has been added for accessibility.

The southern façade features three pairs of wood-sash double-hung windows, a single double-hung window and a contemporary paneled door. An interior stucco-clad chimney is visible at approximately the center of this façade.

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

Page 4 of 17

***P3a. Description, Continued:**

Vegetation covers most of the east façade. However, several pairs of double-hung windows are visible along the length of this side of the building.

Garages

Three single-story, stucco-clad garage structures occupy the southern end of the site. Two three-car garage structures flank a four-car structure. The side buildings are angled in relation to the larger garage and feature wood side-hinge doors at each single-car opening. Shaped parapets adorn the front of the structures and are emphasized by a slightly projecting band at the top. The larger four-car garage no longer retains the doors at any of the single-car openings. A sandstone cartouche is located at the center of the larger building at the shaped parapet. Wood gates topped by a red clay tile header span opening between the larger garage building and the two smaller structures. Behind the gates are garden areas. The garage structures are all wood-frame and feature shed roofs behind the parapets.

***B10. Significance, Continued:**

In 1955 the Sanborn map shows a retail store fronting W. San Carlos Street. Its address is 1536. While a single-family dwelling no longer fronts the street, one is still found on site. It appears that the home that once sat near the street at 1378 W. San Carlos Street has been moved back towards the bungalow court at the southern half of the property. The footprint of the single-family dwelling does not change between the 1934 and 1950 Sanborn maps, just the location of the building on the site. The address of the house and bungalow court is now 1530 W. San Carlos Street. It is not until 1966 when the next change to the site is identified on the Sanborn map. This map shows that the footprint of the retail store fronting W. San Carlos Street has changed. It is unclear if the building is new or if it was altered. The only permit associated with this time period notes an addition to the retail building in 1962. Since the 1960s the project site has remained much the same with no noticeable expansions to the buildings.

Permits: As indicated by the Sanborn maps and Assessor's information the single-family dwelling was likely constructed in 1925. Sanborn maps indicate the bungalow court was constructed in 1932.¹ Only one permit was located for any structure associated with the 1530 W. San Carlos Street address and it dates from 2011. The permit is to repair two damaged floor joists in the living room and replace the water heater. The repairs occurred in Unit #4.²

Neighborhood Context

In the early nineteenth century the project site was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219-acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day West San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed – the Luther Burbank School (1906) – to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

Page 5 of 17

***B10. Significance, Continued:**

way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed West San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject property became a commercial center on the west side of the City.³

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”⁴

The area around the subject property had been subdivided into residential lots from agricultural tracts by the late 1920s and into the 1930s. Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day to day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood – streetlights installed, curbs and gutters constructed, and eventually a sewer system.⁵

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the City. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles – Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Mid Century Modern.⁶

Context for Roadside Architecture

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.⁷ Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

Page 6 of 17

***B10. Significance, Continued:**

experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.⁸ Under the guidance of San Jose City Manager Anthony P. Hamann, also known as “Dutch,” the City grew from 17 square miles to 136 square miles in twenty years. Hamann envisioned “a new metropolis” and annexed as much of the surrounding suburban landscape as possible. Pro-business policies of the time supported commercial and industrial growth.⁹

Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.¹⁰

San Jose transformed during the aggressive annexation program in the mid-20th century which brought additional parkways, highway improvements, and street widenings or extensions—which was followed by continued development of roadside architecture.¹¹ Examples of buildings designed specifically for the automobile exists in pockets along major thoroughfares throughout the city.¹²

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along a seemingly infinite number of arterial streets and expressways throughout San José. [...] These buildings were generally designed for the instrument of suburban expansion—the automobile—and include a variety of function types: general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, service stations, drive-in banks, and theaters.¹³

Specifically, during this period, the blocks along W. San Carlos Street transformed from predominately residential to a main commercial corridor lined with businesses and modern strip malls. The new commercial buildings were often setback from the street with paved parking areas between the street and the structures. Between Highway 880 and Sunol Street the 1950 Sanborn map shows an emerging concentration of auto related businesses along W. San Carlos Street. Almost 40 years later, 26 car dealerships and 17 car service or repair facilities were located in the area.¹⁴

