



3090 South Bascom Avenue Affordable Housing Project

Cultural Resources Technical Study

prepared for

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Executive Summary

Purpose and Scope

Rincon Consultants, Inc. (Rincon) was retained by Birdseye Planning Group, LLC (applicant) to conduct a cultural resources technical study for the 3090 South Bascom Avenue Affordable Housing Project, located at 3090 South Bascom Avenue (APN 414-14-092) in San José, Santa Clara County, California (project). The project applicant is seeking federal funds from the U.S. Department of Housing and Urban Development (HUD) to complete the project. Therefore, as per 36 CFR 800.16(y), the project is considered a federal undertaking and subject to Section 106 of the National Historic Preservation Act (Section 106). This cultural resources study was prepared in compliance with Section 106 and includes the delineation of the Area of Potential Effects (APE), a cultural resources records search and pedestrian survey of the APE, outreach to Native American groups and consultation with local interested parties, background and archival research, the evaluation of 3090 South Bascom Avenue for listing in the National Register of Historic Places (NRHP) and preparation of this report.

Dates of Investigation

The archival and background research and historic evaluation summarized herein were performed throughout April 2020. A pedestrian survey of the APE was conducted on April 16, 2020. Results of a search of the California Historical Resources Information System (CHRIS) were provided on April 29, 2020 by the Northwest Information Center. On April 2, 2020 Rincon requested a Sacred Lands File (SLF) search and a list of Native American contacts from the Native American Heritage Commission (NAHC). The NAHC responded on April 3, 2020 and stated a negative result for the SLF search. Outreach letters were emailed to Native American contacts included on the NAHC -provided list on April 3, 2020 and mailed to other local interested parties on April 2, 2020; follow-up efforts took place throughout April.

Summary of Findings

The CHRIS search, Native American outreach and local interested party consultation performed for this study did not identify any cultural resources within or adjacent to the APE. The background research and field survey identified one historic-period building within the APE, 3090 South Bascom Avenue, a commercial building which was constructed in 1974. In accordance with guidance from the California Office of Historic Preservation, the building was recorded and evaluated for historical significance. Following background research and application of the applicable NRHP criteria, the building at 3090 South Bascom Avenue is recommended ineligible for listing in the NRHP; it therefore is not considered a historic property for the purposes of Section 106. The field survey did not identify any other cultural resources in the APE. Additionally, the CHRIS records search indicated that there are no previously recorded archaeological resources located in the APE or within a half-mile radius. The Native American outreach and local interested party consultation did not provide information about knowledge of prehistoric resources or other historic properties within or near the

APE. Historical aerial review indicates the property was largely agricultural until the 1950s, thus historic-era archaeological sites are unlikely. The APE has been previously disturbed by agricultural activities and by construction of the extant building. No prehistoric resources are known to exist in the vicinity and are not likely to be present in the APE. The APE is therefore considered to have a low sensitivity for containing archaeological resources. Based on the results summarized above, Rincon recommends a finding of ***no effect to historic properties*** under Section 106. The following best management practices are recommended in case of unanticipated archaeological resources or human remains.

Unanticipated Discovery of Subsurface Cultural Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for NRHP eligibility. If the discovery proves to be significant and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any adverse effects to historic properties.

Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

1 Introduction

Rincon Consultants, Inc. (Rincon) was retained by Birdseye Planning Group, LLC (applicant) to conduct a cultural resources technical study for the 3090 South Bascom Avenue Affordable Housing Project, located at 3090 South Bascom Avenue in San José, Santa Clara County, California (project). The project applicant is seeking federal funds from the U.S. Department of Housing and Urban Development (HUD) to complete the project, which is therefore considered a federal undertaking and subject to Section 106 of the National Historic Preservation Act (Section 106). This cultural resources study was prepared in compliance with Section 106 and includes the delineation of the Area of Potential Effects (APE), a cultural resources records search and pedestrian survey of the APE, outreach to Native American groups and local interested parties, background and archival research, the evaluation of 3090 South Bascom Avenue for listing in the National Register of Historic Places (NRHP) and preparation of this report.

1.1 Project Description

The proposed undertaking is located on a 0.65-acre parcel at 3090 South Bascom Avenue in San José, California (Assessor's Parcel No 414-14-092). The property is currently fully paved and developed with a two-story commercial building that contains a retail music store and was constructed in 1974 (Figure 1 and Figure 2). The proposed undertaking consists of the demolition of the extant building and its replacement with a six-story building to accommodate 90-affordable, mixed-income housing units. Twenty of the units would be set aside as Permanent Supportive Housing for the homeless and nine units would be reserved for Rapid Rehousing. The remainder would be reserved for individuals and families meeting income qualification criteria. Supportive services would be provided by the County Office of Supportive Housing.

The proposed 3090 South Bascom Avenue Family Housing Project would be a 79-unit affordable, mixed-income housing development serving families in the Cambrian neighborhood of Southwest San José. A total of 29 units would be Permanent Supportive Housing (PSH) for the homeless; 28 units would be reserved for extremely low-income residents; 20 units would be reserved for low and very low incomes residents and two units would be reserved for on-site managers. Supportive services would be provided by the County Office of Supportive Housing (OSH) outside of the project budget through OSH's approved providers. The project would be located at 3090 South Bascom Avenue, east of South Bascom Avenue, approximately 350 feet northeasterly of Camden Avenue.

The project applicant would demolish an existing two-story, 11,811-square-foot commercial building and five non-ordinance sized trees along the frontage and construct a five-story mixed-use building comprised of a Type 1A concrete underground parking garage with a five-story Type III-A wood frame structure above. The main street frontage along South Bascom Avenue would provide 1,100 square feet of for-lease commercial office space. The first level above-grade includes a two-story lobby, commercial office space, residential management and services offices and community gathering areas. This floor will also include utility spaces along the drive aisle shared with the neighboring property. The second through fifth floors are predominantly residential units with trash and utility spaces. A roof deck would be located on the fifth floor. The project would include photovoltaic panels on the roof to maximize building energy efficiency and provide approximately 75% of the electrical demand.

A separate residential entry would be constructed just west of the commercial entrance. The entrance would include a 24-hour security desk, resident mailboxes, elevators, and stair access to the upper floors. All required parking would be provided in a single-level underground garage below the building. The entrance would be located just east of the residential entry. A total of 40 (i.e., 35 residential and five commercial) parking spaces would be provided within the garage. Of the total, 24 residential spaces would be capable of accommodating electric vehicle (EV) charging, seven would be wired and four would be installed. Of the five commercial spaces, four would be EV capable and one would be installed. A total of three commercial and 16 residential motorcycle parking spaces would be provided. A total of 79 residential bicycle parking spaces would be provided. The commercial area would have two short-term and one long-term bicycle parking spaces. Other amenities would include community gathering spaces and on-site storage.

The proposed project would be 100% affordable (except two manager units) to households earning 80% or below of the area median income (AMI). The project would dedicate 25% of the units to supportive housing. The unit mix would include 46 studio, 16 one-bedroom, 12 two-bedroom and five three-bedroom units. One of the two-bedroom units and one of the three-bedroom units would be reserved for on-site property managers.

The second-floor courtyard amenity space at the podium level would include flex spaces designed to accommodate a variety of enhanced services, including case management. Other uses at this level would include a property management office, and a large courtyard amenity accessible to all residents. The upper floors would accommodate the resident and manager units. The project would provide three residential units on the ground floor, 18 units on the second floor, 20 units on the third floor and fourth floor and 18 units on the fifth floor.

1.2 Area of Potential Effects

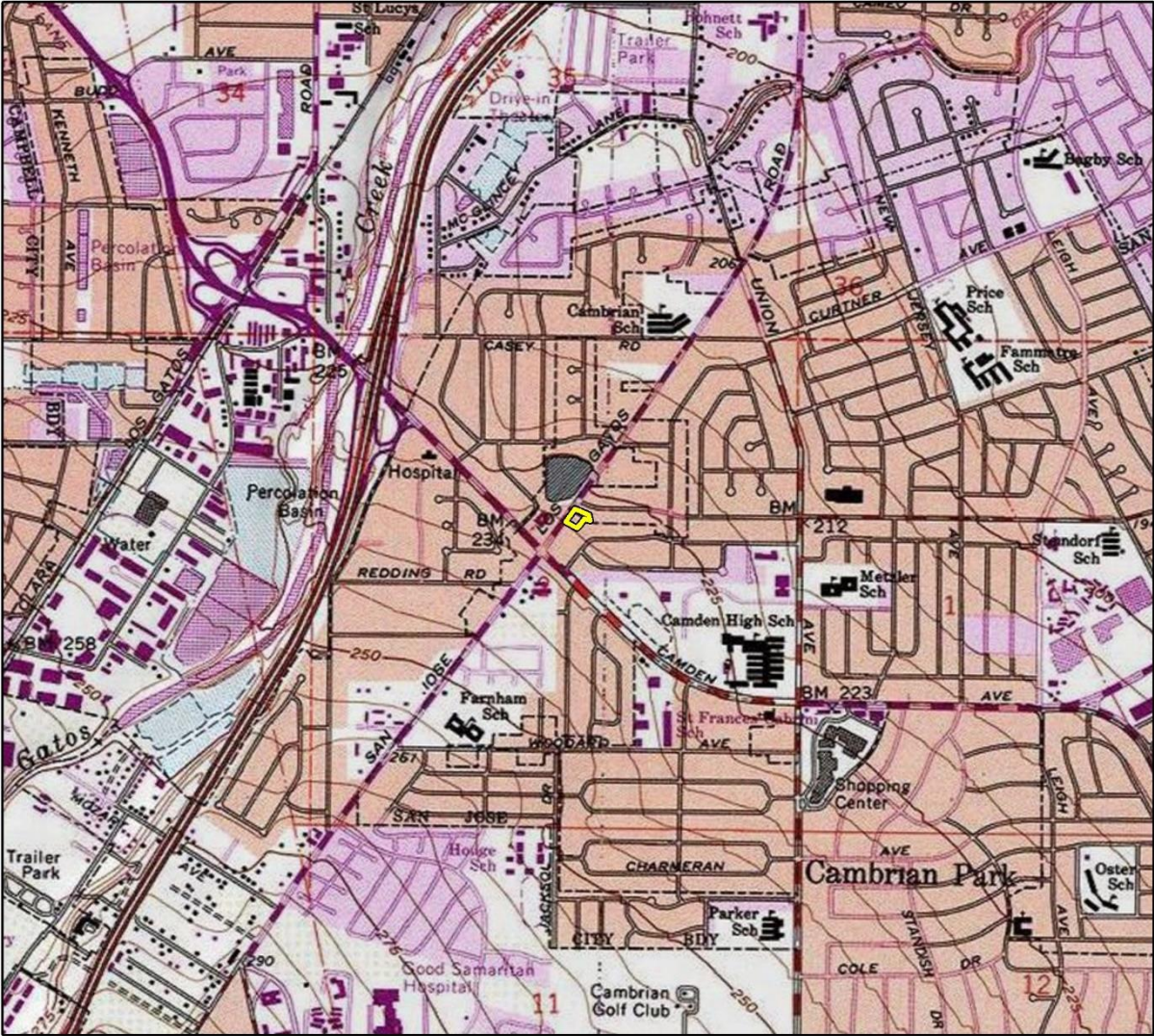
The APE for an undertaking is defined in 36 Code of Federal Regulations (CFR) 800.16(d) as the “geographic area or areas within which a project may directly or indirectly cause alterations in the character or use of historic properties, if any such property exists.” The APE for the current undertaking was delineated in consultation with the staff at the City of San José and developed to consider both direct and indirect impacts to potentially historic properties. To this end, properties within a roughly 200-foot radius of the APE reviewed at the reconnaissance level to determine their potential to qualify for listing in the NRHP and to be indirectly affected by the undertaking (eligibility for listing in the California Register of Historical Resources (CRHR) and local designation was not considered).

None of the 15 properties within a roughly 200-foot radius of the APE have a high potential to qualify for listing in the NRHP and/or to be affected by the proposed undertaking. Of those, three were constructed post-1983 and those that remain either lack architectural distinction, have been considerably altered, or have an existing setting which would not be substantially altered from the proposed undertaking such that it would affect their overall integrity (Table 1). None of these properties were identified as part of the California Historical Resources Information System (CHRIS) records search completed for this study or have been identified as a historic resource by the City of San José. Therefore, they were not formally included in the APE, which was ultimately limited to the parcel that comprises the project footprint.

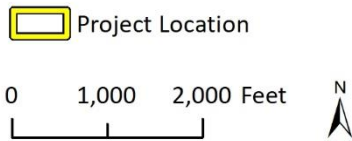
The APE must additionally be considered as a three-dimensional space and includes any ground disturbance associated with the undertaking. The maximum depth of excavation for the proposed undertaking is expected to be 17 feet, to accommodate the construction of the below-grade parking

structure, and 78 feet above ground surface, the maximum height of the building proposed. The vertical APE for the proposed undertaking is therefore 17 feet below and 78 feet above ground surface.

Figure 1 Vicinity Map



Imagery provided by National Geographic Society, Esri and its licensors © 2020. San Jose West Quadrangle. T08S R01W S02. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



ICR Fig 1 Vicinity Map

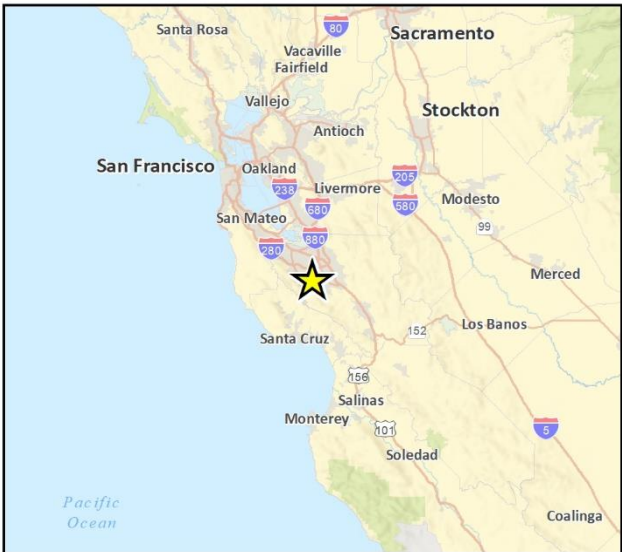


Figure 2 Area of Potential Effects Map

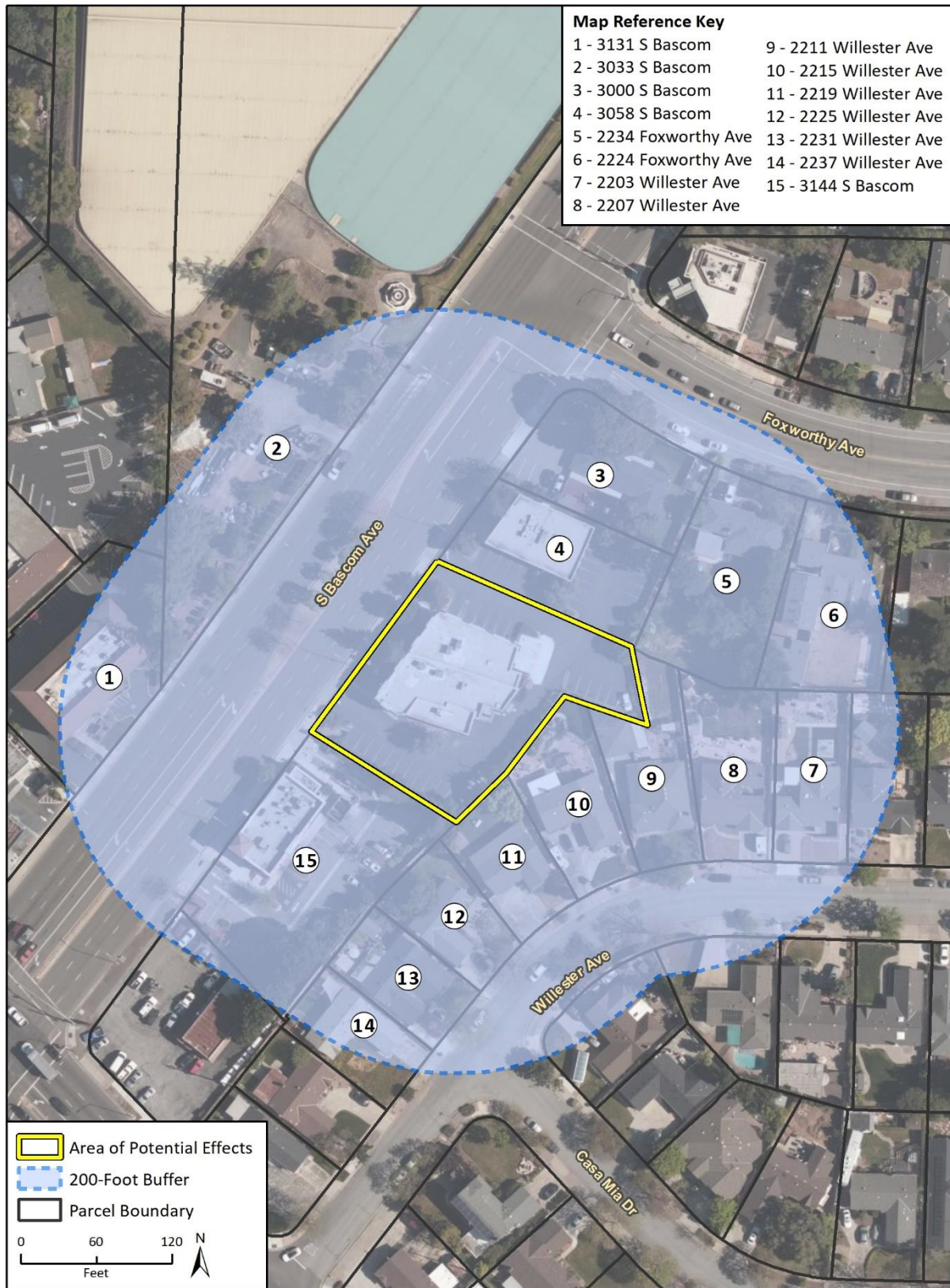
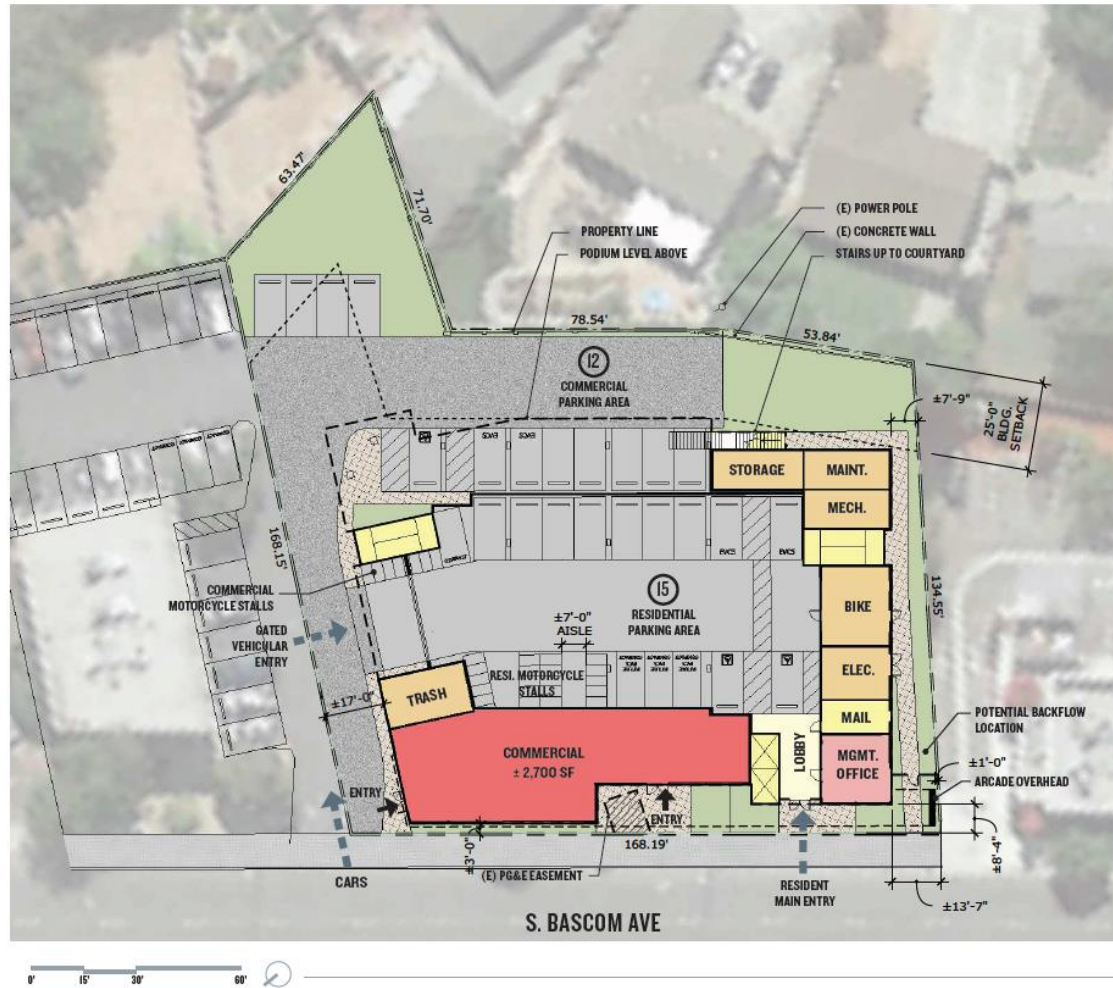


