

# HISTORIC RESOURCES PROJECT ASSESSMENT

Proposed Arena Lot E - SAP Center at San José  
San José, Santa Clara County, California  
(APN #259-29-005, -004, -003, -002, -001, -091, -029,  
-028, -027, -026)



Prepared for:  
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(Cover image: site overview, Bing 2019)

## Introduction

A ten-parcel site located in downtown San José to the north of SAP Center at San José, between North Montgomery and North Autumn Streets, is being considered for a parking facility that will be associated with the arena. This site is within what was once known as the Julian Stockton Redevelopment Area and is now considered a part of the Downtown Core. The project has not been filed with the City of San José Planning Division at the time of preparation of this report.

Implementation of the proposed project would include demolition of two residential structures located on North Montgomery Street as well as the demolition of commercial buildings along the west side of North Autumn Street. The project site also includes vacant parcels and a recently demolished site that had contained a foundry at the northeast corner of North Montgomery and West St. John Streets. That site suffered a fire in the recent past.

This report is intended for use in the future preparation of a Draft Environmental Impact Report or other study for a future project and will be used to inform the environmental process under the California Environmental Quality Act (CEQA).

## Project Description

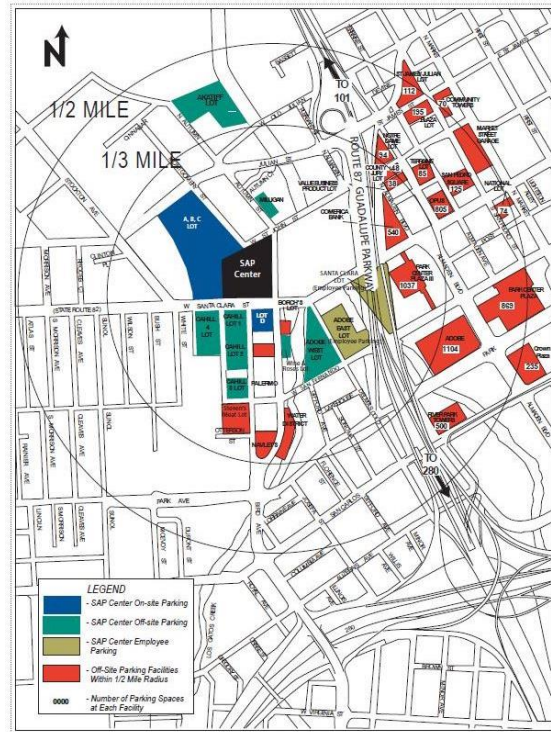
The proposed project at this time consists of demolition of the extant buildings and structures and construction of a surface parking lot to expand the current four on-site parking sites managed by San José Arena Authority.

The site is within the Arena North area of the Diridon Station Area Plan where Parking Structure A6 has been identified as a future project. Parking for SAP Center is also accommodated within the project area.

*From sapcenter.com*

## Purpose and Methodology of this Study

This document is presented in a report format and addresses the extant buildings on the project site.



ADA ACCESSIBLE PARKING MAP



The site was previously studied, and a short-form report prepared in 2012 according to the City's 2010 Historic Report Guidelines by the same authors. That report included preparation of three DPR523 forms for the three properties over 50 years in age (160 North Montgomery St., 151 North Autumn St., and 525 West St. John St.). Since 2012, 525 West St. John St. suffered a fire and was demolished. Additionally, since 2012 two other properties on the project site had reached 50 years in age (170 North Montgomery St. and 517 West St. John St.)

The DPR523 forms for the properties still standing have been updated for this report, and additional Primary Record (DPR523a) forms have been prepared for the two now over 50-year old properties as a part of preparation of this current report.

The DPR523 forms provide property data and a detailed description of the buildings. Additional historical background information such as narrative history and statements of significance that normally would be provided within DPR523b records for the two newly recorded properties are embedded into this project assessment report. This report also includes some information on regulatory context.

The site and nearby properties were examined in 2012 and again in April 2019 by Franklin Maggi. Digital photographs of the exterior of the building and views of the adjacent and nearby buildings were taken during both visits. Photographic documentation is included within the DPR523 forms and within the cover report.

Historical research was conducted by the staff of Archives & Architecture and consisted of a review of both primary and secondary sources of historical information. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in *Preservation Brief #17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 - *Understanding Old Buildings: The Process of Architectural Investigation* (1994).

## Previous Surveys and Historical Status

Parts of the project site have been individually surveyed and/or recorded as a part of historic resources surveys by others in the past.

In 1987, Glory Anne Laffey of Archives & Architecture prepared a report for Archeological Resource Management for Arena Site A. Site A at that time included the southerly properties on the subject block including San Jose Foundry at 545 West St. John St. and what was originally San Jose Market Box Company at 517 West St. John St. This occurred around the same time as preparation of the 1987 Final EIR for the Julian-Stockton Redevelopment Area.

In 1992, Laffey, recorded 160 North Montgomery St. as a part of the San José Historic Resources Inventory update for the San José Planning Department. The property was

subsequently listed on the San José Historic Resources Inventory as an Identified Structure (IS).

In 1997, Basin Research Associates, Inc. conducted a Preliminary Historic Architectural Survey for a portion of the Julian-Stockton Redevelopment Area for the San José International Airport Acoustical Treatment program which resulted in some remedial work within or near the project area.

In 1998, Glory Anne Laffey prepared DPR523 forms for 139 and 143 North Autumn St.

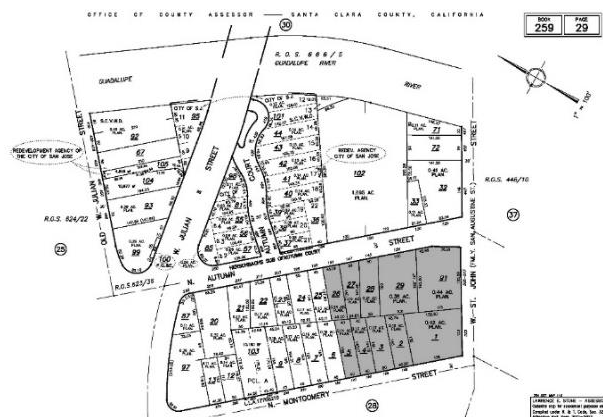
In 2000, Dill Design Group completed a survey of downtown San José buildings for the San José Planning Department that was limited to properties that had not been previously surveyed or identified as historic resources. At that time the subject site was not considered a part of Downtown San José.

In 2004, Urban Programmers prepared a Historical Report and Evaluation for 139, 143 and 147 North Autumn St. for San José Arena Management LLC. That report was incorporated into the environmental review for the demolition of 139 North Autumn St. and the relocation of 143 North Autumn St. to an off-site location at 175 George St. The building at 147 North Autumn St. was not demolished but continues to be used today for storage by Arena Management.

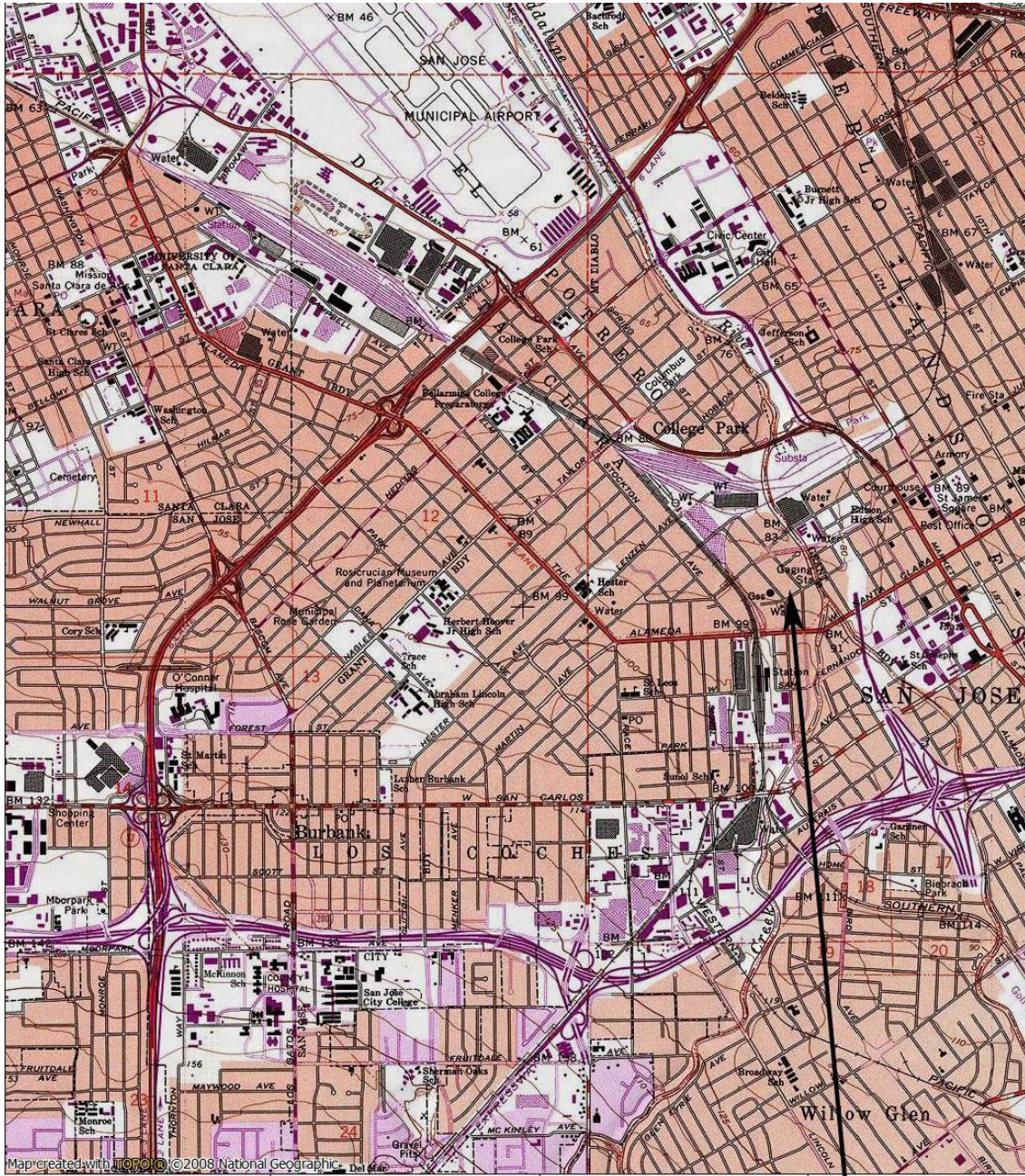
In 2007, Basin Research Associates, Inc. in conjunction with historians Ward Hill and Charlene Duval prepared the Cultural Resources Assessment for the Coleman Avenue/Autumn Street Improvement Project, which included a review of properties near the project site to the east across North Autumn Street.

A number of other surveys of historic resources have been conducted within the immediate area in the recent past associated with planning efforts related to the Diridon Station Area Plan. Those documents were reviewed but not found to have relevant information related to this project.

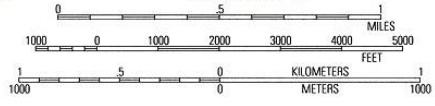
### Assessor's Parcel Map



# Location Map



Map created with [topo.com](http://topo.com) ©2008 National Geographic



**SITE**

TN/MN  
13 1/2'  
04/25/19

## Summary of Findings

The construction of the project as presently proposed will result in the demolition of 160 and 170 North Montgomery St., 151 North Autumn St., and 517 West St. John St. All four of these sites and their related buildings were developed over 50 years ago. The site of 545 West St. John St. that had housed San Jose Foundry has been demolished as of the date of final revision of this report.

A detailed review of the extant buildings as they exist today finds that all but one do not meet the eligibility criteria for listing on the California Register of Historical Resources or designation as San José City Landmark structures. The one exception is the building at 160 North Montgomery St.; it may be eligible for listing on the San José Historic Resources Inventory as a Candidate City Landmark structure, and be eligible for the California Register of Historical Resources based on its 1880s Queen Anne design.

The likelihood that this site might contribute to a potential historic district was determined to not exist. The block is populated with a number of significant early residential structures. The neighborhood has lost a number of significant contributors and has been infilled with industrial uses and their related buildings that has reduced the integrity of the early residential fabric. The block as well the nearby residential block to the east across North Autumn Street however has been identified within the Downtown Strategy 2040 Final Environmental Impact Report (and 2014 Diridon Station Area Master Plan EIR) as having the potential to be recognized as a historic district or conservation area. This area needs to be studied at the intensive-level to determine if potential eligibility of this area as a historic district is valid, or if other forms of designation such as under the City's conservation ordinance may be appropriate and/or applicable. The properties studied as a part of this report are not within this area.

## Background and Historical Context

### Historical Development of the Study Area

The site for this parking lot and future parking structure is west of what was once the Pueblo de San José de Guadalupe and partially within the Original City of San José, of which the westerly boundary bisects the site north and south. Much of this area west of the confluence of the Guadalupe River and Los Gatos Creek was originally part of the grazing lands and fields of Mission Santa Clara. The Spanish Mission was originally founded in January 1777, and later that year on November 29, the Pueblo de San José de Guadalupe was founded on the east side of the Guadalupe River near present day Hobson Street.

About 1795, Father Catalá laid out The Alameda adjacent to a canal, joining the pueblo of San José and the Santa Clara Mission. The canal had been dug by Mission Indians to drain water to the Mission fields, originating from a spring located near the present-day

Hanchett Park area in San José. In 1795, this canal was continued from the spring to the confluence of the Guadalupe River and Los Gatos Creek. The alignment of The Alameda between Los Gatos Creek and Race Street follows the location of this historic, but no longer extant, channel.

Secularization of Mission Santa Clara took place on December 27, 1836. At that time, excess mission lands became part of the public domain, and were later granted to private individuals. *Rancho El Potrero de Santa Clara* (meaning Saint Clare's horse pasture) was granted to James Alexander Forbes, a native of Scotland, by Mexican Governor Micheltorena in 1844. The rancho, which included the subject parcels, was bounded on the south and west by The Alameda, on the east by the Guadalupe River, and on the North by the present-day Brokaw Road.

