

APPENDIX D
CHRIS Report

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March 17, 2021, revised June 8, 2021

Juliet Martin, Deputy Project Manager

Re: Historic evaluation of 2880 Alum Rock Avenue, San Jose California

This is a summary of the evaluation conclusion that JRP Historical Consulting, LLC (JRP) conducted for the building at 2880 Alum Rock Avenue in San Jose, California (APN 484-20-040). JRP also reviewed parcels within 200 feet of the subject property in order to characterize the surrounding architectural resources and identify any nearby historic properties. JRP presented the findings of the inventory and evaluation of built resources on a Department of Parks and Recreation 523 (DPR 523) form set and tables, which are attached, and the characterization of surrounding architectural resources is included below.

Methods and Professional Qualifications

JRP professionally qualified staff conducted the field survey on February 12, 2021, and prepared a full property description on DPR 523 Primary and Building, Structure, Object records, including photographs and maps of the property. Covid related restrictions prevented in-person research at repositories, however, JRP conducted research in primary and secondary sources online, including county property survey records and building permits, historic aerial photographs, historic maps, previously collected material on San Jose, and published histories. JRP also reviewed the project information center search results (NWIC File #20-1407, 2/22/2021), San Jose Historic Resources Inventory, and the California Built Environment Resource Database for Santa Clara County for previously identified resources in the project vicinity. No historical resources were identified within 200 feet of 2880 Alum Rock Avenue in any of these sources. The review did show that beyond the 200-foot buffer, there are two historical resources in the Alum Rock area: "The Orange," (aka Mark's Hot Dogs), a City Landmark Structure at 48 S. Capitol Avenue; and James Lick High School, at the corner of N. White Road and Alum Rock Avenue, which is on the site of the first San Jose airport and as such is considered a San Jose structure of merit. Neither resource is located within 200 feet of the project site parcel boundary.

This background research was used to establish the appropriate historic context and property-specific development history of the parcel and the design and construction history of the building. The historic context and site history, along with the evaluation, are presented on a DPR 523 form set. The evaluation applied the significance criteria of the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register) and San Jose City Landmarks.

JRP project lead, Meta Bunse, a JRP principal and historian, conducted field recordation and oversaw the project; she has more than 30 years of experience in cultural resources compliance. Cheryl Brookshear was the primary author of the DPR 523 form set and is a staff historian with more than 15 years of experience in the field. Both meet and exceed the Secretary of the Interior's Professional Qualification Standards for History and Architectural History (48 FR 44738-44739).

Summary of Evaluation Findings for 2880 Alum Rock Avenue

The commercial building at 2880 Alum Rock Avenue does not meet the criteria for listing in the National Register, the California Register, nor as a San Jose City Landmark, and it is not an historical resource for the purposes of CEQA. See the attached DPR 523 form set for the full description, context, and evaluation of the property.

The commercial building at 2880 Alum Rock Avenue was developed during the post war urbanization of the areas surrounding San Jose, but did not have an important role or association with that pattern or trend of development (NRHP Criterion A / CRHR Criterion 1 / San Jose considerations 1, 2, 4). The building does not have an association with the life of an individual who made demonstrably important contributions to history at the local, state, or national level (NRHP Criterion B / CRHR Criterion 2 / San Jose consideration 3). The building is not a significant or likely source of important historical information about historic construction materials or technologies (NRHP Criterion D / CRHR Criterion 4).

Under NRHP Criterion C / CRHR Criterion 3 / San Jose considerations 5, 6, 7, 8, this property is not significant as an important example of a type, period, or method of construction. The former bank uses established steel frame and concrete construction and is not an important example of these materials or methods. The Post and Beam style is within the Modernist movement that placed a focus on form and materials rather than ornament and is most associated with residential architecture. The design of this former bank did not include any important stylistic adaptations to its commercial use, nor did the design lead to a historically important new style, therefore, it is not an important architectural example and does not meet these significance criteria.

Architectural Character of Parcels within 200 feet of 2880 Alum Rock Avenue

The commercial building at 2880 Alum Rock Avenue is located on a prominent avenue established in the nineteenth century that was outside the developed downtown of San Jose until the mid twentieth century. The roadway was surrounded by agricultural lands for much of this time, until the small orchards and packing plants were gradually replaced by residential subdivisions and commercial businesses encouraged by the construction of new post war highways east of the city center. Alum Rock Avenue itself was a generously wide roadway before World War II and after the expansion of freeways in the 1950s and 1960s, it was widened to four lanes of travel separated at the center by a turning lane. It is roughly 100 feet wide in the vicinity of the project parcel.

