

December 7, 2021

Ms. Julianne Polanco
State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100
916-445-7000

Via Electronic Mail to CalSHPO@parks.ca.gov and
Shannon.Pries@parks.ca.gov

Re: Section 106 Consultation for the 551 Keyes Street
(APN 472-12-086), San José, CA 95112

Dear Ms. Polanco:

The City of San José requests your review and concurrence with our finding of no significant adverse impact on historic and archaeological resources for the 551 Keyes Street Project located in San José, California (see site location figures, attached).

Project Description

The project site is an undeveloped 0.65-acre parcel. The proposed Project consists of the construction of a six-story residential building with 99 units of affordable housing (100 units total, one market-rate unit is reserved for the manager of the site) over a one-story basement. The proposed Project has a total of 93,974 square feet (sf) of total floor area consisting of resident housing, lobby, elevator, stairs, hallways, and a garage with vehicle and bicycle parking.

The proposed Project would have a maximum height of approximately 71 feet and two inches. The basement would consist of a parking garage, common space, bicycle parking, and elements to facilitate resident circulation including elevator, stairs, and hallways

Archaeological Resources

An Archaeological Resource Assessment Report for the project site was conducted by PaleoWest in February 2021. This assessment is included as Appendix E to the Section 106 Technical Report for the 551 Keyes Street Project (attached).

Area of Potential Effects (APE)

The project APE was delineated to consider the horizontal and vertical extent of project-related ground disturbance. The horizontal APE is conterminous with the parcel boundaries. The vertical APE varies with the project components, with excavation ranging from a maximum depth of 13 feet and minimum depth of 6 inches. All equipment staging will occur within the APE.

Findings

A records search of the APE of the Northwest Information Center (NWIC) California Historic Resources Information System (CHRIS) consisted of a review of records for resources within the project site and a review of recorded archaeological sites within 0.25-mile of the APE. Three previous studies were conducted within the APE and 18 were conducted within 0.25-mile of the APE. No previously recorded archaeological resources were identified in or within 0.25-mile of the APE.

A review of the Native American Heritage Commission Sacred Lands File search was also negative. A field investigation was conducted in 15-foot-wide transects within the APE. The field survey did not identify any archaeological cultural resources.

The following Standard Permit Conditions are included in the Draft Environmental Assessment to address the discovery of previously unknown subsurface cultural resources and human remains.

Subsurface Cultural Resources. If prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the City's Historic Preservation Officer shall be notified, and a qualified archaeologist in consultation with a Native American representative registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3 shall examine the find. The archaeologist shall 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and (2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits.

Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to Director of PBCE or the Director's designee and the City's Historic Preservation Officer and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials. .

Human Remains. If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts.

If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

- i. The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.
- ii. The MLD identified fails to make a recommendation; or
- iii. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the Landowner.

The project would also be required to abide by the City's Standard Permit Condition for the discovery of paleontological resources:

Paleontological Resources. If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of PBCE or the Director's designee.

Historic Resources

A Section 106 Technical Report for the 551 Keyes Street Project was prepared by Page & Turnbull for the proposed project in February 2021. The report is attached.

Area of Potential Effects (APE)

The approximately nine-acre horizontal APE for above-ground cultural resources includes the project site and the area in which the potential introduction of visual, atmospheric, or audible elements may be introduced by project activities (see map attached).

Findings

Page & Turnbull conducted a pedestrian reconnaissance field survey of the APE, completed research at various repositories and online, and reviewed results of the CHRIS records search. The APE includes a total of 19 parcels, 18 of which contain buildings or structures. There are no previously recorded historic properties within the APE. An additional 14 parcels include 15 buildings or structures older than 50 years of age. Page & Turnbull surveyed and evaluated each of these parcels for National Register eligibility. None were found eligible for listing in the National Register as individual resources or historic district contributors.

As no historic properties were identified within the APE, the result of the current identification and evaluation for the proposed undertaking is a finding of "No Historic Properties Affected," pursuant to 36 CFR Part 800.4(d)(1) and 800.11(d).

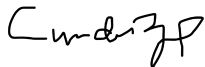
Tribal Consultation

As part of the SB35 ministerial project review, Native American Tribes with an interest in the project site were informed about the project. No response was received to date.

Based on the above, the City has determined that the proposed project would have no adverse effect on historic properties. The City of San José seeks the State Historic Preservation Officer's concurrence with the City's determination of no adverse effects.