Bungalow Courts Context

The bungalow court became prevalent in California starting in the 1910s until the 1940s. While bungalow courts began in Southern California, by the 1920s courts were common across the suburban landscape of the state. The early courts in Southern California were loosely related to the regions shanty towns which housed immigrants who came to the area for seasonal work. Shanty towns were mostly dilapidated groupings of cottages. However, bungalow courts were thoughtfully designed sites and buildings, unlike the hastily developed shanty towns. With the advent of the automobile roadside motor courts were developed and are closely related to bungalow courts. The motor courts were convenient overnight stopping points for automobile travelers on long journeys. Bungalow courts began to fall out of style in the 1930s when Garden style apartments became popular.¹⁵

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

Page 7 of 17

*B10. Significance, Continued:

This style of multifamily housing featured individual or attached dwelling units around a courtyard. The small bungalows surrounding a court were designed in various architectural styles, but most were in craftsmen or eclectic styles. Mission Revival style courts dominated the landscape prior to World War II. While after the war other styles were more widely used – Spanish Colonial, Tudor, Norman, Art Deco and Moderne. Bungalow courts were not just limited to California, Arizona and Florida also had bungalow courts develop in their suburban areas.¹⁶ Generally, in California, the bungalow court was “a group of three or more detached, essentially identical one-story single-family dwellings, with building utilities and services usually under common ownership.”¹⁷ Many of the units in bungalow courts featured porches rather than entry halls, while the dining and living rooms were generally combined spaces. Most units boasted modern kitchens and with efficient design were lighter and brighter than older homes.¹⁸ Contractors usually built bungalow courts without the help of an architect. The simple wood frame structures were similar within each court and allowed builders to replicate the same details in each unit.¹⁹

While bungalow courts were multifamily housing, they offered alternatives to living in traditional apartments and tenements. Courts were generally considered more respectable than apartments and tenements for single women. *Ladies Home Journal* from 1913 noted that bungalow courts were the ideal living situation for the single working lady.²⁰ Bungalow courts offered a sense of community, especially to the newly arrived immigrant. Socialization with neighbors was easy in the center courts. The layouts of the bungalow courts varied, as did the architectural style.²¹ “By grouping the cottages around the perimeter of a court, the central space rather than the isolated house became the dominant figure in the compositions. The regular arrangement also made the most efficient use of the available land, allowing many people to live comfortably on a parcel intended for a single family.”²²

The most common site arraignment was the “U” shape site layout with a landscaped center communal space. While other site arrangements included a single bar layout with all the units aligned featuring side yards. A variation on this included the double bar which had two rows of units with landscaping between.²³

Bungalow Courts Within San Jose

Like the rest of the Country, during the late 1920s and the Depression, San Jose struggled with meeting the housing needs of the growing population. Alternatives to a single-family home or an apartment building was the bungalow court. Built around a central communal area, the small individual housing units were generally rented rather than owned. Within the Burbank neighborhood several bungalow courts were constructed and still exist today – 24-26 Brooklyn Avenue (1927), 2015-2019 Olive Avenue (c1930), 12 Boston Avenue (1932) and 1530 W. San Carlos (c1932). Of the extant bungalow courts within the Burbank neighborhood they all exhibit Mission Revival architectural details to varying degrees.²⁴ In San Jose, a quick study of the City of San Jose Historic Resources Inventory and select Sanborn Maps identified several other bungalow courts – 365 S. 4th Street, 560 S. 7th Street and 859 Villa Ave.

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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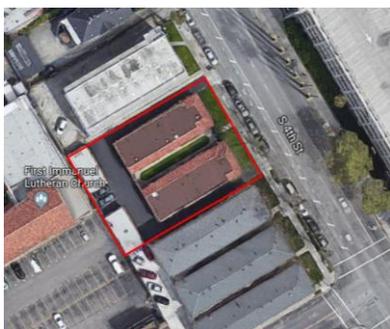
*B10. Significance, Continued:



Aerial view of 12 Boston Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also referred to as Bern's Court. It is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS) and it is listed as a resource in the County of Santa Clara's Heritage Inventory.²⁵



Aerial view of 24-26 Brooklyn Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also known as the Brookly Avenue Bungalow Court. It is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS) and it is listed as a resource in the County of Santa Clara's Heritage Inventory.²⁶



Aerial view of 365 S. 4th Street, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS).²⁷

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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*B10. Significance, Continued:



