

HISTORIC RESOURCE ASSESSMENT SUPPLEMENTAL REPORT
971 Meridian Avenue, San Jose, California

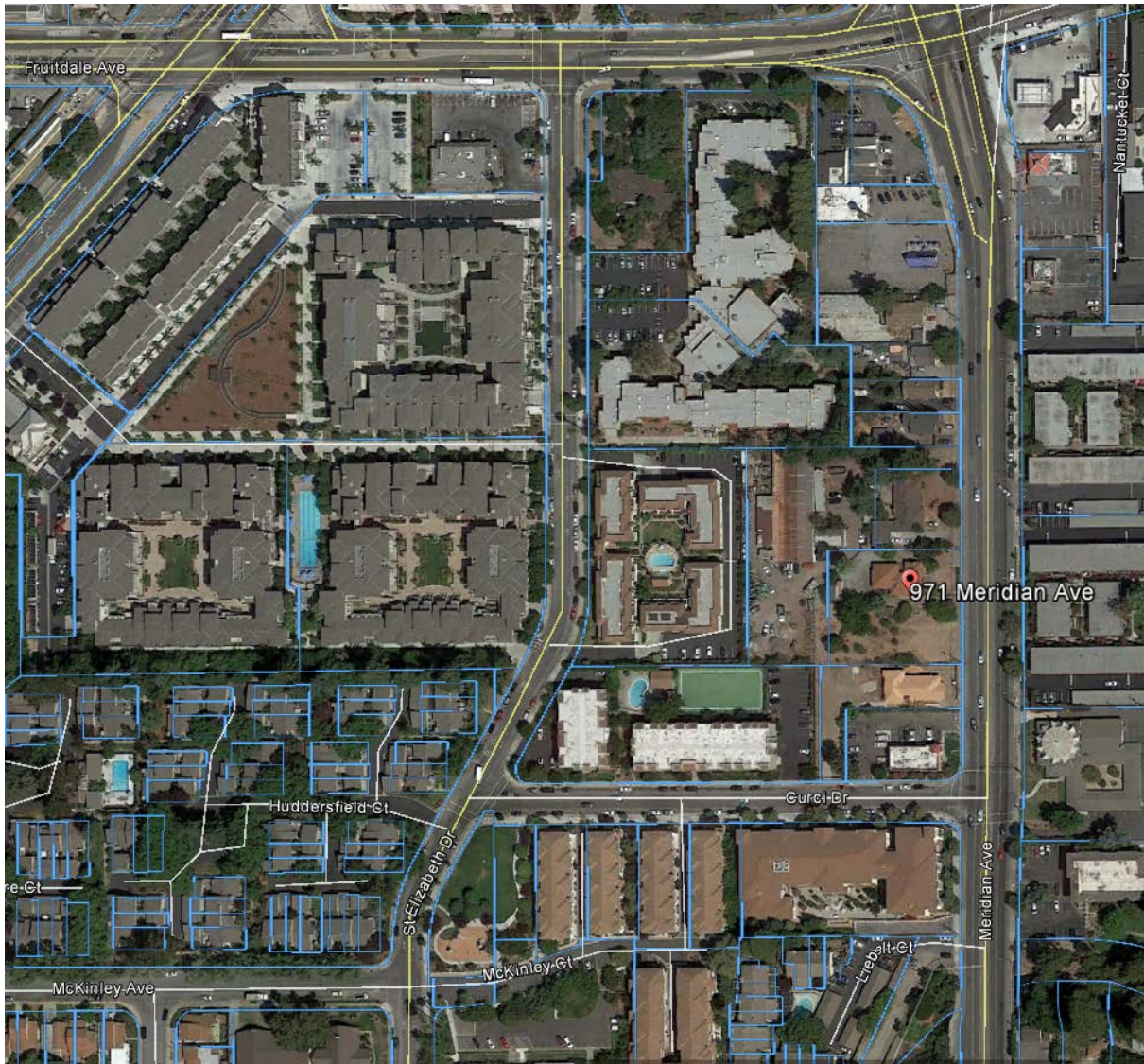


Figure 1. Subject Property Location
Source: Google Earth

Prepared: July 11, 2019
Prepared by: Juliet M. Arroyo, San Jose Historic Preservation Officer

INTRODUCTION, BACKGROUND, SUMMARY

This report provides the research, analysis, evidence, and conclusions regarding the eligibility of the subject property at 971 Meridian Avenue for local City of San Jose “City Landmark” eligibility based on the San Jose Municipal Code, and applies the methodology and practices for assessing historic resources at the local, State, and National levels. This report supplements the Historic Resource Assessment Report prepared by ECORP Consulting, Inc. in November 2018 titled *Architectural History Evaluation for the Buildings at 961-971 Meridian Avenue*. That report evaluated structures, buildings, and features on a three-parcel project site, including homes located at 961 and 971 Meridian Avenue and a warehouse located behind 961 Meridian Avenue. That report concluded that the buildings, both individually and together were not eligible for the National Register of Historic Places, the California Register of Historical Resources, and as local City Landmarks. This report finds that the 1925 single family home, its design, setting, and historic associations, in combination with the remaining orchard setting on Assessor Parcel Number 284-03-016 (subject property) would meet the following criteria in the San Jose Municipal Code and thus qualify it as a Candidate City Landmark.