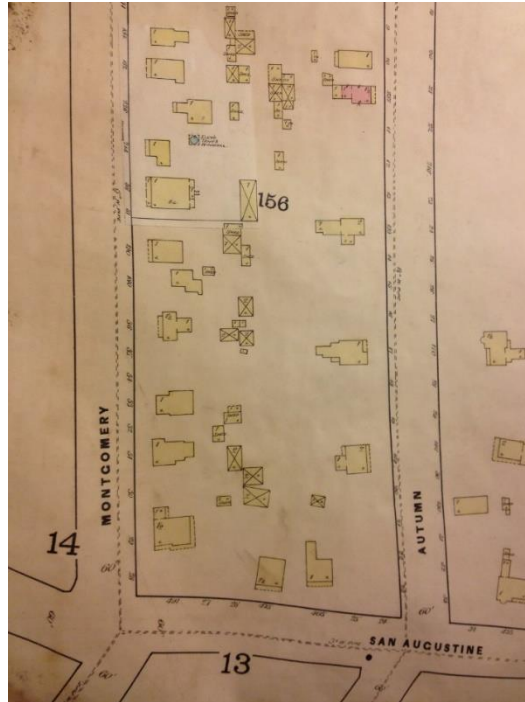
In 1847, Forbes sold *Rancho El Potrero de Santa Clara* to Commodore Robert F. Stockton who held the position of military governor of California until January 1847. Stockton managed his property from the East Coast after leaving California. In 1850, he ordered mapping of the property for a subdivision called The Alameda Gardens, although it does not appear that any of the property was developed at that time. It was also at this time that the governing authority of San José first established the urban boundaries of the new American town, boundaries that would remain in place until 1911. The western boundary was a north/south line that encroached into the rancho that Stockton had recently purchased. That line bisects the project site.

The decade of the 1860s saw the introduction of railroad transportation into Santa Clara County, which had a significant impact on the later development of the rancho. In 1860, a company was formed in San Francisco with the goal of building a railroad to San José and was called the San Francisco & San Jose Railroad. This company included Charles B. Polhemus, a San Francisco businessman, who joined other backers of the project: Dr. Davis Devine, Henry Newhall, and James Donahue. In order to gain right-of-way for the railroad through the Stockton Ranch, it was necessary for Polhemus and Newhall to purchase the entire tract, which they obtained for \$110,000. The first train arrived in San José on January 16, 1864, greatly affecting the future development of the city and county. The tracks were laid through the Stockton Ranch, and the station facilities were established on Bassett Street east of the Guadalupe River. In late 1877, the South Pacific Coast Railroad had laid tracks in San José and extended their line southward to Los Gatos further splitting the south end of the original rancho lands. Later the Southern Pacific extended along this southerly alignment to reach the industrial areas west and southwest of the downtown and the New Almaden mines until their mainline bypass opened in 1935, shifting their primary route through San José from Fourth Street to a new southeasterly alignment through the Willow Glen neighborhoods.

By the mid-1860s, Polhemus had begun selling portions of the Stockton Ranch for development. By 1876 the primary lands of ranch had been platted into the University



Grounds subdivision, and the southern ends of the ranch as well as city lands at its western boundary had been divided into both small and moderate-sized subdivisions. This western district of San José initially developed residentially, with the largest planned tract being Bradlee's Subdivision that was located north of West Julian Street.

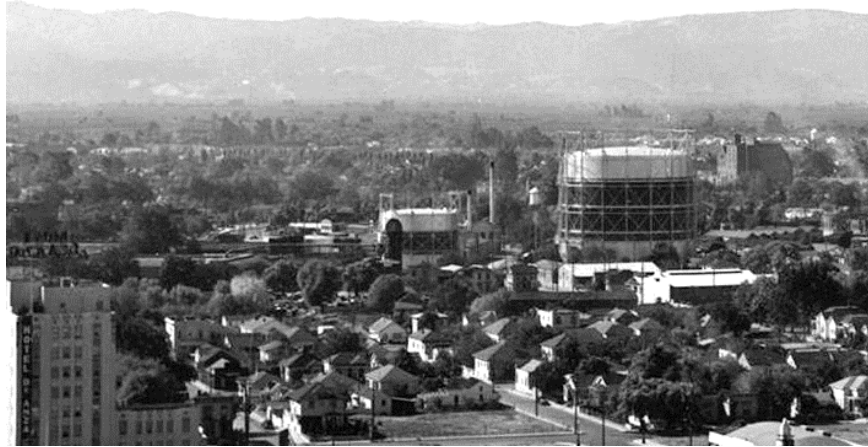


*1887 Sanborn Map Company excerpt showing project site populated with residential uses (San Augustine is now West St. John Street).*

The proximity of this area to the railroad alignment influenced the evolving land uses adjacent to and within this district. Fruit packing and shipping operations began to spring up near the northern ends of this area at Cinnabar Street. In 1877, Garden City Gas Company organized, establishing the first Lowe water-gas processing plant on the Pacific Coast at the western end of San Augustine Street. By 1888, Garden City had been folded into San Jose Gas Company at the site, including construction of the first gas holders at the site. The company continued to change ownership until the forerunner of PG&E, United Gas and Electric Company, took ownership in 1902 becoming a part of PG&E in 1908. Subsequently, the first of the two large gas holders were built, and in 1925 the large 3,000,000 cubic foot holder was built. Gas production continued at the site until 1934 at which time the tanks were used for natural gas storage until at least 1951. The tanks were demolished in the 1980s.

By the 1920s, the Southern Pacific Company began buying up more right-of-way, widening their yards. It was also during this period of the 1920s that the City of San José began expanding to the northwest. This area west of the city limits was annexed into the city on July 1, 1924 as a part of the Stockton District Annexation.

The presence of new industrial uses in the vicinity gradually eliminated much of the earlier housing built during the nineteenth century resulting in the patchwork of residential and industrial buildings and uses that exists today. During the early part of the century, both Pacific Gas & Electric, Chase Lumber Company, and San Jose Ice & Cold Storage Company had redeveloped large sites in the vicinity for their industrial facilities.



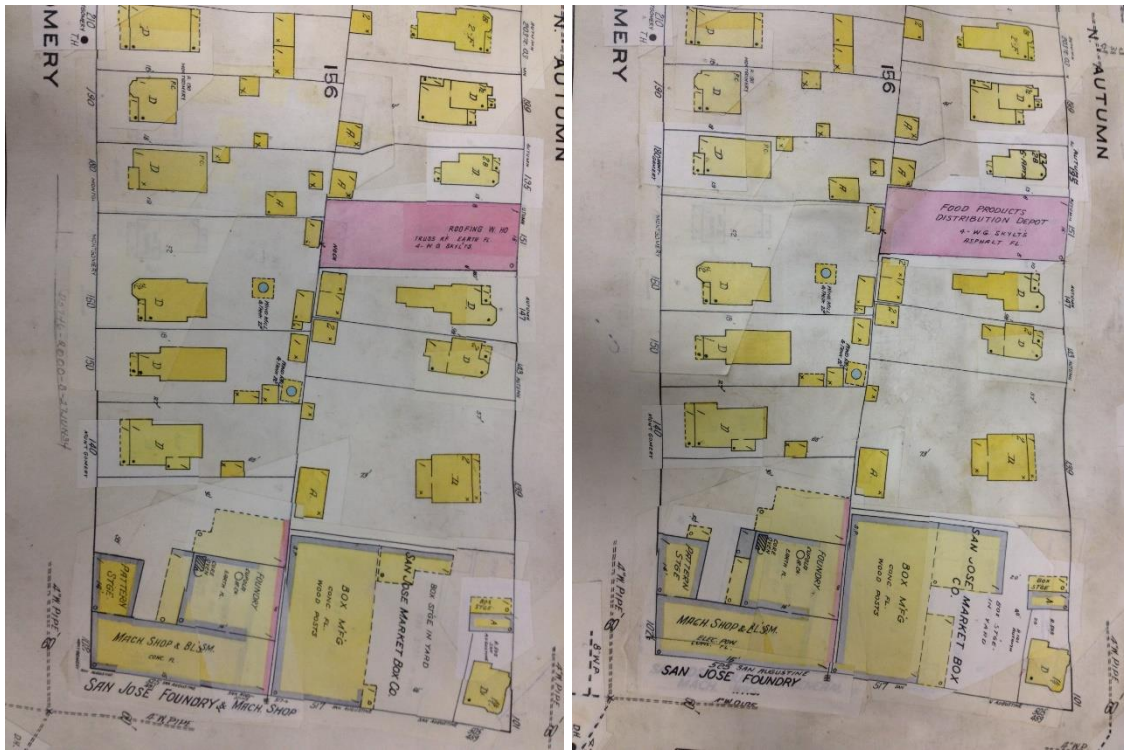
*Circa 1960s-1970s photo showing PG&E tanks - project site center right.*

In the mid-1930s, the underpass for the Southern Pacific was completed at West Julian and Senter Streets. By this time, most of the area to the south and west of the subject property had developed with industrial uses, and other uses such as San Jose Foundry and Metal Shop had replaced residential uses at the south end of the block.



*1932 Sanborn Map Company excerpt showing the beginning of encroachment of industrial uses into the residential neighborhood.*

This land conversion continued into the later parts of the twentieth century. By mid-twentieth century, San Jose Market Box Company had taken over the remaining south end of the block, although most of this block continued to be populated by early houses from the nineteenth century. Infill with industrial uses and some replacement houses continued during the second half of the twentieth century.



1950 and 1962 Sanborn Map Company excerpt showing additional industrial development on the block.

### Development of the Project Site

The earliest building on the project site is the 1889 residential structure at 160 North Montgomery St. At the time of construction, it was built late in the context of residential development of this block, having infilled a portion of a larger lot with an older house to the north. That older house was demolished at mid-twentieth century and infilled with a vernacular duplex in 1962 after the lot sat vacant for a number of years.

The first non-residential use on the block occurred when San Jose Foundry was established at 525-545 San Augustine St. (now named West St. John Street) in 1927. That use later expanded north into the block along North Montgomery Street.

The industrial building at 151 North Montgomery was constructed around 1932 for Lance & Kooser, building contractors. It remained a contractor's storage warehouse for around 30 years and has since been utilized by a variety of industrial uses.

San Jose Market Box Company replaced residential uses on the north side of San Augustine Street in the late 1930s, and later in the century removed other residential uses at the corner. Market Box may have been affected by the late-1958 conflagration that destroyed nearby Chase Lumber's and General Box's North Montgomery Street site. In late 1959, Market Box moved a structure onto the site from Chase's North Autumn Street site and expanded the structure in 1960 and 1967. The property was converted to auto repair in 1967.

Planning for the San José Arena began in the mid-1980s, and a local public measure to help fund the arena passed in 1988. Construction was completed by 1993 when the arena opened, and related improvements including parking and Guadalupe River and Park improvements has transformed the area west, south and southeast of the project site since that time.

A more recent change to the project site occurred during the 2000s when the houses at 139 and 143 North Montgomery St. were demolished/ relocated by Arena Management in anticipation of eventual conversion of the south end of the block to parking.

The fire at the San Jose Foundry site at 525-545 West St. John St. was the last change to the project site. The remnants of the foundry site were waiting for removal at the time of the preparation of this report.

## Policy and Regulatory Context

A number of guidelines pertaining to regulatory context were used in the preparation of this report and project assessment. For an understanding of historic significance under the California Environmental Quality Act, the California State Historic Resources Commission's requirements for listing on the California Register of Historical Resources, and the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) were considered in evaluating or re-evaluating the properties containing buildings within the project site.

Additionally, the San José Envision 2040 General Plan Goals and Policies, as well as other policies and plans related specifically to the project are addressed in the following section. Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development. These policies and regulations were reiterated in the Final Environmental Impact Report for the Downtown Strategy 2040 plan, adopted in 2018.

### General Plan Goals and Policies

As outlined in the Envision 2040 General Plan Update, historic sites and structures provide an educational link to San José's past; they foster a sense of place and

community identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project may be subject to the following General Plan Policies:

*Policies – Landmarks and Districts*

*LU-13.1 Preserve the integrity and fabric of candidate or designated Historic Districts.*

*LU-13.2 Preserve candidate or designated landmark buildings, structures and historic objects, with first priority given to preserving and rehabilitating them for their historic use, second to preserving and rehabilitating them for a new use, or third to rehabilitation and relocation on-site. If the City concurs that no other option is feasible, candidate or designated landmark structures should be rehabilitated and relocated to a new site in an appropriate setting.*

*LU-13.3 For landmark structures located within new development areas, incorporate the landmark structures within the new development as a means to create a sense of place, contribute to a vibrant economy, provide a connection to the past, and make more attractive employment, shopping, and residential areas.*

*LU-13.4 Require public and private development projects to conform to the adopted City Council Policy on the Preservation of Historic Landmarks.*

*LU-13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.*

*LU-13.7 Design new development, alterations, and rehabilitation/remodels within a designated or candidate Historic District to be compatible with the character of the Historic District and conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, appropriate State of California requirements regarding historic buildings and/or structures (including the California Historic Building Code) and to applicable historic design guidelines adopted by the City Council.*

*LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character.*

*13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to the uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.*

*EC-2.3 Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a*

*building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.*

## **San José Municipal Ordinance Requirements**

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation, is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic, and aesthetic benefits to the city and its residents; preserve, continue, and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to the goals and policies of the General Plan. The following factors can be considered to make those findings among other relevant factors:

1. Its character, interest or value as a 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.

## California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

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

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

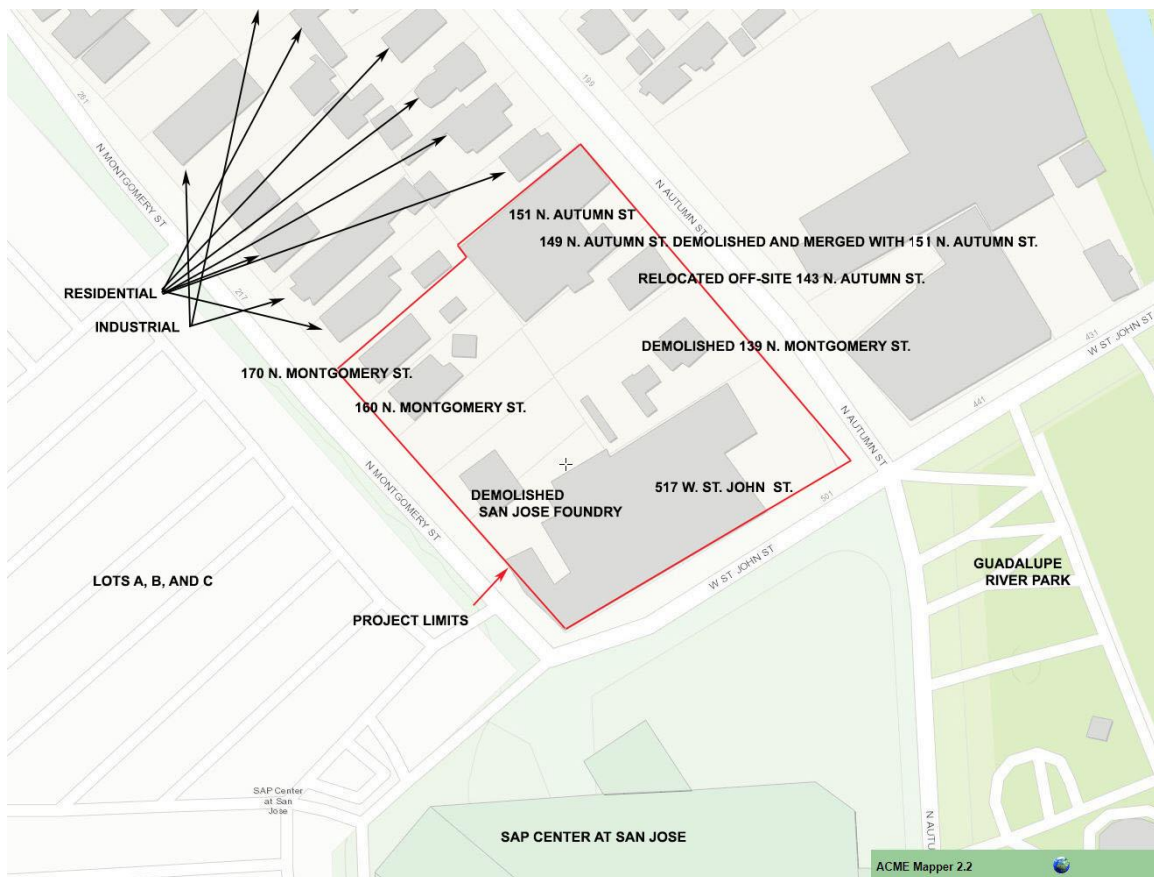
### Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the

authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b) (1 through 4) and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

## Evaluation for Historic Significance

Of the four extant buildings on the project site, only 160 North Montgomery St. is listed on the San José Historic Resources Inventory. As noted in the attached DPR523 forms for this property, it appears to qualify for the California Register of Historical Resources and as a Candidate City Landmark structure. None of the other three buildings on the project site appear to be eligible for the Inventory.





The surrounding area today consists of a mix of some remaining older residential buildings to the north of the project site and newer development associated with the arena and Guadalupe Park to the west and south.

Much of the block to the north of the project site consists of older residential structures, although small industrial uses have infilled some of the parcels, and the north end of the block is now dominated by the two-story Julian Street Inn operated by LifeMoves. The Julian Street Inn, at 546 West Julian St., provides emergency and transitional housing for adults working to overcome homelessness and mental illness.

Of the (17) developed sites on the block, (10) have single or two-family residential structures that may or may not currently have residential uses. There are (5) industrial sites, with some utilizing multiple parcels, (1) demolished industrial site, and (1) contemporary multi-family housing site.

The (10) residential sites all have buildings over 50 years in age, and (8) are of nineteenth century origin. One of these houses, 237 North Autumn St., is a San José Historic Landmark (HL05-153). One house on North Montgomery Street is of 1920s origin, and one on the project site (170 North Montgomery St.) was built in 1962 and differs from the remaining residential properties on the block due to its age and building type.

The nine older remaining residential uses on the block (minus 170 North Montgomery St.) are remnants of the historic development of the area, although most of the surrounding neighborhood transitioned from residential to industrial use over a hundred years ago. The removal of the two nineteenth century houses from the project site in the last few years has had an impact on the residential neighborhood fabric, particularly along the North Autumn Street frontage, although these two houses were at the south edge of this neighborhood as is 160 North Montgomery St.

Due to the recent loss of two significant historic residential buildings, and the intrusion of industrial uses into the block as well as the Julian Street Inn, it is not clear if the remaining residential area of the block would qualify for designation as a landmark district under the City of San José Preservation Ordinance. The Downtown Strategy 2040 Final EIR notes that the area roughly bounded by Montgomery Street, Julian Street, St. John Street, and Guadalupe River, has a high concentration of structures listed on the City's HRI, and that this area may qualify as a City Landmark Historic District or Conservation Area.<sup>1</sup> To reduce and avoid impacts to historic resources (in the Downtown), measures should be included at the time of development within areas such as this to evaluate the potential of this area to be considered a historic district or conservation area.

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<sup>1</sup> This conclusion was reached in the Diridon Station Area Master Plan EIR certified in June 2014.

Many of these buildings, if not already listed, would individually qualify for the San José Historic Resources Inventory, and some may also be eligible for designation as San José City Landmarks or may be eligible for the California Register of Historical Resources as individual structures. Additionally, although the block itself might not qualify as a historic district, adoption and implementation of a conservation area under the City's applicable ordinance may provide a means of helping protect the historic buildings within this area over the longer term.

The City's Historic Resources Inventory identifies historic and architectural resources that should receive careful scrutiny during the land use and development planning processes. The Inventory has established a classification system with categories that related to types of other listings and designations, and levels of identification. Following adoption of the Inventory in the late 1980s, the Historic Landmarks Commission established a rating system to help determine whether a property should be listed on the Inventory. This quantitative rating system is no longer in use and listing on the Inventory is now based on relevant General Plan goals and policies. The goal is to preserve these structures as appropriate when they contribute to San Jose's past and contribute to a positive identity for the City's future.

The residential property at 160 North Montgomery St. was first listed on the Inventory in the early 1990s as a part of the citywide survey of historic resources but was not formally evaluated at that time. It was initially evaluated for historic significance in 2012 by the authors of the current report and was found to be eligible for the Historic Resources Inventory as a Structure of Merit (SM), based on the quantitative rating system in effect at the time, however, that updated status is not reflected in the Inventory itself. A re-evaluation of this property as a part of this updated study finds that it should still qualify for the Inventory, but based on its qualities may be eligible as a Candidate City Landmark structure, and is a distinctive architectural specimen that would qualify it for the California Register of Historical Resources under Criterion (3). The DPR523 forms for 160 North Montgomery St. provide a more detailed historic evaluation of this property.

Under LU-14.1 and LU-14.2, it is the policy to preserve and give high priority to the preservation of historic structures that enhance the fabric of areas or neighborhoods with a cohesive historic character as a means to maintain a connection between the various structures in the area, and that also have a good fit for preservation with a new project. Under these policies, it can be found that the existing structure at 160 North Montgomery St. can possibly enhance the fabric of the surrounding area if preserved, although because it is contextually separated from the older houses on North Autumn Street its relationship is now tertiary to that grouping and therefore does not directly contribute to its significance.

In considering the other three structures within the project site, none were found to be eligible for the Historic Resources Inventory. They are vernacular in architecture

character, lack any association with persons of significance, and do not contribute to the historic residential pattern that had its origins in the nineteenth century. Because they do not appear to reach the threshold for listing on the Historic Resources Inventory (nor for the California Register of Historical Resources), a detailed evaluation for eligibility for designation as City Landmarks structures was not conducted.

## Sources Investigated, Consulted and Cited

Basin Research Associates, Inc.

Coleman Avenue/Autumn Street Improvement Project Cultural Resources Assessment, 2007.

Preliminary Historic Architectural Survey for a Portion of Julian-Stockton Redevelopment Area Potential Acoustical Treatment Program for San José International Airport in the City of San José, Santa Clara County, 1997.

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1901 A. J. Stone, San Francisco.

Dill Design Group.

*Historic Resources Survey Downtown San José Year 2000*, prepared for Department of Planning, Building and Code Enforcement, 2000.

Laffey, Glory Anne

Historic Resource Assessment of Arena Site A on West Santa Clara Street, for Archeological Resource Management, June 1987.

*Historical Overview and Context for the City of San José*, 1992.

Historic Resources Inventory form, 160 N. Montgomery St., 1992.

Historical Background and Structure Evaluation for 139 and 143 N. Autumn Street, 1998.

Nailen, Richard L. *Guardians of the Garden City, The History of The San José Fire Department*, 1972.

Polk Publishing Co., City Directories for San José and Santa Clara County, 1870-1978.

San José, City of

Block Books, 1871, 1909.

### Building permits

Final Environmental Impact Report on the Julian-Stockton Redevelopment Area, 1987.

Guidelines for Historic Reports, 1998 (rev. 2010).

Diridon Station Area Master Plan Final Plan Report, June 2013 Final EIR 2014.

Downtown Strategy Plan Final EIR, 2014.

Sanborn Map Company, fire insurance maps of San José, 1884, 1887, 1889, 1891, 1915, 1932, 1950, and 1962.

Santa Clara, County of.

Official Records, maps, Office of the Clerk-Recorder.

Thomas Brothers. Block Books, 1924-1943.

United States Federal Census, 1980-1940.

Urban Programmers. Historical Report and Evaluation for the Properties Located at 139, 143 and 147 N. Autumn Street, 2004.

## Qualifications of the Consultants

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws.

## Appendix

DPR523 series forms for 160 North Montgomery St. and 151 North Autumn St.

DPR523a forms (Primary Records) for 170 North Montgomery St., and 517 West St. John St.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

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\*Resource Name or #: (Assigned by recorder) Ella M. Cox Rental

P1. Other Identifier: 160 North Montgomery St., 53 Montgomery St., 213 Montgomery St.

\*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 Date 1961 Photorevised 1980 T7S;R 1E; Mount Diablo B.M.

c. Address 160 North Montgomery St. City San Jose Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597277mE/ 4132528mN

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

Assessor's Parcel Number: 259-29-004,  
northeast side of North Montgomery Street northwest of West St. John Street.

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

This one-and-a-half story single family residence, located at 160 North Montgomery St., is a surviving example of a Victorian-era residence built in early 1889 during the Period of Horticultural Expansion (1870-1918). The house on this property embodies, through its form and detailing, a Queen Anne Victorian with some minor Italianate detailing. Queen Anne houses were constructed locally during the 1880s, and by 1890 the style had evolved to more elaborate designs based on California platform wood framing. This house may be an earlier balloon-frame structure. The Italianate detailing can be recognized by the use of ornament such as the quoins intended to suggest stonework, and eave brackets and dentils within the frieze which were common during the Victorian-era of local residential design.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

Front elevation, view facing east, January 2012.

\*P6. Date Constructed/Age & Sources:  Historic  Prehistoric  Both  
1889 based on Sanborn maps and Tax Assessment Records, 123 years old.

\*P7. Owner and Address:  
N/a

\*P8. Recorded by: (Name, affiliation, and address)  
F. Maggi & S. Winder  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 4/29/2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture: Historic Report for the properties located at 170, 160, 150, and 140 North Montgomery St., 525 and 505-517 West St. John St., 139, 143, 147 and 151 North Autumn St., San José, 2012.

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

*(Continued from page 1, DPR523a, P3a Description)*

This west-facing house has a slightly raised, one-and-a-half story main mass topped by a moderately pitched west facing gabled roof over a front wing that intersects the main hipped roof. The rear contains what appears to be an addition but is actually a large rear attached enclosed porch that is original to the structure. The north elevation contains a dormer with window that does not appear original to the structure.

Entry is through a projecting, one-story (now) enclosed porch having a low-pitched roof. As was standard for the period, the eaves are moderate in depth and boxed. Special detailing that distinguishes this house includes the large eave returns at the front gable end, a circular arched second story window in the front facing gable end, and modillion scroll brackets with mirrored corbels that wrap the main eaves and frieze. Along the top of the frieze directly under the eave soffit is a foliated dentil trim that runs between the eave brackets.

The house is clad in channel-rustic siding, and the corners are trimmed with quoins. The original fenestration on the front and sides of the house consists of tall rectangular double-hung windows; the sash and trim appear to be original. The windows are trimmed by flat boards with architrave trim; a one-story hexagonal window bay protrudes from the west gable elevation; the bay windows have turned pilaster columns applied to the flat window trim.

The simple entry porch has been enclosed with wood siding and high transom windows have been added under the frieze. An additional set of windows have been added above at the second level. The original balustrade has been removed. The front door could not be determined as to its originality. The cladding on the stem walls has been changed, most likely due to foundation work.

The setting includes a modest front yard surrounded by a low brick curb, a chain link fence and an eight-foot-high Privet hedge that provides the residence with privacy along Montgomery Street. The rear of the property includes a contemporary ancillary structure (likely a garage); the age was not determined. The site is currently vacant.

#### Integrity

The property maintains most of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on North Montgomery Street, between West Julian and West St. John Streets, where it has existed for about 130 years. It was constructed on this site when the neighborhood first developed in the mid-to-late 1880s. The surrounding area has changed significantly over time, from an industrial wood manufacturing area located along the outskirts of the original City of San José limits, to a neighborhood suburb of San José consisting of mostly large Victorian-era residences converted to multi-family apartments by the late nineteenth century. The area also underwent a significant change with the construction of the arena, a multipurpose facility that dominates the immediate setting of the property.

Prior to this, the surrounding neighborhood included many properties of a similar age, scale, and design. The subject property itself retains its original associations with its original property lines and architectural features, although the neighboring properties do not provide a historic setting for the subject property. While the subject property retains its late-nineteenth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with the Victorian-era residences of the late-nineteenth century, the surrounding neighborhood on North Montgomery Street no longer retains this same feeling or scale.

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

Primary #  
 HRI #

Page 3 of 9

\*NRHP Status Code 5S3

\*Resource Name or # (Assigned by recorder) Ella M. Cox House

B1. Historic Name: Ella M. Cox Rental

B2. Common Name: 160 N. Montgomery St.

B3. Original use: single family residential

B4. Present Use: vacant

\*B5. Architectural Style: Queen Anne Victorian

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

Original construction in 1889. Porch enclosed date unknown.