Within 200 feet of the project parcel, there are 49 other legal parcels with buildings or structures on them, for a total of 50 parcels. Of these, eight are more than 45 years old. **Table 1**

lists the parcels, grouped by street name, and illustrates that most construction surrounding the project site dates to 1979 and after. The eight older properties are within the 1940s subdivision north of the project site, or are part of the 1960s commercial development that face onto Alum Rock Avenue either side of the project site. The parcel at 2880 Alum Rock Avenue and other parcels on the south side of Alum Rock Avenue were divided into two-acre parcels in the early twentieth century and intended for cultivation by small orchardists. Although some did develop as such, the area became more suburbanized in the 1960s and 1970s and these parcels were instead developed for commercial use. Most of the commercial properties on Alum Rock Avenue feature one or two buildings, one to two stories in height, that are roughly centered on the parcel, creating a substantial set back and large surrounding parking areas.

The area north across Alum Rock Avenue from the project site was subdivided for development in 1946. The modest Minimal Traditional single-family residences of this tract do not face onto Alum Rock Avenue, but instead face the north-south streets of the subdivision, such as Cedar Lane and Pleasant Ridge Avenue (see Table 1), and are also buffered from Alum Rock Avenue by a frontage road. East of the subdivision and northeast of the project parcel is San Jose Fire Station No. 2, which was constructed in 2009 on the site of the previous station. South and parallel to the commercial corridor of Alum Rock Avenue is Rose Avenue. Buildings facing onto Rose Avenue are residential and most are condominiums or multi-unit rental properties. Those within the 200-foot buffer of the project are condominiums built in 1979. Each two-story, hip-roofed building contains multiple units and garage parking incorporated into the lower level.

As part of the field survey of the project site, JRP conducted a windscreen survey of the buildings described above and listed in Table 1. All the buildings that are 45 years old or older are modest in scale and design and none appear to have architectural importance that would meet the significance criteria of the National Register, California Register, or San Jose City Landmarks programs. The more modern buildings listed in Table 1 are similar types of construction and none feature remarkable designs. In conclusion, there are no historical resources on, or within 200 feet of, the project parcel and, therefore, no anticipated project impacts to historical resources.

Sincerely,



Meta Bunse
President / Principal

Table 1. Parcels within 200 feet of 2880 Alum Rock Avenue, Parcel #484-20-040
(grouped by street name)

Assessor Parcel Number	Street Address	Building Type/Use	Year Built
484-18-064	1 Cedar Lane	Residential Single Family	1954
484-17-037	8 Cedar Lane	Residential Single Family	1981
484-20-043	2830 Alum Rock Ave	Office	1959
484-21-001	2900 Alum Rock Ave	Shopping Centers	1960
484-21-003	2920 Alum Rock Ave	Shopping Centers	1961
484-20-040	2880 Alum Rock Ave	Shopping Centers	1963
484-20-039	2874 Alum Rock Ave	Shopping Centers	1963
484-20-032	2852 Alum Rock Ave	Shopping Centers	ca. 1968
484-17-041	2949 Alum Rock Ave	San Jose Fire Department No. 2	2009
484-18-033	2 Pleasant Ridge Ave	Residential Single Family	1946
484-48-040	2967 Rose Ave	Residential Condominium	1979
484-48-036	2983 Rose Ave	Residential Condominium	1979
484-48-039	2963 Rose Ave	Residential Condominium	1979
484-48-005	2913 Rose Ave	Residential Condominium	1979
484-48-016	2945 Rose Ave	Residential Condominium	1979
484-48-020	2959 Rose Ave	Residential Condominium	1979
484-48-024	2975 Rose Ave	Residential Condominium	1979
484-48-006	2915 Rose Ave	Residential Condominium	1979
484-48-035	2981 Rose Ave	Residential Condominium	1979
484-48-015	2943 Rose Ave	Residential Condominium	1979
484-48-033	2977 Rose Ave	Residential Condominium	1979
484-48-014	2941 Rose Ave	Residential Condominium	1979
484-48-007	2917 Rose Ave	Residential Condominium	1979
484-48-008	2919 Rose Ave	Residential Condominium	1979
484-48-010	2933 Rose Ave	Residential Condominium	1979
484-48-037	2961 Rose Ave	Residential Condominium	1979
484-48-004	2911 Rose Ave	Residential Condominium	1979
484-48-019	2957 Rose Ave	Residential Condominium	1979
484-48-002	2907 Rose Ave	Residential Condominium	1979
484-48-022	2973 Rose Ave	Residential Condominium	1979
484-48-001	2905 Rose Ave	Residential Condominium	1979
484-48-034	2979 Rose Ave	Residential Condominium	1979
484-48-018	2955 Rose Ave	Residential Condominium	1979
484-48-009	2931 Rose Ave	Residential Condominium	1979
484-48-011	2935 Rose Ave	Residential Condominium	1979
484-48-023	2971 Rose Ave	Residential Condominium	1979
484-48-003	2909 Rose Ave	Residential Condominium	1979