City Landmark Criteria, San Jose Municipal Code, Section 13.48.110.H:

Section 13.48.110.H.4

“Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose” due to its status as the core of the LaBarbara family orchard circa 1901 to 1968 and as a last known remnant of the typical family orchard characteristics of San Jose’s history in the period known as horticultural expansion or marketed in Santa Clara County as the “Valley of Heart’s Delight”.

Section 13.48.110.H.6

“Its embodiment of distinguishing characteristics of an architectural type or specimen” due to its exemplification of the Spanish Colonial Revival style in San Jose with intact character-defining features and a custom design as a family orchard home prominently located on Meridian Road in 1925.

Although, the structures and features on adjacent parcels 284-03-049 (warehouse built 1957/1960) and 284-03-015 (house built 1951) have historic associations with the subject property, they were not found to qualify for City Landmark status. This report concurs with the finding of the November 2018 report regarding these two properties. This report also concurs with the November 2018 report that the subject property would not qualify for the California Register of Historical Resources and the National Register of Historic Places. This report also concurs with the November 2018 report that found no historic resources or historic neighborhoods surrounding the subject property within 500 feet. This report disagrees with the non-historic conclusion for the property at 971 Meridian Avenue.

This report and the November 2018 report have been prepared in accordance with local plans, policies, and procedures, and in accordance with the California Environmental Quality Act (CEQA) as a part of the development proposal to redevelop parcels, 284-03-049, 284-03-015 and 284-03-016 for housing under

a City application (CP19-006, Meridian Residential Project). The proposed project involves the demolition of all features and structures on these three parcels and the construction of a 6-story mixed use project with 1,780 sf of retail and 230 dwelling units on a 2.09 gross acre site. The project site is located on the west side of Meridian Avenue, approximately 170 feet north of Curci Drive and south of Freeway 280. See Attachment 1 for a parcel map of the development site and the subject property.

The proposed project includes the demolition of a single-story residence at 971 Meridian Avenue built in 1925 by the La Babera family in the Spanish Colonial Revival style. The existing home was the second home associated with the Meridian Road orchard in the same family for over 100 years. The builder, architect, designer of the home is unknown at this time but based on this assessment, it appears to have been a custom design influenced from the work of architects and designers working in San Jose on the Spanish Colonial Revival styles compared to other examples in the city.

After a field site visit and additional research included in this report, the City's Historic Preservation Officer determined the residential home and its setting features at 971 Meridian Avenue including the associated cultural landscape would meet the eligibility criteria for City Landmark status, thus classifying the property as a Candidate City Landmark. Additionally, the property would meet the definition of a historic resource under the California Environmental Quality Act. All designated and candidate (eligible) City Landmarks in San Jose qualify as Historic Resources under CEQA.

PROJECT REVIEW FRAMEWORK

This report and the November 2018 report are being prepared as a part of project review under the preservation policies and laws at the local and State and National Level and include the following:

San Jose:

- *City of San Jose Historic Preservation Ordinance, Municipal Code, Chapter 13.48
- *City Council Policy on the Preservation of Landmarks, 2006
- *2040 San Jose General Plan Section on Historic Preservation
- *San Jose Historic Landmarks Commission

State:

- *California Environmental Quality Act (CEQA)
- *Certified Local Government, California Office of Historic Preservation

National:

- *National Historic Preservation Act, Section 106
- *National Environmental Policy Act (NEPA)

SUBJECT PROPERTY AND SURROUNDING AREA

The subject property includes one of the three parcels of the proposed development site. According to the County Assessor property characteristics, the subject property is owned by LaBarbera, Stella Trustee built in 1925 with an effective year built of 1925. The homes is 2,277 square feet and has a 560-square foot detached garage. The subject parcel is .8 acres, in Council District No. 6, and has a General Plan designation of Neighborhood/Community Commercial and is in an Urban Village. Figure 2 below shows an image of the subject property with the home, landscaping, giving a more rural feeling.



Figure 2. Subject Property

Source: Google Street View

PROPERTY RESEARCH AND HISTORY

Land and Property

County Assessor Records:

Based on the Santa Clara County Assessor, the house at 971 Meridian Ave (formerly Meridian Road) was built in 1925. An effective year built of 1925 indicates that no changes have been made since the original construction date. The land was in the unincorporated portion of Santa Clara County in 1925, and in the Campbell township and post office in that year. The subject property and surrounding area was annexed to the City of San Jose in 1980.