Aerial view of 560 S. 7th Street, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is also known as the Corte Del Flores Apartments and is listed in the City of San Jose Historic Resources as Eligible for National Register (ENR), Eligible for California Register (ECR), City Landmark District (CLD), Candidate City Landmark (CCL), and Contributing Site/Structure (CS).²⁸



Aerial view of 859 Villa Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is listed in the City of San Jose Historic Resources Inventory as an Identified Site/Structure (IS).²⁹



Aerial view of 2015-2019 Olive Avenue, left, and street view, right. (Google Maps, 2019 retrieved on April 8, 2019). The property is identified in the *Burbank Historic Homes Survey* for its architecture and being an intact bungalow court within the neighborhood.³⁰

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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***B10. Significance, Continued:**

Architectural Styles

Spanish Revival Architectural Style

Strongly related to the Mission Revival style, Spanish style architecture can be seen throughout California, Arizona, Texas and in some areas of Florida. Sometimes the style, which began in California in the 1890s, is referred to as Spanish Eclectic and replicates early Spanish architectural building styles of California. The Spanish Revival style was popular from 1915 to 1940. Characteristics of the style are low-pitched red tile roofs, eaves with little to no overhang, stucco wall surfaces, decorative door surrounds, casement windows and stucco or tile vents. Other details include ornamental metal sconces, patterned tile, balconies, towers, arcades and arched windows.³¹

Craftsman Architectural Style

Popular from 1905 to 1930 the Craftsman style house was born from the Arts and Crafts movement. Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of house nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitch roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.³²

Commercial Modern

The Commercial Modern style in San Jose is primarily found along major roads leading into the downtown area – West San Carlos Street, Alum Rock Avenue and North First Street. The style can be applied to commercial structures which exhibit Modern design principles. Commercial Modern buildings often featured concrete and steel as primary building materials, as well as large expanses of glass. Other characteristics include horizontal massing, flats roofs, expressed structural systems, large commercial signage.³³

Owner/Occupant History

It is likely that Joseph Rill, owner of the property in the early 1930s, constructed the bungalow court. Since renters occupied the bungalow court units, turnover was high, and while some renters stayed for a number of years, most only stayed for a year or two.³⁴

Current Historic Status

The seven units associated with the bungalow court and the single-family dwelling on the same lot at 1530 W. San Carlos Street were identified in the 1994 Burbank Historic Home Survey completed by Marben Associates for the County of Santa Clara. The buildings were found to be significant for architecture and for being an intact bungalow court. This comprehensive survey of the Burbank neighborhood identified many historic resources which were then included in the County of Santa Clara's Heritage Resource Inventory. Some of the properties are listed in the City of San Jose's Historic Resources Inventory as "Identified Site/Structures" – 24-26 Brooklyn Ave. and 12 Boston Ave. However,

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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***B10. Significance, Continued:**

for some unknown reason 1530 W. San Carlos Street was not included in any inventory as a resource. Additionally, in 2003 a Draft Historic Report for the Buena Vista Commons Project directly across W. San Carlos Street identified the property as being potentially eligible for the National Register of Historic Place but did not formally evaluate the property.³⁵

Evaluation – California Register of Historical Resources³⁶

Criterion 1 – Events: 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.

The buildings on the site date from 1925 and c1932. The larger single-family dwelling was constructed first during a period when the surrounding area was primarily residential. By 1932, when the bungalow court appears on the property, the surrounding area had been developed by more single-family dwellings and very few commercial buildings. Although all buildings on the site are associated with development of the area, they are not associated with its history and growth in an individually significant way. The bungalow court was a common property type of the period. However, there is not a high concentration of bungalow courts within the immediate area and the city. Being a common regional property type does not mean 1530 West San Carlos is associated with the development of bungalow courts in the area in an individually significant way. Therefore, 1530 W. San Carlos Street does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

No architect, designer or builder has been identified for any of the structures at 1530 W. San Carlos Street. Both the 1925 house and the bungalow court buildings are of common construction and materials with no notable or special attributes, and the structures do not represent work of a master or possess high artistic value. Further, all buildings are not an exemplary representative of their respective styles – Spanish Revival and Craftsman. Compared with other bungalow courts in San Jose this property has less architectural identity. Therefore, the subject property does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