Figure 3 Proposed Site Plan for the Undertaking



PLANNING INFORMATION & ZONING SUMMARY		
ZONING & PLANNING POLICY DOCUMENTS:	City of San Jose, Chapter 20.40.010 Commercial Zoning Districts	
ADDRESS	3090 S. Bascom Ave, San Jose	
GENERAL PLAN LAND USE DESIGNATION	Neighborhood/ Community Commercial	
ZONE	Commercial Pedestrian-CP	
LOT AREA (SQ FT)	28,096 (±0.64 Acres)	
TOTAL UNITS	90 units total	
SITE REGULATIONS	REQUIRED	PROPOSED
LAND USE-MAX UNITS	140	90
MAXIMUM FAR (per Neighborhood/ Community Commercial)	3.5	2.8
MAXIMUM BUILDING HEIGHT (FT)	120'	78'
MINIMUM YARD SETBACKS (FT)		
FRONT	0', MAX 10'	3' to 14'
SIDE, INTERIOR	0	7'+
REAR, INTERIOR	25'	25'
MINIMUM USABLE OPEN SPACE		
MASS AND SCALE AND FAÇADE		
VEHICULAR PARKING - Residential	REQUIRED	PROPOSED
TOTAL CAR SPACES	15	15
STANDARD SPACES, 9'x18'		10
COMPACT SPACES, 8'-6" X 16'	40% allowed	7
ACCESSIBLE SPACES	2	2
EV SPACES	70% capable, 20% wired, 10% installed	10 capable, 3 wired, 2 installed
MOTORCYCLE PARKING SPACES 1 per 4 units, minimum 3	23	23
VEHICULAR PARKING - Commercial	REQUIRED	PROPOSED
TOTAL CAR SPACES (@ 1 stall / 250 SQ FT)	11	12
STANDARD SPACES		11
ACCESSIBLE SPACES	1	1
EV SPACES	40% capable, 10% installed	5 capable, 2 installed
MOTORCYCLE PARKING SPACES 1 per 20 code required auto parking spaces, minimum 3	3	3
BIKE PARKING	REQUIRED	PROPOSED
PROTECTED BICYCLE SPACE- Residential	1 per unit	90
PROTECTED BICYCLE SPACE- Commercial	2 short term, 1 long term	2 short term, 1 long term



3090 S. BASCOM AVE - PRELIMINARY REVIEW | PROPOSED SITE PLAN



SAN JOSE, CA | DECEMBER 19, 2019 | AFFIRMED HOUSING







A-7



Table 1 Properties Considered for Potential Indirect Effects



Photograph	Map No.	Address	Year Built	Property Details
	1	3131 South Bascom Avenue	1983	<p>Location: West of the APE, across Bascom Avenue.</p> <p>Exempted from further analysis due to age.</p>
	2	3033 South Bascom Avenue	Reservoirs -late 1800s/early 1900s per Water Works Engineers. 1958 (per City of San José Storm Sewer System Annual Report 2015-16)	<p>Location: West of the APE, across Bascom Avenue.</p> <p>Description: San José Water Company/San José Water Works Cambrian Station. The large, triangular-shaped parcel contains two earthen reservoirs, a Spanish Revival-style pump station building, and a fountain. While the fountain is not visible from the street due to the property elevation, the pump station building is at grade and fronts Bascom Avenue at the northeast edge of the property. The building has a square footprint, a flat roof with a scrolled parapet at center, a centered, arched entry porch capped by a pent roof clad with barrel tile, and what appear to be wood-sash windows and entry door.</p> <p>Reasons for exemption: The property's setting has previously been altered by surrounding commercial and residential development. Additionally, it is separated from the APE by Bascom Avenue. Therefore, the property would not be impacted by the development proposed by the undertaking.</p>



Photograph	Map No.	Address	Year Built	Property Details
	3	3000 South Bascom Avenue	Circa 1952	<p>Location: North of APE at the corner of Bascom/Foxworthy</p> <p>Description: One-story residential building currently functioning as a preschool. The Ranch-style building has a L-shaped footprint and a hipped roof covered with composite shingles. Its exterior is clad with horizontal wood siding. Fenestration consists of non-original vinyl-sash windows. High wooden fencing on the north and west sides of the building obscure entries. Besides a chimney on the north elevation, the building generally has no noteworthy architectural detailing or ornamentation.</p> <p>Reasons for exemption: Building is a relatively ordinary example of a Ranch-style residence that has been converted to commercial use. It has undergone alterations including window replacement, creation of a parking lot, addition of perimeter fencing and painting of murals. Its setting has been altered by the redevelopment of the adjacent property. The property would not be impacted by the development proposed by the undertaking.</p>
	4	3058 South Bascom Avenue	1986	<p>Location: North of and adjacent to the APE.</p> <p>Exempted from further analysis due to age.</p>


Photograph	Map No.	Address	Year Built	Property Details
	5	2234 Foxworthy Avenue	1951	<p>Location: Northeast of the APE.</p> <p>Description: One-story Ranch-style residence with a nearly rectangular footprint and hipped roof covered with composite shingles. The home is clad with horizontal wood siding. Foliage at the edge of the property obscures view of the primary entry. Fenestration includes vinyl-sash multi-pane windows with wide surrounds; some windows are flanked by shutters. The garage door appears to be original, and a brick chimney is visible at the rear of the home.</p> <p>Reasons for exemption: Property's setting has been altered by the redevelopment/conversion of the adjacent two properties on the west to commercial use. The property would not be impacted by the development proposed by the undertaking.</p>
	6	2224 Foxworthy Avenue	1950	<p>Location: East of the APE.</p> <p>Description: One and one-half-story single-family residence with no particular architectural style. It has a H-shaped footprint and cross-gabled roofs covered with composite shingles. Attached to the western end of the home is an open carport facing the street and a two-story addition at the rear. A high wall encloses a patio in front of the home, obscuring view of the façade and entry. Exterior cladding varies from horizontal siding to stucco. Fenestration includes sliding and multi-pane vinyl-sash windows.</p> <p>Reasons for exemption: Property has been altered by additions/alterations on the west end of the building and replacement of windows. The property would not be impacted by the development proposed by the undertaking.</p>

Photograph	Map No.	Address	Year Built	Property Details
	7	2203 Willester Avenue	1956	<p>Location: East of the APE.</p> <p>Description: One-story single-family Minimal Traditional residence with a cross-gabled roof covered with composite shingles. Exterior cladding includes both horizontal siding and stucco. The primary entry is sheltered by a roof overhang. It appears the roof overhang covered a larger porch area that has been partially enclosed. Windows are replacement vinyl-sash, and the garage door and primary entry door appear to be contemporary. A brick chimney is located on the east elevation.</p> <p>Reasons for exemption: Property has been considerably altered and does not retain sufficient integrity to meet NRHP eligibility requirements.</p>
	8	2207 Willester Avenue	1956	<p>Location: East of the APE</p> <p>Description: One-story Ranch-style, single-family residence with generally a U-shaped footprint. The home is topped by a cross-gabled roof covered with composite shingles. Exterior cladding includes horizontal siding, brick and stucco. Fenestration consists of replacement vinyl-sash multi-pane windows surrounded by casing. The primary entry is located within a porch area created by a roof overhang and is obscured from view. Above the contemporary garage door is a pent roof spanning under the main roof gable. A brick chimney is visible on the west end of the home.</p> <p>Reasons for exemption: The building proposed for construction is physically separated from 2207 Willester Avenue by a minimum of 85 feet and will not alter the property's immediate setting.</p>

Photograph	Map No.	Address	Year Built	Property Details
	9	2211 Willester Avenue	1958	<p>Location: South of and adjacent to the APE</p> <p>Description: One-story Ranch-style single-family residence with a rectangular footprint and a hipped roof covered with composite shingles. A roof overhang shelters a partial-width porch supported by posts. The primary entrance is obscured within the recessed area. The home's exterior is sheathed in stucco and brick. Fenestration includes non-original vinyl siding and picture windows. A brick chimney is located on east end of the home.</p> <p>Reasons for exemption: Construction of the proposed undertaking will occur at the rear of the property and will result in a substantial change to its setting. The Ranch-style house has additionally been altered and is not likely to meet NRHP eligibility requirements.</p>
	10	2215 Willester Avenue	1958	<p>Location: South of and adjacent to the APE.</p> <p>Description: One-story, Ranch-style single-family residence with a L-shaped footprint which is capped with gable and hip-on-gable roofs covered with composite shingles. Exterior cladding includes stucco and brick. Fenestration consists of vinyl-sash multi-pane windows with narrow casing. The primary entry door is obscured by a patterned security door. The garage door appears contemporary.</p> <p>Reasons for exemption: Property has been altered and is not likely to meet to meet NRHP eligibility requirements.</p>

Photograph	Map No.	Address	Year Built	Property Details
	11	2219 Willester Avenue	1960	<p>Location: South of and adjacent to the APE.</p> <p>Description: One-story, Ranch-style, single-family residence. It has a L-shaped footprint and is capped with gable and hip-on-gable roofs covered with composite shingles. Exterior cladding consists of wide horizontal siding. Fenestration consists of non-original vinyl-sash windows, one of which is flanked by shutters. The garage door appears contemporary.</p> <p>Reasons for exemption: Property has been altered and does not retain sufficient integrity to meet NRHP eligibility requirements.</p>
	12	2225 Willester Avenue	1957	<p>Location: South of the APE.</p> <p>Description: One-story, Ranch-style, single-family residence with a L-shaped footprint and gabled roof covered with composite shingles. Its exterior is clad with smooth finished stucco that appears non-original stucco. Fenestration consists of replacement vinyl-sash windows. The garage door appears contemporary.</p> <p>Reasons for exemption: Property has been considerably altered and is unlikely to meet NRHP eligibility requirements.</p>

Photograph	Map No.	Address	Year Built	Property Details
	13	2231 Willester Avenue	1956	<p>Location: Southwest of the APE.</p> <p>Description: One-story single-family residence which does not display any particular architectural style due to a remodel. It has a rectangular footprint and cross-gabled roof covered with composite shingles. Its exterior is clad with non-original stucco. Fenestration consists of replacement vinyl-sash multi-pane windows and angled windows. The primary entry contains a contemporary wooden door with decorative glazing. The garage door is also contemporary.</p> <p>Reasons for exemption: Property has been considerably altered and is unlikely to meet NRHP eligibility requirements</p>
	14	2237 Willester Avenue	1956	<p>Location: Southwest of the APE.</p> <p>Description: One-story, Ranch-style, single-family residence with a L-shaped footprint and cross-gabled roof covered with composite shingles. Its exterior is clad with non-original stucco. Fenestration consists of replacement vinyl-sash sliding windows. The primary entry door and garage door are contemporary.</p> <p>Reasons for exemption: Property has been altered and is unlikely to meet NRHP eligibility requirements.</p>

Photograph	Map No.	Address	Year Built	Property Details
	15	3144 South Bascom Avenue	2007	Location: Adjacent to and northeast of the APE. Exempted from further analysis due to age.

1.3 Personnel

This cultural resources technical study was managed by Rincon Senior Architectural Historian Steven Treffers, MHP. The archival and background research and historical evaluation summarized in this report were performed by Architectural Historians Susan Zamudio-Gurrola, MHP, and Rachel Perzel, MA, co-authors of this report. Mr. Perzel additionally conducted the local interested party consultation. Mr. Treffers, Ms. Zamudio-Gurrola and Ms. Perzel meet the Secretary of the Interior's professional qualification standards for architectural history and history (National Park Service [NPS] 1983). The field survey was performed by Rincon Environmental Planner George Dix under the direction of Mr. Treffers. Rincon Archaeologist Hannah Haas, MA, RPA served as the archaeological principal investigator for the study. Under the direction of Ms. Haas, Rincon Archaeologist Elaine Foster and Ms. Rachel Perzel conducted the Native American outreach. Ms. Haas meets the Secretary of the Interior's Professional Qualification Standards (PQS) for archaeology (NPS 1983). The CHRIS records search was conducted in house by staff at the Northwest Information Center (NWIC). Rincon GIS Analyst Allysen Valencia prepared the figures found in the report, which was reviewed by Principal Shannon Carmack for quality control.

2 Regulatory Framework

2.1 Federal Regulations

National Historic Preservation Act

The proposed undertaking is receiving funding from HUD and therefore is subject to Section 106. The definition of a federal undertaking in 36 CFR 800.16(y) includes projects receiving federal funding and/or requiring a federal permit, license, or approval. Cultural resources are considered during federal undertakings chiefly under Section 106 (as amended) through one of its implementing regulations, 36 CFR 800 (Protection of Historic Properties), and National Environmental Policy Act. Properties of traditional, religious, and cultural importance to Native Americans are considered under both Section 101 (d)(6)(A) and Section 106 36 CFR 800.3-800.10 of NHPA. Other federal laws include the Archaeological Data Preservation Act of 1974, the American Indian Religious Freedom Act of 1978, the Archaeological Resources Protection Act of 1979, and the Native American Graves Protection and Repatriation Act of 1989, among others.

Section 106 (16 United States Code 470f) requires federal agencies to account for the effects of their undertakings on any district, site, building, structure, or object included in or eligible for inclusion in the NRHP and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under Section 106, the significance of any adversely affected historic property is assessed and mitigation measures are proposed to reduce any impacts to an acceptable level. Historic properties are those significant cultural resources listed in or are eligible for listing in the NRHP per the criteria listed below (36 CFR 60.4):

The quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet one or more of the following criteria:

- a. Are associated with events that have made a significant contribution to the broad patterns of our history
- b. Are associated with the lives of persons significant in our past
- c. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- d. Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity, or enough of their historic character or appearance to be “recognizable as historical resources and to convey the reasons for their significance” (California Office of Historic Preservation 2006). The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- 1) **Location.** The place where the historic property was constructed or the place where the historic event occurred
- 2) **Design.** The combination of elements that create the form, plan, space, structure, and style of a property
- 3) **Setting.** The physical environment of a historic property
- 4) **Materials.** 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
- 5) **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- 6) **Feeling.** A property's expression of the aesthetic or historic sense of a particular period of time
- 7) **Association.** The direct link between an important historic event or person and a historic property (National Park Service 2002)

Per the criteria of the NRHP, properties that have achieved significance within the last 50 years are excluded from eligibility unless they are of exceptional importance per Criteria Consideration G. 50 years is considered the general estimate of time required to develop the historical perspective needed to evaluate significance (National Park Service 1995:41). The phrase exceptional importance may be applied to "the extraordinary importance of an event or an entire category of resources so fragile that survivors of any age are unusual" or a building "whose development or design value is quickly recognized as historically significant by the architectural or engineering profession" (National Park Service 1995:43). Properties less than 50 years of age can be evaluated only when there is sufficient historical perspective, which is further defined as scholarly research and historical and architectural contexts.

3 Natural and Cultural Setting

3.1 Environmental Setting

The project APE is located in the eastern portion of the City of San José in the northwestern quadrant of Santa Clara County. The elevation of the APE is approximately 100 feet above mean sea level. Much of the area surrounding the APE is occupied with dense residential and associated commercial development. Interstate 680, a six-lane freeway, runs north-south approximately 360 feet to the east of the APE. The APE is fully developed, containing a single-story commercial building constructed in 1967 and two associated parking lots.

3.2 Cultural Setting

Prehistoric Overview

The APE lies in the San Francisco Bay archaeological region (Milliken et al. 2007; Moratto 1984). Following Milliken et al., (2007), the prehistoric cultural chronology for the Bay Area can be generally divided into five periods: The Early Holocene (8,000-3,500 B.C.), Early (3,500-500 B.C.), Lower Middle (500 B.C. to A.D. 430), the Upper Middle (A.D. 430-1050), and the Late Period (A.D. 1050-contact).

It is presumed that early Paleoindian groups lived in the area prior to 8,000 B.C., however no evidence for that period has been discovered in the Bay Area to date (Milliken et al. 2007). For this reason, the Paleo-Indian Period (ca. 11,500-8,000 B.C.) is not discussed here.

The earliest intensive study of the archaeology of the San Francisco Bay Area began with N. C. Nelson of the University of California Berkeley, between 1906 and 1908. He documented over 100 shell mounds along the shores of Alameda and Contra Costa counties. Nelson was the first to identify the Bay Area as a discrete archaeological region (Moratto 1984).

Early Holocene (8,000-3,500 B.C.)

The Early Holocene in the San Francisco Bay Area is characterized by a mobile forager pattern and the presence of millingslabs, handstones, and a variety of leaf-shaped projectile points, though evidence for this period is limited. It is likely that Holocene alluvial deposits buried many prehistoric sites in the area (Ragir 1972; Moratto 1984). Sites such as CCO-696 and CCO-637 in Contra Costa County are two of just a few sites dating to this period. The earliest date for the Early Holocene comes from the CCO-696 at Los Vaqueros Reservoir, approximately 57 kilometers (35 miles) east of the APE, dating to 7920 cal B.C (Milliken et al. 2007).

Early Period (3500-600 B.C.)

The Early Period saw increased sedentism as indicated by new ground stone technologies (introduction of the mortar and pestle), an increase in regional trade, and the earliest cut-bead horizon. The first documentation of the mortar and pestle, dating to 3800 B.C., comes from CCO-637 in the Los Vaqueros Reservoir area. By 1500 B.C., mortars and pestles had almost completely replaced millingslabs and handstones. A shift to a sedentary or semi-sedentary lifestyle is marked by

the prevalence of mortars and pestles, ornamental grave associations, and shell mounds. The earliest cut bead horizon, dating to this period, is represented by rectangular *Haliotis* and *Olivella* beads from several sites, including CCO-637, SCL-832 in Sunnyvale, and ALA-307 in Berkeley (Milliken et al. 2007). The advent of the mortar and pestle indicate a greater reliance on processing nuts such as acorns. Faunal evidence from various sites indicates a diverse diet based on mussel and other shellfish, marine mammals, terrestrial mammals, and birds (D'Oro 2009).

Lower Middle Period (500 B.C. - A.D. 430)

The Lower Middle Period saw numerous changes from the previous period. Rectangular shell beads, common during the Early Period, disappear completely and are replaced by split-beveled and saucer *Olivella* beads. In addition to the changes in beads, *Haliotis* ornaments, bone tools and ornaments, and basketry awls indicating coiled basketry manufacture appeared. Mortars and pestles continued to be the dominant grinding tool (Milliken et al. 2007). Evidence for the Lower Middle Period in the Bay Area comes from sites such as the Emeryville shell mound (ALA-309) and Ellis Landing (CCO-295). ALA-309 is one of the largest shell mounds in the Bay Area and contains multiple cultural sequences. The lower levels of the site, dating to the Middle Period, contain flexed burials with bone implements, chert bifaces, charmstones, and oyster shells (Moratto 1984).