The original building permit was not found among the records of the County of Santa Clara due to no original permit or no accessible permits, but the 1966 building record of the property was found on file with the County Assessor (see Attachment 2, building record). The record documented the property for property tax purposes and in summary provides the following Figure 3 diagram of the footprint and the following information.

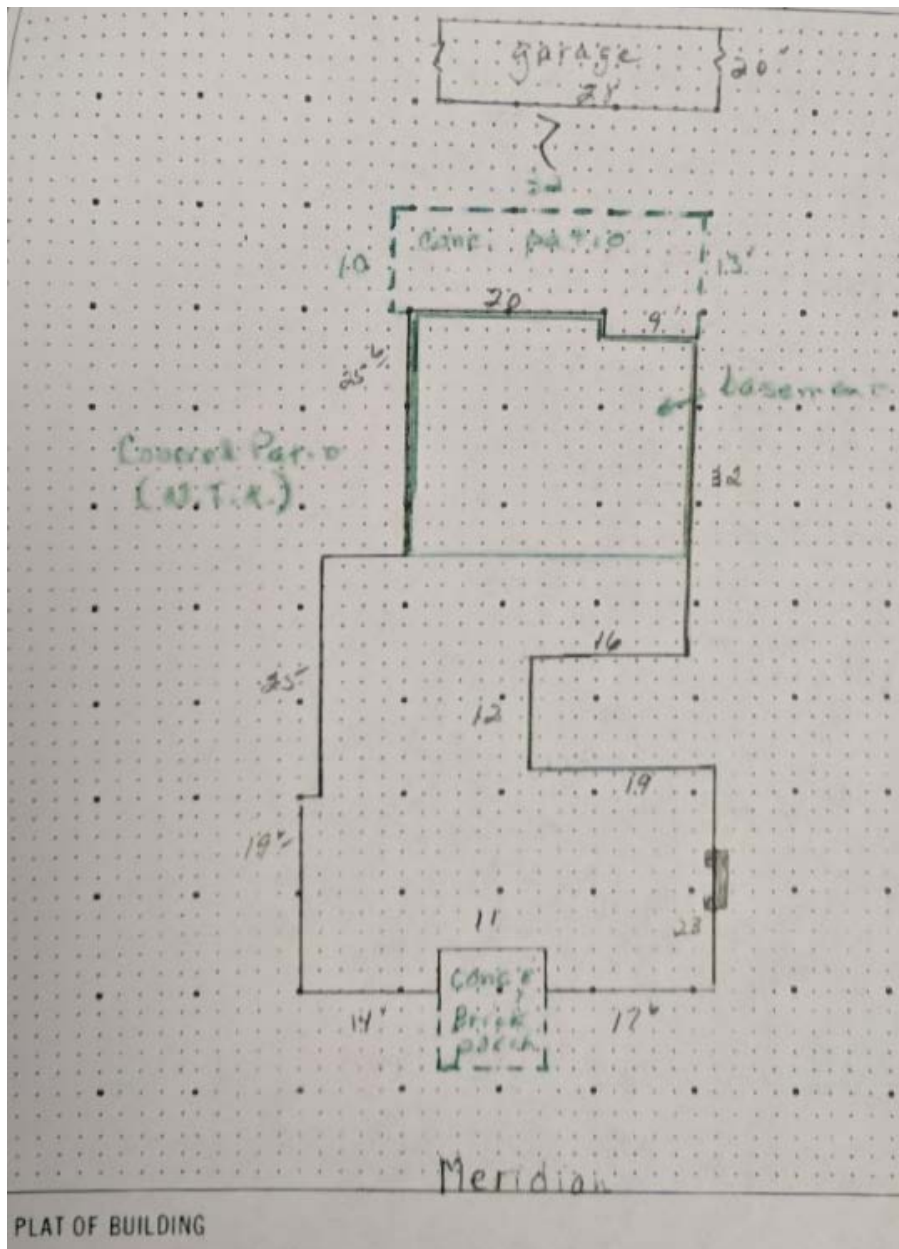


Figure 3. Subject Property Building Footprint (See Attachment 2)

Source: Santa Clara County Assessor Building Records

The building record is based on an appraisal by the County Assessor in 1966 to establish a base year for taxing purposes. The record shows no permit references and helps to support that no changes have been made to the house since 1925. The record includes the following information:

- *Constructed in 1925
- *Owner occupied in R1 single family residential area
- *Four bedrooms, kitchen, dining room, living room, entry hall
- *Eight total rooms and one and one-half bathroom
- *One brick fireplace, central heating
- *Hipped roof, boxed eaves
- *Raised concrete foundation and 6-foot high basement
- *windows double-hung wood
- *Detached garage
- *2,277 square feet of living area

Based on field investigations and additional research in this report, 1925 appears to be the correct year build, despite not having the original building permit for official documentation.

Historic Maps and Aerials:

A series of historic maps and aerials were reviewed to help trace property subdivision history, use, ownership, and characteristics over time. Figure 4 below shows a 1968 aerial image of the subject property along with the house next door and the rear warehouse structure, surrounded by orchards to the west, north and south. The area in this year had been transitioning to more industrial, commercial, and residential uses with the subject property among a few remaining orchards.