Archival research provided no indication that 1530 W. San Carlos Street has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

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Property Name: 1530 West San Carlos Street

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***B10. Significance, Continued:**

San Jose City Landmark Evaluation³⁷

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

The buildings were constructed during the early 20th century residential development of W. San Carlos Street. The larger Craftsman house does not appear to be important to San Jose's history while the bungalow court structures exhibit a trend in site development that occurred between 1910 and the 1940s in California. 1530 W. San Carlos Street's bungalow court is an intact example of a bungalow court constructed during the 1930s in San Jose. The bungalow court as a rare property type within San Jose does appear to be eligible as a City Landmark for its character, interest and value as part of the local suburban landscape.

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

The buildings on the site are not linked specifically to any significant historic events.

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

There is no person of significance individually associated with the structures or property at 1530 W. San Carlos.

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

While the property and its buildings are associated with the city's residential development in the early 20th century, it is not important on a cultural, economic or social level within the City of San Jose.

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

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

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

Within the City of San Jose, the buildings are examples of a Spanish Revival style bungalow court and a single-family Craftsman style house. The bungalow court embodies many elements of the Spanish Revival style—smooth stucco clad walls, low-sloped roofs, decorative opening, and asymmetrical design. The larger Craftsman house has many elements of the Craftsman style including wide eave overhangs, low-sloped roof, partial-width porch and large square columns. These characteristics of each style emphasize the structures are from a particular period and highlights the use of contemporary materials for that period. The buildings are a well-executed example of a Spanish Revival style bungalow court and Craftsman house within the City of San Jose. All structures on the site are well constructed and exhibit thoughtful design. The site composition of the bungalow court is that of a typical court. The Craftsmen house, with its decorative columns, likely embodies distinguishing characteristics of an architectural type that would elevate it to appear eligible as a City Landmark. The bungalow court with its site layout (U-shape) and unifying architectural exterior design is the embodiment of a typical bungalow court of the period. Therefore, the bungalow court appears to be eligible as a City Landmark.

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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*B10. Significance, Continued:

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for any of the structures at 1530 W. San Carlos Street. Even with no known architect or builder the buildings do not appear to have influenced the development of the City of San Jose.

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

The large single-family house on the site, while designed in a Craftsman style, did not make use of architectural innovations, but rather used typical building materials and details of the time. Therefore, the single-family house does not embody architectural details or design elements which are unique, and it does not appear to be eligible as a City Landmark. While the bungalow court made use of a standard site configuration for this type of property, its site layout is fairly unique in San Jose and most definitely within the surrounding Burbank neighborhood. Within San Jose the bungalow court at 1530 W. San Carlos is one of the largest and one of the few where the center court is used as a driveway. Therefore, the bungalow court appears to be eligible as a City Landmark.

Integrity

The Craftsman style house at 1530 W. San Carlos Street retains integrity of design, materials, and workmanship. Integrity of location is marginally compromised as the building was moved from its original location near the street to the southern end of the property with the bungalow court in the early 1950s. The commercial development along W. San Carlos Street has diminished integrity of setting. The once primarily residential area is now a mix of residential and commercial. Integrity of feeling and association remain high as the building is located among the bungalow court buildings at the southern end of the lot.

The Spanish Revival style bungalow court at 1530 W. San Carlos Street retains integrity of location, design, materials, and workmanship. The commercial development along W. San Carlos Street and the relocation of the single-family house have diminished integrity of setting. Further, the once primarily residential area is now a mix of residential and commercial. Integrity of feeling and association remain high as the bungalow court is still easily identified and each building of the court helps unify the site.

Character-Defining Features

Craftsman House

- Asymmetrical design
- Decorative columns
- Partial-width porch
- Deep eave overhangs
- Paired, or grouped windows
- Low-pitched roof
- Chimney

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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*B10. Significance, Continued:

Bungalow Court

- “U-shape” site layout
- Center court, used for driving
- Smooth stucco cladding
- Decorative openings
- Asymmetrical design
- Double-hung windows
- Low-sloped roof
- Garden space

Conclusion

An evaluation of the Craftsman style single-family house at 1530 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. However, the Craftsman style house was found to have significance for its architectural characteristics and appears to be eligible as a City Landmark under criterion 6.

