
APPENDIX F

HISTORIC EVALUATION

Archaeological Resource Management

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Nina Mu and Cindy Li
CN One Investment LLC
595 Lawrence Expressway, Suite 211
Sunnyvale, CA, 94085

February 12, 2021

RE: HISTORICAL EVALUATION OF THE STRUCTURE AT 972 ELM STREET IN THE CITY OF SAN JOSE.

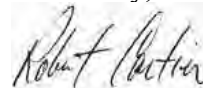
Dear Ms. Mu,

As per your request our firm is submitting the enclosed historical evaluation of the property at 972 Elm Street in the City of San Jose. Based upon the requirements of the City of San Jose, a methodology was designed which included the following services:

- a visual description of the structure including general appearance, condition, and architectural style
- photography of the structure
- documentation of property ownership history
- an evaluation of the structure using the criteria of the City of San Jose, the National Register of Historic Places, and the California Register
- State Historic Resources Evaluation forms (DPR) 523 for the structure

Based upon the results of this investigation, it was determined that the property is not currently listed on the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the City of San Jose Historical Resources Inventory. The structure does not appear eligible for listing in any of these registers. In addition, no previously identified historic properties are located within a 200 foot radius of the subject property. This evaluation was completed during the COVID-19 related Shelter in Place Order for the County of Santa Clara. Certain archival sources were unavailable at this time. However, available sources were sufficient to determine that the subject property does not appear to be significant. Thus, it is determined that the structure is not historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 13

Resource Name or # 972 Elm Street

P1. Other Identifier: _____

P2. Location: _____ Not for Publication Unrestricted *a. County Santa Clara

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

*b. USGS 7.5' Quad: San Jose West, CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; **BM**

c. Address: 972 Elm Street City: San Jose, CA Zip: 95126

d. UTM: 10S 5 95 539mE/41 33 609mN

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

APN: 230-41-025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 972 Elm Street is a single story Ranch style residence. Although in fair condition, the residence has been heavily altered from its original form. The home is constructed on a concrete foundation. The original portion of the structure is roughly rectangular in form, with a large addition to the front facade (the current garage) and multiple additions to the rear. Hipped, the roof is of shallow pitch and surfaced with composition shingles. The eaves are moderately broad, and open, with exposed rafters.

Continued on Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP03: SFR

*P4. Resources Present: Building Structure Object District Element of District Site Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



*P5b. Description of Photo: (View, date, accession #)
Oblique view of the front facade of 972 Elm Street

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

Constructed 1955 based upon County of Santa Clara Appraiser's Data, Building Permit #20319.

*P7. Owner and Address:

CN One Investment LLC
595 Lawrence Expressway, Suite 211
Sunnyvale, CA 94085

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: February 12, 2021

*P10. Survey Type: Intensive

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

none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 972 Elm Street

B1. Historic Name: Rafael Casteneda Residence

B2. Common Name: 972 Elm Street

B3. Original Use: residence **B4. Present Use:** residence

***B5. Architectural Style:** Ranch

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

Based upon visual evaluation and available documentation, the residence at 972 Elm Street was constructed in 1955 (Building Permit #20319 dated 12/3/1954). Permitted modification to the home include BP# 07546 dated 12/9/1977, which consisted of repairs due to water damage, B.P. #10727 dated 6/13/1978 for reroofing, B.P. #21489 dated 3/7/1980, for the addition of the lattice arbor on the front facade, B.P. #B9500878 dated 1/24/1995 for the addition of a two car garage and half-bath, B.P. #1995-011338-000-RS dated 8/24/1995 for reroofing, and B.P. #2003-100444-RS dated 1/8/2003 for remodeling of the kitchen. One unpermitted addition appears to have been made to the structure, consisting of an informally enclosed shed-roofed area surfaced with vertical wooden siding. Based on its absence on the County Appraiser's property record, this addition appears to have been made after 1995.

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

***B8. Related Features:**

None.