*Figure 4. 1968 Aerial Photo of Subject Property, Project Site, and Vicinity
Source: San Jose Public Library, California Room*

No Sanborn maps were available since the Sanborn Company did not map this rural area outside of the urban territory at any time in its history.

A review of old tract maps was conducted among those on file with the Santa Clara County Public Work Department and are included in Attachment 3 for the periods from the 1940s to the 1980s. These maps show various tracts and parcel of land under the LaBarbara family ownership.

Historic ownership maps of Santa Clara County include the section shown in Figure 5 below showing LaBarbara family ownership on both sides of McKinley Avenue. Figure 6 below shows and older maps with similar family ownership among the LaBarbara family. The older 1889 map (Figure 7) does not show LaBarbara family ownership among the same territory but does show a similar pattern of irregularly sized plots of land in 10 to 15 acres in size approximately.

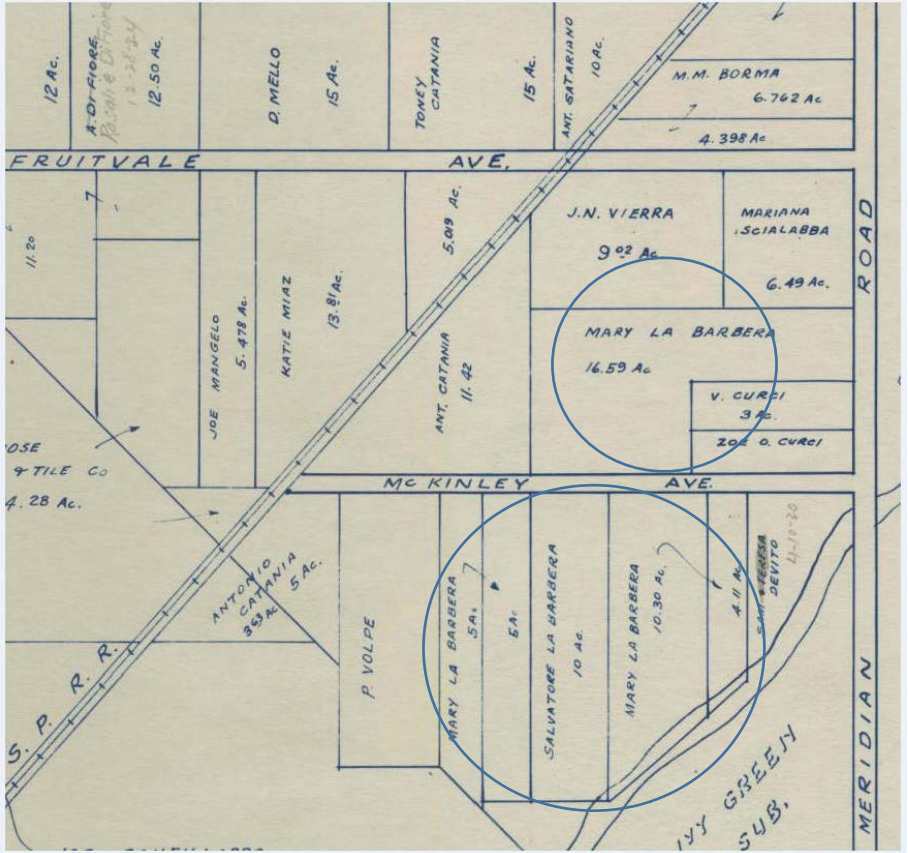


Figure 5. Ownership Map of County of Santa Clara, circa 1940s
 Source: San Jose Public Library, California Room