An evaluation of the bungalow court at 1530 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. However, the bungalow court was found to appear eligible as a City Landmark for its architectural characteristics and site layout under criteria 1, 6, and 8.

*P5a. Photographs, Continued:



North and front façades of Unit 2 (left) and front façade (right).

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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*P5a. Photographs, Continued:



Front and south façades of Unit 2 (left) and detail view of porch (right).



Looking southeast at bungalow units 1-3.



Looking east towards large Craftsman house.

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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*P5a. Photographs, Continued:



Looking south towards four stall garage structure at the southern end of the site.

*B12. References (Endnotes):

¹ Santa Clara County Assessor's Office and Sanborn Maps.

² City of San Jose Building Department, Online Center Permit, <https://sjpermits.org/permits/default.asp> (accessed March 28, 2019).

³ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 14, and 17-18.

⁴ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

⁵ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 20 and 44.

⁶ City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

⁷ PAST Consultants, LLC, *San Jose Modernism, Historic Context Statement*, June 2000, 12-14.

⁸ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

⁹ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 23.

¹⁰ *San Jose Modernism*, 90-91.

¹¹ *San Jose Modernism*, 28-33.

¹² *San Jose Modernism*, 28-33.

¹³ *San Jose Modernism*, 42.

¹⁴ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 24 and 46.

¹⁵ Rene Davids, *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 1999 ACSA International Conference, Rome, 460; Genevieve Sheila Entezari, *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 2013, 1 and 7; Karana Hattersley-Drayton, *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, September 29, 2004, 12-13; and Todd Gish, *Bungalow Court Housing in Los Angeles, 1900-1930: Top-down Innovation? Or Bottom-up Reform?*, *Southern California Quarterly*, Vol. 9, No. 4 (Winter 2009-2010), 365-387.

¹⁶ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460; *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 1 and 7; *Historic Architecture Survey Report for the 'Bungalow'*

CONTINUATION SHEET

Property Name: 1530 West San Carlos Street

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Court Project, Fresno, CA, 12; Marben Associates, Burbank Historic Home Survey, 1994, 20; and Bungalow Court Housing in Los Angeles, 1900-1930: Top-down Innovation? Or Bottom-up Reform?, 365-387.

¹⁷ Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia*, New York: W.W. Norton, 2009, 42.

¹⁸ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460.

¹⁹ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 8-9; *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 13.

²⁰ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 8-9; *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 13 and 20.

²¹ *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460; *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 1.

²² *Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation*, 460.

²³ *Little Houses: Sacramento's Bungalow Courts Historic Context Statement and Reconnaissance Survey*, 2, 8-9; and *Historic Architecture Survey Report for the 'Bungalow' Court Project, Fresno, CA*, 17-18.

²⁴ *Burbank Historic Home Survey*, 19 and City of San Jose, *City of San Jose Historic Resources Inventory* (February 8, 2016), <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed April 8, 2018).

²⁵ *City of San Jose Historic Resources Inventory* and County of Santa Clara, *County of Santa Clara's Heritage Inventory*, https://www.sccgov.org/sites/dpd/DocsForms/Documents/HHP_RestofCountyResources.pdf (accessed April 8, 2019).

²⁶ *City of San Jose Historic Resources Inventory* and *County of Santa Clara's Heritage Inventory*.

²⁷ *City of San Jose Historic Resources Inventory*.

²⁸ *City of San Jose Historic Resources Inventory*.

²⁹ *City of San Jose Historic Resources Inventory*.

³⁰ *Burbank Historic Home Survey*, Appendix B and Appendix C.

³¹ Virginia Savage McAlester, *Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York: Alfred A. Knopf, 2013, 520-526; City of San Jose, *San Jose Downtown Historic Design Guidelines – Draft*, June 18, 2004, 30; and *American Architecture: An Illustrated Encyclopedia*, 309.

³² *Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 566-570; and *American Architecture: An Illustrated Encyclopedia*, 81.

³³ *San Jose Modernism*, 77-78.

³⁴ *San Jose City Directory, 1926-1979*; and AEI Consultants, *Phase I Environmental Site Assessment - Draft, 1530-1536 West San Carlos*, March 18, 2019, 21-22.

³⁵ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, Appendix - *Draft Historic Report for the Buena Vista Commons Project*, 18; *Burbank Historic Home Survey*, Appendix B and Appendix C; *Santa Clara's Heritage Resource Inventory*; and *City of San Jose Historic Resources Inventory*.