B9a. Architect: unknown **b. Builder:** Robert Amanker

***B10. Significance: Theme** architecture and shelter **Area** San Jose, CA

Period of Significance Post-War (1955) **Property Type** private residential **Applicable Criteria** N/A

The property at 972 Elm Street consists of Part of Lot 1, in Block 20, as shown on the "Map of University Grounds, Santa Clara County, California" filed August 25, 1866 in Book A of Maps, Page 80. By the mid-20th Century the property was owned by one Gus Lopas, who acquired the property on September 2, 1947 (Book 1440 of Maps, Page 472). By 1954, at the time of the initial building permit for the existing residence (B.P.#20319, dated 12/3/1954), the property was owned by Rafael (Raf.) A. Castaneda. Based upon the U.S. Census of 1940, Raf A. Castaneda was born about 1888 in Mexico. He was married to Mary Castaneda, who was also born in Mexico, about 1889. Based upon County of Santa Clara Appraiser's records, construction on the home was completed in 1955.

See Continuation Sheet, Page 4

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

***B12. References:**

See continuation sheet, Page 7

B13. Remarks:

***B14. Evaluator:** Robert R. Cartier

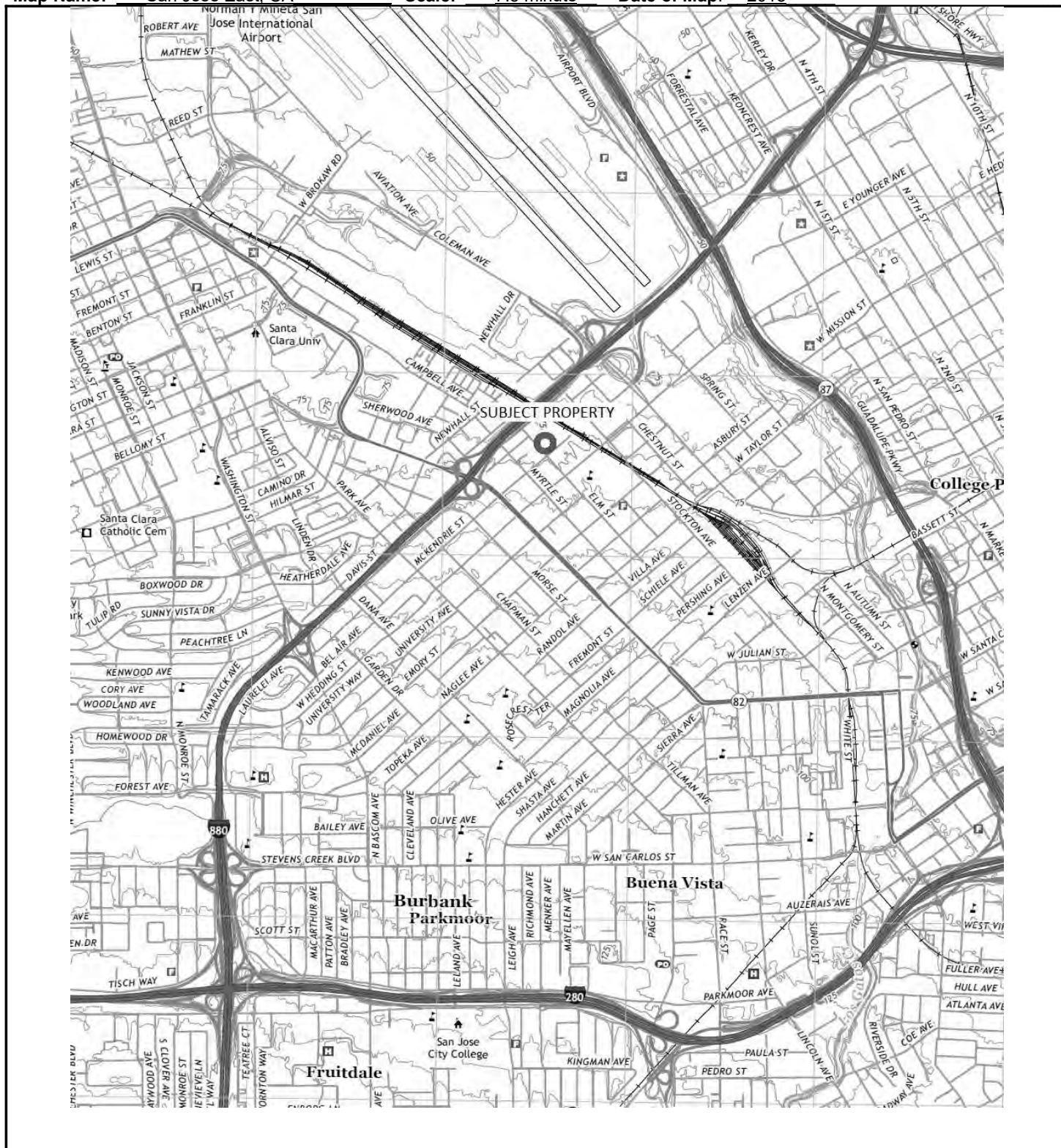
***Date of Evaluation:** 2/12/2021

(This space reserved for official comments.)

LOCATION MAP

Page 3 of 13 Resource Name or # (Assigned by recorder) 972 Elm Street

*Map Name: San Jose East, CA *Scale: 7.5 minute *Date of Map: 2018



CONTINUATION SHEET

Page 4 of 13 *Resource Name or # (Assigned by recorder) 972 Elm Street

*Recorded by Archaeological Resource Management Date 2/12/2021 X Continuation Update

Continued from P3a:

Exterior walls are surfaced with stucco, painted off-white with gray trim. Fenestration throughout the home is aluminum framed, in a variety of configurations. The only notable architectural detail of the residence is the lattice work arbor above the front entry, which was added to the structure in 1980.

Continued from B10:

By 1977 the home had been purchased by Toshio Okano. Toshio Okano owned the residence for over 40 years. On February 6, 2002 Toshio Okano placed the property into trust. On February 20, 2020 Toshio Okano, as Trustee of the Okano Trust, granted the property to CN One Investment LLC, who are the current owners (Assessor's Document #24408526).

City of San Jose Historic Resources Inventory

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on any of the following factors:

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