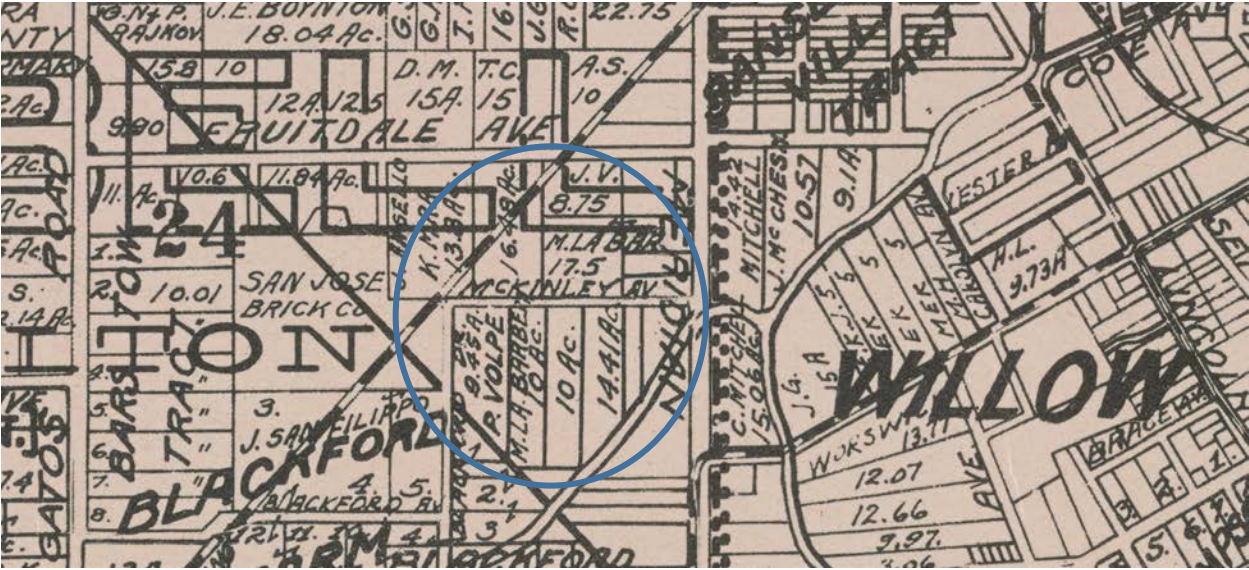


Figure 6. Official Map of County of Santa Clara, 1929
 Source: San Jose Public Library, California Room



Figure 7. Official Map of County of Santa Clara, 1889 (Herrmann Bros., 1890 base)

Source: San Jose Public Library, California Room

Historic Associations

The three-parcel project site is associated with the LaBarbera family. According to the current title report, the parcels are still under family ownership today. Based on records, Salvadore LaBarbera, born in 1878, purchased or acquired orchard land likely sometime between 1901 and 1908. The lands west of Meridian Avenue, in unincorporated Santa Clara County and made up of large and small plots of orchard lands were under various ownership. The lands were once a part of the Rancho Los Coches.

Salvatore LaBarbera immigrated to the United States from Italy in 1895 as a young man (see Figure 8). He married Mary LaBarbera in 1903 in San Francisco.



Figure 8. Salvatore LaBarbara, immigration document photo, 1942.

Source: Ancestry.com

Based on 1910 census records Salvadore lived on the Meridian Road farm, with his mother, wife, and four children. He was a self-employed orchard farmer living on his mortgaged farm property in the Campbell township, west of Willow Glen (the Willows) where many other immigrant orchard families lived, particularly families with Italian surnames. In 1920, at the age of 41, he lived on a farm on Fruitvale Avenue in the San Jose township as an orchardist on land he now owned. At this time, he was a naturalized citizen. He lived with his mother, his wife, and seven children.

In 1930, Salvadore lived at 376 Meridian Road, owned his home and lived on a fruit farm as a self-employed farmer. At this time, he lived with his wife Mary and seven children. The youngest child, Stella LaBarbara, 2 years old in 1930, is listed today as the owner of record on the property. The 1940 census shows Salvadore LaBarbara living at 1037 Meridian Road with his wife Mary and four children on a farm.

According to the 1957 directory, Salvatore, his wife, and at least one child lived at 971 Meridian Road while his son (Peter) lived at the house next door at 961 Meridian Road. Salvatore died in 1960 after his wife Mary died in 1957.

Although the size of the family farm is not known, based on a series of historic maps, it was within the territory south of Fruitdale Avenue, west of Meridian Avenue, east of the Southern Pacific Railroad tracks and north of Los Gatos creek. With nearby access to the Southern Pacific Railroad for transportation of fresh and dried fruit and the Los Gatos creek for irrigation, the lands were considered choice for orchards.

ARCHITECTURAL EVALUATION AND CHARACTER-DEFINING FEATURES

Architectural Style and Influences

The subject home has been design in the Spanish Colonial Revival style and contains stylistics influences from other traditions typical of the Spanish Eclectic style in San Jose. This style is largely due to the influence of architect Frank Delos Wolfe and particularly the work of the locally important firms of Wolfe & McKenzie and Wolfe & Higgins. Although it is not known if any of these firms design the home, based on the features, it is characteristic of the style that helps to define San Jose's Spanish Colonial Revival heritage.

Other influences include Italian Renaissance Revival seen in the flanking Palladian windows and divided-light casement doors, the Mediterranean Revival style seen in the low pitched squared, hipped and red tile roof, and the Prairie style as seen the front approach with pedestalled urns.



Figure 9. 971 Meridian Avenue Home, Style, Character-Defining Features, and Setting

Photos showing architectural style, character-defining features and building form are included in Attachment 4.

Building Massing, Form, Roof, Placement, Setting

The home is largely square in plan with a series of cross hipped roof forms as see in Figure 10 below. Notched areas show courtyards. The rear portion appears to be the family living areas and the front portions appear to be the more formal spaces. The roof is low pitched, has short projecting and boxed eaves and is covered in red tile. Multiple ridge courses show divides spaces. The red tile roof is characteristic of the Spanish Colonial Revival style, the Italian Renaissance Revival Style, and the Mediterranean Revival style. The home has stucco exterior cladding and wood windows. Ironwork and brickwork is used as decorative and design features in key locations.