³⁶ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento, 2001), 1.

³⁷ City of San Jose's Historic Preservation Ordinance, Chapter 13.48 of the Municipal Code.

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 9 *Resource Name or #: (Assigned by recorder) 1536 West San Carlos Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1536 West San Carlos Street City San Jose 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, decimal degrees, etc., as appropriate)

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

This one-story, Commercial Modern style building is rectangular in plan.¹ The wood-frame structure has stucco cladding at the rear, while painted plywood and wood lattice clad portions of the other façades. A deep eave overhang extends the flat roof beyond the footprint of the building on all sides. At the flat roof, above the wide band of the projecting eave, plywood has been installed to make a faux mansard roof. The street-facing façade (north) is symmetrical and features large aluminum-sash windows separated by stucco panels with a large decorative circle detail at the top of each. At the corners the windows wrap around to the other façades and the slightly slanted profile of the windows is visible. Painted Roman bricks are located at the base of these large windows on three sides of the building. A vestibule, on the west façade, features large aluminum-sash windows and doors with a solid panel at the base. To the south of the vestibule a wood trellis, supported by wood posts, shelters the walkway next to the building. (See Continuation Sheet.)

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



*P3b. Resource Attributes: (List attributes and codes) _____

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

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

North façade, TreanorHL, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1950, Santa Clara Assessor's Office

*P7. Owner and Address: _____

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

TreanorHL

460 Bush Street San Francisco, CA

*P9. Date Recorded: April 19, 2019

*P10. Survey Type: (Describe)

Intensive survey

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

TreanorHL, 1530-1536 West San Carlos Street, Sn Jose, CA, Historic Resources Evaluation – Draft, April 19, 2019; Updated July 29, 2019.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1536 West San Carlos Street *NRHP Status Code _____
Page 2 of 9

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial (restaurant)

*B5. Architectural Style: Commercial Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1950. Additions in 1962 and 1963. A faux "mansard roof" was added in 1973.

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance: _____ Property Type _____ Applicable Criteria _____

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

Site History²

The site was once part of a larger parcel of land with an address of 1378 W. San Carlos Street. The site was subdivided prior to 1930 into two lots – 1378 W. San Carlos Street and 1380 W. San Carlos Street. This indicates the lot has been subdivided. The Santa Clara Assessor's Office notes the retail building was constructed in 1950. The retail structure first appears on Sanborn maps in 1955.³ No building permits associated with the initial construction were found for the property. Below is a list of building permits on file with the City of San Jose for the property and a summary of what the permit work entailed.

1962 The permit indicates a building addition, costing \$4,500, occurred. The use of the building is stated as a Taco Bar.

1963 A 16x24 storage addition is constructed off the existing taco bar at a cost \$3,000.

1971 An application for Gas Permit was submitted to the City for Jalisco Taco Bar.

1973 A faux "mansard roof" was added to the structure to hide mechanical equipment on the roof. (See Continuation Sheet.)

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

*B12. References:

See Continuation Sheets.

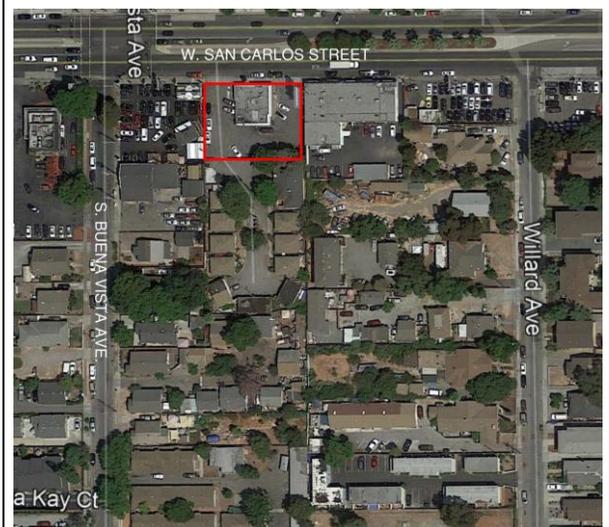
B13. Remarks:

*B14. Evaluator: TreanorHL

*Date of Evaluation: July 29, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 1536 West San Carlos Street