The property at 972 Elm Street is not currently listed on the City of San Jose Historic Resource Inventory. In addition, it does not appear to be eligible for listing in this register. The structure does not appear to meet any of the factors of the City of San Jose Historic Resources Inventory. No structures listed on the City of San Jose Historic Resources Inventory are located within a 200 foot radius of the subject property.

CONTINUATION SHEET

Page 5 of 13 *Resource Name or # (Assigned by recorder) 972 Elm Street

*Recorded by Archaeological Resource Management Date 2/12/2021 X Continuation Update

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 972 Elm Street is not currently listed on the CRHR. In addition, it does not appear to be potentially eligible for listing in this register. The property is not associated with significant historic events, thus it does not appear to be eligible for listing under criterion 1. It is not closely associated with persons of historic significance, thus it does not appear to be eligible for listing under criterion 2. The structure is an example of the Ranch style, however it is not a notable example of this style and has been heavily altered in form, massing, and detail. Thus the structure does not appear to be eligible for listing under criterion 3. In addition, the structure does not appear likely to yield important historical information. Thus it does not appear eligible for listing under criterion 4.

CONTINUATION SHEET

Page 6 of 13 *Resource Name or # (Assigned by recorder) 972 Elm Street
*Recorded by Archaeological Resource Management Date 2/12/2021 X Continuation Update

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. workmanship
- 6. feeling
- 7. association

The property at 972 Elm Street is not currently listed on the National Register of Historic Places. In addition, the structure does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historical events. Thus it does not appear to be potentially eligible for listing under criterion a. The structure is not associated with persons of historic significance, thus it does not appear to be potentially eligible for listing under criterion b. Although the structure is an example of the Ranch style of architecture, it is not a notable example of this style. Thus it does not appear to qualify as potentially eligible under criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d. In addition, the structure has been heavily modified from its original form.