\*B7. Moved?  No  Yes  Unknown

Date: n/a

Original Location: n/a

\*B8. Related Features:

Contemporary ancillary structure in the rear of house, age unknown.

B9a Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture & Shelter Area Julian/Stockton Redevelopment Area

Period of Significance 1889

Property Type residential

Applicable Criteria 3

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

This Victorian-era residence was built in 1889, according to City of San José Tax Assessment Records. The owner at that time was Ella M. Cox, the widow of Dr. James Bradford Cox who had purchased the property in 1882. Ella Cox did not occupy the residence but rented it to others during her ownership. The property has remained a rental almost continuously since its construction over 130 years ago.

The surrounding area has changed significantly since initially developed during the late nineteenth century, from an industrial wood manufacturing area located along the outskirts of the original City of San José limits, to a neighborhood suburb of downtown San José, and ultimately to a mixed neighborhood of residential, commercial, and industrial uses. The area also underwent a significant change with the construction of the arena, a multipurpose facility that dominates the immediate setting of the property. Construction of the arena resulted in the demolition of all of the properties to the west and southwest of the subject property to accommodate the structure and related parking.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

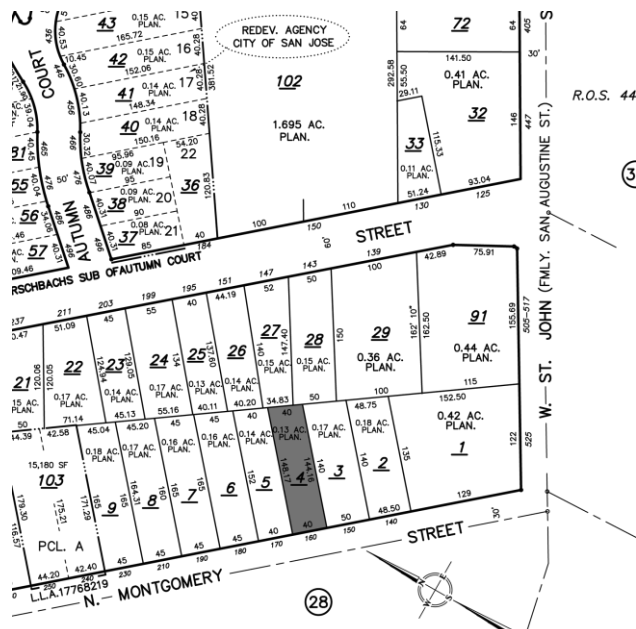
(See page 5)

\*B12. References:

B13. Remarks: proposed demolition

\*B14. Evaluator: Franklin Maggi

(This space reserved for official comments.)



\*Date of Evaluation: 4/29/2019

*(Continued from previous page, DPR523b, B10 Significance)*

Ella Cox's husband, Dr. James Bradford Cox purchased the property (SCC Deeds 65: 170, recorded October 7, 1882) from Daniel Hellyer for \$1,300, shortly before his marriage to Ella Mary Irish in 1883. At the time of the purchase, the property included the property to the northwest, which may have included an early residence. Dr. Cox, who arrived in San José in the 1860s, operated his surgical practice out of the Phelan Building located at the corner of First and El Dorado Streets downtown. The subject residence does not appear on the 1884 or 1887 Sanborn Maps, but it is on the 1889 Sanborn (originally addressed as 53 North Montgomery St.), making the construction date somewhere around the beginning of 1889. Additionally, City of San José Tax Assessment Records dated December 5, 1888 state that the lot fronting 80 feet of Montgomery Street owned by Ella M. Cox (all within the city limits) did not contain any improvements at the aforementioned location.

The double lot owned by Cox on which the subject property sits shows the footprint of a residence to the left of the subject property (now addressed as 170 North Montgomery St.) by 1884. An *Evening News* article entitled "Petitions for Letters" (3/21/1884) states that the estate of the deceased J.B. Cox includes, "A lot of land, with dwelling and improvements, on Montgomery street, in the city of San José, of about the value of \$1,508, subject to a mortgage of \$1,000, and an annual rental value of \$120..". Mrs. Cox never resided in the property herself; instead, it functioned as a multi-person rental property for the majority of its existence, addressed initially as 53 Montgomery St., then later as 213 Montgomery St, and finally becoming 160 North Montgomery St. (the current address) in the early 1900s.

In 1909, San José Block Books show that the large double lot is owned by Thomas Livingston, although city directories and the 1910 Census list Thomas and Sarah Livingston living across the street at 175 North Montgomery St. The Livingston's probably purchased the property sometime in the early 1900s and continued to rent out the two houses on the large double lot across the street to various individuals and families as Cox had done previously. Operation of the property as a rental continued throughout the twentieth century by multiple owners.

#### SURVEY STATUS

The property at 160 North Montgomery St. was first identified as a potential historic resource based upon its age and architecture in the Final Environmental Impact Report on the Julian-Stockton Redevelopment Area by the City of San José Planning Department in 1987.

It was then formally recorded in the 1992 San José Historic Inventory Update survey by Glory Anne Laffey of Archives & Architecture. The property was listed at that time as an Identified Structure (IS).

In 1997, the Preliminary Historic Architectural Survey for a Portion of Julian-Stockton Redevelopment Area Potential Acoustical Treatment Program for San José International Airport in the City of San José prepared by Basin Research Associates, Inc. and Corbett & Minor also identified 160 North Montgomery St. as an Identified Structure (IS) on the City of San José Historic Resources Inventory. This report also identified the property as potentially significant resource under CEQA as a possible Structure of Merit (SM), as a Contributing Structure (CS), and possibly eligible for designation under an existing local ordinance (5B1), requiring further research to determine eligibility for the CRHR and NRHP. It was identified at this time as the Ella M. Cox House, built circa 1885. The property is currently listed in the San José Historic Resources Inventory as an Identified Structure (IS).

*(Continued on next page)*



(Continued from previous page)

Evaluation

The subject property at 160 North Montgomery St., as well as many of the surrounding properties, was originally developed as a part of a residential neighborhood in the 1880s and 1890s. Today, the property is located almost directly adjacent to the SAP Center, a multipurpose venue located in San José's downtown core. A large portion of the former neighborhood in which the parcel is located was cleared of structures in the late-1980s when the arena was constructed. Although the larger area had been identified in the past as having the potential for designation as a historic district, recent demolition and relocation of historic houses has reduced that potential to where now the immediate area lacks a sense of continuity to its past. This property is now a detached remnant of the former neighborhood, existing today within a small two block enclave consisting of both residential and commercial structures. It does not appear that the property would qualify for listing on the National Register, California Register, or as a local landmark under events or patterns of development (Criterion A or 1 under the Registers).

The subject property located at 160 North Montgomery St. is primarily associated with Ella M. Cox, who is not a significant personage at the local, state, or federal level; additionally, a cursory review of known tenants and landlords associated with the property has not found anyone of significance. It would not qualify under Criterion B or (1) for the Registers.

The building has architectural merit. It is a fairly rare example of an early Queen Anne Victorian in downtown San José and retains sufficient integrity in its form and detailing to adequately represent its original design. An architect or builder has yet to be identified for the structure, but it appears to either be architect designed, or built by a trained craftsman who was proficient in architectural ornament. The house is otherwise vernacular in form, and is a distinctive representative of the Victorian architecture from the 1880s. The enclosure of the porch and addition of windows has reduced the integrity somewhat, although these changes, except for the loss of the original porch railing, are reversible. The building may be eligible for the National Register under Criterion C and appears eligible for the California Register under Criterion (3).

Considering the property under the Envision San José 2040 General Plan, the property appears eligible as a Candidate City Landmark Structure (CCL), and continues to qualify for listing on the Historic Resources Inventory. It appears to meet the eligibility requirements for designation as a City Landmark, as the architecture is individually distinguished among similar residential properties of this era.

(Continued from page 4, DPR523b, B12)

**References**

- Arbuckle, Clyde. *Clyde Arbuckle's History of San José*, 1985.
- Basin Research Associates. Preliminary Historic Architectural Survey for a Portion of Julian-Stockton Redevelopment Area Potential Acoustical Treatment Program for San José International Airport in the City of San José, 1997.
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- Foote, Horace S. *Pen Pictures from the Garden of the World*, 1888.
- Guinn, James M. *History of the State of California and Biographical Record of the Coast Counties, California*, 1904.
- Hall, Frederick. *The History of San José and Surroundings*, 1871.
- Laffey, Glory Anne. *Primary Record Form and Continuation Sheets* (160 N. Montgomery St., APN 259-29-004). San José: Historic Inventory Update, 1992.
- Loomis, Pat. *Signposts*, 1982.
- R. L. Polk & Co., San José City and Santa Clara County Directories, 1870-1979.
- San José, City of, Building Permits, Tax Assessment Records.
- San José Historical Museum Association. *Sunshine, Fruit and Flowers: Santa Clara County, California*, 1986.
- San José Block Books, 1909.
- Sanborn Fire Insurance Company. *Maps of San José*, 1891-1967.
- Santa Clara, County of, Deeds and Official Records, Recorded Maps, Fisher Survey Collection.

160 N. Montgomery St.  
San Jose, California  
APN: 259-29-004

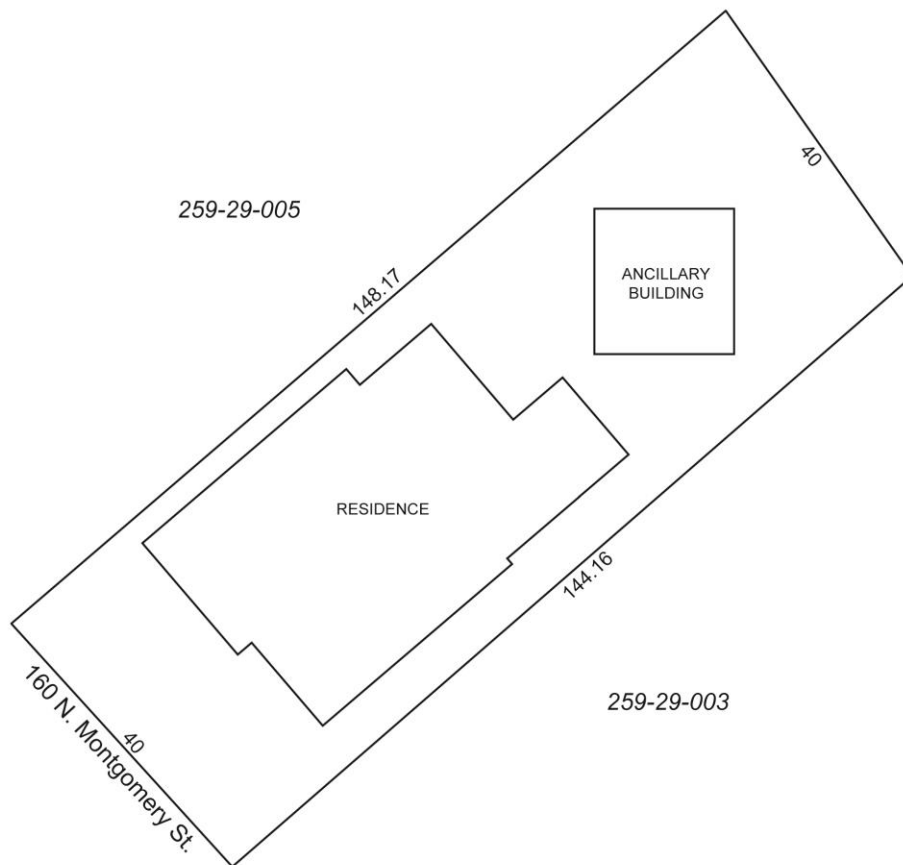


Diagram not to scale.





Side view of 160 North Montgomery St. including the adjacent vacant lot at 150 North Montgomery St., viewed facing northeast.



View of architectural detailing of 160 North Montgomery St., viewed facing east.



View of front porch of 160 North Montgomery St., viewed facing east.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by recorder)

Keller Duplex

P1. Other Identifier: None

\*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 Date 1961 Photorevised 1980 T 7S; R 1E; Mount Diablo B.M.

c. Address 170-172 North Montgomery St. City San Jose Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597264mE/ 4132524mN

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

Assessor's Parcel Number: 259-29-005,

east side of North Montgomery north of West St. John St.

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

This one-story duplex was constructed in 1962 by King Homes Inc. for Antoinette Keller, the owner at that time of the single-family residence to the immediate north. Typical of post-World War II duplexes that were commonly constructed in the downtown frame area, this wood framed structure is clad in stucco and topped by a hipped roof covered in asphalt composition shingles.

The units are located one after the other to the rear of two single-car garages that face the street adjacent the front setback. The building is bordered to the north by a Craftsman styled residence and to the south by an 1880s Victorian-era residence. To the rear (nominal east) is a brick industrial building that was constructed around 1932.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



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

East façade, view facing west, April 2019.

\*P6. Date Constructed/Age & Sources:

Historic  Prehistoric  Both  
1962, 57 years old, based on permit (BP #38407).

\*P7. Owner and Address:

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

Franklin Maggi  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 7/26/2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture: Historical Resources Project Assessment, proposed Arena Lot E SAP Center at San Jose, 2019.

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

\*Recorded by Franklin Maggi

\*Date 7/26/2019

Continuation  Update

(Continued from page 1, DPR523a, P3a Description)

The site is mostly paved with concrete, with a wide concrete driveway apron that leads to the two garages facing the street. A concrete pathway follows the north interior property line to the unit entries.

The building lacks any articulation other than a pattern of applied boarding centered on the two front garage doors.

Integrity

The property maintains its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on North Montgomery Street, between West Julian and West St. John Streets. The surrounding area has changed significantly over time, from residential to a mix of industrial manufacturing and arena related parking located along the outskirts of the original City of San José limits. The area also underwent a significant change with the construction of the area that opened in 1993, a multipurpose facility that dominates the immediate setting of the property. The building retains its mid-twentieth-century neighborhood scale. The exterior of the building retains its integrity due to a lack of additions and alterations since its original construction.

State of California – The Resources Agency  
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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

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Reviewer

Date

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\*Resource Name or #: (Assigned by recorder) San Jose Market Box Company

P1. Other Identifier: None

\*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 Date 1961 Photorevised 1980 T 7S; R 1E; Mount Diablo B.M.

c. Address 517 West St. John St. City San Jose Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597725mE/ 4132697mN

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

Assessor's Parcel Number: 259-29-091,

northwest corner of North Autumn Street and West St. John Street.