Upper Middle Period (A.D. 430-1050)

Around A.D. 430, *Olivella* saucer bead trade networks established during earlier periods collapsed and over half of known sites occupied during the Lower Middle Period were abandoned. *Olivella* saucer beads were replaced with *Olivella* saddle beads. New items appear at sites, including elaborate, decorative blades, fishtail charmstones, new *Haliotis* ornament forms, and mica ornaments. Sea otter bones became more frequent from earlier periods (Milliken et al. 2007). Excavations at ALA-309 have indicated a shift from oysters to clams at that site. Subsistence analysis at various sites dating to this period indicate a diverse diet that included various species of fish, mammal species, bird species, shellfish, and plant resources that varied by location within the Bay Area (Hylkema 2002).

Late Period (A.D. 1050- contact)

The Late Period saw an increase in social complexity, indicated by differences in burials, and an increased level of sedentism. Small, finely worked projectile points associated with bow and arrow technology appear around A.D. 1250. *Olivella* shell beads disappeared and were replaced with clamshell disk beads. The toggle harpoon, hopper mortar, and magnesite tube beads also appeared during this period (Milliken et al. 2007). This period saw an increase in the intensity of resource exploitation that correlates with an increase in population (Moratto 1984). Many of the well-known sites of earlier periods, such as the Emeryville shell mound (ALA-309) and the West Berkeley site (ALA-307) were abandoned, possibly due to fluctuating climates and drought that occurred throughout the Late Period (Lightfoot and Luby 2002).

Ethnographic Overview

The project APE lies within an area traditionally occupied by the Ohlone (or Costanoan) people. Ohlone territory extends from the point where the San Joaquin and Sacramento Rivers issue into the San Francisco Bay to Point Sur, with the inland boundary most likely constituted by the interior Coast Ranges (Kroeber 1925:462). The Ohlone language belongs to the Penutian family, with several distinct dialects throughout the region (Kroeber 1925:462). Levy (1978) breaks the language groups

into 8 regional dialects: Karkin, Chochenyo, Ramaytush, Awaswas, Taymen, Mutsun, Rumsen, and Chalon (Jones 2015).

The pre-contact Ohlone were semi-sedentary, with a settlement system characterized by base camps and seasonal reserve camps composed of tule reed houses with thatched roofs made of matted grass (Schick 1994, Skowronek 1998). Just outside a base camp, there was sometimes a large sweat house built into the ground near stream banks used for spiritual ceremonies and possibly hygiene (Schick 1994, Jones 2015). Villages were divided into small polities, each of which was governed by a chief responsible for settling disputes, acting as a war leader (general) during times of conflict, and supervising economic and ceremonial activities (Skowronek 1998, Kroeber 1925:468). Social organization appeared flexible to ethnographers and any sort of social hierarchy was not apparent to mission priests (Skowronek 1998).

Ohlone subsistence was based on hunting, gathering, and fishing (Kroeber 1925:467, Skowronek 1998). Larger animals, like bears, might be avoided, but smaller game would be hunted and snared on a regular basis (Schick 1944:17). Like the rest of California, the acorn was an important staple and was prepared by leaching acorn meal both in openwork baskets and in holes dug into the sand (Kroeber 1925:467). The Ohlone also practiced controlled burning to facilitate plant growth (Kroeber 1925:467, Skowronek 1998). During specific seasons or in times of drought, the reserve camps would be utilized for gathering seasonal food and accessing food storage (Schick 1994). Fishing would be done with nets and gorge hooks out of tule reed canoes (Schick 1994:16-17). Mussels were a particularly important food resource (Kroeber 1925:467). Sea mammals were also important; sea lions and seals were hunted, and beached whales were exploited (Kroeber 1925:467).

Seven Franciscan missions were built within Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually brought into the mission system (Kroeber 1925:462, Skowronek 1998). After the establishment of the missions, Ohlone population dwindled from roughly 10,000 people in 1770 to 1,300 in 1814 (Skowronek 1998). In 1973, the population of people with Ohlone descent was estimated at fewer than 300. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize aspects of their culture (Skowronek 1998).

3.3 Historic Overview

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

Spanish Period (1777–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968, Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. In addition to 21 missions, the Spanish erected presidios (military forts) to provide protection. In the region of the APE, presidios included those at San Francisco and Monterey. In 1777, military officer José Joaquín Moraga set out from San Francisco with 16 people to found pueblo San José, the first civilian settlement established by the Spanish in what is today California. The pueblo's primary function was

to support the local presidios by supplying additional crops. Although later relocated because of flooding, the original pueblo site was near the Guadalupe River in the vicinity of Taylor Street (SanJoséHistory.org, n.d.).

Mexican Period (1822–1846)

California’s Mexican Period commenced following the culmination of the Mexican Revolution (1810-1821), the result of which was Mexico’s success over the Spanish crown. Beginning in 1822, this period is characterized by the privatization of mission lands in California. The passage of the Secularization Act of 1833 enabled Mexican governors in California to distribute mission lands to individuals as land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state’s lands into private ownership for the first time (Shumway 2007). 38 land grants were issued in the Santa Clara Valley between 1833 and 1845; all or parts of 15 land grants were located within the current city limits of San José (Archives and Architecture 1992).

During the Mexican period, Pueblo San José expanded. In 1835, approximately 700 people lived in the pueblo and by 1845 its population had expanded to approximately 900. As was the trend throughout California, many of the areas new settlers were of non-Mexican descent. Many of Pueblo San José’s new Anglo-American settlers pursued business enterprise, further establishing the village into a town.

American Period (1846–Present)

In 1846, California was conquered by American military forces, and in 1848, the Treaty of Guadalupe Hidalgo was signed. Under the treaty, the United States agreed to pay Mexico \$15 million for the conquered territory, including California, Nevada, Utah, parts of Colorado, Arizona, New Mexico, and Wyoming. The discovery of gold in the foothills of the Sierra in 1848 led to California’s Gold Rush, bringing an influx of people to the region (Guinn 1977, Workman 1935:26). California became a state in 1850, and San José served as the first state capital until 1852. The completion of the Transcontinental Railroad in 1869 further bolstered economic development and settlement in the state.

San José

As the last town on the route to the southern Mother Load, a hard-rock gold deposit in the Sierra, San José was a major supplier to the gold rush. An initial survey for the city grid was prepared in 1847, followed by others, and by 1850 the city limits were expanded. The railroad between San Francisco and San José was completed in 1864, and the city was connected to the transcontinental railroad in 1869, encouraging development in the area. The city experienced steady growth into the 1870s as it developed into a major service center for the surrounding agricultural land. During this period, commerce, industry and transportation services increased as did ethnic immigration and residential development.

In the late 19th century, San José’s fruit industry boomed with the introduction of canning and packing plants. Much of this early industrial development was focused near the shipping and transportation hubs of the city. Electricity, the advent of the automobile, and radio transmission improved the city’s ability to communicate with and travel to the surrounding area. New suburban tracts were subdivided and developed to house the City’s growing population.

San José blossomed in the 1920s. The city's fruitful growth was largely due to three major events: the development of the water conservation program, establishment of Moffett Field as a Navy base, and the connection of the freeway between San José and San Francisco. By 1928, all of San José's city streets were paved and old wood bridges were replaced with concrete bridges (Archives and Architecture 2004). The popularity of the automobile was partially responsible for the closure of the East San José passenger depot. Passenger service for the Western Pacific stopped in 1931. The advent of World War II introduced myriad changes to the City; the San Francisco Bay served as the war's "gateway" to the Pacific theater with thousands of military personnel training in the area (Archives and Architecture 1992).

The City sought to diversify its commerce in the 1950s, ultimately attracting electronic and defense industries. In the 1960s, San José greatly expanded its geographic footprint through annexation and became increasingly decentralized from its traditional urban core. The area's network of roadways greatly expanded, and historically agricultural areas were developed with residential subdivisions and accompanying commercial enterprise. Industrial development also increased during this period, as the business community sought to diversify the local economy beyond agriculture (Archives and Architecture 1992)

4 Background Research

4.1 California Historical Resources Information System

Rincon requested a CHRIS search NWIC at Sonoma State University in the beginning of April 2020, with results received on April 29, 2020 (Appendix A). The purpose of the records search was to identify all previously recorded cultural resources, as well as previously conducted cultural resources studies that have taken place within the project site and a 0.5-mile radius surrounding it. The records search identified 43 cultural resource studies conducted previously within a 0.5-mile radius of the site (Table 2); none of which are located within or adjacent to the project APE. The records search additionally identified five cultural resources previously recorded within a 0.5-mile radius of the APE. (Table 3). None of the previously recorded cultural resources, all of which are historic-period buildings, are located within or adjacent to the project APE.

The records search included a review of the following: NRHP, CRHR, California Points of Historical Interest, California Historical Landmark, Office of Historic Preservation Built Environment Resources Directory and Archaeological Determinations of Eligibility for Santa Clara County. There are no resources on any of the above-noted lists that are within or adjacent to the APE.

Table 2 Previous Studies within a 0.50-Mile Radius of the APE

NWIC Report No.	Author	Year	Study	Relationship to APE
S-000848	David A. Fredrickson	1977	<i>A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources</i>	Outside
S-004428	Unknown	1975	<i>HUD Community Development Block Grant: Cultural Resources</i>	Outside
S-004754	Thomas M. King and Linda King	1973	<i>Visual Inventory of Historic and Archaeological Sites, San José, California</i>	Outside
S-005259	Ann Hines, Pauline Pace, and Gail Woolley	1979	<i>Santa Clara County Heritage Resource Inventory</i>	Outside
S-005260	Joséph C. Winter	1978	<i>Tamien – 6000 Years in an American City</i>	Outside
S-005272	Jan Otto Marius Broek	1932	<i>The Santa Clara Valley, California: A study in Landscape Changes</i>	Outside
S-005324	Robert Cartier	1980	<i>Archaeological Evaluation of APN 413-20-61 & 62, San José, CA</i>	Outside
S-007943	Albert B. Elsasser, R.L. Anastasio, J.C. Bard, C.I. Busby, D.M. Garaventa, S.A. Guedon, E.L. Moore, K.M. Nissen, and M.E. Tannam	1985	<i>Revised Data Recovery Plan, Part I: Review of the Prehistory of the Santa Clara Valley Region as Part of the Guadalupe Transportation Corridor Compliance with 36 CFR Part 800</i>	Outside

NWIC Report No.	Author	Year	Study	Relationship to APE
S-008585	Thomas King, Gary Berg, Patricia Hickman, Richard Hastings, Chester D. King, Katherine Flynn, and William Roop	1974	<i>Archaeological Element, Environmental Impact Report on the San Felipe Water Distribution System</i>	Outside
S-009462	Teresa Ann Miller	1977	<i>Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties</i>	Outside
S-009583	David W. Mayfield	1978	<i>Ecology of the Pre-Spanish San Francisco Bay Area</i>	Outside
S-012572	Robert Cartier	1990	<i>Cultural Resource Evaluation of a Parcel Located on Curtner Avenue in the City of San José, County of Santa Clara</i>	Outside
S-012727	Katherine Flynn	1991	<i>Cultural Resources Evaluation for the City of Campbell Redevelopment Expansion Area EIR (SJC819.21/ARS 91-16)</i>	Outside
S-013200	Donna M. Garaventa, Colin I. Busby, Sondra A. Jarvis, and David G. Brittin	1991	<i>Cultural Resources Assessment for the Santa Clara County Transportation Plan -T2010 EIR</i>	Outside
S-015228	Donna M. Garaventa, Stuart A. Guedon, and Colin I. Busby	1993	<i>Cultural Resources Review for the City of San José 2020 General Plan Update, Santa Clara County, California</i>	Outside
S-016394	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1994	<i>Recorded Archaeological Resources in Santa Clara County, California (Plotted on the BARCLAY 1993 LoCaide Atlas)</i>	Outside
S-016394a	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1995	<i>First Supplement, Recorded Archaeological Resources in Santa Clara County, California</i>	Outside
S-016394b	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1996	<i>Second Supplement, Recorded Archaeological Resources in Santa Clara County, California</i>	Outside
S-016394c	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1997	<i>Third Supplement, Recorded Archaeological Resources in Santa Clara County, California</i>	Outside
S-017852	Jacquelin Jensen Kehl and Lldna Yamane	1995	<i>Ethnohistoric Genealogy Study, Tasman Corridor Light Rail Project, Santa Clara County, California</i>	Outside
S-018217	Glenn Gmoser	1996	<i>Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report</i>	Outside
S-018894	Unknown	1995	<i>Review of the City of Campbell's Historic Resource Inventory: Windshield Survey and Assessment of Historic Resource Inventory Forms</i>	Outside
S-018897	Glory Anne Laffey	1996	<i>Historical Overview and Context Statements for the City of Campbell</i>	Outside

NWIC Report No.	Author	Year	Study	Relationship to APE
S-020395	Donna L. Gillette	1998	<i>PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?</i>	Outside
S-020542	Barry A. Price	1998	<i>Cultural Resources Assessment, Pacific Bell Mobile Services Facility SF-573-01, Campbell, Santa Clara County, California (letter report)</i>	Outside
S-020862	Glory Anne Laffey and Charlene Duval	1997	<i>Historical and Architectural Assessment for 3341 S. Bascom Avenue in the City of San José</i>	Outside
S-023102	Ward Hill	1999	<i>Cultural Resources Assessment (Including Archaeological and Historic Evaluation Reports), Neighborhood Business Clusters Redevelopment Project Area Formation, City of San José, Santa Clara County, California</i>	Outside
S-023102a	Ward Hill	1999	<i>Summary Historic Report, Neighborhood Business Clusters, Redevelopment Project Area Formation, City of San José, Santa Clara County, California</i>	Outside
S-030204	Donna L. Gillette	2003	<i>The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition</i>	Outside
S-032510	Lauren Bobadilla and Colin I. Busby	2004	<i>Historic Property and Archaeological Survey Report, SR 17, Element E, Camden Avenue to Hamilton Avenue, Auxiliary Lane Project, Santa Clara County, California, 04-SCL-17 KP 17.0/19.6 (PM 10.6/12.2) EA 439540</i>	Outside
S-032510a	Ward Hill	2004	<i>Historic Resources Evaluation Report, SR 17, Element E, Camden Avenue to Hamilton Avenue, Auxiliary Lane Project, Santa Clara County, California; 04-SCL-17 KP 17.0/19.6 (PM10.6/12.2) EA 439540</i>	Outside
S-032510b	Colin I. Busby	2004	<i>Archaeological Survey Report; SCL 17 KP 17.0/19.6 (PM10.6/12.2) EA 439540</i>	Outside
S-032596	Randall Milliken, Jerome King, and Patricia Mikkelsen	2006	<i>The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways</i>	Outside
S-033600	Jack Meyer and Jeff Rosenthal	2007	<i>Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4</i>	Outside
S-033883	Lorna Billat	2007	<i>New Tower ("NT") Submission Packet, FCC Form 620, Camden HS Support Services, SF-24658B</i>	Outside
S-034214	Unknown	1995	<i>Final Report: Archaeological Collections Project for the Redevelopment Agency of the City of San José</i>	Outside
S-046375	Unknown	2012	<i>County of Santa Clara Historic Context Statement</i>	Outside
S-039549	Franklin Maggi, Sarah Winder, and Olivia Sawi	2011	<i>Historic Report for the Properties located at 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., San José, Santa Clara County, California, APNs 412-22-037, 412-22-036</i>	Outside
S-044027	Thomas M. King	1978	<i>Master List of Campbell Historic Survey 1977-1978</i>	Outside

NWIC Report No.	Author	Year	Study	Relationship to APE
S-048927	Donald Scott Crull	1997	<i>The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington</i>	Outside
S-049780	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	2017	<i>San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4</i>	Outside
S-049780a	Julianne Polanco	2016	<i>FHWA_2016_0615_001, Caltrans District 4 Archaeological Context</i>	Outside
S-051161	Helen Blackmore	2018	<i>Historic Property Survey Report, Capital Preventative Maintenance Project (CAPM) along State Route 17, PM 2.8-13.94, at the SR 17/I-280-I-880 interchange, Santa Clara County</i>	Outside

Source: NWIC 2020

Table 3 Previously Recorded Cultural Resources within 0.50-mile of the APE

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP Status	Relationship to APE
P-43-000991	Building	Giannetto House; single-family residence	Glory Anne Laffey, Archives & Architecture; 1997	None	Outside
P-43-001176	Building	Ranch-style residence	Ward Hill; 1999	None	Outside
P-43-002799	Building	Stone House; single-story residence	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	Recommended ineligible	Outside
P-43-002800	Building	Eitzen House; Single-story residence	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	Recommended ineligible	Outside
P-43-002801	Building	Fazekas Rental; Single-story commercial building	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	Recommended ineligible	Outside

Source: NWIC 2020

4.2 Native American Outreach

Rincon cultural resources specialist Susan Zamudio-Gurrola contacted the Native American Heritage Commission (NAHC) on April 2, 2020 to request a SLF search of the APE and a list of Native Americans affiliated culturally with the area that may have knowledge of cultural resources in the vicinity. The NAHC responded on April 3, 2020 with negative results. Rincon Archaeologist Elaine Foster sent email letters to the NAHC-listed contacts on April 3, 2020. Rincon Architectural Historian Rachel Perzel conducted follow up phone calls on April 22, 2020 to all NAHC listed contacts. Where possible, contacts who did not answer this call were left a message with the project location and details. Chairperson Monica Arellano voicemail inbox was full thus she was sent a follow up email on April 22, 2020. Chairperson Irenne Zwierlein of the Amah Mutsun Tribal Band of Mission San Juan Bautista recommended that the construction crew should receive sensitivity training and that, if a prehistoric sit was present, that a Native American monitor be present for ground disturbance. As of the date of this report, no other responses have been received from the letters or follow-up phone calls. The results of the Native American outreach are documented in Appendix B.

4.3 Local Interested Party Consultation

As part of the process of identifying cultural resources within the APE or its vicinity, Rincon contacted parties that have a demonstrated interest in cultural/historical resources in San José to request information regarding known or potential resources near the APE. Letters were sent via email on April 2, 2020 via email to History San José, the Santa Clara County Historical and Genealogical Society, and the Preservation Action Council of San José. Due to the COVID-19 pandemic and statewide stay-at-home order, hard copies of the letters were not sent via U.S. Mail. Rincon conducted follow-up calls and/or emails on April 22 and May 1, 2020. Despite two follow-up efforts (one phone call and one email) no response was received from the Santa Clara County Historical and Genealogical Society. Both History San José and the Preservation Action Council of San José were reached and indicated that they did not have any concerns regarding cultural resources in the area of the APE. The consultation did not result in the identification of cultural resources in the APE or its vicinity. Documentation of this effort is included in Appendix C.

4.4 Archival Research Methods

Archival research for this study was completed in April 2020. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the area surrounding the APE. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. A list of repositories that were consulted to identify pertinent materials is included below.

- San José Historic Resources Inventory
- San José Designated Historic City Landmarks list
- Historic aerial photos accessed via University of California, Santa Barbara Map & Imagery Lab and NETRonline
- Historic topographic maps accessed via United States Geological Survey
- Sanborn Fire Insurance Company Maps accessed digitally via Los Angeles Public Library

- Building permits accessed via the City of San José online permit system (sjpermits.org)
- Historic context statements pertaining to the area surrounding the APE including the following:
 - *County of Santa Clara Historic Context Statement* (Archives & Architecture, LLC Revised 2012)
 - *San José Modernism Historic Context Statement* (PAST Consultants, LLC 2009)
 - *Historical Overview and Context for the City of San José* (Archives and Architecture, 1992)
- Other sources as noted in the references list

4.5 City of San José Historic Resources Inventory and Historic Conservation Areas

In addition to those noted above, Rincon reviewed the Property Information in City records (sjpermits.org) for the building located within the APE and the 15 properties within 200 feet surrounding the APE. None of these properties are identified as being on the City of San José Historic Resources Inventory or part of a Historic Conservation Area.

5 Methods

5.1 Field Survey

Rincon conducted a pedestrian survey of the subject property on April 16, 2020. The field survey consisted of a visual inspection of the APE and its associated built environment features to assess overall condition and integrity, and to identify and document any potential character-defining features. The one historic-period property within the APE was recorded on California Department of Parks and Recreation (DPR) 523 series forms, included in Appendix D of this report. The APE is entirely developed with a building, paved surfaces and small landscaped areas; therefore, an individual archaeological survey was not conducted.