Figure 10. Aerial view of subject property showing roof forms, plan, setting, setbacks, landscaping
Source: Google Maps

The home has been well designed and well executed as seen in the open and airy feeling and relationship between structure and its setting, surrounded by fruit orchards on all side during time of construction. The pattern of decorative doors and windows opening up to various exterior spaces defines this style as a “ranch” house, an integral part of a farm. The home also appears to have been designed for a large family and includes formal spaces inside.

The setting is important to the architectural style and appears to have influenced the design of the home. The orchard setting was also used as the landscaped setting for the home. The rounded and curved u-shaped front driveway gives prominence to the home and defines its approach. Although the current landscape is suffering from deferred maintenance, it appears to have been designed to enhance both the home and the fruit orchard. Low concrete curbs define landscape spaces. The gravel driveways and lack of concrete sidewalks on Meridian Avenue give the home a more rural feeling. The outdoor brick oven also gives the home a rural and agricultural setting. The remnant fruit orchard trees are integrated as a part of the setting for the family home and show that this home was once part of an old orchard.

Street Facing Elevation and Formalized Defining Entry

The street-facing front elevation has been designed in a formal arrangement with symmetrical composition. Classical details are seen in the columns framing the pair of front facing window arrangements set inside focal windows niches.

Approach and Entry Courtyard:

While the street elevation and setting were designed to make this home a prominate feature on Meridian Avenue, the ornate approach and entry were designed as welcoming and formal spaces. Beyond the circular driveway is the low approach with brick steps flanked by short porch walls that five the entry a

low profile proportional to the one-story form. The pair of decorative urns on pedestals framing front entry walk and are consistent with the flowering theme of both landscape and architectural design. A courtyard frames the front door with a pair of French doors having a center opening. Long, door-like windows are found on each side along with iron sconces as shown on Figure 11 below.



Figure 11. 971 Meridian Avenue Home, Entry Courtyard

Palladian Window Arrangements:

Focal ornate Palladium windows frame each side of the street-facing elevation and the front entry courtyard. The arrangement is set inside a recessed opening with twisted columns and a balconette. The central rounded arched window with divided lights, flanked by two smaller rectangular openings, also with divided lights, comprise the window unit. The wrought iron balconette at the base of the arrangement serves as a decorative planter box framing the base of the window arrangement. Carved and molded capitols with foliage in the Corinthian style and turned columns set on a base pedestal bring formality to the arrangement.

Decorative Features:

Ornate reliefs serve as decorative features and include the cartouche design above the front door with an oval framed shield and scrolling leafy designs, evocative of family ownership prominently displayed above the door of primary entry. The carved wall plaque is inset into a rounded niche and is evocative of the Baroque, Rocco and Beaux Arts traditions.

A pair of cornucopia motifs are inset into the window niche at the top of the window arrangement. It appears to be a nod to the abundance of the fruit farm. This symbolic “horn of plenty” with fruits, vegetables, nuts, and flowers flowing out of a wicker basket was used to represent bountiful harvest and California’s agricultural richness.

Other Character-Defining Features

North Elevation Courtyard:

The north elevation includes a small courtyard space abundantly surrounded by windows with doors in complimentary designs. The area appears to have had an integral landscaped design but has not been

maintained. This side courtyard reflects, in a less formal, but more private space, compared to the front entry courtyard.

Series of Windows and Doors:

The architectural design shows attention to details seen in the cohesive series of windows and doors all with divided lights and arranged typically with a center, larger pane, surrounded by smaller panes in various geometric arrangements. The multi-light designs are consistent throughout all elevations, but are most pronounced at the front elevation and north elevation courtyard. A series of double-hung windows in paired arrangements, are wood sash windows, again with a large center pane surrounded by small lights. All windows are original wood construction materials painted brown and have recessed profiles and wood framing. Only one side window has been replaced with an aluminum frame.

Brickwork:

A consistent design is seen throughout the exterior of the home using a brickwork pattern to trim spaces and features including along planter boxes and as decorative caps around the chimney at its base, top and middle.

Physical Condition and Alterations

Physical Condition:

Based on a visual exterior inspection, the home appears to be in good physical condition other than peeling paint found in all sides and among the majority of windows and doors and screens. Landscaping has deteriorated over the past two to three years as seen on Google Street View.

Alterations:

Based on a visual inspection and any available building records, the only change made since the home's construction has been changing a window at the rear south elevation to an aluminum slider which based on the style and materials, it appears to have been replaced in the 1980s. Based on peeling stucco paint, the original color may have been a salmon color repainted in an off-white color. The red tile roofing may have been changed since the original construction. None of the changes have compromised the integrity of the home. The home is in excellent condition and has a high level of integrity compared to other homes in San Jose built in the 1920s.