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

This stucco-clad single-story industrial building appears to have replaced a similarly configured circa 1938 building on the when the current core building was moved onto the site in late 1959. San Jose Market Box Company had occupied the site since initially developed and acquired a building from Chase Lumber Company in 1959 after a large fire had destroyed much of the lumber company facility in 1958. The relocated building was expanded in 1960 and 1967 according to City permits, and various industrial tenants have occupied the building after Market Box ceased operations in the 1960s. Presently owned by Arena Management, the building is partially used by their operations and shared with a tile company. The site is presently divided east/west and the open area framed with chain-link fencing.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



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

East façade, view facing west, April 2019.

\*P6. Date Constructed/Age & Sources:  
 Historic  Prehistoric  Both  
1959-1967 based on permits.

\*P7. Owner and Address:

San Jose Arena Management, LLC  
525 W. Santa Clara St.  
San Jose CA, 95113-1520

\*P8. Recorded by: (Name, affiliation, and address)  
Franklin Maggi  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 4/29/2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture: Historical Resources Project Assessment, proposed Arena Lot E SAP Center at San Jose, 2019.

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



\*Recorded by Franklin Maggi

\*Date 4/29/2019

Continuation  Update

(Continued from page 1, DPR523a, P3a Description)

Although the L-shaped building is clad on the south and east elevations with stucco, the original cladding, visible on the north and west elevations, is corrugated sheet metal. Typical of vernacular buildings of this genre, the roof is also corrugated sheet metal, and original openings are similar fabricated metal on horizontal rollers. The window openings on the south and east elevations are also metal. The roll-up doors appear to have been added during expansions during the 1960s.

By the end of the 1960s, San Jose Friction Materials (a brake and clutch shop) had been established on the site. Other contemporary uses were not determined as a part of this report.

Integrity

The property maintains most of its integrity to its 1960s form as per the National Register's seven aspects of historical integrity. It maintains its original location on West St. John Street. The surrounding area has changed significantly over time to a mix of residential and industrial uses as well as operations associated with the opening of the 1993 arena. The building retains its mid-twentieth-century neighborhood scale. The exterior of the building has been modified with additions subsequent to the 1959 relocation, and stucco cladding has been added.

517 W. San Augustine St. John  
 CITY OF SAN JOSE BUILDING DEPARTMENT  
 APPLICATION FOR BUILDING PERMIT  
 Date 12-28, 1959 Permit No. 32375  
 Application is hereby made for a permit to Red Ed.  
 a 1 story, Type I Ind Building  
 at 517 San Augustine  
 to be occupied only as Truck Storage  
 in accordance with Plans, Specifications and Plot-plan filed herewith. moved from 3800 San Augustine & Montezuma  
 Estimated Value of Improvements, \$ 2000  
 It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California.  
 Owner San Jose Mkt Box Co Address 517 San Augustine  
 By John Hillard Address 517 San Augustine  
 Contractor, Agent  
 Form 2004 517 San Augustine 9-22-60 San Jose Mkt Box

1959 Permit for building relocation from Chase Lumber site

517 W. St. John  
 Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
 CITY OF SAN JOSE BUILDING DEPARTMENT  
 APPLICATION FOR BUILDING PERMIT  
 Date 6/26, 1967 Permit No. 53925  
 Application is hereby made for a permit to Alter  
 a 1 story, Type I Ind Building Use Zone M1  
 at 517 W. St. John Occupancy E-2, X-E, Q  
 to be occupied only as Brake & Clutch Shop Parking Space \_\_\_\_\_  
 in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler \_\_\_\_\_  
 Estimated Value of Improvements, \$ 25000  
 Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned:  
 as owner  statement filed   
 Undersigned attests that his State of California Contractor's License # \_\_\_\_\_  
 is in full force and effect and properly authorizes this application.  
 San Jose City Business License # \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.  
 Owner San Jose Friction Materials Address W. St. John St. S.J.  
 By O. P. Scher Address 437 Park Ave S.J.  
 (Agent) 294-7064  
 517 W. St. John San Jose Friction Materials P.A.E.

1967 Building permit for expansion and remodeling



South and west elevation, viewed facing northeast.



Detail view of west elevation at demolished San Jose Foundry site, viewed facing north.



East elevation from West St. John Street, viewed facing northwest.



Rear of building from north, viewed facing southwest.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: (Assigned by recorder) Lance & Kooser Warehouse

P1. Other Identifier: None

\*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 Date 1961 Photorevised 1980 T 7S; R 1E; Mount Diablo B.M.

c. Address 151 N. Autumn St. City San Jose Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597277mE/ 4132528mN

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

Assessor's Parcel Number: 259-29-026,

west side of North Autumn Street north of West St. John Street.

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

This brick single-story industrial building, addressed as 151 North Autumn St., is located on the west side of the street between West St. John and West Julian Streets. The building was constructed around 1932, based on Sanborn Fire Insurance Company maps and Polk Company City Directories. Occupied by various commercial tenants until acquired by San Jose Arena Management, LLC, it currently appears to sit empty or is used for storage.

The building is sited on a lot that is 44.19 feet wide and approximately 140 feet deep. The building is bordered to the north by a Victorian-era residence, and to the south by a storage warehouse currently utilized by Arena Management. The envelope of the building (the three visible sides) are composed of the original brick, although the brick façade is now painted over.  
(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



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

Front façade, view facing west, January 2012.

\*P6. Date Constructed/Age & Sources:  
 Historic  Prehistoric  Both  
1932 based on Sanborn maps and city directories, 86+ years old.

\*P7. Owner and Address:

San Jose Arena Management, LLC  
525 W. Santa Clara St.  
San Jose CA, 95113-1520

\*P8. Recorded by: (Name, affiliation, and address)  
Franklin Maggi  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 1/31/2012 / 4/29/2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture: Historical Resources Project Assessment, proposed Arena Lot E SAP Center at San Jose, 2019.

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

*(Continued from page 1, DPR523a, P3a Description)*

A wood truss system supports the replaced roofing. The entry is located along North Autumn Street, flanked on either side by multi-lite steel sash windows, covered by a metallic mesh vandal shield. To the right of the entry along North Autumn Street is a large aluminum roll-up garage door, installed in 1986 for an auto repair shop.

This east facing industrial building was designed with a modest unadorned storefront and as such is not identified with any specific style. Nineteenth century buildings with stepped parapets in their facades were often called Western Falsefront variants of the National style, but the use of stepped parapets in twentieth century vernacular commercial and industrial buildings is more a result of building construction techniques where the stepped parapet was intended to shield the roof gable and ridge to its rear.

The exterior walls are composed of standard size wire cut bricks (approximately 8 inches x 4 inches x 2 inches) laid up in a running bond pattern, terminating with a simple straight stepped parapet having a projecting double brick top course as the cap. The upper middle portion of the façade has a large recessed rectangular brick course panel, punctuated along the bottom with a projecting double brick course sill. The exterior brick walls have been painted over, though the wire-cut texture is still evident on the brick surface.

The original front door has been replaced with a painted wood, flush slab door. Flanking both sides of the entry door are large fixed steel sash multi-lite windows having no trim and simple brick sills. A large roll-up metal garage door has been added to the north-east corner, and projecting canvas awnings have been installed over the windows. The main sloped roof beyond the parapet consists of wood truss with a metal panel roof surface. Along the side elevations the walls are built with a lesser appearance quality brick, a metal fascia gutter runs the length of the building and elevations have no windows.

#### Integrity

The property maintains most of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on North Autumn Street, between West Julian and West St. John Streets. The surrounding area has changed significantly over time, from residential to a mixed industrial/residential area located along the outskirts of the original City of San José limits. The area also underwent a significant change with the construction of the arena that opened in 1993, a multipurpose facility that dominates the immediate setting of the property. The building retains its early to mid-twentieth-century neighborhood scale. The exterior of the building retains most of its integrity due to a lack of additions and alterations since its original construction except for the roll-up door.

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

Primary #  
 HRI #

Page 3 of 8

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) Lance & Kooser Warehouse

B1. Historic Name: Lance & Kooser Warehouse  
 B2. Common Name: None  
 B3. Original use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: No style

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

Original construction around 1932. Some interior updates during the late twentieth century per permits. Installation of an exterior rolling door in 1986 (BP# 57308). Roof replacement made of the same materials (aluminum panels) in 2010 (BP# 025310).

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: Yes

\*B8. Related Features:

None.

B9a Architect: Unknown b. Builder: Lance & Kooser

\*B10. Significance: Theme Manufacturing & Industry Area Downtown Core  
 Period of Significance Interwar Property Type Industrial Applicable Criteria None

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

The commercial property at 151 North Autumn was constructed around 1932, based on Sanborn Fire Insurance Company maps and occupant information in the Polk City of San José Directories. According to Sanborn Company maps, the parcel was previously related to the dwelling addressed as 147 North Autumn St. to the south, although it remained vacant of any structures from the 1880s until 1932. The building was likely constructed by the first occupants to appear at this address in the 1933 Polk City Directory, a building and contracting firm called Lance & Kooser. These first occupants utilized the structure as a storage warehouse for their construction company. The 1932 Sanborn demonstrates that the brick structure extended the entire length and width of the parcel site, with a truss roof and an earthen floor, with four wired glass skylights cut into the roof.

Over the ensuing decades, the structure was utilized by a variety of businesses, although little changes were made to the building until the 1980s. In 1940, city directories list the Bush Roofing Company as occupying the subject property, and by the late 1940s, the RJ Whelan Company, a supplier of roofing materials, is listed at the address.  
 (Continued on next page, DPR523L)

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

\*B12. References:

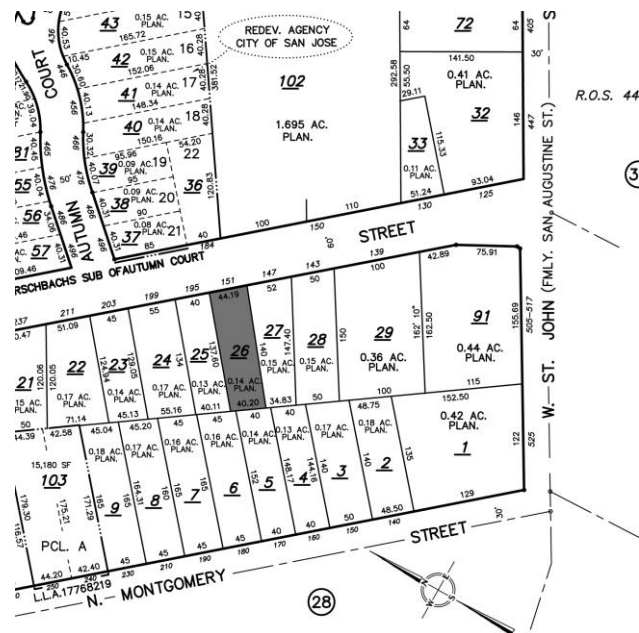
- R.L. Polk & Co., San Jose City and Santa Clara County Directories, 1870-1979.
- Sanborn Fire Insurance Company. *Maps of San José*, 1891-1967.
- Santa Clara, County of, Deeds and Official Records. Urban Programmers. Historical Report and Evaluation for the Properties Located at 139, 143, and 147 N. Autumn Street, San José, California,

B13. Remarks: proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: 4/29/2019

(This space reserved for official comments.)



*(Continued from previous page, DPR523b, B10 Significance)*

The 1950 Sanborn map shows the unchanged building from 1932 as a roofing warehouse. By 1960, the property was occupied by the Penguin Vending Company (whose primary product was ice cream). The 1962 Sanborn shows the building use as a food products distribution depot, and the only change to the building since the original construction is that the floor was then identified as asphalt rather than the previous packed earth floor.

In the 1970s, the building served as a light manufacturing facility and then later was occupied by Pipe Shields Inc., a company that made and installed pipe coverings. In the 1980s it was transformed into an auto repair shop. In 1986, the large rolling garage door was installed, and various electrical and plumbing features were updated during this time period as well according to permit records. Currently, the 86+-year-old building sits vacant or is used for storage, although the original roof was replaced by the current owners according to permit records.

Survey Status

151 North Autumn St. has not been previously listed in any historic inventory, nor included in any historic surveys at the local, state, or national levels as well as can be determined.

EVALUATION

While the surrounding properties were originally developed for residential use in the 1880s and 1890s and later, the subject parcel remained vacant of any structures until around 1932. Today, the property is located near SAP Center at San Jose, an event and sporting venue within the City of San José's downtown core. Nearby industrial uses to the south and west were demolished in the late-1980s when the venue was constructed, and two historic-era residences were demolished/relocated by Arena Management after acquiring the properties along North Autumn Street. This property is now at the southern and western edge of the remaining residential neighborhood south of West Julian Street, existing today within a small two block enclave consisting of both residential and a mix of small industrial structures. There are no significant events associated with the property, nor is the property representative of significant patterns of development in the area. As such, the property is not eligible for the California Register under Criterion (1).

The property at 151 North Autumn St. is not associated with significant personages at the local, state, or federal level. The original owners constructed the building for storage for their contracting business. Later owners operated various small businesses that served the local community. The property does not appear eligible for the California Register under Criterion (2).

The design of the building is not distinctive within the context of local industrial architecture. It is a vernacular building without distinctive form or detailing. The property would, therefore, not qualify for the California Register under Criterion (3).

Under the City of San José process for considering eligibility for listing on the San José Historic Resources Inventory, the property lacks qualities that would enable eligibility and as such does not meet any of the findings necessary to consider it eligible as a City Landmark structure. When considering the property under the eight criteria for designation, the following findings are made:

1. The building on the site lacks character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. The property is not a location of a significant historic event;
3. The building is not identified with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. The building does not exemplify the cultural, economic, social or historic heritage of the city of San José;

*(Continued on next page)*

5. The property does not portray the environment of a group of people in an era of history characterized by a distinctive architectural style, as it is a vernacular industrial building from the 1930s;
6. The building does not embody distinguishing characteristics of an architectural type or specimen, as it is a vernacular structure;
7. The building is not identified with the work of an architect or master builder whose individual work has influenced the development of the city of San José; and
8. The building does not embody elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.