6 Findings

Rincon conducted a review of the geotechnical study prepared for the project (Rockridge Geotechnical 2020). The study indicates that the project site is mapped as being overlain by Pleistocene alluvium. Due to the age of these soils, largely predating the arrival of humans in the Americas, there is a low likelihood for buried archaeological resources to be present on the APE. The possibility remains for resources to have once been present nearer the ground surface; however, the surface of the APE has been heavily disturbed by agriculture and by construction of the existing building and parking lot.

As a result of the field survey and background research, Rincon identified one building in the APE at 3090 South Bascom Avenue, which was constructed in 1974. Although NRHP eligibility requirements generally exclude properties which are over 50 years of age, the California Office of Historic Preservation typically recommends properties over 45 years of age be recorded and evaluated for historical significance (California Office of Historic Preservation 1995:2). The building was therefore recorded on DPR forms and is described in further detail in the following sections. No other cultural resources were identified in the APE.

6.1 Physical Description

4090 South Bascom Avenue is two-story commercial building located on an irregularly shaped 0.65-acre parcel. Originally constructed in 1974 and continually operated as a guitar retail store, the building has an irregular footprint, the result of additions constructed on its north and south sides in the 1980s and 2010s. The building's second story is primarily contained under a Mansard roof covered with wooden shingles. On the northern end of the building, the second story projects beyond the first and is supported by square piers sheathed with vertical siding panels and corner molding. Alternating bays around the building break through the eaves to reach the height of the roofline. The building is sheathed with vertical siding panels of varying width and decorative half-timbering. Fenestration consists of bands of narrow, vertical windows surrounded by half-timbering (Figure 4).

The building's primary entrance, recessed on the first floor, consists of commercial-style steel-framed double doors with a transom and sidelights. Secondary entrances are included on the south, east and west elevations. The south elevation entrance features double doors and a concrete stoop and ramp sheltered by a pent roof covered with wooden shingles (Figure 5). On the east elevation, the entrance leads to the second story, with access provided by a concrete and metal staircase (Figure 6). The building features flush mounted signs over the entrances on the north and south elevations, which read "Guitar Showcase Showroom" on the north elevation and "Guitar Showcase Instruments, Lessons, Rentals, Trades" on the south.

Except for a minimal lawn area at the western edge of the property along South Bascom Avenue, the building is otherwise surrounded by a paved surface parking lot. A neon lettered box sign within the lawn area reads "Guitar Showcase". The box sign and its triangular base are sheathed with vertical siding panels and corner molding, similar to the building exterior (Figure 7).

Figure 4 Northern Façade, View Looking South



Figure 5 South Elevation, View Looking North



Figure 6 East Elevation, View Looking West



Figure 7 Sign and West Elevation of the Building, Fronting South Bascom Avenue, View Looking Northwest



6.2 Developmental History

3090 South Bascom Avenue is located in the Cambrian Community section of San José, in the southern reaches of the city. A review of historic-era aerial photographs indicates the vicinity of the property remained largely agricultural through the first few decades of the 20th century. As Santa Clara County's road network expanded in these decades, development reached further from the downtown core of San José.

By 1956, the vicinity of the property had begun to fill in with suburban development. At that time, the adjacent residential tract (to the east), Camden Heights, was partially constructed (UCSB 1956). Today the subject property is lot number 92 of the Camden Heights Tract. However, according to the original Camden Heights Tract map, the subject property was not originally part of the tract; it was subdivided as lot 7 Lantz Partition in 1953 (Santa Clara County Surveyor 1953, 1955). While the property was successively developed, the former building constructed during this initial phase of development was later demolished and replaced with the extant building in 1974.

The current building houses a commercial property called Guitar Showcase, which sells music instruments and equipment, including guitars, amps, drums, keyboards, accessories and pro audio equipment. The business predates construction of the building at 3090 South Bascom Avenue and was first established by Bud Eastman, a musician, as a guitar shop and lesson studio. He sold the business to another local musician and concert promoter, Barry Wineroth, in 1968. (The Music Trades, n.d.; *Visalia Times-Delta* 2005). Barry ran the store with his brother Gary Wineroth and they expanded the business to include classes, rentals, and used instruments (*Visalia Times Delta* 2005).

Originally called "Eastman Studios - Guitar Showcase", the business was p located at 2190 Jewell Drive (at the intersection of South Bascom Avenue) (San José City Directories 1966, 1968, 1969; The Music Trades, n.d.). In 1974 Barry Wineroth obtained permits to develop a two-story building at 3090 South Bascom Avenue; it appears the business moved to its present location at that time. The building, which was valued at \$60,000, displayed a L-shaped footprint as noted in aerial photographs (City of San José 1974; NETRonline 1980). In 1983 Wineroth obtained a permit to add 1,570 square feet to the building, expanding it on the north and south sides (City of San José 1983; NETRonline 1982, 1987).

In 1986 a two-story building was developed on the adjacent property to the north (3058 South Bascom Avenue) to serve as a music studio and office space. This required the demolition of a residence that had existed on the property. It appears this property may have also been owned by the Wineroths; building permits alternately list owners as "Guitar Showcase", "Jim Bruno", and "Bruno Wineroth" (City of San José 1986a, 1986b, 1987). The same year, additional improvements were undertaken at 3090 South Bascom Avenue: a 131-foot long concrete wall and a trash enclosure were constructed, and the parking lot was striped (City of San José 1986d). The building developed at 3058 South Bascom Avenue functions as the Showcase Music Institute where instructors provide lessons on various music instruments and singing. It appears the institute is related to, or a subsidiary of, Guitar Showcase (*San Francisco Examiner* 1992; Showcase Music Institute, n.d.).

In 1987 Barry Wineroth sold his share of the business to his brother Gary, who has remained as the sole owner and CEO of the company. The store is considered the largest guitar store in Northern California (Avalos 2019). It has become known for its steel-lined vintage vault room housing Gary's personal guitar collection, and a sizeable acoustic guitar department on the second floor, the result

of renovation and expansion in the 2010s which created a 4,000-square foot acoustic showroom. Also within the building is a sound stage used for open mic nights. At the Showcase Music Institute next door, a small onsite theater can seat up to 50 people for clinics and recitals, and a rental department provides equipment for local and touring bands (The Music Trades, n.d.). Over the years, Guitar Showcase, Inc. has operated at least two other store locations, at 809 Pacific Avenue, Santa Cruz and 1360 41st Avenue, Capitola (*Santa Cruz Sentinel* 1983 and 1984).

6.3 Historical Evaluation

National Register of Historic Places

As a result of this study, 3090 South Bascom Avenue is recommended ineligible for listing in the NRHP under any applicable significance criteria. The archival and background research performed for this study did not find documented, substantial evidence that the property possess exceptional importance within any relevant historical or architectural themes, as is required for properties which are not yet 50 years old.

The subject property was developed in 1974, just within the time period explored in the *San José Modernism Historic Context Statement*, 1935-1975. During this period, San José and the larger region steadily increased its population, particularly following the second World War. In support, the city expanded geographically by annexing land in its vicinity; road networks were also significantly expanded during this period. The area surrounding the subject property was developed with residential subdivisions in the 1950s and the subject property was also initially developed at that time. However, the subject property's 1950s-era residence was demolished to make way for the current commercial building in 1974. The current building is late example of a commercial building developed as part of the overall growth of San José in the second half of the 20th century. While consistent with this trend, there is no information to suggest the subject property, a music support services business, is exceptionally important within this or any other relevant context. Because the property is not associated with a significant event or pattern of events in the city, state or nation, it is therefore recommended ineligible for listing in the NRHP under Criterion A.

The subject property was home to the Guitar Showcase, originally Eastman Studios - Guitar Showcase, beginning in 1974. It is therefore most strongly associated with Guitar Showcase owners, Barry and Garry Wineroth. While the Wineroth's appear to have been peripherally involved in the music business in San José, they do not appear to have made significant contributions to the industry such that they would be considered significant individuals within the context of the city, region, state, or nation's music history. They operated a music support services business which did not result in any exceptionally notable advancements in music-related technology or concert promotion. Additionally, archival research failed to identify any other individuals with an association with the subject property that are significant in relation to the history of the city, state or nation. The property is therefore ineligible for listing in the NRHP under Criterion B.

As mentioned previously, the subject property was constructed in 1974, just within the time period explored in the *San José Modernism Historic Context Statement*, 1935-1975. The extant two-story building was also expanded multiple times in the 1980s and 2010s respectively, and the building does not strongly embody any of the 13 architectural styles representative of San José Modernism which are described in the above-noted context statement; neither does it appear to embody any of the styles that post-date the city's period of Modernism, including late Modernism, Post-Modernism or Deconstructivism for example. Archival research also failed to identify the building's original

architect and its building does not represent the work of a master or possess high artistic value. The subject property is therefore ineligible for listing in the NRHP under Criterion C.

The CHRIS records search identified no previously recorded archaeological resources on the subject property or within a half mile radius. Additionally, archival research failed to indicate that the subject property has the potential to yield information important to history or prehistory. The subject property is therefore recommended ineligible for listing in the NRHP under Criterion D.

7 Conclusions and Recommendations

The background and archival research and field survey resulted in the identification of one previously unrecorded historic-period building (Guitar Showcase) in the otherwise paved APE. 3090 South Bascom Avenue was therefore recorded and evaluated for listing in the NRHP. As a result of this study, 3090 South Bascom Avenue is recommended ineligible for listing in the NRHP and is therefore not considered a historic property for the purposes of Section 106.

The field survey did not identify any cultural resources in the APE. Additionally, the CHRIS records search indicated that there are no previously recorded archaeological resources located in the APE or within a half-mile radius. The Native American outreach and local interested party consultation did not provide information about knowledge of prehistoric resources or other historic properties within or near the APE. Historical aerial review indicates the property was largely agricultural until the 1950s, thus historic-era archaeological sites are unlikely. The APE has been previously disturbed by agricultural activities and by construction of the extant building. No prehistoric resources are known to exist in the vicinity and are not likely to be present in the APE. The APE is therefore considered to have a low sensitivity for containing archaeological resources. Based on these results a finding of ***no effect to historic properties*** is recommended for the proposed undertaking. The following best management practices are recommended in the case of unanticipated archaeological resources or human remains.

Unanticipated Discovery of Subsurface Cultural Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for NRHP eligibility. If the discovery proves to be significant and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any adverse effects to historic properties.

Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

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Appendix A

Records Search Results



NWIC File No.: 19-1739

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura, CA 93003

re: 3090 South Bascom Avenue Affordable Housing Project

The Northwest Information Center received your record search request for the project area referenced above, located on the San Jose West USGS 7.5' quad. The following reflects the results of the records search for the project area and a 0.5 mile radius:

Resources within project area:	None
Resources within 0.5 mile radius:	P-43-001176, 000991, 002799, 002800, & 002801.
Reports within project area:	None
Reports within 0.5 mile radius:	S-5324, 12572, 12727, 18894, 20542, 20862, 23102, 32510, 33883, 39549, & 44027.

☒ enclosed ☐ not requested ☐ nothing listed

☐ enclosed ☒ not requested ☐ nothing listed

☐ enclosed ☒ not requested ☐ nothing listed

☒ enclosed ☐ not requested ☐ nothing listed

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Shipwreck Inventory:☐ enclosed ☒ not requested ☐ nothing listed***Notes:**

****** Current versions of these resources are available on-line:

Caltrans Bridge Survey: <http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Soil Survey: <http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateld=CA>

Shipwreck Inventory: <http://www.slc.ca.gov/Info/Shipwrecks.html>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Lisa C. Hagel
Researcher

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-005324	Voided - E-799 SCL	1980	Robert R. Cartier	Archeological Evaluation of APN 413-20-61 & 62, San Jose, CA	Archeological Resource Management	
S-012572		1990	Robert Cartier	Cultural Resource Evaluation of a Parcel Located on Curtner Avenue in the City of San Jose, County of Santa Clara	Archeological Resource Management	
S-012727		1991	Katherine Flynn	Cultural Resources Evaluation for the City of Campbell Redevelopment Expansion Area EIR (SJC819.21/ARS 91-16)	Archeological Resource Service	
S-018894		1995		Review of the City of Campbell's Historic Resource Inventory: Windshield Survey and Assessment of Historic Resource Inventory Forms	Archives & Architecture	
S-020542		1998	Barry A. Price	Cultural Resources Assessment, Pacific Bell Mobile Services Facility SF-573-01, Campbell, Santa Clara County, California (letter report)	Applied EarthWorks, Inc.	
S-020862		1997	Glory Anne Laffey and Charlene Duval	Historical and Architectural Assessment for 3341 S. Bascom Avenue in the City of San Jose	Archives and Architecture	43-000991
S-023102		1999	Ward Hill	Cultural Resources Assessment (Including Archaeological and Historic Evaluation Reports), Neighborhood Business Clusters Redevelopment Project Area Formation, City of San Jose, Santa Clara County, California	Basin Research Associates, Inc.	43-001175, 43-001176, 43-001177, 43-001178
S-023102a		1999	Ward Hill	Summary Historic Report, Neighborhood Business Clusters, Redevelopment Project Area Formation, City of San Jose, Santa Clara County, California		
S-032510		2004	Lauren Bobadilla and Colin I. Busby	Historic Property and Archaeological Survey Report, SR 17, Element E, Camden Avenue to Hamilton Avenue, Auxiliary Lane Project, Santa Clara County, California, 04-SCL-17 KP 17.0/19.6 (PM 10.6/12.2) EA 439540	Santa Clara Valley Transportation Agency; Basin Research Associates, Inc.	
S-032510a		2004	Ward Hill	Historic Resources Evaluation Report, SR 17, Element E, Camden Avenue to Hamilton Avenue, Auxiliary Lane Project, Santa Clara County, California; 04-SCL-17 KP 17.0/19.6 (PM10.6/12.2) EA 439540		
S-032510b		2004	Colin I. Busby	Archaeological Survey Report; SCL 17 KP17.0/19.6 (PM10.6/12.2) EA 439540	Basin Research Associates, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-033883		2007	Lorna Billat	New Tower ("NT") Submission Packet, FCC Form 620, Camden HS Support Services, SF-24658B	EarthTouch, Inc.	
S-039549		2011	Franklin Maggi, Sarah Winder, and Olivia Sawi	Historic Report for the properties located at 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., San José, Santa Clara County, California, APNs 412-22-038, 412-22-037, 412-22-036	Archives & Architecture,	43-002799, 43-002800, 43-002801, 43-002802
S-044027		1978	Thomas M. King	Master List of Campbell Historic Survey 1977-1978		

Report List

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-000848	Agency Nbr - Contract AA550-CT6-52	1977	David A. Fredrickson	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers	
S-004428	Voided - E-300 SCL	1975		HUD Community Development Block Grant: Cultural Resources	Archaeological Consulting & Research Services, Inc.	43-000346, 43-001468
S-004754	Voided - E-643 SCL	1973	Thomas M. King and Linda King	Visual Inventory of Historic and Archaeological Sites, San Jose, California	Santa Clara County Archaeological Society	
S-005259	Voided - E-733 SCL	1979	Ann Hines, Pauline Pace, and Gail Woolley	Santa Clara County Heritage Resource Inventory	Santa Clara County Historical Heritage Commission	
S-005260	Voided - E-734 SCL	1978	Joseph C. Winter	Tamien - 6000 Years in an American City		43-000141
S-005272	Voided - E-747 SCL	1932	Jan Otto Marius Broek	The Santa Clara Valley, California: A Study in Landscape Changes		

Report List

'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-007483		1985	Albert B. Elsasser, R. L. Anastasio, J. C. Bard, C. I. Busby, D. M. Garaventa, S. A. Guedon, E. L. Moore, K. M. Nissen, and M. E. Tannam	Revised Data Recovery Plan, Part I: Review of the Prehistory of the Santa Clara Valley Region as Part of the Guadalupe Transportation Corridor Compliance with 36 CFR Part 800	Basin Research Associates, Inc.	35-000013, 35-000025, 35-000026, 35-000036, 41-000080, 43-000019, 43-000021, 43-000022, 43-000023, 43-000026, 43-000051, 43-000052, 43-000057, 43-000058, 43-000061, 43-000062, 43-000064, 43-000067, 43-000071, 43-000072, 43-000073, 43-000074, 43-000075, 43-000080, 43-000081, 43-000082, 43-000083, 43-000084, 43-000085, 43-000086, 43-000087, 43-000089, 43-000092, 43-000096, 43-000097, 43-000098, 43-000120, 43-000124, 43-000132, 43-000133, 43-000138, 43-000139, 43-000140, 43-000141, 43-000142, 43-000143, 43-000145, 43-000146, 43-000147, 43-000148, 43-000149, 43-000153, 43-000159, 43-000175, 43-000189, 43-000201, 43-000205, 43-000207, 43-000214, 43-000215, 43-000217, 43-000220, 43-000221, 43-000222, 43-000223, 43-000225, 43-000226, 43-000227, 43-000228, 43-000229, 43-000230, 43-000232, 43-000233, 43-000234, 43-000237, 43-000239, 43-000240, 43-000242, 43-000244, 43-000246, 43-000247, 43-000249, 43-000251, 43-000252, 43-000255, 43-000256, 43-000257, 43-000258, 43-000259, 43-000266, 43-000267, 43-000276, 43-000277, 43-000281, 43-000284, 43-000294, 43-000295, 43-000300, 43-000302, 43-000303, 43-000304, 43-000308, 43-000310, 43-000317, 43-000319, 43-000320, 43-000321, 43-000325, 43-000346, 43-000349, 43-000360, 43-000369, 43-000370, 43-000377, 43-000378, 43-000379, 43-000410, 43-000411, 43-000414, 43-000422, 43-000423, 43-000448, 43-000451, 43-000458, 43-000459, 43-000460, 43-000465, 43-000485, 43-000502, 43-000504, 43-000965, 43-001002, 43-001008, 43-001015

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-008585	Voided - E-1086 SCL	1974	Thomas King, Gary Berg, Patricia Hickman, Richard Hastings, Chester D. King, Katherine Flynn, and William Roop	Archaeological Element, Environmental Impact Report on the San Felipe Water Distribution System	Archaeological Resource Service	
S-009462		1977	Teresa Ann Miller	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	San Francisco State University	07-000323, 21-000087, 21-000376, 21-000378, 21-000379, 21-000380, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000546, 23-000434, 23-000789, 23-000790, 49-000629, 49-000785, 49-000787
S-009583		1978	David W. Mayfield	Ecology of the Pre-Spanish San Francisco Bay Area	San Francisco State University	

Report List

'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-013200		1991	Donna M. Garaventa, Colin I. Busby, Sondra A. Jarvis, and David G. Brittin	Cultural Resources Assessment for the Santa Clara County Transportation Plan - T2010 EIR	Basin Research Associates, Inc.	43-000019, 43-000024, 43-000025, 43-000026, 43-000030, 43-000031, 43-000032, 43-000040, 43-000046, 43-000047, 43-000048, 43-000049, 43-000058, 43-000085, 43-000106, 43-000137, 43-000139, 43-000141, 43-000149, 43-000175, 43-000178, 43-000179, 43-000180, 43-000181, 43-000182, 43-000183, 43-000184, 43-000189, 43-000192, 43-000210, 43-000211, 43-000245, 43-000246, 43-000247, 43-000248, 43-000259, 43-000260, 43-000303, 43-000334, 43-000338, 43-000341, 43-000345, 43-000354, 43-000361, 43-000365, 43-000369, 43-000382, 43-000391, 43-000395, 43-000398, 43-000404, 43-000412, 43-000415, 43-000418, 43-000421, 43-000444, 43-000449, 43-000455, 43-000462, 43-000468, 43-000472, 43-000474, 43-000476, 43-000483, 43-000555, 43-000558, 43-000565, 43-000566, 43-000573, 43-000601, 43-000614, 43-000624, 43-000626, 43-001001, 43-001010, 43-001013, 43-001071, 43-001077, 43-001078, 43-001084
S-015228		1993	Donna M. Garaventa, Stuart A. Guedon, and Colin I. Busby	Cultural Resources Review for the City of San Jose 2020 General Plan Update, Santa Clara County, California	Basin Research Associates, Inc.	43-000022, 43-000077, 43-000078, 43-000079, 43-000086, 43-000090, 43-000120, 43-000141, 43-000147, 43-000150, 43-000151, 43-000153, 43-000154, 43-000155, 43-000156, 43-000157, 43-000158, 43-000164, 43-000165, 43-000166, 43-000185, 43-000186, 43-000187, 43-000188, 43-000189, 43-000208, 43-000211, 43-000220, 43-000221, 43-000222, 43-000223, 43-000225, 43-000249, 43-000303, 43-000324, 43-000354, 43-000362, 43-000416, 43-000424, 43-000459, 43-000479, 43-000566, 43-000568, 43-000569, 43-000623, 43-001022, 43-001058