Assessor Parcel Number	Street Address	Building Type/Use	Year Built
484-48-021	2969 Rose Ave	Residential Condominium	1979
484-48-017	2953 Rose Ave	Residential Condominium	1979
484-48-013	2939 Rose Ave	Residential Condominium	1979
484-48-012	2937 Rose Ave	Residential Condominium	1979
484-48-038	2965 Rose Ave	Residential Condominium	1979
484-20-071	53 Estrada Court	Residential Condominium	1999
484-20-068	58 Estrada Court	Residential Condominium	1999
484-20-066	54 Estrada Court	Residential Condominium	1999
484-20-067	56 Estrada Court	Residential Condominium	1999
484-20-069	57 Estrada Court	Residential Condominium	1999
484-20-070	55 Estrada Court	Residential Condominium	1999
484-20-072	51 Estrada Court	Residential Condominium	1999
484-20-065	52 Estrada Court	Residential Condominium	1999

(Source: Santa Clara County Assessor, Parcel Quest, 2021)



ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Juliet Martin"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="CirclePoint"/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 20%;" type="text" value="(408) 715-1505"/>	Email:	<input style="width: 40%;" type="text" value="j.martin@circlepoint.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="2880 Alum Rock Mixed-Use Project, San José"/>		
County:	<input style="width: 10%;" type="text" value="SCL"/>	USGS 7.5' Quad:	<input style="width: 20%;" type="text" value="San Jose East"/>

CALIFORNIA
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February 22, 2021

NWIC File No.: 20-1407

Juliet Martin
Circlepoint
46 S First Street
San Jose, CA 95113

Re: Record search results for the proposed 2880 Alum Rock Mixed-Use Project, Santa Clara County, San Jose.

Dear Ms. Juliet Martin:

Per your request received by our office on the 25th of January, 2021, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Clara County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The project site is located at 2880 Alum Rock Avenue within the City of San José (APN 484-20-040). Implementation of the project would entail the demolition of an existing vacant 8,200 square foot commercial restaurant and associated surface parking, the removal of on-site trees, and the construction of a six-story mixed-use building with 7,000 square feet of commercial space and 164 multi-family residential units (100% affordable) with associated podium garage parking, landscaping, and amenities, located on an approximately 1.32-acre vacant lot.

Review of this information indicates that there has been one cultural resource study that includes approximately 100% of the 2880 Alum Rock Mixed-Use project area in its record search area, but did not include any field survey (Supernowicz 2018: S-50975). This 2880 Alum Rock Mixed-Use project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded

buildings or structures within or adjacent to the proposed 2880 Alum Rock Mixed-Use project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 2880 Alum Rock Mixed-Use project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Tamyen language, part of the Costanoan/Ohlone language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed 2880 Alum Rock Mixed-Use project area referenced in the ethnographic literature (Milliken 1996:253, Cook 1957, Bocek 1991).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found in areas marginal to intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The 2880 Alum Rock Mixed-Use project area is located within an alluvial valley made up of the latest Pleistocene alluvial fan deposits located between Miguelita, Silver and Babbs Creeks, with the nearest Babbs Creek located approximately one half mile south of the project area. Aerial maps indicate one building within the project area, a parking lot and a dirt gravel area with a few trees. Given the dissimilarity of these environmental factors, there is a low potential for unrecorded Native American resources to be within the proposed 2880 Alum Rock Mixed-Use project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the 2880 Alum Rock Mixed-Use project area. Early Santa Clara County maps indicated only that the project area was located within the lands Of M.E. White (Thompson and West 1876: 36, 37). With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed 2880 Alum Rock Mixed-Use project area.

The 1942 and 1951 San Jose USGS 15-minute topographic quadrangles depict one building within the 2880 Alum Rock Mixed-Use project area. The 1961 photo revised 1980 San Jose USGS 7.5-minute topographic quadrangle depicts one newer building within the 2880 Alum Rock Mixed-Use project area. If present, this unrecorded building may meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a low to moderate potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. Further study is not recommended at this time.

2) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

3) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

4) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

5) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Santa Clara County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

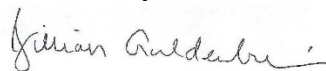
6) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

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 California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Butler, Phyllis Filiberti

1981 *The Valley of Santa Clara: Historic Buildings, 1792-1920*. Second Edition. Presidio Press, Novato, CA.

General Land Office

1860 Survey Plat for Rancho Pala, Township 6 South/Range 1 East.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Levy, Richard

1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Santa Clara County Historical Heritage Commission

1979 Heritage Resource Inventory: Santa Clara County. Santa Clara County Planning Department, San Jose, CA. (Reprint 1999).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **

2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019). State of California Office of Historic Preservation, Sacramento.

Supernowicz, Dana E. (Historic Resource Associates)

2018 *Record Search Results for the Alum Rock Project, 77 Muirfield Avenue, San Jose, Santa Clara County, California (letter report)*. **NWIC Report S-050975**

Thompson & West

1876 Historical Atlas Map of Santa Clara County, California. Thompson & West, San Francisco, CA. (Reprint by Smith & McKay Printing Company, San Jose, CA 1973).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.