HISTORIC CONTEXT STATEMENT

Small Orchard Family Farms in San Jose, 1878 to 1929

The following context was development from the "Historical Overview and Context for the City of San Jose" in 1992 by Archives and Architecture and Glory Anne Laffey, the County of Santa Clara Historic Context Statement by Archives and Architecture in 2012, and the West San Carlos Street Historic Context in 2011.

The subject property is being evaluated within the context of horticulture expansion in Santa Clara County. Early commercial orchards were planted in San Jose in the early 1850s prompting experiments with horticulture. Early orchards were concentrated near rivers and creeks. In 1868, the first dried fruit was

shipped to the east Coast where it yielded high prices. The first commercial canning operation succeeded in Santa Clara County in 1871. Orchards increased rapidly during the 1870s and 1880s throughout the County. Horticulture expansion occurred due to a favorable market, high prices, and rapidly developing support industries made the switch to horticulture low risk and highly profitable. Growth and expansion also resulted in changing land ownership patterns. Subdividing large tracts and selling plots for small family orchards became the basis for the growth. A 20-acre orchard was able to produce enough fruit to support a family. The fruit industry thus came to dominate the lives and livelihoods of most residents in both San Jose and Santa Clara County.

The orchard products dominated the local economy by the end of the 1890s and fruit production peaked in the 1920s, a period in which Santa Clara County became known as the Valley of Heart's Delight. The fruit canning and packing industry quickly developed to become the urban complement of the Valley's orchards.

Two population expansions supported this growing agricultural industry. The first came during the 1880s; the second came in the early 1900s with waves of immigrants from Japan, Italy, Portugal, and other Southern European countries. Most residential growth in this period remained within the original city limits, with only some smaller localized suburban development occurring along the horse-drawn and later electric interurban lines that connected San Jose to other towns in Santa Clara County.

Meridian Road was known as an area of Santa Clara County where Italian, Portuguese, Japanese, and other immigrant families operated small family farms. The concentration of small family orchards led to the organization of cooperatives and to the strengthening of the agricultural and commercial economy of the Valley. According to the *California Italian American Project: San Jose, California*, in 1920, 50 percent of the cannery workers were foreign born, primarily from Italy and Portugal.

Spanish Colonial Revival Style Architecture in San Jose, 1921-1938

The follow context was derived from YOUR OLD HOUSE, a Guide for Preserving San Jose Homes, 2003, Chapter 2, Architectural Resources.

After World War I, revival styles for houses grew in popularity. Changes in building technology, such as inexpensive methods to apply brick, stone veneer or stucco to the exterior of the traditional wood-framed house facilitated the popularity of Twentieth Century Revival styles. The period encompasses the reworked versions of the Spanish Colonial, Tudor, French, Norman and classically-inspired architecture along with many other variants used throughout the county's colonial history. Period revival styles lent themselves well to designs for modest homes and offered an alternative to previous styles. Architectural styles in San Jose that represent the Twentieth Century Revival Period include the Tudor Revival, Mission Revival, Spanish Colonial Revival or Spanish Eclectic, Pueblo Revival, Mediterranean Revival and Italian Renaissance Revival.

The most influential of the revival style in California during the 1920s and 1930s were those derived from the climatically similar Mediterranean. This style as popularized by the Panama-California Exposition, held in San Diego in 1915. The exposition was widely publicized, and the use of architectural examples from the Spanish Colonies encouraged Americans to realize that their county had a rich Spanish heritage, as well as an Anglo-Saxon past. Architects were also influenced by the baroque architecture of Mexico and Spain.

Characteristics of the Spanish Eclectic or Spanish Colonial Revival or Mediterranean Revival include:

971 Meridian Avenue, Historic Resource Assessment Supplemental Report

- *One or two story with rectangular, “U” or irregular plan and symmetrical or asymmetrical massing
- *Low-pitched gable or cross-gable roof with Spanish tile (little or no eave extension) or flat roof with parapet (some with tile coping)
- *Flat stucco walls with smooth textured finish
- *Decorative wall surfaces, using tile or low-relief terra-cotta sculpture
- *Round-arched openings
- *Porches supported by large, square piers or simple tile roof hood over door
- *Recessed windows and doors
- *Wood casement windows often in groups, especially on the front elevation (prominent windows on front may have wood or wrought iron grill or classical ornamentation)
- *Front and/or interior patios, often surrounded by stucco wall
- *Decorative details that might include wrought-iron for balcony and porch railings, quatrefoil window, buttressed corners

INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period of significance. The architectural integrity of the Spanish Colonial Revival home is high. It is in a good state of preservation having all of its original features and an intact design from the period of significance 1925.

The integrity of the family fruit orchard has been compromised over time due to portions of the farm being sold off and the loss of all orchards in the area. The area has transitioned to urban and suburban development. The period of significance for the orchard is approximately 1880 to 1970. The family orchard appears to have stopped production sometime in the early 1980s. Although this loss has been significant, remnants of orchard fruit trees surround the single family, originally served as both a landscape setting for the home, remain. Today this remnant setting is able to convey the home’s original rural historic setting as a fruit orchard “ranch” home.