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-016394	Voided - S-18290; Voided - S-19068; Voided - S-21166	1994	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	Recorded Archaeological Resources in Santa Clara County, California (Plotted on the BARCLAY 1993 LoCaide Atlas)	Basin Research Associates, Inc.	43-000005, 43-000006, 43-000007, 43-000009, 43-000010, 43-000011, 43-000012, 43-000013, 43-000014, 43-000015, 43-000016, 43-000019, 43-000021, 43-000023, 43-000025, 43-000026, 43-000027, 43-000028, 43-000029, 43-000030, 43-000031, 43-000032, 43-000033, 43-000034, 43-000035, 43-000036, 43-000037, 43-000038, 43-000039, 43-000040, 43-000041, 43-000042, 43-000043, 43-000044, 43-000045, 43-000046, 43-000047, 43-000048, 43-000049, 43-000055, 43-000056, 43-000057, 43-000068, 43-000139, 43-000141, 43-000167, 43-000168, 43-000169, 43-000218, 43-000244, 43-000277, 43-000285, 43-000296, 43-000308, 43-000310, 43-000317, 43-000318, 43-000322, 43-000335, 43-000336, 43-000337, 43-000346, 43-000349, 43-000365, 43-000386, 43-000387, 43-000388, 43-000389, 43-000393, 43-000397, 43-000413, 43-000418, 43-000421, 43-000423, 43-000432, 43-000441, 43-000448, 43-000451, 43-000452, 43-000454, 43-000461, 43-000463, 43-000465, 43-000473, 43-000486, 43-000493, 43-000529, 43-000551, 43-000552, 43-000554, 43-000556, 43-000557, 43-000561, 43-000564, 43-000567, 43-000576, 43-000577, 43-000578, 43-000579, 43-000580, 43-000581, 43-000586, 43-000587, 43-000588, 43-000591, 43-000592, 43-000593, 43-000594, 43-000595, 43-000596, 43-000604, 43-000605, 43-000606, 43-000608, 43-000609, 43-000610, 43-000611, 43-000612, 43-000614, 43-000616, 43-000617, 43-000619, 43-000621, 43-000623, 43-000624, 43-000627, 43-000634, 43-000635, 43-000643, 43-000649, 43-000650, 43-000651, 43-000652, 43-000653, 43-000654, 43-000655, 43-000656, 43-000657,

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						43-000658, 43-000659, 43-000660, 43-000661, 43-000672, 43-000673, 43-000675, 43-000968, 43-000969, 43-001106
S-016394a		1995	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	First Supplement, Recorded Archaeological Resources in Santa Clara County, California	Basin Research Associates, Inc.	
S-016394b		1996	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	Second Supplement, Recorded Archaeological Resources in Santa Clara County, California	Basin Research Associates, Inc.	
S-016394c		1997	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	Third Supplement, Recorded Archaeological Resources in Santa Clara County, California	Basin Research Associates, Inc.	
S-017852		1995	Jacquelin Jensen Kehl and Linda Yamane	Ethnohistoric Genealogy Study, Tasman Corridor Light Rail Project, Santa Clara County, California	Woodward-Clyde Consultants	43-000032
S-018217		1996	Glenn Gmoser	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	California Department of Transportation	01-000014, 01-000023, 01-000227, 07-000108, 07-000119, 38-000002, 38-000004, 41-000273, 43-000106, 43-000297, 43-000624, 43-001078, 44-000010, 44-000201, 44-000300, 49-000195
S-018897		1996	Glory Anne Laffey	Historical Overview and Context Statements for the City of Campbell	Archives & Architecture	

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-020395		1998	Donna L. Gillette	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	California State University, Hayward	07-000094, 07-000323, 12-000050, 17-000071, 17-001315, 21-000087, 21-000376, 21-000378, 21-000379, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000419, 21-000433, 21-000546, 21-000620, 21-000621, 21-000624, 21-000661, 23-000434, 23-000809, 23-000810, 23-001698, 23-001725, 23-001792, 23-001798, 23-001799, 23-001803, 23-001804, 23-001930, 23-001942, 23-001950, 23-001963, 35-000013, 43-000067, 43-000080, 43-000287, 43-000289, 43-000504, 49-000046, 49-000240, 49-000533, 49-000550, 49-000629, 49-000785, 49-000787, 49-000868, 49-000960, 49-000975, 49-001004, 49-001087, 49-001239, 49-002121
S-030204		2003	Donna L. Gillette	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.	University of California, Berkeley	01-002148, 21-000384, 23-000810
S-032596	Caltrans - EA No. 447600; Other - Contract #04A2098	2006	Randall Milliken, Jerome King, and Patricia Mikkelsen	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	Consulting in the Past; Far Western Anthropological Research Group, Inc.	

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-033600	Agency Nbr - Contract No. 04A2098; Caltrans - EA No. 447600	2007	Jack Meyer and Jeff Rosenthal	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4	Far Western Anthropological Research Group, Inc.	01-000001, 01-000002, 01-000014, 01-000063, 01-000064, 01-000067, 01-000080, 01-000124, 01-000139, 01-000140, 01-001795, 01-002110, 01-002160, 01-002162, 01-002245, 07-000019, 07-000024, 07-000037, 07-000047, 07-000075, 07-000079, 07-000088, 07-000089, 07-000108, 07-000182, 07-000185, 07-000186, 07-000217, 07-000239, 07-000401, 07-000721, 21-000010, 21-000048, 21-002615, 28-000009, 28-000028, 28-000301, 28-000967, 38-000006, 38-000028, 38-000101, 38-000102, 38-000119, 41-000080, 41-000284, 43-000016, 43-000189, 43-000296, 43-000308, 43-000310, 43-000423, 43-000424, 43-000448, 43-000451, 43-000485, 43-000561, 43-000604, 43-000608, 43-000614, 43-000623, 43-001015, 43-001058, 43-001080, 43-001163, 43-001194, 43-001576, 48-000007, 48-000157
S-034214		1995		Final Report: Archaeological Collections Project for the Redevelopment Agency of the City of San Jose	Basin Research Associates, Inc.	43-000058, 43-000141, 43-000383, 43-000467, 43-001202, 43-001911
S-046375		2012		County of Santa Clara Historic Context Statement	Archives and Architecture, LLC.	
S-048927		1997	Donald Scott Crull	The Economy and Archaeology of European- made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington	University of Sheffield, England	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-049780	OTIS Report Number - FHWA_2016_0615_0 01	2017	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	California Department of Transportation, District 4	01-000001, 01-000002, 01-000014, 01-000015, 01-000022, 01-000033, 01-000034, 01-000038, 01-000062, 01-000066, 01-000080, 01-000084, 01-000086, 01-000087, 01-000089, 01-000104, 01-000105, 01-000106, 01-000107, 01-000116, 01-000117, 01-000139, 01-000152, 01-000175, 01-000197, 01-000201, 01-000202, 01-000234, 01-000237, 01-001795, 01-002120, 01-002160, 01-002162, 01-002245, 01-002280, 01-010509, 01-010610, 01-011556, 07-000019, 07-000021, 07-000029, 07-000033, 07-000037, 07-000047, 07-000066, 07-000070, 07-000079, 07-000080, 07-000089, 07-000093, 07-000098, 07-000105, 07-000117, 07-000118, 07-000147, 07-000148, 07-000149, 07-000150, 07-000154, 07-000168, 07-000173, 07-000174, 07-000175, 07-000176, 07-000185, 07-000186, 07-000189, 07-000197, 07-000217, 07-000227, 07-000230, 07-000238, 07-000239, 07-000242, 07-000309, 07-000359, 07-000365, 07-000366, 07-000400, 07-000401, 07-000440, 07-000441, 07-000459, 07-000461, 07-000462, 07-000721, 07-000724, 07-000790, 07-000792, 07-002570, 07-002592, 07-002650, 07-004537, 21-000002, 21-000036, 21-000043, 21-000045, 21-000048, 21-000051, 21-000057, 21-000058, 21-000066, 21-000070, 21-000072, 21-000073, 21-000074, 21-000075, 21-000097, 21-000106, 21-000109, 21-000142, 21-000143, 21-000152, 21-000163, 21-000164, 21-000165, 21-000166, 21-000167, 21-000175, 21-000177, 21-000193, 21-000195, 21-000196, 21-000199, 21-000200, 21-000217, 21-000218, 21-000219, 21-000220, 21-000221, 21-000222, 21-000256, 21-000295, 21-000305, 21-000306, 21-000327, 21-000332, 21-000337,

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						21-000346, 21-000369, 21-000423, 21-000459, 21-000462, 21-000528, 21-000541, 21-000544, 21-000552, 21-000664, 21-000675, 21-002625, 27-000613, 28-000028, 28-000029, 28-000175, 28-000176, 28-000667, 28-000874, 38-000004, 38-000006, 38-000007, 38-000017, 38-000021, 38-000022, 38-000026, 38-000028, 38-000029, 38-000030, 38-000031, 38-000101, 38-000102, 38-000119, 38-000162, 38-000172, 38-004265, 38-004318, 38-004319, 38-004326, 38-004329, 38-004352, 38-004638, 38-004882, 38-005131, 38-005503, 41-000001, 41-000009, 41-000011, 41-000027, 41-000028, 41-000037, 41-000044, 41-000075, 41-000080, 41-000081, 41-000086, 41-000087, 41-000103, 41-000117, 41-000127, 41-000136, 41-000141, 41-000142, 41-000149, 41-000152, 41-000160, 41-000204, 41-000244, 41-000252, 41-000259, 41-000263, 41-000265, 41-000284, 41-000308, 41-000315, 41-002076, 43-000016, 43-000019, 43-000021, 43-000024, 43-000026, 43-000027, 43-000032, 43-000050, 43-000057, 43-000082, 43-000085, 43-000087, 43-000137, 43-000141, 43-000167, 43-000277, 43-000285, 43-000295, 43-000302, 43-000308, 43-000310, 43-000321, 43-000324, 43-000334, 43-000349, 43-000360, 43-000423, 43-000465, 43-000479, 43-000485, 43-000549, 43-000576, 43-000578, 43-000579, 43-000581, 43-000586, 43-000587, 43-000588, 43-000595, 43-000604, 43-000608, 43-000614, 43-000618, 43-000624, 43-000662, 43-000989, 43-000990, 43-001058, 43-001060, 43-001071, 43-001163, 43-001164, 43-001172, 43-001194, 43-001279, 43-001531, 43-001594, 43-001768, 43-001838, 43-001871, 43-002704, 43-003005,

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'Other' Reports list

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						48-000007, 48-000019, 48-000033, 48-000075, 48-000083, 48-000150, 48-000175, 48-000176, 48-000188, 48-000898, 49-000199, 49-001011, 49-001862
S-049780a		2016	Julianne Polanco	FHWA_2016_0615_001, Caltrans District 4 Archaeological Context	Office of Historic Preservation	
S-051161	Caltrans - EA 1J970; Caltrans - E-FIS 0414000404	2018	Helen Blackmore	Historic Property Survey Report, Capital Preventative Maintenance Project (CAPM) along State Route 17, PM 2.8-13.94, at the SR 17/I-280-I-880 interchange, Santa Clara County	California Department of Transportation, District 4	43-001524

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-43-000991		Resource Name - Giannetto House	Building	Historic	HP02; HP04	1997 (Glory Anne Laffey, Archives & Architecture)	S-020862
P-43-001176		Resource Name - 2937 Union Avenue	Building	Historic	HP02	1999 (Ward Hill, [none])	S-023102
P-43-002799		Resource Name - Stone House	Building	Historic	HP02; HP06	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	S-039549
P-43-002800		Resource Name - Eitzen House	Building	Historic	HP02; HP06	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	S-039549
P-43-002801		Resource Name - Fazekas Rental; Other - Beaute Hair Salon	Building	Historic	HP02; HP06	2011 (F. Maggi, S. Winder, O. Sawi, Archives & Architecture)	S-039549

Appendix B

Native American Scoping and Local Historical Group Consultation

NATIVE AMERICAN HERITAGE COMMISSION

April 3, 2020

Susan Zamudio-Gurrola, MHP, Architectural Historian
Rincon Consultants, Inc.

Via Email to: szgurrola@rinconconsultants.com**Re: 3090 South Bascom Avenue Affordable Housing Project, Santa Clara County**

Dear Ms. Zamudio-Gurrola:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Santa Clara County
4/3/2020**

Amah Mutsun Tribal Band

Valentin Lopez, Chairperson	
P.O. Box 5272	Costanoan
Galt, CA, 95632	Northern Valley
Phone: (916) 743 - 5833	Yokut
vlopez@amahmutsun.org	

***Amah Mutsun Tribal Band of
Mission San Juan Bautista***

Irenne Zwielerle, Chairperson	
789 Canada Road	Costanoan
Woodside, CA, 94062	
Phone: (650) 851 - 7489	
Fax: (650) 332-1526	
amahmutsuntribal@gmail.com	

***Indian Canyon Mutsun Band of
Costanoan***

Ann Marie Sayers, Chairperson	
P.O. Box 28	Costanoan
Hollister, CA, 95024	
Phone: (831) 637 - 4238	
ams@indiancanyon.org	

***Muwekma Ohlone Indian Tribe
of the SF Bay Area***

Monica Arellano,	
20885 Redwood Road, Suite 232	Costanoan
Castro Valley, CA, 94546	
Phone: (408) 205 - 9714	
marellano@muwekma.org	

North Valley Yokuts Tribe

Katherine Perez, Chairperson	
P.O. Box 717	Costanoan
Linden, CA, 95236	Northern Valley
Phone: (209) 887 - 3415	Yokut
canutes@verizon.net	

The Ohlone Indian Tribe

Andrew Galvan,	
P.O. Box 3388	Bay Miwok
Fremont, CA, 94539	Ohlone
Phone: (510) 882 - 0527	Patwin
Fax: (510) 687-9393	Plains Miwok
chochenyo@AOL.com	

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 3090 South Bascom Avenue Affordable Housing Project, Santa Clara County.

Tribe/Tribal Group Contacted

Tribe/Tribal Group Contact	Rincon Consultation Efforts	Response to Consultation Efforts
Amah Mutsun Tribal Band of Mission San Juan Bautista Irenne Zwierlein, Chairperson 789 Canada Road Woodside, CA, 94062 (650) 851-7489 amahmutsuntribal@gmail.com	04/03/2020: Letter sent via email 4/22/2020: Conducted follow-up call.	4/5/2020: Ms. Zwierlein responded to the email asking about the results of the NWIC search. A reply was sent stating that results were delayed due to COVID-19 and she would be informed of the results once they came in. 4/22/2020: Spoke with Ms. Zwierlein. She inquired about the records search results, which have not yet been received from the NWIC. She stated that if there are any archaeological sites on the project site, a Native American monitor should be present and if there are no sites on the project site, construction crew should receive sensitivity training. 4/30/2020: Ms. Zwierlein was provided with the results of the NWIC search via email; no additional response was received.
Indian Canyon Mutsun Band of Costanoan Ann Marie Sayers, Chairperson PO Box 28 Hollister, CA 95024 (831) 637-4238 ams@indiancanyon.org	04/03/2020: Letter sent via email 4/22/2020: Conducted follow-up call; spoke with Ann Sayers, who requested I contact her daughter, Kanyon Sayers Roods at (831)207-9331.; left message for Kanyon Sayers requesting callback. 4/23/2020: As requested, a copy of the original letter sent to Ann Marie Sayers was forwarded to Kanyon Sayers via email (kanyon@kanyonconsulting.com).	4/22/2020: Kanyon Sayers responded via text message and requested a copy of the letter previously sent to Ann Marie Sayers. No response was received.
Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano 20885 Redwood Road Suite 232 Castro Valley, CA 94546 (408) 205-9714 marellano@muwekma.org	04/03/2020: Letter sent via email 4/22/2020: Conducted follow-up call; no answer and voice mailbox is full; sent follow-up email (marellano@muwekma.org). 5/7/2020: Conducted follow-up call; no answer and voice mailbox is full; sent follow-up email.	No response was received.
North Valley Yokuts Tribe Katherine Perez, Chairperson PO Box 717 Linden, CA 95236 canutes@verzion.net (209) 887-3415	04/03/2020: Letter sent via email 4/22/2020: Conducted follow-up call; no answer; left message for Ms. Perez requesting call back. 5/1/2020: Conducted follow-up call; no answer; left message.	No response was received.



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

April 3, 2020

Muwekma Ohlone Indian Tribe of the SF Bay Area

Monica Arellano

20885 Redwood Road Suite 232

Castro Valley, CA 94546

Via Email: marellano@muwekma.org

Subject: Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project in San Jose Santa Clara County, California

Dear Ms. Arellano,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. Rincon contacted the Native American Heritage Commission to request a Sacred Lands File search of the project site that was returned with "negative results". However, we are aware that the results of this search do not negate the possibility of cultural resources existing within the project site.

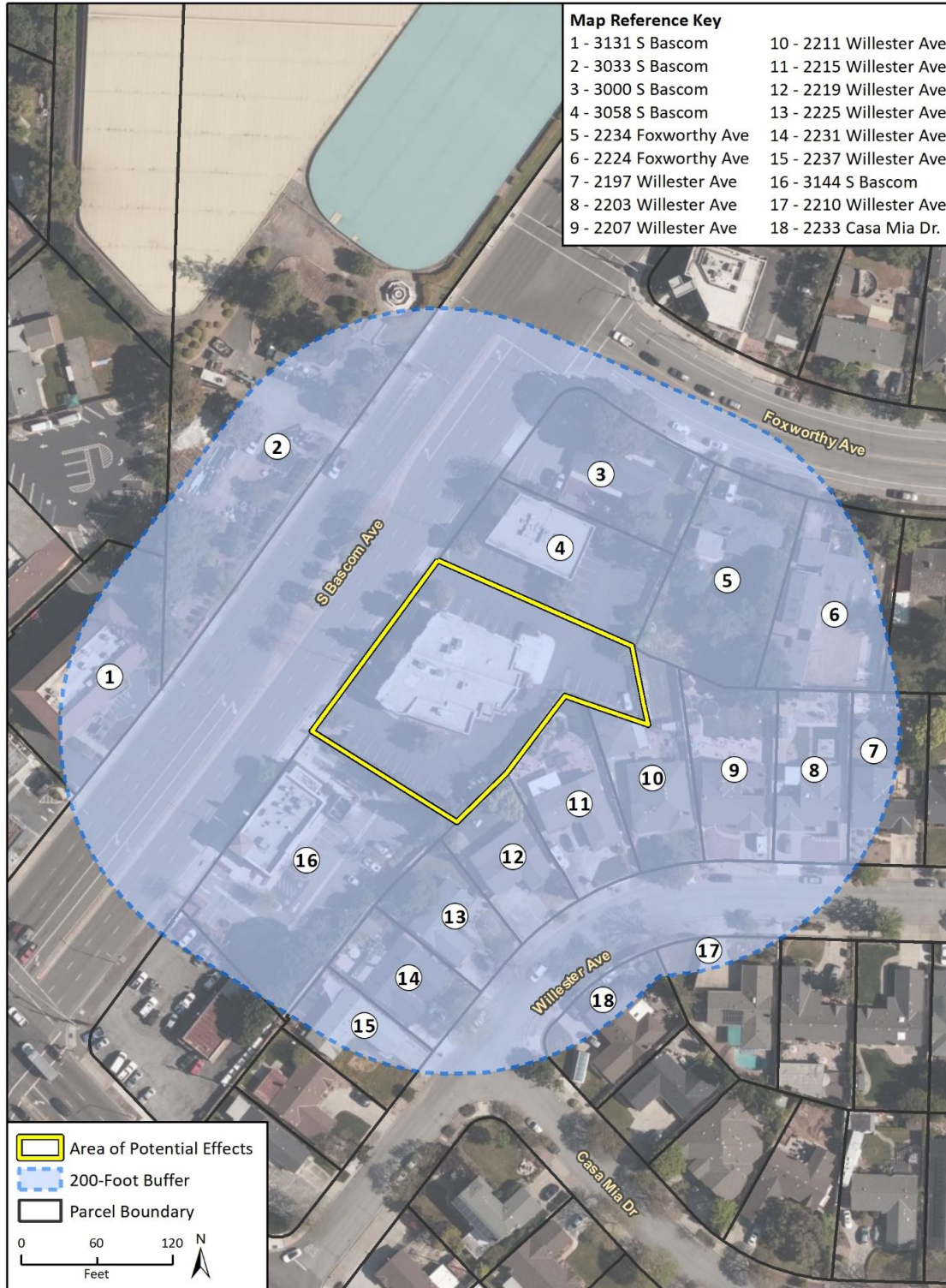
If you have knowledge of cultural resources that may exist within or near the project site that you wish to be documented in our report, please contact me at (213) 788-4842, extension 3016, or at efoster@rinconconsultants.com. Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "EF", with a stylized flourish extending to the right.