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*P3a. Description, Continued:

Additionally, a door and two windows adorn this façade. The east façade features a glazed partition which protects the vestibule on this side. Plywood encloses the vestibule area and storage area on the east side of the structure. Wood joists project at the roof of the vestibule/storage area that encloses a trellis which matches the trellis on the other side of the building. The rear (south façade) features three window openings, two with security bars, and a single door with a security screen door. The restaurant is identified by a large three-part neon sign mounted to a rectangular post. The top trapezoid-shaped illuminated section of the sign is missing, while the central parallelogram-shaped section is intact and features the name of the restaurant. The lower section, illuminated by multiple light bulbs, is arrow-shaped pointing towards the restaurant. The pergolas and entry vestibules on the east and west sides of the buildings are clearly alterations. Other modifications include enclosed storage on the east side, wood lattice added to the exterior cladding, the faux mansard roof and replacement of some of the windows on the rear.

A single pillar stands at the northeast corner of the property. Each side of the stucco-clad pillar features a simple base, a recessed panel at the midsection and four modillions just below the top band. The top of the pillar likely once included a light fixture as the base of one is still present. A large steel frame supports a giant billboard that is situated along the eastern property line.

*B10. Significance, Continued:

- 1978 A permit indicates mechanical work was completed in the restaurant.
- 1986 Mechanical and gas line work was completed in the restaurant. The permit notes the restaurant is now Phuong Restaurant.
- 1993 Electrical work relating to the billboard occurred.
- 1994 A new built-up roof is installed on the restaurant.
- 2002 The restaurant participates in a Commercial Ultra-low Flush Toilet Retrofit Program. Winky Noodle House is listed as the business operating out of the building.

Neighborhood Context

In the early nineteenth century the project site was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219-acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day West San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed – the Luther Burbank School (1906) – to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient

CONTINUATION SHEET

Property Name: 1536 West San Carlos Street

Page 4 of 9

*B10. Significance, Continued:

way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed West San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject property became a commercial center on the west side of the City.⁴

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”⁵

The area around the subject property had been subdivided into residential lots from agricultural tracts by the late 1920s and into the 1930s. Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day to day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood – streetlights installed, curbs and gutters constructed, and eventually a sewer system.⁶

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the City. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles – Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Mid Century Modern.⁷

Context for Roadside Architecture

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.⁸ Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley

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***B10. Significance, Continued:**

experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.⁹ Under the guidance of San Jose City Manager Anthony P. Hamann, also known as “Dutch,” the City grew from 17 square miles to 136 square miles in twenty years. Hamann envisioned “a new metropolis” and annexed as much of the surrounding suburban landscape as possible. Pro-business policies of the time supported commercial and industrial growth.¹⁰

Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.¹¹

San Jose transformed during the aggressive annexation program in the mid-20th century which brought additional parkways, highway improvements, and street widenings or extensions—which was followed by continued development of roadside architecture.¹² Examples of buildings designed specifically for the automobile exists in pockets along major thoroughfares throughout the city.¹³

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along a seemingly infinite number of arterial streets and expressways throughout San José. [...] These buildings were generally designed for the instrument of suburban expansion—the automobile—and include a variety of function types: general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, service stations, drive-in banks, and theaters.¹⁴

Specifically, during this period, the blocks along W. San Carlos Street transformed from predominately residential to a main commercial corridor lined with businesses and modern strip malls. The new commercial buildings were often setback from the street with paved parking areas between the street and the structures. Between Highway 880 and Sunol Street the 1950 Sanborn map shows an emerging concentration of auto related businesses along W. San Carlos Street. Almost 40 years later, 26 car dealerships and 17 car service or repair facilities were located in the area.¹⁵

Architectural Styles

Commercial Modern

The Commercial Modern style in San Jose is primarily found along major roads leading into the downtown area – West San Carlos Street, Alum Rock Avenue and North First Street. The style can be applied to commercial structures which exhibit Modern design principles. Commercial Modern buildings often featured concrete and steel as primary building materials, as well as large expanses of glass. Other characteristics include horizontal massing, flats roofs, expressed structural systems, large commercial signage.¹⁶

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***B10. Significance, Continued:**

Owner/Occupant History

The first building on the site in 1950 was commercial. In 1962 the first permit was issued for an alteration at the Jalisco Taco Bar. The Taco Bar stayed in the building for several decades before other tenants moved in. The building since the 1960s has housed various restaurants.