View of 151 North Autumn St. viewed facing south towards West St. John Street.





Front façade of 151 North Autumn St., viewed facing southwest.



Detail view of garage door and north elevation at 151 North Autumn St., viewed facing southwest.



Detail view of brick detailing on façade at 151 North Autumn St., viewed facing southwest.



ARCHIVES  
ARCHITECTURE

## MEMORANDUM

December 6, 2021

Jodi Starbird  
Starbird Consulting

RE: Relocation Analysis for building at 160 North Montgomery St.

Dear Jodi:

This memorandum constitutes a review of a potential building relocation project involving the single-family residential building located at 160 North Montgomery St. The new location proposed for this building for the purposes of this analysis is the southwest corner of Park Avenue and Sonoma Street to the west of Downtown San José.

We understand that the relocation project is being considered as a part of a larger future project to build a parking structure north of SAP Center at San José. The parking structure project site includes this property on North Montgomery Street as well as other structures in the vicinity that are located on their own separate parcels.

This memorandum, and the evaluation of the possible relocation alternative, is based upon an earlier historic evaluation conducted by this firm in 2019 entitled “Historic Resources Project Assessment, Proposed Arena Lot E – SAP Center at San José,” prepared at the request of Starbird Consulting and last revised on July 26, 2019. The DPR523 forms for 160 North Montgomery St. are attached to this memorandum.

### **Status of 160 North Montgomery St.**

The single-family residential building (currently vacant) and its associated parcel (APN #259-29-004) is presently listed on the San José Historic Resources Inventory (HRI) as an Identified Structure (IS). It was recorded in 1992 by Glory Anne Laffey as a part of an update to the HRI for the San José Planning Department and was listed at that time.

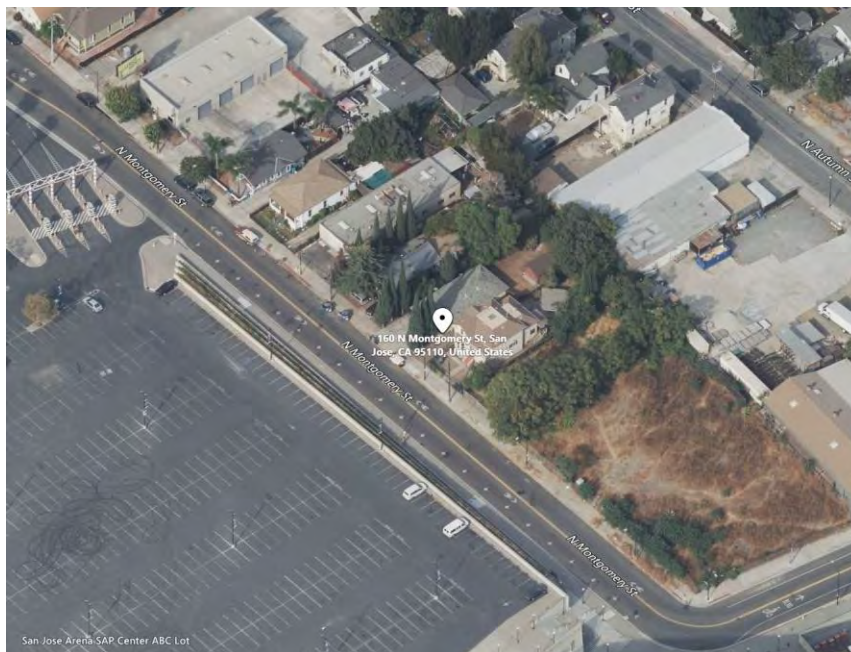
We had conducted a preliminary evaluation of the Lot E project in 2012, and in 2019 updated that study at the request of Starbird Consulting. We found the property to be eligible for the HRI as a Candidate City Landmark structure based on its qualities as an 1880s Queen Ann design. It also appears to qualify for the California Register of Historical Resources under Criterion (3) as a distinctive architectural specimen. The building has a high level of exterior historic integrity.

The property was identified by Architectural Resources Group as within 200 feet of the Downtown West Mixed-Use Project and was noted as listed in the HRI within their August 24, 2020 “Historical Resources Technical Report.”

## Original Historic Context

When constructed in 1889, the house at 160 North Montgomery St. was located in a residential neighborhood of similar structures that had mostly developed with housing beginning in the 1860s through the 1880s. The railroad right-of-way to the west had first appeared in the late 1870s but was separated from this house by a row of houses across the street on the west side of North Montgomery Street. In between those houses and the railroad were the San Jose Agricultural Works (a wagon and farm implement manufacturer,) and Garden City Gas Works near San Augustine Street (now West Julian Street.) The residential character of the neighborhood remained intact until sometime around 1910 when PG&E built the first to two large gas holders, the larger sized to hold 3 million cubic feet. They were used for natural gas storage from 1934 to 1951 and were demolished in the 1980s prior to construction of the arena.

Nearby industrial uses expanded in the twentieth century to include Chase Lumber Company and San Jose Ice & Cold Storage. San Jose Foundry replaced residential uses on the south portion of the block adjacent the subject property in the late 1920s along with San Jose Market Box Company in the late 1930s. (see DPR523 forms for more detail including maps)



*Aerial view of existing site (Microsoft Bing map excerpt)*

## Existing Setting

The arena was completed in 1993, and two historic houses near the rear of the subject property along North Autumn Street were removed during the 2000s. San Jose Foundry was destroyed by fire in recent years and the site cleared. The only remaining original residential context lies to the northeast, where some remaining Victorian-era houses face North Autumn Street. Further north on North Montgomery Street is one vernacular house from the 1870s-1880s, two 1920s Craftsman houses (one having its building envelope covered or replaced,) one post-World War II-era duplex, and some small industrial uses.

## Summary of Existing Setting and Historic Context and Eligibility

The house at 160 North Montgomery St. is no longer directly associated with the original residential context in which it was built. This area is not a City Landmark District or Conservation Area identified in the Downtown Strategy 2040 Final EIR. The original neighborhood no longer retains historic integrity and is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources as a historic district, nor is it eligible for listing in the San José Historic Resources Inventory as a Candidate Landmark District.

## Context of Target Site

The target site is located within a planning area known as Delmas Park and is just to the south of the Lake House Historic Landmark District that was designated in the late 2000s as a project under the City's Strong Neighborhoods Initiative. The Lake House District extends to Park Avenue immediately across the street from the target site. The target site is located at the southwest corner of Park Avenue and Sonoma Street (previously known as Walnut Street.) This vacant land has no County Assessor's Parcel Number at present (nor zoning designation), as it is a remnant of an earlier property that the City of San José appears to have acquired in the 1970s in anticipation of widening Park Avenue. The large corner lot at that time had a dwelling addressed as 434 Park Ave. that was subsequently demolished. At least until the adoption of the 1984 General Plan 2000, Park Avenue from Market Street to Meridian Avenue was shown as a future "arterial" with a right-of-way of 80-106 feet in width.



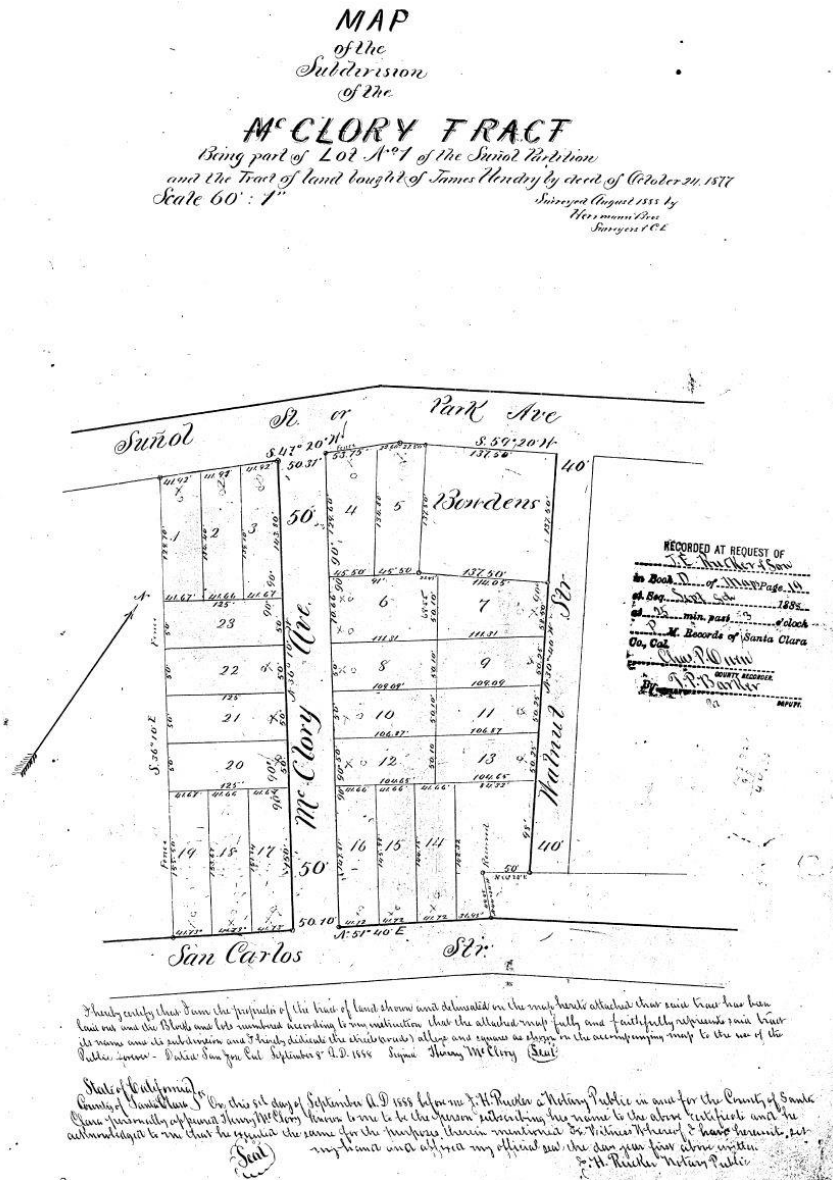
*Target site at Park Avenue and Sonoma Street. The paved parking is on the privately-owned parcel to the south.*

The southerly part of the original parcel was reconfigured and is now adjacent to and used as parking for the industrial building to its south along Sonoma Street that is occupied by Planet Orange, a regional pest control operator. The Planet Orange building has retained the 434 Park

Ave. address that had been previously associated with the single-family house on the prior corner lot that is no longer extant.

The original square-shaped corner parcel was created at least by 1877 when it was shown on the McClory Tract subdivision of Lot No. 1 of the Sunol Addition. That 23-lot subdivision excluded this corner lot (identified as "Bowdens.") (see parcel map below)

A small dwelling was located at the corner of this parcel at least by 1884 when the first Sanborn Company fire insurance map was prepared for the area. By 1915 this house was gone, but a larger house had been built on the west half of the lot. By then the neighborhood had been annexed to the City of San José under the Gardner Annexation of 1911. The area remained primarily single-family in character until mid-twentieth century.



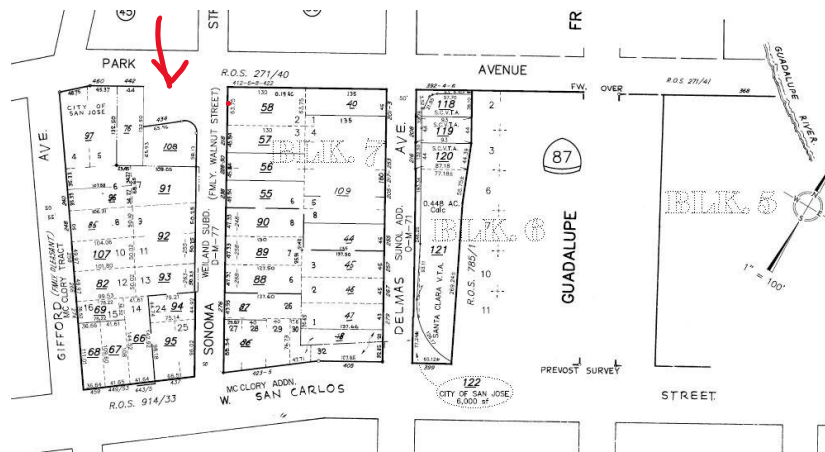
The target site is within what is labeled as the "Bowdens" parcel. McClory Ave. is now Gifford Ave., and Walnut St. is now Sonoma Street.

During the post-World War II period, the Lake House neighborhood maintained most of its original residential character, but many residential properties along Park Avenue and West San Carlos Street were replaced with commercial (and in some cases industrial) uses.



1972 aerial view - USGS 72 CAS 2310-2

The lot to the immediate west of the target site was replaced with a commercial building known as the Gross Building by the early 1970s and was soon occupied by Best Electrical which remains at this location today. A two-story office building had been constructed to the west of the Gross Building at the corner of Gifford and Park Avenues in the 1950s for the Builder's Exchange. It was demolished in the 2000s. The industrial building to the south along Sonoma Street was built by the 1970s at mid-block and expanded later towards Park Avenue. The block to the east was demolished in recent years, and the remaining portions of the neighborhood between Park Avenue and West San Carlos Street is now a mix of commercial, mid-density residential, and some remnant single-family dwellings.





### **Suitability of Target Site**

The two-story house at 160 North Montgomery St. has qualities related to its late 1880s architectural design but has no significant associations with people important to the past. The original residential neighborhood is mostly gone, and the relationship of the building to similar circa 1880s/1890s residential buildings on North Autumn Street is tertiary due to their differing orientations and lack of visual connection.

The potential target site at Park Avenue and Sonoma Street has nearby residential uses although is of mixed character. The Lake House Historic Landmark District extends to Park Avenue across from the target site, and other more recent multi-family residential buildings have been constructed on the north side of Park Avenue (411 Park Ave.) Other single-family residential buildings can be found on the north side of Park Avenue further west of Gifford Avenue, although many of the properties on both the east and west sides of Gifford Avenue on the north side of Park Avenue have been redeveloped for newer low-profile commercial, industrial, and multi-family use.

The larger district between Park Avenue and West San Carlos Street remains mixed-use, and although zoned for Downtown Commercial, has been infilling with medium-density residential. Museum Park west of Gifford Avenue and 411 Park Avenue are both excellent examples of recent residential designs that have maintained a sense of intimate residential scale that is compatible with the older neighborhood.