Elaine Foster
Archaeologist

Enclosed: Project Location Map



Rachel Perzel

From: Rachel Perzel
Sent: Thursday, May 7, 2020 4:35 PM
To: marellano@muwekma.org
Subject: RE: 3090 South Bascom Avenue

Hello Monica

I just wanted to reach out one more time regarding the 3090 South Bascom Avenue Project;
Please feel free to reach out if you would like to discuss any potential cultural resource concerns.
Thanks,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
805-644-4455 x 138
732-233-3997 Mobile
rinconconsultants.com

Note on COVID-19: I'm available and working remotely to employ social distancing.
Additionally, our work systems remain operational and we continue to perform work for our clients.
Feel free to e-mail me or reach me directly at 805-947-4817.



 Please consider the environment before printing this email.

From: Rachel Perzel
Sent: Wednesday, April 22, 2020 3:38 PM
To: 'marellano@muwekma.org' <marellano@muwekma.org>
Subject: 3090 South Bascom Avenue

Hi Monica.

I just tried you via phone but your voice mailbox is full.

I was reaching out to follow up on a Section 106 Consultation letter sent to your attention on April 3 regarding the project 3090 South Bascom Avenue in San Jose.

I have attached a copy of the letter in case you don't have it handy.

Please feel free to reach out to me any time to discuss if you wish.

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
805-644-4455 x 138
732-233-3997 Mobile
rinconconsultants.com

Note on COVID-19: I'm available and working remotely to employ social distancing.
Additionally, our work systems remain operational and we continue to perform work for our clients.
Feel free to e-mail me or reach me directly at 805-947-4817.



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers
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 Please consider the environment before printing this email.



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

April 3, 2020

The Ohlone Indian Tribe
Andrew Galvan
PO Box 3388
Fremont, CA 94539
Via Email: chochenyo@aol.com

**Subject: Cultural Resources Study for the 3090 South Bascom Avenue Affordable Housing Project
in San Jose Santa Clara County, California**

Dear Mr. Galvan,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. Rincon contacted the Native American Heritage Commission to request a Sacred Lands File search of the project site that was returned with "negative results". However, we are aware that the results of this search do not negate the possibility of cultural resources existing within the project site.

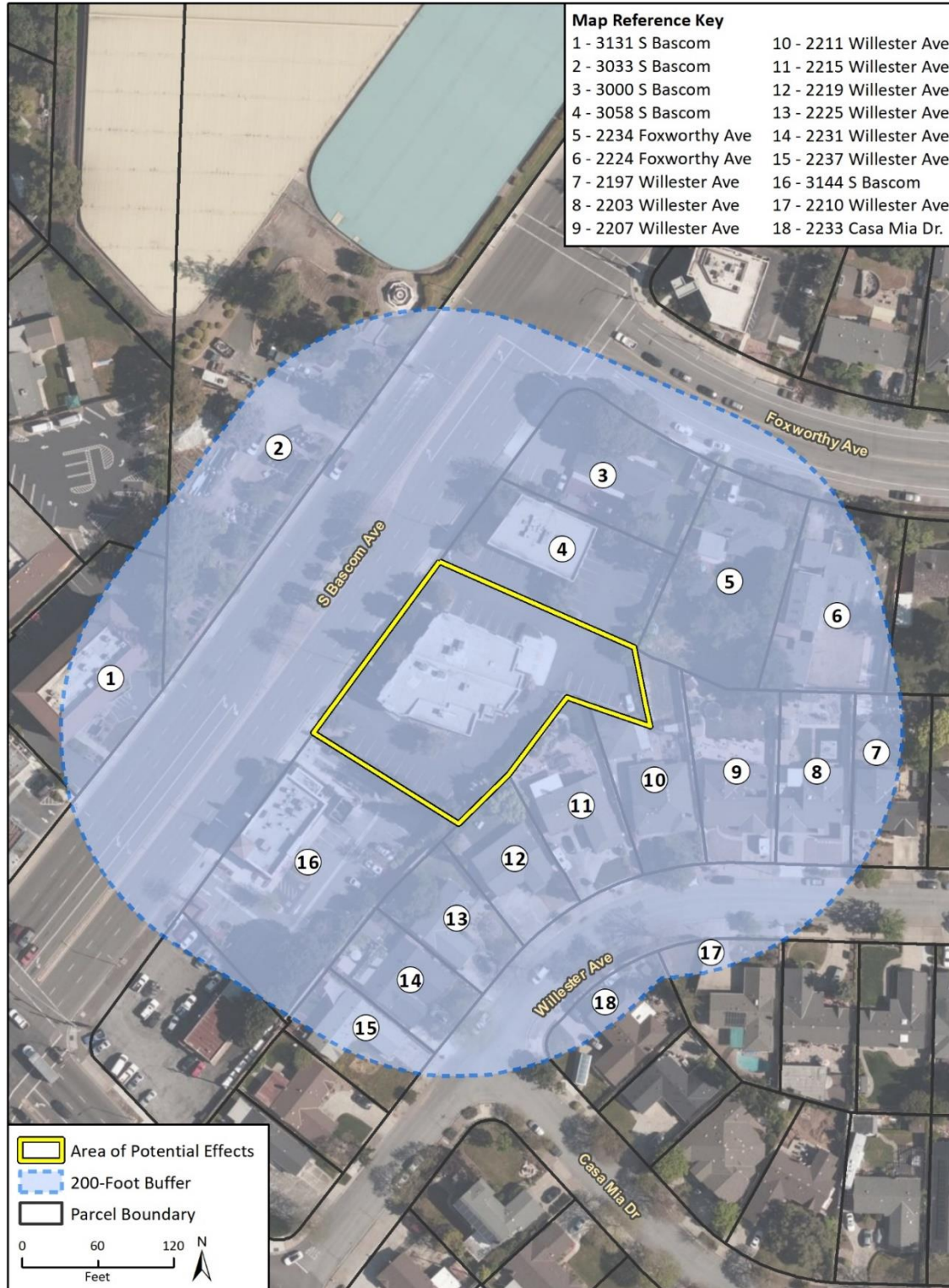
If you have knowledge of cultural resources that may exist within or near the project site that you wish to be documented in our report, please contact me at (213) 788-4842, extension 3016, or at efoster@rinconconsultants.com. Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "EF", with a stylized flourish extending to the right.

Elaine Foster
Archaeologist

Enclosed: Project Location Map





Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

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www.rinconconsultants.com

April 3, 2020

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
PO Box 5272
Galt, CA 95632
Via Email: vlopez@amahmutsun.org

Subject: Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project in San Jose Santa Clara County, California

Dear Chairperson Lopez,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. Rincon contacted the Native American Heritage Commission to request a Sacred Lands File search of the project site that was returned with "negative results". However, we are aware that the results of this search do not negate the possibility of cultural resources existing within the project site.

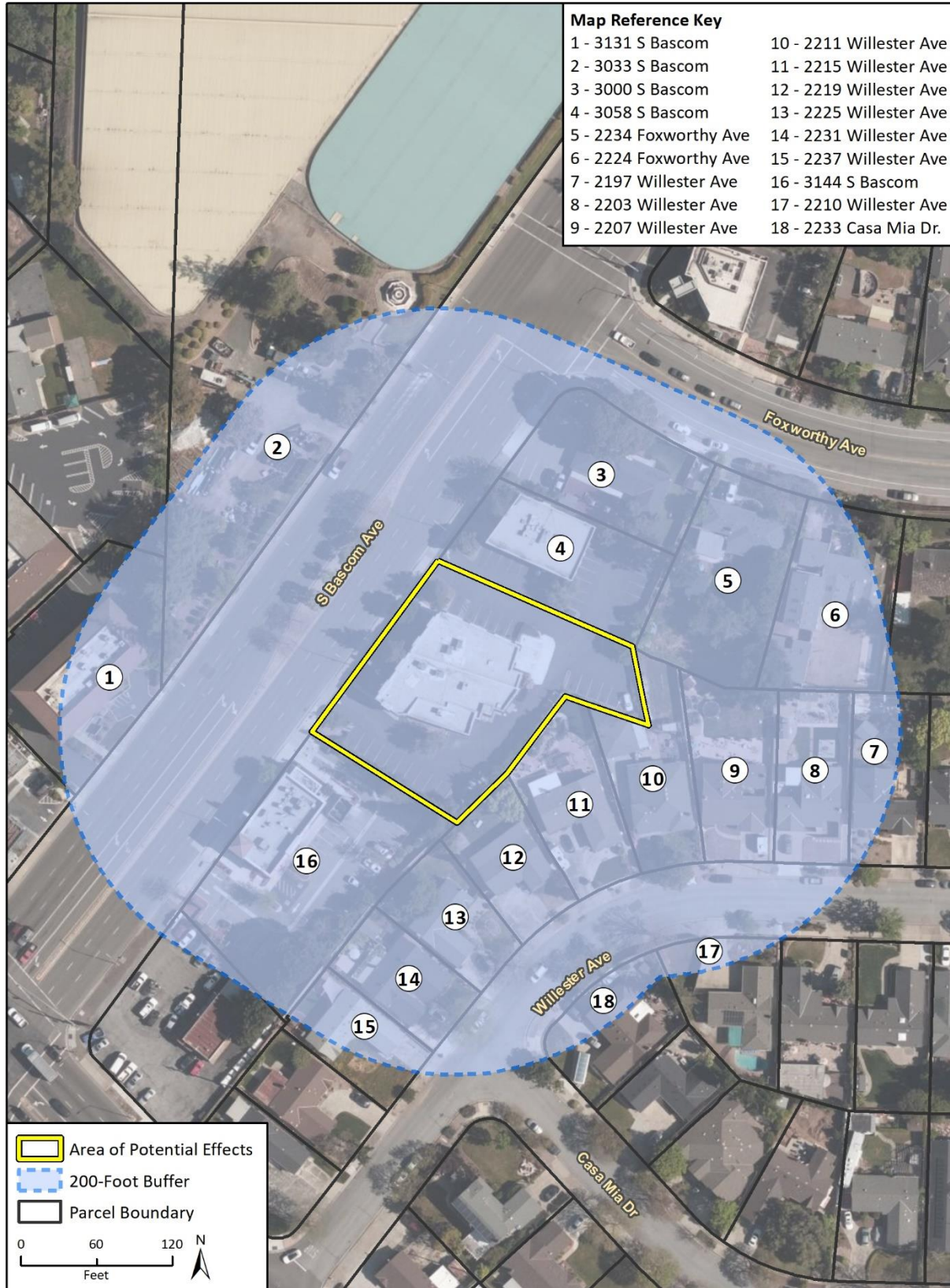
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Elaine Foster
Archaeologist

Enclosed: Project Location Map





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www.rinconconsultants.com

April 3, 2020

North Valley Yokuts Tribe
Katherine Perez, Chairperson
PO Box 717
Linden, CA 95236
Via Email: canutes@verzion.net

Subject: Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project in San Jose Santa Clara County, California

Dear Chairperson Perez,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. Rincon contacted the Native American Heritage Commission to request a Sacred Lands File search of the project site that was returned with "negative results". However, we are aware that the results of this search do not negate the possibility of cultural resources existing within the project site.

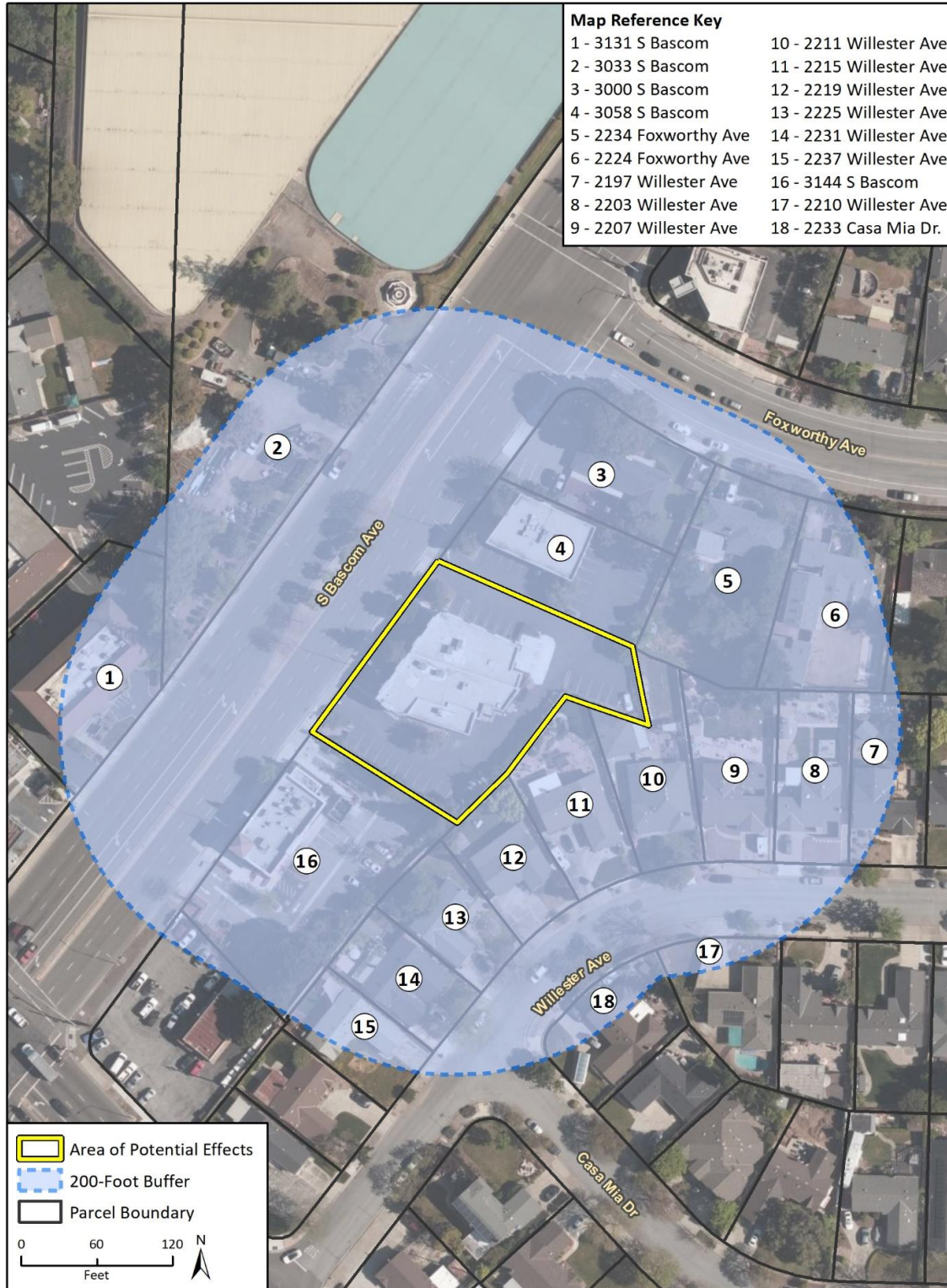
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Sincerely,
Rincon Consultants, Inc.

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Elaine Foster
Archaeologist

Enclosed: Project Location Map





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info@rinconconsultants.com
www.rinconconsultants.com

April 3, 2020

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
PO Box 28
Hollister, CA 95024
Via Email: ams@indiancanyon.org

Subject: Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project in San Jose Santa Clara County, California

Dear Chairperson Sayers,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

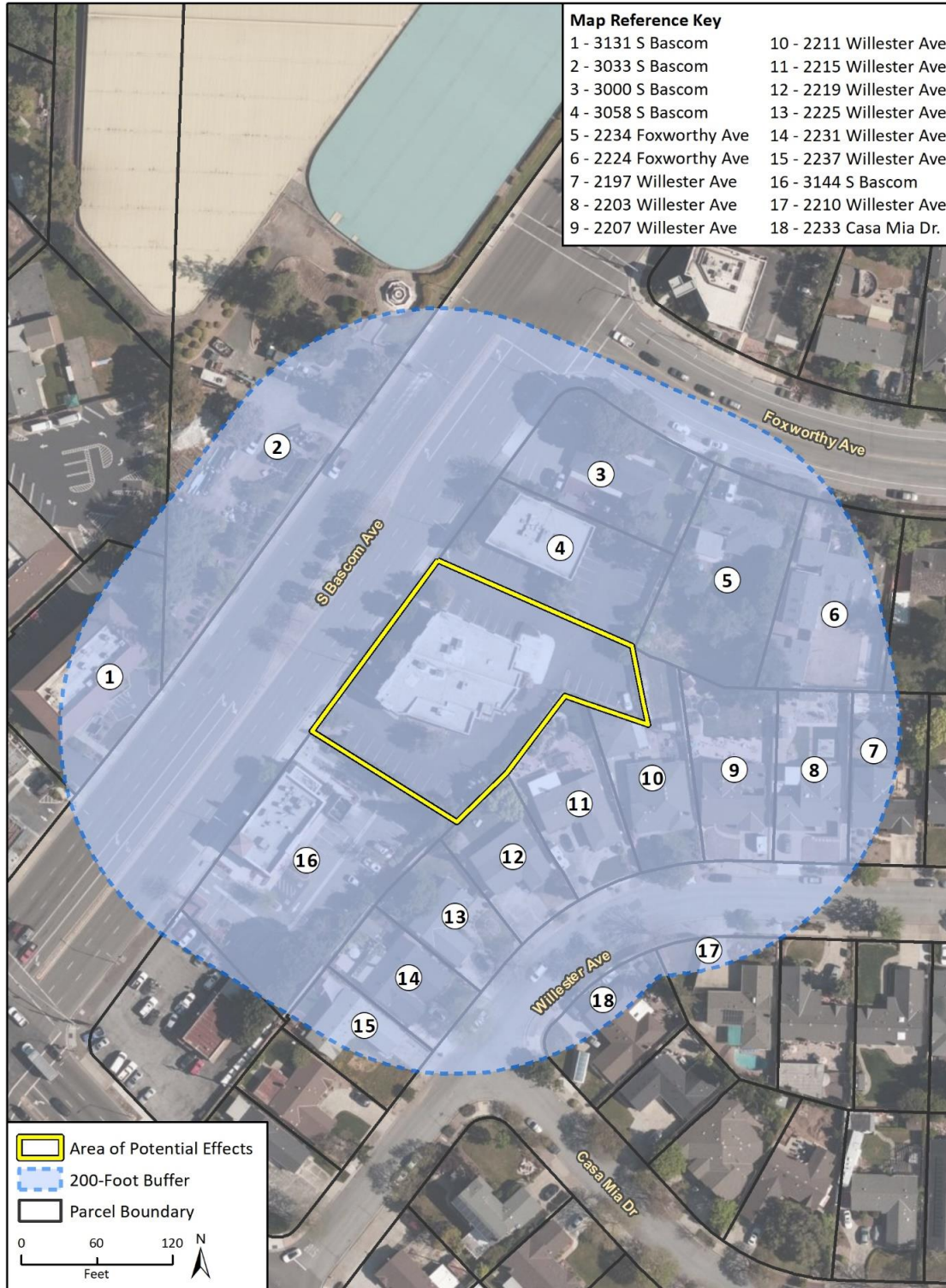
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If you have knowledge of cultural resources that may exist within or near the project site that you wish to be documented in our report, please contact me at (213) 788-4842, extension 3016, or at efoster@rinconconsultants.com. Thank you for your assistance.