CONTINUATION SHEET

Page 7 of 13 *Resource Name or # (Assigned by recorder) 972 Elm Street

*Recorded by Archaeological Resource Management Date 2/12/2021 X Continuation Update

Continued from B12:

Appraiser's Office, County of Santa Clara

1966-1980 Appraiser's property records for the property at 972 Elm Street.

Douglas, J.

1993 Historical Footnotes of Santa Clara Valley. San Jose Historical Museum Association, San Jose.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Sawyer, E.

1922 History of Santa Clara County, California. Historical Record Company, Los Angeles

Thompson & West

1876 Historical Atlas of Santa-Clara County, California. Thompson & West, San Francisco.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation.

US Census of 1940

1940 Census records for Rafael and Mary Castaneda, 1940.

Whiffen, Marcus

1992 American Architecture since 1780, Revised Edition. The MIT Press, Cambridge Mass.



Photo 1: View of the front facade of the residence at 972 Elm Street.



Photo 2: View of the garage addition (1995).



Photo 3: View of the front entry and arbor addition.



Photo 4: Oblique view of the original portion of the home.



Photo 5: View of the eastern facade of the residence.



Photo 6: View of the eastern facade from the northeast.



Photo 7: View of the rear facade of the residence.



Photo 8: View of informal shed-roof addition on the rear facade.



Photo 9: View along the western facade of the residence.



Photo 10: View of roofline suggesting multiple rear additions.



Photo 11: View of rear of the garage addition.

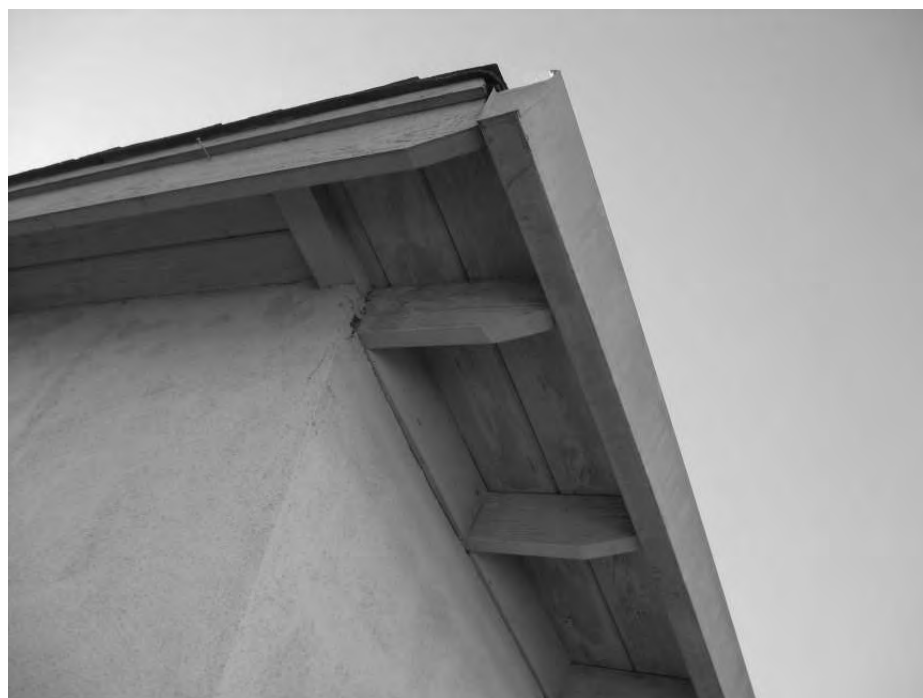


Photo 12: detail of eaves showing open and exposed rafters.