The large vacant parcel at Park Avenue and Gifford Street that was once the 1950s Builder's Exchange Building, now owned by the City of San José, has been identified for future park and open space use.

Itinerant buildings have long been a part of residential neighborhoods, with some large buildings moved as early as the late 1860s. Consequently, the residential character of the city's downtown neighborhoods has always been a diverse mix of residential building styles containing structures associated with mixed eras of residential architecture.

### **Summary of Suitability of Target Site**

Assuming that there are no planned future expansions of the existing Park Avenue street-width, the placement of this building appears to provide sufficient context for its continued use at this location, either as a residential property, or commercial re-use.

Further intensification of nearby properties through redevelopment will continue to diversify the character of the downtown as a mix of architectural styles and eras.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9

\*Resource Name or #: (Assigned by recorder) Ella M. Cox Rental

P1. Other Identifier: 160 North Montgomery St., 53 Montgomery St., 213 Montgomery St.

\*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 Date 1961 Photorevised 1980 T7S;R 1E; Mount Diablo B.M.

c. Address 160 North Montgomery St. City San Jose Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597277mE/ 4132528mN

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

Assessor's Parcel Number: 259-29-004,

northeast side of North Montgomery Street northwest of West St. John Street.

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

This one-and-a-half story single family residence, located at 160 North Montgomery St., is a surviving example of a Victorian-era residence built in early 1889 during the Period of Horticultural Expansion (1870-1918). The house on this property embodies, through its form and detailing, a Queen Anne Victorian with some minor Italianate detailing. Queen Anne houses were constructed locally during the 1880s, and by 1890 the style had evolved to more elaborate designs based on California platform wood framing. This house may be an earlier balloon-frame structure. The Italianate detailing can be recognized by the use of ornament such as the quoins intended to suggest stonework, and eave brackets and dentils within the frieze which were common during the Victorian-era of local residential design.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

Front elevation, view facing east, January 2012.

\*P6. Date Constructed/Age & Sources:  Historic  Prehistoric  Both  
1889 based on Sanborn maps and Tax Assessment Records, 123 years old.

\*P7. Owner and Address:  
N/a

\*P8. Recorded by: (Name, affiliation, and address)  
F. Maggi & S. Winder  
Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 4/29/2019

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture: Historic Report for the properties located at 170, 160, 150, and 140 North Montgomery St., 525 and 505-517 West St. John St., 139, 143, 147 and 151 North Autumn St., San José, 2012.

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

*(Continued from page 1, DPR523a, P3a Description)*

This west-facing house has a slightly raised, one-and-a-half story main mass topped by a moderately pitched west facing gabled roof over a front wing that intersects the main hipped roof. The rear contains what appears to be an addition but is actually a large rear attached enclosed porch that is original to the structure. The north elevation contains a dormer with window that does not appear original to the structure.

Entry is through a projecting, one-story (now) enclosed porch having a low-pitched roof. As was standard for the period, the eaves are moderate in depth and boxed. Special detailing that distinguishes this house includes the large eave returns at the front gable end, a circular arched second story window in the front facing gable end, and modillion scroll brackets with mirrored corbels that wrap the main eaves and frieze. Along the top of the frieze directly under the eave soffit is a foliated dentil trim that runs between the eave brackets.

The house is clad in channel-rustic siding, and the corners are trimmed with quoins. The original fenestration on the front and sides of the house consists of tall rectangular double-hung windows; the sash and trim appear to be original. The windows are trimmed by flat boards with architrave trim; a one-story hexagonal window bay protrudes from the west gable elevation; the bay windows have turned pilaster columns applied to the flat window trim.

The simple entry porch has been enclosed with wood siding and high transom windows have been added under the frieze. An additional set of windows have been added above at the second level. The original balustrade has been removed. The front door could not be determined as to its originality. The cladding on the stem walls has been changed, most likely due to foundation work.

The setting includes a modest front yard surrounded by a low brick curb, a chain link fence and an eight-foot-high Privet hedge that provides the residence with privacy along Montgomery Street. The rear of the property includes a contemporary ancillary structure (likely a garage); the age was not determined. The site is currently vacant.

#### Integrity

The property maintains most of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on North Montgomery Street, between West Julian and West St. John Streets, where it has existed for about 130 years. It was constructed on this site when the neighborhood first developed in the mid-to-late 1880s. The surrounding area has changed significantly over time, from an industrial wood manufacturing area located along the outskirts of the original City of San José limits, to a neighborhood suburb of San José consisting of mostly large Victorian-era residences converted to multi-family apartments by the late nineteenth century. The area also underwent a significant change with the construction of the arena, a multipurpose facility that dominates the immediate setting of the property.

Prior to this, the surrounding neighborhood included many properties of a similar age, scale, and design. The subject property itself retains its original associations with its original property lines and architectural features, although the neighboring properties do not provide a historic setting for the subject property. While the subject property retains its late-nineteenth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with the Victorian-era residences of the late-nineteenth century, the surrounding neighborhood on North Montgomery Street no longer retains this same feeling or scale.

\*Resource Name or # (Assigned by recorder) Ella M. Cox House

B1. Historic Name: Ella M. Cox Rental

B2. Common Name: 160 N. Montgomery St.

B3. Original use: single family residential

B4. Present Use: vacant

\*B5. Architectural Style: Queen Anne Victorian

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

Original construction in 1889. Porch enclosed date unknown.

\*B7. Moved?  No  Yes  Unknown

Date: n/a

Original Location: n/a

\*B8. Related Features:

Contemporary ancillary structure in the rear of house, age unknown.

B9a Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture & Shelter Area Julian/Stockton Redevelopment Area

Period of Significance 1889

Property Type residential

Applicable Criteria 3

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

This Victorian-era residence was built in 1889, according to City of San José Tax Assessment Records. The owner at that time was Ella M. Cox, the widow of Dr. James Bradford Cox who had purchased the property in 1882. Ella Cox did not occupy the residence but rented it to others during her ownership. The property has remained a rental almost continuously since its construction over 130 years ago.

The surrounding area has changed significantly since initially developed during the late nineteenth century, from an industrial wood manufacturing area located along the outskirts of the original City of San José limits, to a neighborhood suburb of downtown San José, and ultimately to a mixed neighborhood of residential, commercial, and industrial uses. The area also underwent a significant change with the construction of the arena, a multipurpose facility that dominates the immediate setting of the property. Construction of the arena resulted in the demolition of all of the properties to the west and southwest of the subject property to accommodate the structure and related parking.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

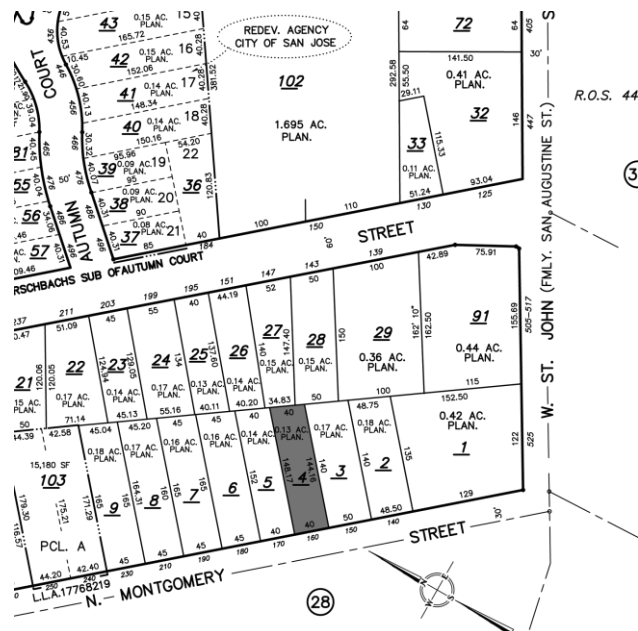
(See page 5)

\*B12. References:

B13. Remarks: proposed demolition

\*B14. Evaluator: Franklin Maggi

(This space reserved for official comments.)



\*Date of Evaluation: 4/29/2019

*(Continued from previous page, DPR523b, B10 Significance)*

Ella Cox's husband, Dr. James Bradford Cox purchased the property (SCC Deeds 65: 170, recorded October 7, 1882) from Daniel Hellyer for \$1,300, shortly before his marriage to Ella Mary Irish in 1883. At the time of the purchase, the property included the property to the northwest, which may have included an early residence. Dr. Cox, who arrived in San José in the 1860s, operated his surgical practice out of the Phelan Building located at the corner of First and El Dorado Streets downtown. The subject residence does not appear on the 1884 or 1887 Sanborn Maps, but it is on the 1889 Sanborn (originally addressed as 53 North Montgomery St.), making the construction date somewhere around the beginning of 1889. Additionally, City of San José Tax Assessment Records dated December 5, 1888 state that the lot fronting 80 feet of Montgomery Street owned by Ella M. Cox (all within the city limits) did not contain any improvements at the aforementioned location.

The double lot owned by Cox on which the subject property sits shows the footprint of a residence to the left of the subject property (now addressed as 170 North Montgomery St.) by 1884. An *Evening News* article entitled "Petitions for Letters" (3/21/1884) states that the estate of the deceased J.B. Cox includes, "A lot of land, with dwelling and improvements, on Montgomery street, in the city of San José, of about the value of \$1,508, subject to a mortgage of \$1,000, and an annual rental value of \$120..". Mrs. Cox never resided in the property herself; instead, it functioned as a multi-person rental property for the majority of its existence, addressed initially as 53 Montgomery St., then later as 213 Montgomery St, and finally becoming 160 North Montgomery St. (the current address) in the early 1900s.

In 1909, San José Block Books show that the large double lot is owned by Thomas Livingston, although city directories and the 1910 Census list Thomas and Sarah Livingston living across the street at 175 North Montgomery St. The Livingston's probably purchased the property sometime in the early 1900s and continued to rent out the two houses on the large double lot across the street to various individuals and families as Cox had done previously. Operation of the property as a rental continued throughout the twentieth century by multiple owners.

#### SURVEY STATUS

The property at 160 North Montgomery St. was first identified as a potential historic resource based upon its age and architecture in the Final Environmental Impact Report on the Julian-Stockton Redevelopment Area by the City of San José Planning Department in 1987.

It was then formally recorded in the 1992 San José Historic Inventory Update survey by Glory Anne Laffey of Archives & Architecture. The property was listed at that time as an Identified Structure (IS).

In 1997, the Preliminary Historic Architectural Survey for a Portion of Julian-Stockton Redevelopment Area Potential Acoustical Treatment Program for San José International Airport in the City of San José prepared by Basin Research Associates, Inc. and Corbett & Minor also identified 160 North Montgomery St. as an Identified Structure (IS) on the City of San José Historic Resources Inventory. This report also identified the property as potentially significant resource under CEQA as a possible Structure of Merit (SM), as a Contributing Structure (CS), and possibly eligible for designation under an existing local ordinance (5B1), requiring further research to determine eligibility for the CRHR and NRHP. It was identified at this time as the Ella M. Cox House, built circa 1885. The property is currently listed in the San José Historic Resources Inventory as an Identified Structure (IS).

*(Continued on next page)*

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Evaluation

The subject property at 160 North Montgomery St., as well as many of the surrounding properties, was originally developed as a part of a residential neighborhood in the 1880s and 1890s. Today, the property is located almost directly adjacent to the SAP Center, a multipurpose venue located in San José's downtown core. A large portion of the former neighborhood in which the parcel is located was cleared of structures in the late-1980s when the arena was constructed. Although the larger area had been identified in the past as having the potential for designation as a historic district, recent demolition and relocation of historic houses has reduced that potential to where now the immediate area lacks a sense of continuity to its past. This property is now a detached remnant of the former neighborhood, existing today within a small two block enclave consisting of both residential and commercial structures. It does not appear that the property would qualify for listing on the National Register, California Register, or as a local landmark under events or patterns of development (Criterion A or 1 under the Registers).

The subject property located at 160 North Montgomery St. is primarily associated with Ella M. Cox, who is not a significant personage at the local, state, or federal level; additionally, a cursory review of known tenants and landlords associated with the property has not found anyone of significance. It would not qualify under Criterion B or (1) for the Registers.

The building has architectural merit. It is a fairly rare example of an early Queen Anne Victorian in downtown San José and retains sufficient integrity in its form and detailing to adequately represent its original design. An architect or builder has yet to be identified for the structure, but it appears to either be architect designed, or built by a trained craftsman who was proficient in architectural ornament. The house is otherwise vernacular in form, and is a distinctive representative of the Victorian architecture from the 1880s. The enclosure of the porch and addition of windows has reduced the integrity somewhat, although these changes, except for the loss of the original porch railing, are reversible. The building may be eligible for the National Register under Criterion C and appears eligible for the California Register under Criterion (3).

Considering the property under the Envision San José 2040 General Plan, the property appears eligible as a Candidate City Landmark Structure (CCL), and continues to qualify for listing on the Historic Resources Inventory. It appears to meet the eligibility requirements for designation as a City Landmark, as the architecture is individually distinguished among similar residential properties of this era.