Sincerely,
Rincon Consultants, Inc.

Elaine Foster
Archaeologist

Enclosed: Project Location Map



Imagery provided by Microsoft Bing and its licensors © 2020.

Rachel Perzel

From: Rachel Perzel
Sent: Thursday, April 23, 2020 8:51 PM
To: kanyon@kanyonconsulting.com
Subject: Section 106 Consultation-3090 South Bascom
Attachments: 3090 South Bascom _ to Sayers.pdf

Hi Kanyon

Rachel here, I received your text.

As requested, attached is a copy of the letter sent to your mom. She recommended you as a better fit to discuss potential cultural resource concerns.

Please feel free to reach out at any time to discuss any potential concerns you may have.

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

805-644-4455 x 138

732-233-3997 Mobile

rinconconsultants.com

Note on COVID-19: I'm available and working remotely to employ social distancing.

Additionally, our work systems remain operational and we continue to perform work for our clients.

Feel free to e-mail me or reach me directly at 805-947-4817.



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www.rinconconsultants.com

April 3, 2020

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Via Email: amahmutsuntribal@gmail.com

Subject: Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project in San Jose Santa Clara County, California

Dear Chairperson Zwierlein,

Rincon Consultants, Inc. (Rincon) has been retained by the Birdseye Planning Group, LLC to conduct a cultural resources study for the 3090 South Bascom Avenue Affordable Housing Project, located in the City of San Jose. The proposed project involves demolition of an existing two-story office building constructed in 1974 and construction of a five-story mixed-use building with affordable housing units. This project is seeking federal funding from the U.S. Department of Housing and Urban Development (HUD), making the project a federal undertaking and subject to Section 106 of the National Historic Preservation Act

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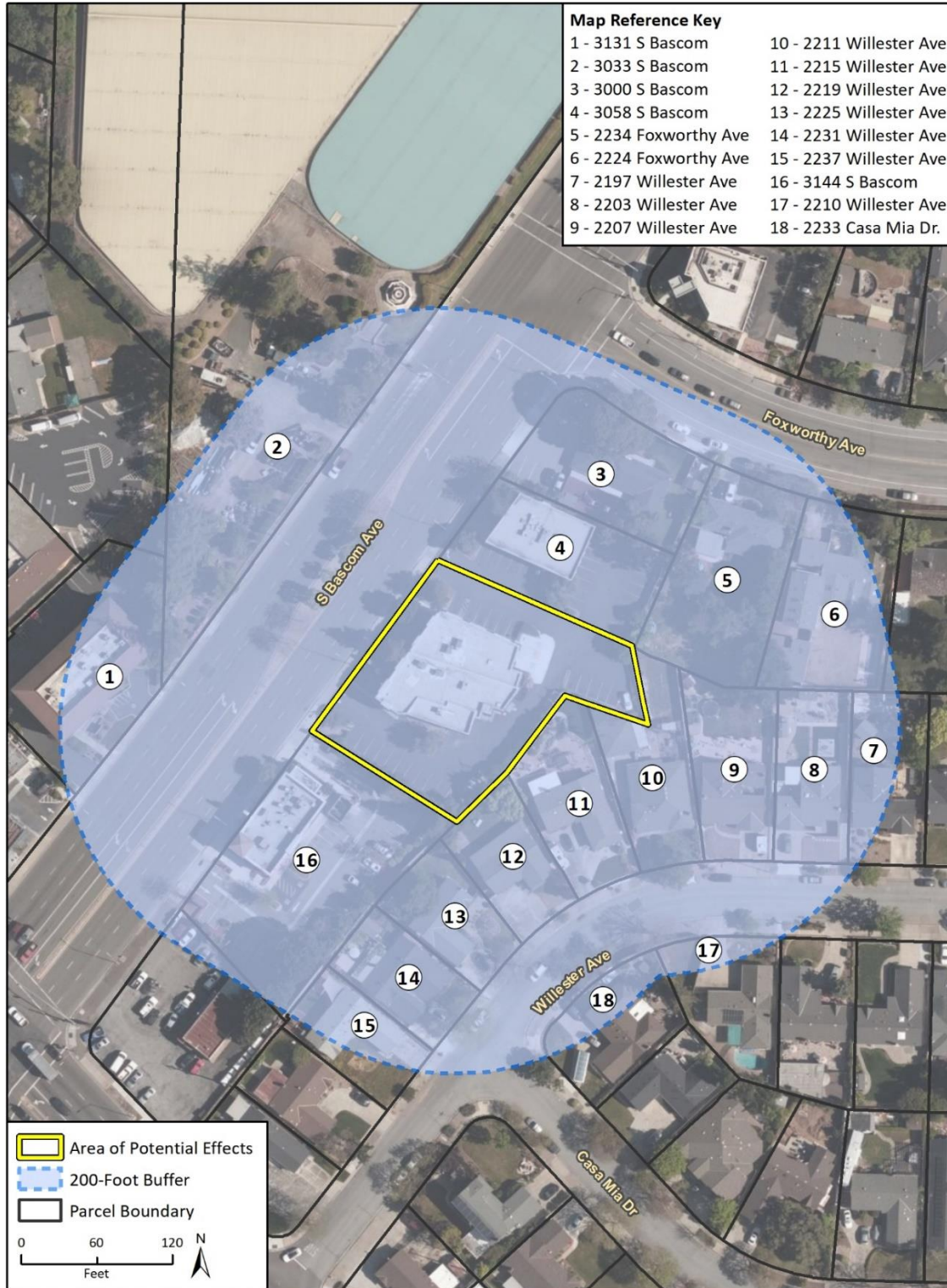
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Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "EF", with a stylized flourish extending to the right.

Elaine Foster
Archaeologist

Enclosed: Project Location Map



Local Interested Parties Consulted

Local Group/Government Contact	Rincon Consultation Efforts	Response to Consultation Efforts
History San José William P. Schroh, Jr., President & CEO 1650 Senter Road San José, CA 95112 Phone/General: 408.287.2290 Phone/William 408.918.1041 bschroh@historysanjose.org	4/02/2020: Letter sent via email (due to COVID-19 response effort) 4/22/2020: Conducted follow-up call; left voicemail on direct line for Mr. Schroh requesting callback.	4/23/2020: Mr. Schroh responded via telephone and stated that History San José did not have any concerns regarding cultural resources in the area of the APE. He noted that all staff archivists are furloughed due to COVID-19 and therefore unavailable to perform research.
Santa Clara County Historical & Genealogical Society c/o Central Park Library Linda Sanders, President 2635 Homestead Road Santa Clara, CA 95051 (408) 615-2986 president@scchgs.org	4/02/2020: Letter sent via email (due to COVID-19 response effort) 4/22/2020: Conducted follow-up call; no answer. 4/22/2020: Followed up via email (president@scchgs.org); included digital copy of original letter.	No response received; consultation concluded.
Preservation Action Council of San José Andre Luthard, President 1650 Senter Road San Jose, CA 95112 (408) 998-8105 (408)528-5171 cell info@preservation.org ben@preservation.org	4/02/2020: Letter sent via email (due to COVID-19 response effort) 4/22/2020: Conducted follow-up call; spoke with Ben, who requested a digital copy of letter; sent letter via email (ben@preservation.org). 5/1/2020: Conducted follow-up call; spoke with Andre Luthard. He stated that he would follow-up with ben and get back to in touch ASAP.	No response received; consultation concluded.



Rincon Consultants, Inc.

200 Washington Street
Suite 207
Santa Cruz, California 95060

831 440 3899 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

April 2, 2020

William P. Schroh, Jr., President & CEO
History San José
1650 Senter Road
San José, California 95112
bschroh@historysanjose.org

Subject: 3090 South Bascom Avenue Affordable Housing Project, San Jose, California

Dear Mr. Schroh,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project (project) located at 3090 South Bascom Avenue in the City of San Jose, Santa Clara County. The proposed project includes the construction of a new, mixed-use building that will accommodate 90 units of affordable housing and 2,700 square feet of office space. The project is subject to Section 106 of the National Historic Preservation Act (NHPA).

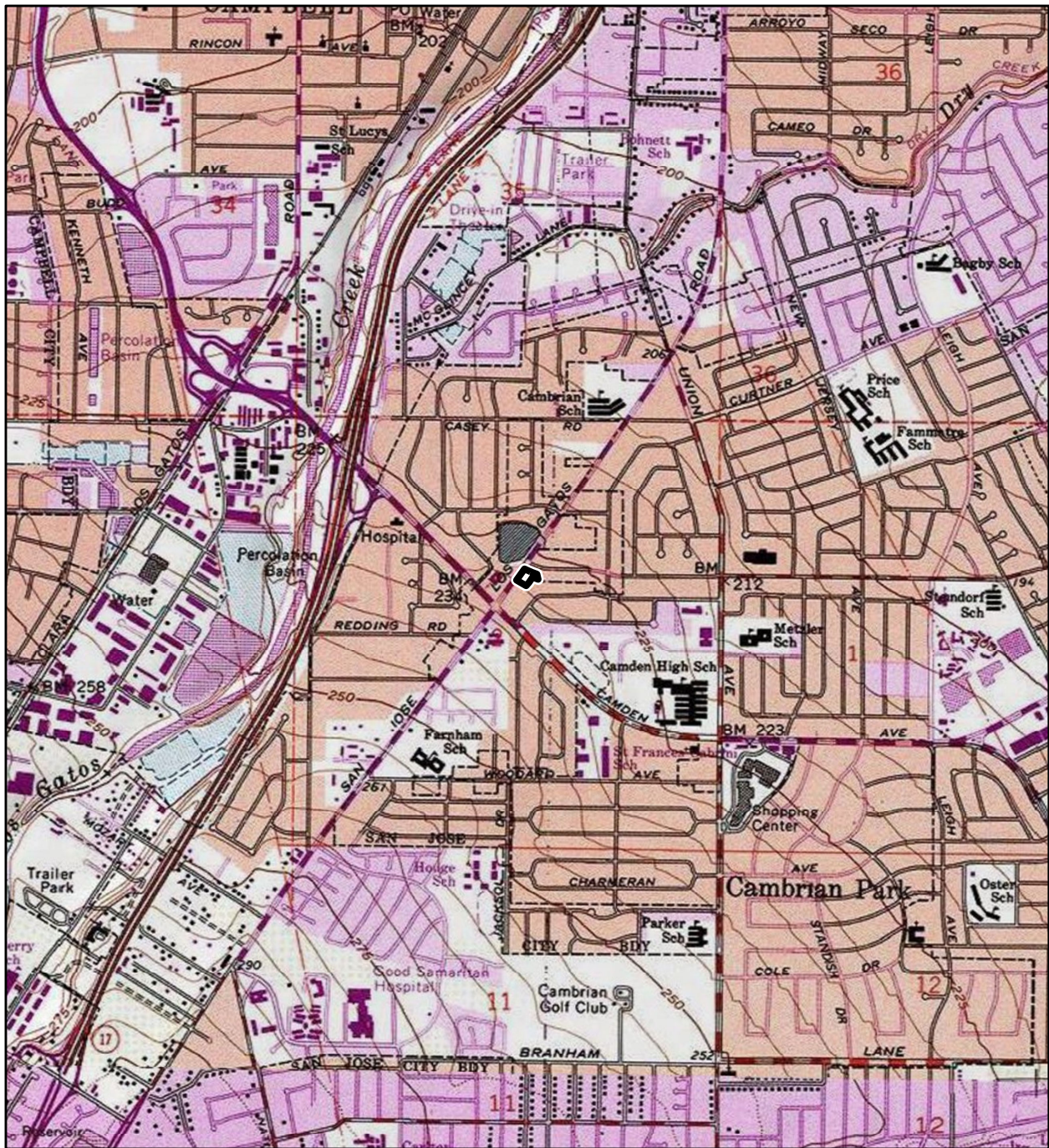
As a component of the Cultural Resources Technical Study, in compliance with Section 106 of the NHPA, Rincon is consulting potentially interested parties to request input on known or potential historic/cultural resources in the vicinity of the project site. Rincon is in the initial phase, "identify[ing] historic properties potentially affected by the undertaking" (36 Code of Federal Regulations Part 800.1[a]). We are writing to provide you with an opportunity to be involved in the Section 106 process as a consulting party. Please note, due to the circumstances surrounding COVID-19, we are submitting this letter digitally and will not be sending hard copies via U.S. mail. If you or your organization has any knowledge of, or specific concerns regarding cultural resources which may exist within or near the project site, please respond by telephone at 805-644-4455 ext. 76 or by email to szgurrola@rinconconsultants.com. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Zamudio-Gurrola". The signature is fluid and cursive, written in a professional style.

Susan Zamudio-Gurrola, MHP
Architectural Historian

Enclosure: Area of Potential Effects Map



Imagery provided by National Geographic Society, Esri and its licensors © 2020. San Jose West Quadrangle. T08S R01W S02. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map





Rincon Consultants, Inc.

200 Washington Street
Suite 207
Santa Cruz, California 95060

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info@rinconconsultants.com
www.rinconconsultants.com

April 2, 2020

Santa Clara County Historical & Genealogical Society
c/o Central Park Library
Attn: Linda Sanders, President
2635 Homestead Road
Santa Clara, CA 95051
president@scchgs.org

Subject: 3090 South Bascom Avenue Affordable Housing Project, San Jose, California

Dear Ms. Sanders,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project (project) located at 3090 South Bascom Avenue in the City of San Jose, Santa Clara County. The proposed project includes the construction of a new, mixed-use building that will accommodate 90 units of affordable housing and 2,700 square feet of office space. The project is subject to Section 106 of the National Historic Preservation Act (NHPA).

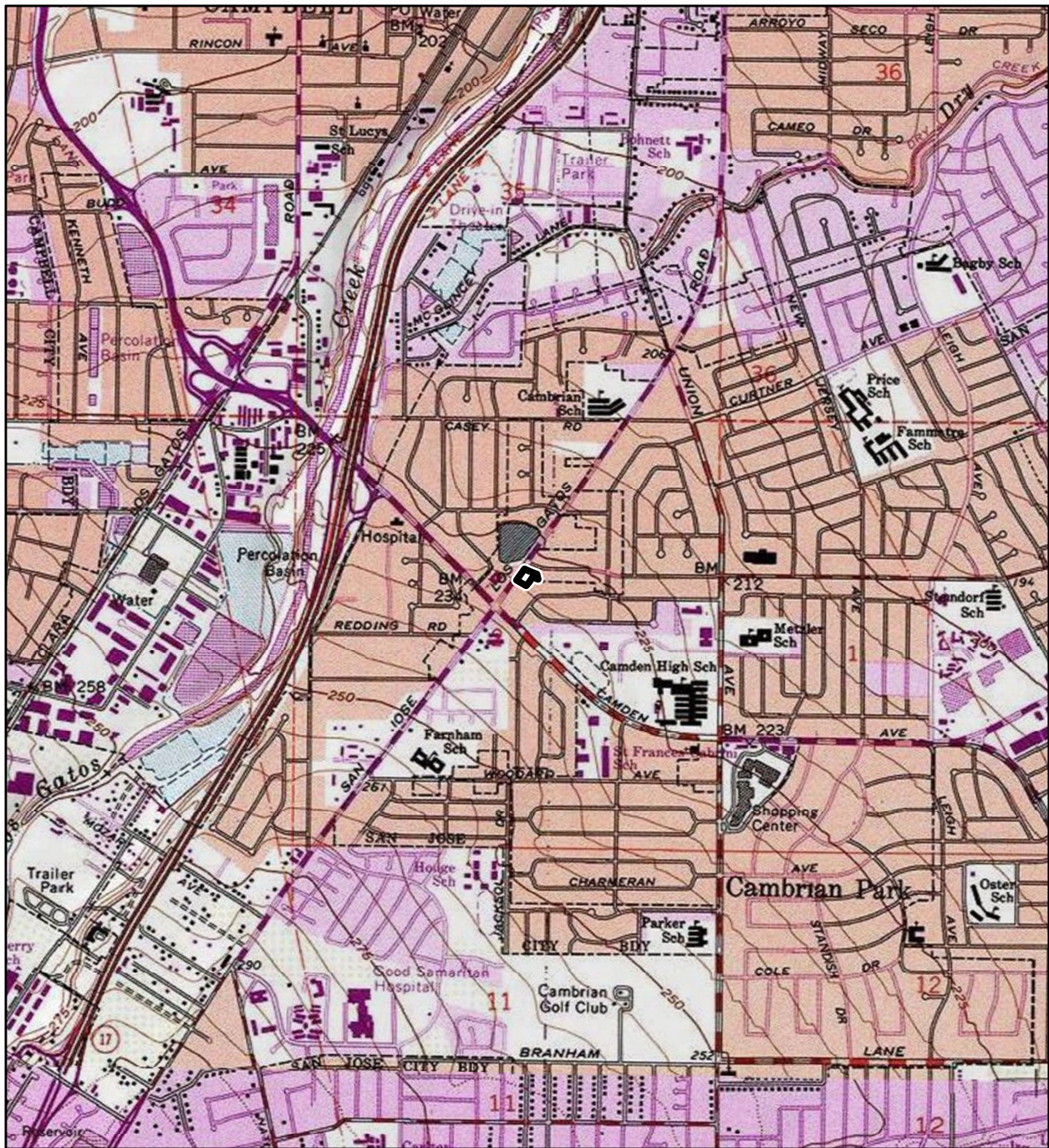
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Susan Zamudio-Gurrola, MHP
Architectural Historian

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Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map



Rachel Perzel

From: Rachel Perzel
Sent: Wednesday, April 22, 2020 2:51 PM
To: president@scchgs.org
Subject: Section 106 Consultation for the 3090 South Bascom Avenue Project
Attachments: HistConsult_SCCHGS.pdf

Hi Linda

I am writing to follow up on the attached letter, which was sent to your attention several weeks ago.

If you would like to discuss and potential effects associated with the 3090 South Bascom Avenue Project, please feel free to reach out to me at any time via telephone or email.

I hope you are staying safe during this difficult time.

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

805-644-4455 x 138

732-233-3997 Mobile

rinconconsultants.com

Note on COVID-19: I'm available and working remotely to employ social distancing.

Additionally, our work systems remain operational and we continue to perform work for our clients.

Feel free to e-mail me or reach me directly at 805-947-4817.



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Suite 207
Santa Cruz, California 95060

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www.rinconconsultants.com

April 2, 2020

Andre Luthard, President
Preservation Action Council of San Jose
1650 Senter Road
San Jose, California 95112
info@preservation.org

Subject: 3090 South Bascom Avenue Affordable Housing Project, San Jose, California

Dear Mr. Luthard,

Rincon Consultants, Inc. (Rincon) has been retained to complete a Cultural Resources Technical Study for the 3090 South Bascom Avenue Affordable Housing Project (project) located at 3090 South Bascom Avenue in the City of San Jose, Santa Clara County. The proposed project includes the construction of a new, mixed-use building that will accommodate 90 units of affordable housing and 2,700 square feet of office space. The project is subject to Section 106 of the National Historic Preservation Act (NHPA).