ELIGIBILITY

Local Eligibility

Significance Statement:

The residential home is an excellent example of the Spanish Colonial Revival style representative of San José architectural heritage. While many of San Jose’s Spanish Colonial Revival styles are found in residential subdivision of the 1920s and were built on typical lots in residential tracts, the subject home was custom built and designed to both reflect its position as a part of the fruit orchard and to meet the needs of a large and growing orchard family. The decorative elements seem to suggest floral and harvest abundance tied to themes of land agricultural production and family ownership.

The home was once part of the LaBarbara family orchard from approximately 1901 to 1985. The existing home with a small remnant of the fruit orchard is a rare example representing the horticulture history of

San Jose and Santa Clara County, and is the last known and oldest remnant orchard site to exist in San Jose. The home's deep setback along Meridian Avenue with its U-shaped driveway in front of the U-shaped house along with the openness of the architecture having multiple doors and windows opening up to the surrounding landscape, marks this property as the "ranch" house for the Meridian orchard.

The home built in 1925 has a large number of character-defining features of the style as found throughout San Jose. The home has the quality of design that marks its significance. The home has a high level of integrity in style, design, materials, and craftsmanship. Additionally, the home is the only remaining Spanish Colonial Revival home in the neighborhood.

The home has been designed for and is associated with one of the last and longest-running fruit orchards in the city. The farm in its operational period was in Santa Clara County and in the early years in the Campbell township. The small farm was operated by a long-time orchardist, Salvatore LaBarbara and his son starting as early as the 1901-1905 period and ending approximately in the 1970s and has been in family ownership for four generations. The home and its associated landscaping represents the typically small family orchard operation, particularly those operated by immigrants, important to the success of Santa Clara Valley's agricultural and horticultural economy in its height from approximately 1901 to 1929 where it was marketed as the "Valley of Heart's Delight".

Criteria for City Landmarks Status:

Based on the information in the November 2018 report, site visits and additional research, and evaluation in this report, the property can be found to meet the eligibility criteria for City Landmark status as defined in Section 13.48.110.H of the San Jose Municipal Code having significance against both the "Horticulture Expansion" context as documented in the 1992 Citywide Historic Context Statement and the "Spanish Colonial Revival" context in San Jose which can be found in the document YOUR OLD HOUSE, Design Guidelines for Residential Properties in San Jose. The home "embodies" the Spanish Colonial Revival style design unique to San Jose. It has both Mediterranean Revival and Prairie style influences characteristic of the eclectic Spanish Colonial Revival style in San Jose. The home is a rare example having all of its original features. Although the large orchard lands surrounding the home has been converted to urban uses, a small remnant of that land is found to the south of the home. The home's circular front driveway, setbacks, and landscaping frame the house and mark its association with the Meridian Road fruit orchard.

Although integrity is not included in the Municipal Code for local historic resources, based on practice and designations locally, a property must retain sufficient integrity to convey its historic significance from the period of importance. The subject property was found to retain sufficient integrity for local eligibility.

State and National Eligibility

Because of the substantial loss of the orchard, the lack of supporting features for an orchard farm, and overall loss of setting, the subject property was found to have insufficient integrity to meet the "seven aspects" of integrity as defined in National Register Bulletin Nos. 15, 32 & 34. As a result, the subject property does not appear to qualify for the California Register of Historical Resources and the National Register of Historic Places. The Messina Orchard at 721-781 North Capitol Avenue in San Jose is on the National Register of Historic Places and is an excellent example of a family orchard with a high level of

integrity in the historic period 1925-1960. The subject project has less integrity than the Messina Orchard, but is an older orchard and is important to San Jose's history.

Attachments:

1. Project Site, Santa Clara County Assessor Parcel Map
2. Property Building Record for 971 Meridian Avenue, Santa Clara County Assessor Records
3. Historic Santa Clara County Tract Maps for Subject Property, 1940s to 1980s
4. Photo Pages – 971 Meridian Avenue

Sources:

Primary & Archival Records

- *Historic Aerials (San Jose Public Library, California Room)
- *Historic Maps (San Jose Public Library, California Room)
- *City Directories (Ancestry.com)
- *Census Records (Ancestry.com)
- *Immigration Records (Ancestry.com)
- *Tract Maps (Santa Clara County Public Works)
- *Assessor Building Records (Santa Clara County Tax Assessor)

Publications

- “Italians in the Santa Clara Valley” by Frederick W. Marrazzo, Arcadia Publishing
- “A Field Guide to American Houses” by Virginia Savage McAlester, Second Edition
- “Wolfe & Higgins Master Architects of the Spanish Revival” by Krista Van Laan

Websites/Internet

- *National Register of Historic Places Registration Form, Nomination for the Messina Orchard
- *California Italian American Project: San Jose, California