(Continued from page 4, DPR523b, B12)

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160 N. Montgomery St.  
San Jose, California  
APN: 259-29-004

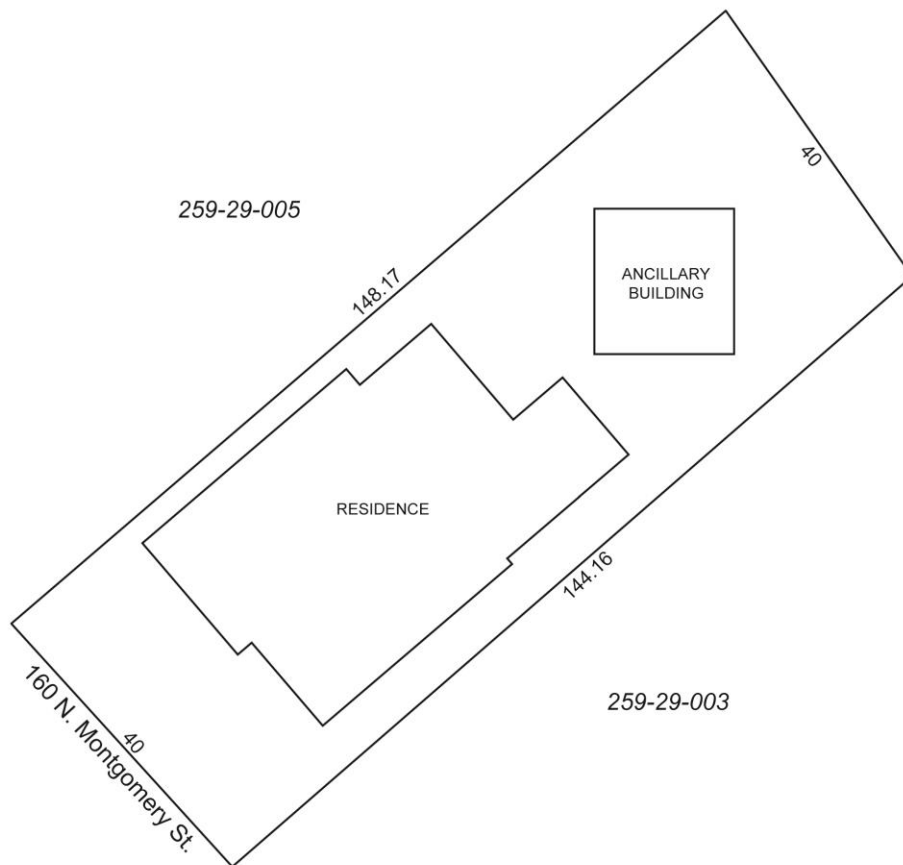


Diagram not to scale.



Side view of 160 North Montgomery St. including the adjacent vacant lot at 150 North Montgomery St., viewed facing northeast.





View of architectural detailing of 160 North Montgomery St., viewed facing east.



View of front porch of 160 North Montgomery St., viewed facing east.

City of San Jose - PBCE - Planning Division - Imaging Index Cover Sheet

Reference File No. AC 083-29  
 Amanda Row ID No. 1155334 Date / Report: 6-17-1987  
 Prepped By: H.K.

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
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	<input checked="" type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input checked="" type="checkbox"/> (AR) Archaeological
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	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs



# holman & ASSOCIATES

## Archaeological Consultants

"SINCE THE BEGINNING"

3615 FOLSOM ST. SAN FRANCISCO,  
CALIFORNIA 94110 415/550-7286

Dave Powers & Associates  
1885 The Alameda  
San Jose, CA 95126

June 17, 1987

Dear Mr. Powers,

RE: PROPOSED SAN JOSE ARENA LOCATIONS ARCHAEOLOGICAL REVIEW, OPTIONS A-1  
AND A-2

The following report is a summary of information available concerning cultural resources inside the proposed San Jose Arena setting alternatives A-1 and 2 inside the Julian-Stockton Redevelopment area of San Jose, Santa Clara County, California.

According to the terms of a contract agreed to between Holman & Associates and Dave Powers & Associates in May of 1987, this writer agreed to provide the following information:

1. Produce an existing environmental setting
2. List potentially significant environmental impacts to cultural resources
3. Propose mitigation measures to minimize identified impacts to resources
4. Describe unavoidable adverse impacts which cannot adequately be mitigated

This report summarized information gained from archival research and field visits conducted by Holman & Associates and Archaeological Resource Management (ARM) during 1986 and 1987, during which a surface reconnaissance was conducted for historic and prehistoric resources for the larger Julian-Stockton Redevelopment area, and during subsequent site visits for the above referenced project. Since the method of addressing historic impacts and prehistoric impacts take different forms, this report will summarize

findings for both of these areas inside Options A-1 and 2, discuss potential impacts and make recommendations for further research where necessary, and discuss mitigation measures where the existing data support such recommendations.

#### DESCRIPTION OF PROJECT AREA/ENVIRONMENTAL SETTING

Project areas A-1 and 2 cover most of the same property, differing only in their southern and northern borders, where some territory has been either added or excluded (see maps Site A 1, A 2). The borders of A-1 can be described as West Santa Clara Street on the south, Guadalupe Creek on the east, a jog westward on St. John Street, a border continuing from this through lot lines to Montgomery Street, Montgomery Street itself to West Julian Street, West Julian Street on the north, and the railroad tracks on the west. A-2 differs by dropping off several parcels at the junction of West Julian Street between the tracks and Montgomery Street, and adds a block of land bounded by West Santa Clara Street, Montgomery Street, Crandall Street and Cahill Street. This small area is the only area which has not been covered by the historic review provided by ARM; a prehistoric resources field reconnaissance was conducted as a part of this study.

At present these two areas are almost entirely covered by commercial buildings, pavement or fill covered lots; for an historic review of the uses of the area over the past 200 years, a good summary is to be found in the "Historic Resource Assessment and Historic Overview of the Stockton Julian Redevelopment Area" prepared by Glory Anne Laffey for ARM, 1986.

#### PREHISTORIC CULTURAL RESOURCES

A literature review covering this property was conducted in January of 1987 by this writer in a report entitled "A Summary of Archaeological Research conducted inside the Julian-Stockton Redevelopment Area, San Jose, Santa Clara County, California. During research conducted for this

report, it was discovered that there had been at least 11 separate archaeological field inspections conducted inside the Julian-Stockton redevelopment area, several of which covered the sites of Options A-1 and 2, including an entirely separate field inspection carried out in 1987 by Holman & Associates. Of these two of the most important were those done in 1974 and 1975 by Edwards and Edwards and Carrell (in Holman 1987), which covered all of the present option areas. As with all the other reports, their findings were negative, based on their visual inspection and a limited program of backhoeing. Their principal contribution was to demonstrate that aboriginal settlement patterns along the edges of what in the past had been a marsh area would have placed villages and/or campsites inside the development area, thus making this general area archaeologically sensitive. Edwards and Carrell, this writer and all the other archaeologists who have published their findings for the Julian-Stockton area have reached the same general conclusions summarized below:

1. Historic maps, accounts and the findings of archaeological field work in the area of the Julian-Stockton redevelopment area indicate that in addition to the creeks running through the area, a low swampy area covered a large but un-defined portion of the redevelopment zone.
2. It has been demonstrated archaeologically that the creek banks and the margins of the marshes supported camp sites, special use areas and villages due to the presence of water and the abundance and variety of food resources. Any areas containing creek banks or marsh margins would therefore be considered archaeologically sensitive.
3. Information does not exist which would aid in defining the actual borders of the marsh in particular, thus making the entire project area uniformly sensitive until proven otherwise.
4. Visual inspections of the surface inside the project zone are useless, due to the presence of buildings, pavement, cement or fill material covering almost all of the ground surface. To make things worse, observations by this writer and others of subsurface excavations reveal the presence of silt, often several feet thick, covering the ground, thus further obscuring prehistoric resources.
5. All archaeologists who have worked in this general area stress the need for some form of mechanical testing to determine the thickness of the silt layers and to locate buried archaeological deposits.

To summarize, the prehistoric archaeological potential of the area is still unknown, but the option areas must be considered to have a high potential for containing archaeological resources. The immediate problem is to discover these resources if indeed they exist, and to map their locations. Such locations would then be compared to development plans to develop a program for mitigation of impacts. Given the present knowledge of the type of construction needed to build a stadium and parking lots, it must be assumed that leveling and grading and other forms of subsurface excavation will occur throughout the zone as it is presently defined.

It will be necessary therefore to identify cultural resources with mechanical excavation at appropriate locations inside the Option areas. The depths and hopefully the areal extents of any deposits would then be mapped for planning purposes. The difficulty with conducting mechanical testing is the lack of openspace within which to conduct such tests--streets or buildings cover a large portion of the property under consideration. Mitigation should not be based on the accidental discovery of prehistoric materials during construction however, simply because the logistics of testing at this time are difficult. A plan should be developed to auger or trench at regular intervals in open lots or streets to test for archaeological deposits. Based on this initial testing, a determination could be made as to whether or not it would be necessary to conduct additional testing in areas now occupied by buildings, after the land has been acquired and buildings have been removed.

Archaeological materials found during any subsurface investigation may in fact require further delineation of area inside property borders; in any event, until such testing has been accomplished, it will not be possible to comment on any negative impacts to cultural resources which may be caused by the Stadium project. At least in the case of prehistoric resources, a decision to proceed or abandon Options A-1 and 2 cannot be made on the basis of existing data. A further commitment to subsurface testing will have to be made before prehistoric resources can be considered

impediment to development.

#### HISTORIC RESOURCES

Laffey (in ARM 1986) reports on a total of 6 historic properties inside Option areas A-1 and 2. These are the following:

259-28-12: 555 W. St. John Street. This Mission Revival brick cold storage warehouse was constructed between 1901 and 1911 by the San Jose Ice and Cold Storage Company

259-28-14: Pacific Gas and Electric plant. This location was originally occupied by the Garden City Gas Company in 1878. This company was taken over in 1879 by the older San Jose Gas Company formed in 1860. United Gas and Electric Company, the forerunner of P.G. and E, bought out this company in 1902 (Arbuckle 1985). The plant operations have gradually been expanded taking over the better portion of the block. Many of the structures within the plant appear to date the nineteenth-century. (Arm 1986:pp23).

259-37-29-31: these properties have also been identified by ARM in an earlier study as historic structures worthy of mitigation

#### RECOMMENDATIONS FOR MITIGATION OF IMPACTS

The ARM report also discusses acceptable forms of mitigation of impacts to the historic resources, ranging from abandonment of the project to project re-design. Of importance to the planning of the stadium (since it would alter the entire landscape inside the Option Zones), are those recommendations which allow unrestricted development of the area, summarized below:

RELOCATION: This option is seen as one of last resort, when project abandonment or redesign cannot be achieved. Properties considered eligible or actually on the National Register of Historic places would be removed by the moving of a structure, even though the structure itself was preserved.

RECONSTRUCTION: rebuilding all or part of a structure so that it can stay in place, but be utilized for whatever new intended use of the area is.



REHABILITATION: fixing up the building in place for new uses.

PARTIAL RECOVERY: complete archival and photographic documentation of any structure which is to be destroyed is complimented by the partial retrieval of specific items, details or portions of the structure through a program of salvage archaeology.

DOCUMENTATION WITH NO RECOVERY: this consists of complete archival and photographic documentation of the structure to be destroyed but no salvage work is done in conjunction.

Sincerely,



Miley Paul Holman

Holman & Associates

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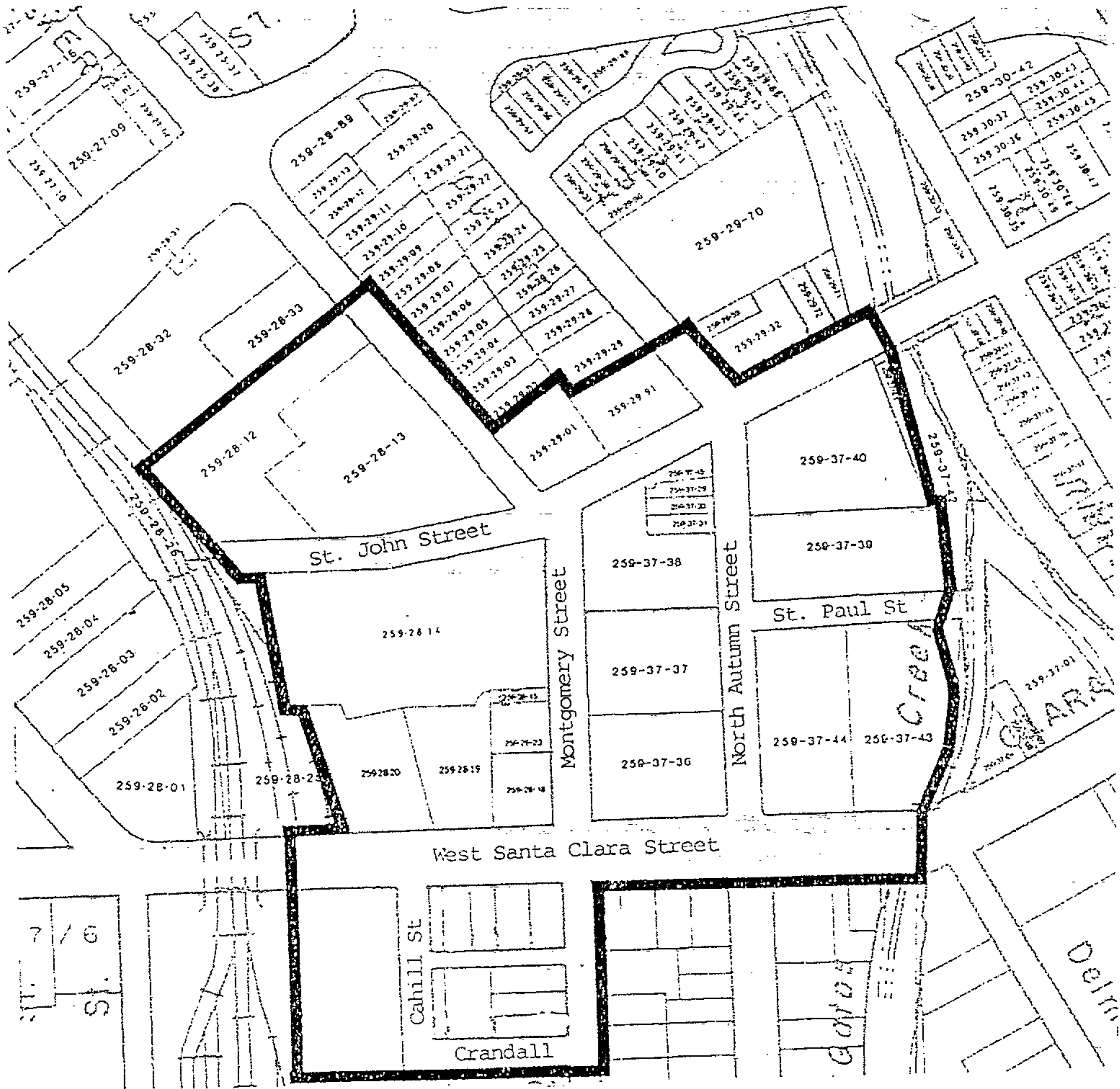
**SITE**

**A-1**



NORTH

MAY 1987



**SITE**

**A-2**



NORTH

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