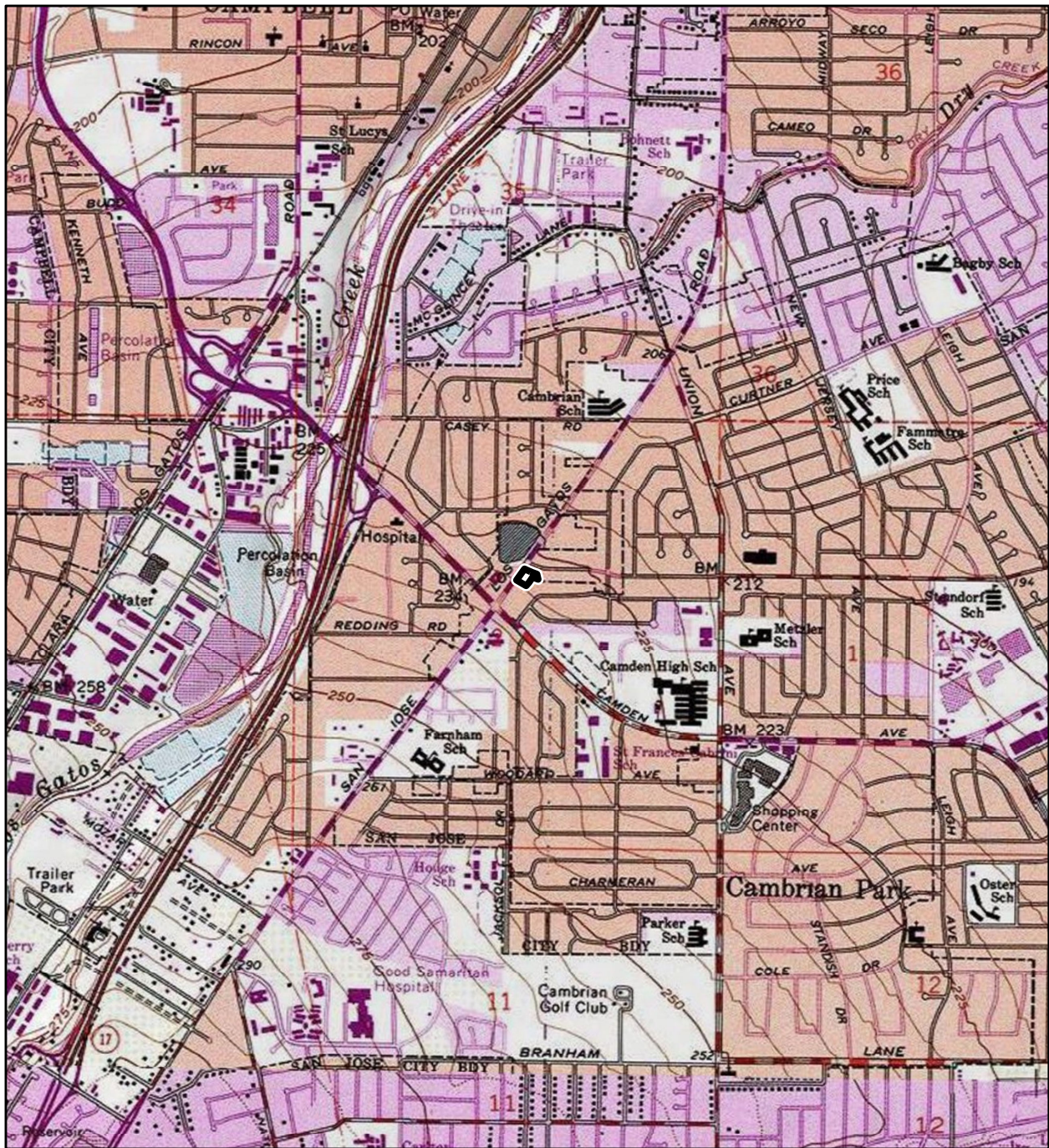
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Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map



Rachel Perzel

From: Rachel Perzel
Sent: Wednesday, April 22, 2020 3:00 PM
To: ben@preservation.org
Subject: 3090 South Bascom Avenue Project-Section 106 Consultation
Attachments: HistConsult_Preservation Action Council.pdf

Hi Ben

I am just following up on our telephone conversation.

A digital copy of the letter, sent to you by my colleague Susan is attached.

Please feel free to reach out to me via the contact information below if you wish to discuss any potential issues related to cultural resources.

Thanks!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

805-644-4455 x 138

732-233-3997 Mobile

rinconconsultants.com

Note on COVID-19: I'm available and working remotely to employ social distancing.

Additionally, our work systems remain operational and we continue to perform work for our clients.

Feel free to e-mail me or reach me directly at 805-947-4817.



 Please consider the environment before printing this email.

Appendix C

Department of Parks and Recreation Series 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 3090 South Bascom Avenue

P1. Other Identifier: Guitar Showcase

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

***a. County:** Santa Clara

***b. USGS 7.5' Quad:** San Jose West

Date: T 08S; R 01W; ¼ of ¼ of Sec 02; M.D.B.M.
City: San Jose Zip: 95124

c. Address: 3090 South Bascom Avenue

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 41414092 Elevation:

***P3a. Description:**

4090 South Bascom Avenue is two-story commercial building located on an irregularly shaped 0.65-acre parcel. Originally constructed in 1974 and continually operated as a guitar retail store, the building has an irregular footprint, the result of additions constructed on its north and south sides in the 1980s and 2010s. The building's second story is primarily contained under a Mansard roof covered with wooden shingles. On the northern end of the building, the second story projects beyond the first and is supported by square piers sheathed with vertical siding panels and corner molding. Alternating bays around the building break through the eaves to reach the height of the roofline. The building is sheathed with vertical siding panels of varying width and decorative half-timbering. Fenestration consists of bands of narrow, vertical windows surrounded by half-timbering.

The building's primary entrance, recessed on the first floor, consists of commercial-style steel-framed double doors with a transom and sidelights. Secondary entrances are included on the south, east and west elevations. The south elevation entrance features double doors and a concrete stoop and ramp sheltered by a pent roof covered with wooden shingles. On the east elevation, the entrance leads to the second story, with access provided by a concrete and metal staircase. The building features flush mounted signs over the entrances on the north and south elevations, which read "Guitar Showcase Showroom" on the north elevation and "Guitar Showcase Instruments, Lessons, Rentals, Trades" on the south.

Except for a minimal lawn area at the western edge of the property along South Bascom Avenue, the building is otherwise surrounded by a paved surface parking lot. A neon lettered box sign within the lawn area reads "Guitar Showcase". The box sign and its triangular base are sheathed with vertical siding panels and corner molding, similar to the building exterior.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
Primary (north) Elevation; view south-facing; taken April 16, 2020.

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both
1974 (City of San Jose building permit records)

***P7. Owner and Address:**
Guitar Showcase Inc.

***P8. Recorded by:**
S. Zamudio-Gurrola & R. Perzel
Rincon Consultants, Inc.
180 N. Ashwood Ave
Ventura, CA 93003

***P9. Date Recorded:** 4/16/2020

***P10. Survey Type:** Intensive

***P11. Report Citation:** Zamudio-Gurrola, Susan, Elaine Foster, Hannah Haas,

Rachel Perzel and Steven Treffers. 2020. *3090 South Bascom Avenue Affordable Housing Project Cultural Resources Technical Study*. Rincon Consultants, Inc. Project No. 20-09486.

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

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

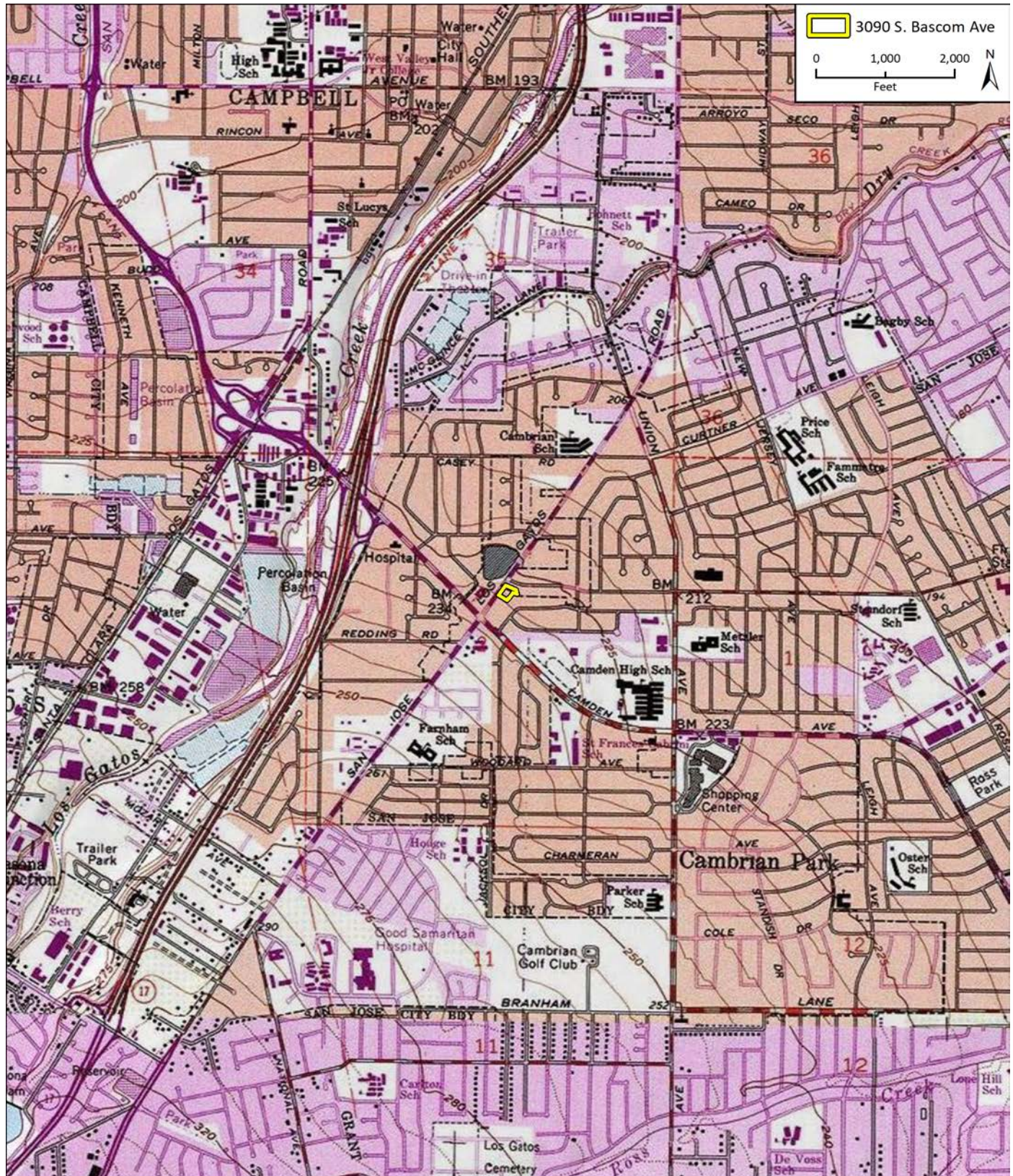
Page 2 of 5

*Resource Name or #: 3090 South Bascom Avenue

*Map Name: USGS San Jose West Quadrangle

*Scale: 1:24,000

*Date of Map: 1961



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Z

*Resource Name or # 3090 South Bascom Avenue

B1. Historic Name: Guitar Showcase

B2. Common Name: N/A

B3. Original Use: Commercial/retail

B4. Present Use: Commercial/retail

*B5. Architectural Style: Neo-Mansard

*B6. Construction History:

Originally constructed in 1974. In 1983 a 1,570 sq. ft. addition was constructed, expanding the building on the north and south sides (City of San Jose, various).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Possibly Roland Weber (permit nearly illegible)

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

3090 South Bascom Avenue is located in the Cambrian Community section of San José, in the southern reaches of the city. A review of historic-era aerial photographs indicates the vicinity of the property remained largely agricultural through the first few decades of the 20th century. As Santa Clara County's road network expanded in these decades, development reached further from the downtown core of San José.

By 1956, the vicinity of the property had begun to fill in with suburban development. At that time, the adjacent residential tract (to the east), Camden Heights, was partially constructed (UCSB 1956). Today the subject property is lot number 92 of the Camden Heights Tract. However, according to the original Camden Heights Tract map, the subject property was not originally part of the tract; it was subdivided as lot 7 Lantz Partition in 1953 (Santa Clara County Surveyor 1953, 1955). While the property was successively developed, the former building constructed during this initial phase of development was later demolished and replaced with the extant building in 1974.

The current building houses a commercial property called Guitar Showcase, which sells music instruments and equipment, including guitars, amps, drums, keyboards, accessories and pro audio equipment. The business predates construction of the building at 3090 South Bascom Avenue and was first established by Bud Eastman, a musician, as a guitar shop and lesson studio. He sold the business to another local musician and concert promoter, Barry Wineroth, in 1968. (*The Music Trades*, n.d.; *Visalia Times-Delta* 2005). Barry ran the store with his brother Gary Wineroth and they expanded the business to include classes, rentals, and used instruments (*Visalia Times Delta* 2005).

Originally called "Eastman Studios - Guitar Showcase", the business was p located at 2190 Jewell Drive (at the intersection of South Bascom Avenue) (San José City Directories 1966, 1968, 1969; *The Music Trades*, n.d.). In 1974 Barry Wineroth obtained permits to develop a two-story building at 3090 South Bascom Avenue; it appears the business moved to its present location at that time. The building, which was valued at \$60,000, displayed a L-shaped footprint as noted in aerial photographs (City of San José 1974; NETRonline 1980). In 1983 Wineroth obtained a permit to add 1,570 square feet to the building, expanding it on the north and south sides (City of San José 1983; NETRonline 1982, 1987).

see continuation sheet

B11. Additional Resource Attributes: N/A

*B12. References: see continuation sheet

B13. Remarks: N/A

*B14. Evaluator: S. Zamudio-Gurrola & R. Perzel, Rincon Consultants, Inc.

*Date of Evaluation: April 16, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

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*Resource Name or # 3090 South Bascom Avenue

*Recorded by: S. Zamudio-Gurrola & R. Perzel

*Date: April 16, 2020 ■ Continuation □ Update

*B10 Significance, continued:

In 1986 a two-story building was developed on the adjacent property to the north (3058 South Bascom Avenue) to serve as a music studio and office space. This required the demolition of a residence that had existed on the property. It appears this property may have also been owned by the Wineroths; building permits alternately list owners as "Guitar Showcase", "Jim Bruno", and "Bruno Wineroth" (City of San José 1986a, 1986b, 1987). The same year, additional improvements were undertaken at 3090 South Bascom Avenue: a 131-foot long concrete wall and a trash enclosure were constructed, and the parking lot was striped (City of San José 1986d). The building developed at 3058 South Bascom Avenue functions as the Showcase Music Institute where instructors provide lessons on various music instruments and singing. It appears the institute is related to, or a subsidiary of, Guitar Showcase (*San Francisco Examiner* 1992; Showcase Music Institute, n.d.).

In 1987 Barry Wineroth sold his share of the business to his brother Gary, who has remained as the sole owner and CEO of the company. The store is considered the largest guitar store in Northern California (Avalos 2019). It has become known for its steel-lined vintage vault room housing Gary's personal guitar collection, and a sizeable acoustic guitar department on the second floor, the result of renovation and expansion in the 2010s which created a 4,000-square foot acoustic showroom. Also within the building is a sound stage used for open mic nights. At the Showcase Music Institute next door, a small onsite theater can seat up to 50 people for clinics and recitals, and a rental department provides equipment for local and touring bands (The Music Trades, n.d.). Over the years, Guitar Showcase, Inc. has operated at least two other store locations, at 809 Pacific Avenue, Santa Cruz and 1360 41st Avenue, Capitola (*Santa Cruz Sentinel* 1983 and 1984).

Historical Evaluation-National Register of Historic Places

As a result of this study, 3090 South Bascom Avenue is recommended ineligible for listing in the NRHP under any applicable significance criteria. The archival and background research performed for this study did not find documented, substantial evidence that the property possess exceptional importance within any relevant historical or architectural themes, as is required for properties which are not yet 50 years old.

The subject property was developed in 1974, just within the time period explored in the San José Modernism Historic Context Statement, 1935-1975. During this period, San José and the larger region steadily increased its population, particularly following the second World War. In support, the city expanded geographically by annexing land in its vicinity; road networks were also significantly expanded during this period. The area surrounding the subject property was developed with residential subdivisions in the 1950s and the subject property was also initially developed at that time. However, the subject property's 1950s-era residence was demolished to make way for the current commercial building in 1974. The current building is late example of a commercial building developed as part of the overall growth of San José in the second half of the 20th century. While consistent with this trend, there is no information to suggest the subject property, a music support services business, is exceptionally important within this or any other relevant context. Because the property is not associated with a significant event or pattern of events in the city, state or nation, it is therefore recommended ineligible for listing in the NRHP under Criterion A.

The subject property was home to the Guitar Showcase, originally Eastman Studios - Guitar Showcase, beginning in 1974. It is therefore most strongly associated with Guitar Showcase owners, Barry and Garry Wineroth. While the Wineroth's appear to have been peripherally involved in the music business in San José, they do not appear to have made significant contributions to the industry such that they would be considered significant individuals within the context of the city, region, state, or nation's music history. They operated a music support services business which did not result in any exceptionally notable advancements in music-related technology or concert promotion. Additionally, archival research failed to identify any other individuals with an association with the subject property that are significant in relation to the history of the city, state or nation. The property is therefore ineligible for listing in the NRHP under Criterion B.

As mentioned previously, the subject property was constructed in 1974, just within the time period explored in the San José Modernism Historic Context Statement, 1935-1975. The extant two-story building was also expanded multiple times in the 1980s and 2010s respectively, and the building does not strongly embody any of the 13 architectural styles representative of San José Modernism which are described in the above-noted context statement; neither does it appear to embody any of the styles that post-date the city's period of Modernism, including late Modernism, Post-Modernism or Deconstructivism for example. Archival research also failed to identify the building's original architect and it does not represent the work of a master or possess high artistic value. The subject property is therefore ineligible for listing in the NRHP under Criterion C.

The CHRIS records search identified no previously recorded archaeological resources on the subject property or within a half mile radius. Additionally, archival research failed to indicate that the subject property has the potential to yield information important to history or prehistory. The subject property is therefore recommended ineligible or listing in the NRHP under Criterion D.

CONTINUATION SHEET

***B12. References, continued:**

Archives and Architecture

- 1992 Historical Overview and Context for the City of San José. <http://www.sanJosehistory.org/wp-content/uploads/2013/11/sanJosehistoricaloverviewcontext.pdf>. Accessed March 1, 2019.
- 2012 County of Santa Clara Historic Context Statement. https://www.sccgov.org/sites/dpd/DocsForms/Documents/HHP_201202_Historic_Context.pdf. Accessed March 1, 2019.
- 2017 Historic Context Survey-Greater Gardner Neighborhoods, San José, Santa Clara County, California. <https://www.sanJoseca.gov/DocumentCenter/View/30013>. Accessed March 1, 2019.

Avalos, George

- 2019 "Affordable home builder buys southwest San José site that's home to guitar retailer", *East Bay Times*, 7 October.
- City of San José

Var. Building permits for 3090 South Bascom Avenue. Permit #s: 79900-V (1974); 36355 (1983); 57212 (1986a); 57212 (1986b); 56863 (1986d); 28939 (1987). Accessed April 2020 at sjpermits.org.

NETROnline

Var. Aerial photographs of APE. Accessed April 2020 at historicaerials.com

PAST Consultants

- 2009 San José Modernism Historic Context Statement. <https://www.sanJoseca.gov/DocumentCenter/Home/View/669>. Accessed March 1, 2019.

San Francisco Examiner

- 1992 Advertisement for "Harmonious Vibrations Drumming & Celebration With Babatunde Olatunji & Drums of Passion", 5 July.

Santa Clara County

- 1953 County Supervisor Record Index. Record of Survey of a Portion of the William Haughn Property Being A Portion of Lot 7 Lantz Partition.

- 1955 County Supervisor Record Index. Tract No. 1482 Camden Heights Unit No. 1 Map.

Santa Cruz Sentinel

- 1983 "Notice of Bulk Transfer", 28 October.
- 1984 "Guitar Showcase store in Capitola". 24 June.

Showcase Music Institute

- N.d. "About the Program". Accessed April 1, 2020 at <https://www.showcasemusicinstitute.com/about-the-program>

The Music Trades

- N.d. "Retail Pioneer Guitar Showcase". Accessed April 1, 2020 at http://digitaleditions.sheridan.com/publication/?i=135263&article_id=1238318&view=articleBrowser&ver=html5

University of California, Santa Barbara Library (UCSB)-Digital Archive

- 1956 Aerial photograph. Flight ID: civ-1956, frame 6r-75. Accessed April 21, 2012 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Visalia Times-Delta

2005. "San Jose guitar store thrives in an Internet age", 29 December. Accessed April 1, 2020 at Newspapers.com

P5a. Photos, continued:

**Sign and West Elevation of 3090 South Bascom Ave-
Fronting South Bascom Avenue; View looking Northwest**



**East Elevation of 3090 South Bascom Ave.; View Looking
West**