Current Historic Status

1536 W. San Carlos Street has not been identified on any City or County historic resources inventory. Further, the property was found to lack significance when evaluated in the 2003 *Draft Historic Report for the Buena Vista Commons Project*.¹⁷

Evaluation – California Register of Historical Resources¹⁸

Criterion 1 – Events: 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.

The commercial structure on the site dates from 1950. The area was first developed for residential use in the early 20th century. By the 1950s retailers had begun to move to the suburbs. The construction of 1536 W. San Carlos Street happened when commercial uses were beginning to have a strong presence along W. San Carlos Street. While the building on the site is tied to the commercial development of the area, it is not associated with the history of the immediate area and its development in an individually significant way. Therefore, 1536 W. San Carlos Street does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

No architect, designer or builder has been identified for the structure at 1536 W. San Carlos Street. While the building is of common construction and materials, the structure does not represent work of a master or possess high artistic value. Further, the structure is not an exemplary representative of its style – Commercial Modern. Therefore, the subject property does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

Archival research provided no indication that 1536 W. San Carlos Street has the potential to yield

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***B10. Significance, Continued:**

information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

San Jose City Landmark Evaluation¹⁹

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

Although the building was constructed c1955 and is associated with commercial development of W. San Carlos Street, it does not appear to be an important part of San Jose's history.

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

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

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

There is no person of significance individually associated with the structure at 1536 W. San Carlos.

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

While the property is associated with the city's commercial development along W. San Carlos Street, it is not important on a cultural, economic or social level within the City of San Jose.

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

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

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

Within the City of San Jose, the building is an example of a Commercial Modern structure that dominate many of the main roads. It embodies many elements of its style—a flat roof, expansive glazing, Roman brick and advertising signage. The design is characteristic of buildings from the period and highlights contemporary materials. The structure has undergone some modifications that detract from the original design including the installation of a faux mansard roof, the pergolas, the vestibule and storage units. The building does not embody distinguishing characteristics of an architectural type that would elevate it to appear eligible as a City Landmark.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for the structure at 1536 W. San Carlos Street. Even with no known architect or builder the structure does not appear to have influenced the development of the City of San Jose.

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*B10. Significance, Continued:

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

The building, while designed in the Commercial Modern style, did not make use of architectural innovations, but rather used typical building materials and details of the time.

Integrity

The building at 1536 W. San Carlos Street retains integrity of location and setting. Integrity of design, materials, workmanship, feeling and association have been compromised by alterations that have been done to the building over the last several decades.

Conclusion

After an evaluation of 1536 W. San Carlos Street in reference to the CRHR criteria, it does not appear that the subject property possesses sufficient historical significance and therefore does not appear to be individually eligible for listing in the CRHR. The property also does not appear to be eligible as a City of San Jose Landmark as it does not have significance under any one of the eight criteria.

*P5a. Photographs, Continued:



West façade of the commercial structure.

*B12. References (Endnotes):

¹ PAST Consultants, LLC. San Jose Modernism – Historic Context Statement, June 2009, pp 77-78.

² City of San Jose Building Department Permits.

³ Santa Clara County Assessor's Office and Sanborn Maps.

⁴ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Marjorie Dobkins, Ph.D and Basin Research Associates, *West San Carlos Historic Context City of San Jose*,

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Santa Clara County, April 2011, 14, and 17-18.

⁵ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

⁶ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 20 and 44.

⁷ City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

⁸ PAST Consultants, LLC, *San Jose Modernism, Historic Context Statement*, June 2000, 12-14.

⁹ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

¹⁰ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 23.

¹¹ *San Jose Modernism*, 90-91.

¹² *San Jose Modernism*, 28-33.

¹³ *San Jose Modernism*, 28-33.

¹⁴ *San Jose Modernism*, 42.

¹⁵ Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County*, April 2011, 24 and 46.

¹⁶ *San Jose Modernism*, 77-78.

¹⁷ *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development, Appendix - Draft Historic Report for the Buena Vista Commons Project*, 17.

¹⁸ National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

¹⁹ City of San Jose's Historic Preservation Ordinance, Chapter 13.48 of the Municipal Code.