Thank you for your consideration. If you have any questions, please contact Reema Mahamood at reema.mahamood@sanjoseca.gov or (408) 535-6872.

Sincerely,



Christopher Burton, Director
Planning, Building and Code Enforcement

Attachments:

- Site Location Map
- Project Vicinity Map
- Conceptual Rendering
- APE for Archaeological Resources
- APE for Historic Resources
- Section 106 Technical Report

SITE LOCATION MAP

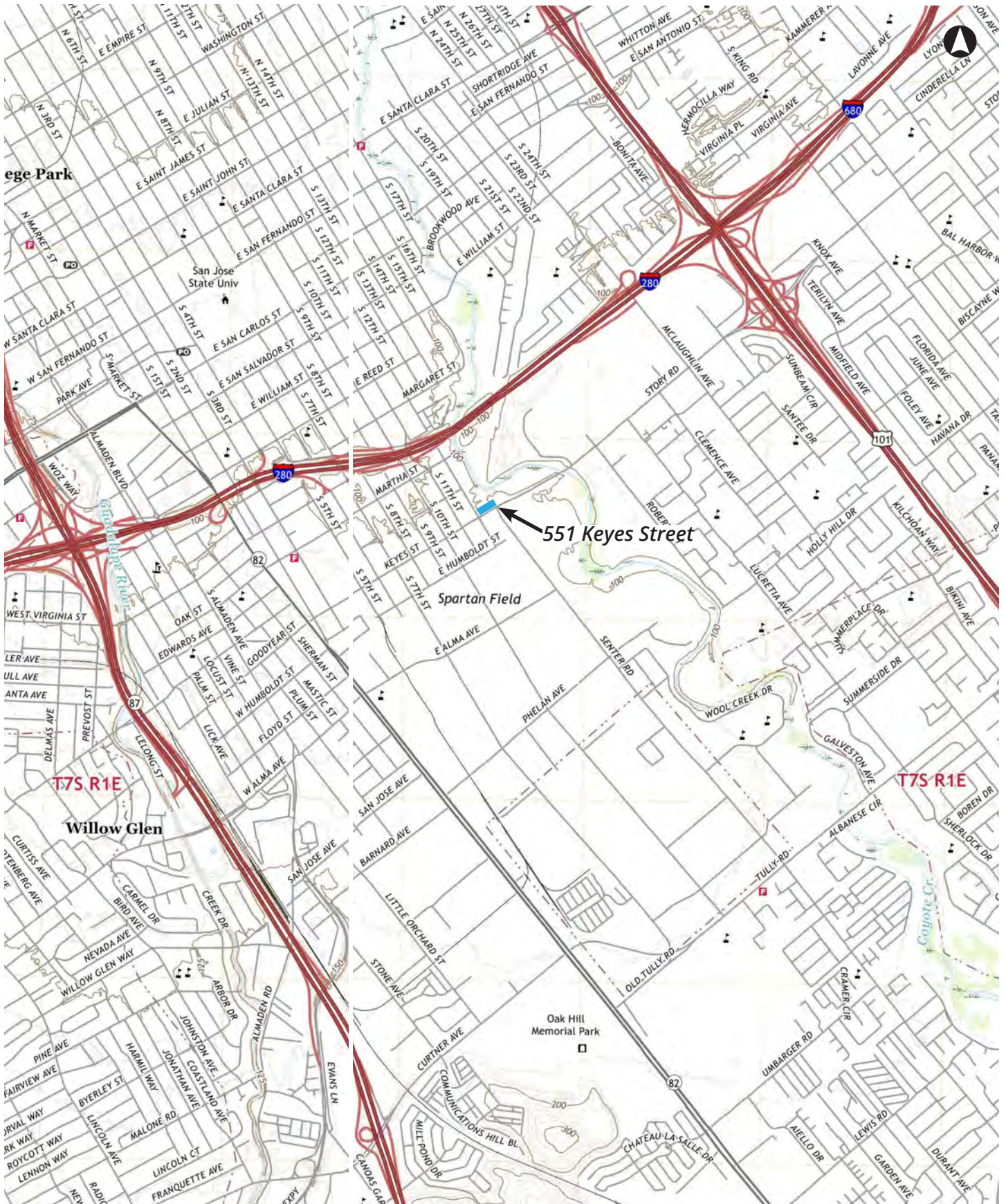


FIGURE A-I. PROJECT LOCATION
551 Keyes Street Project, San Jose

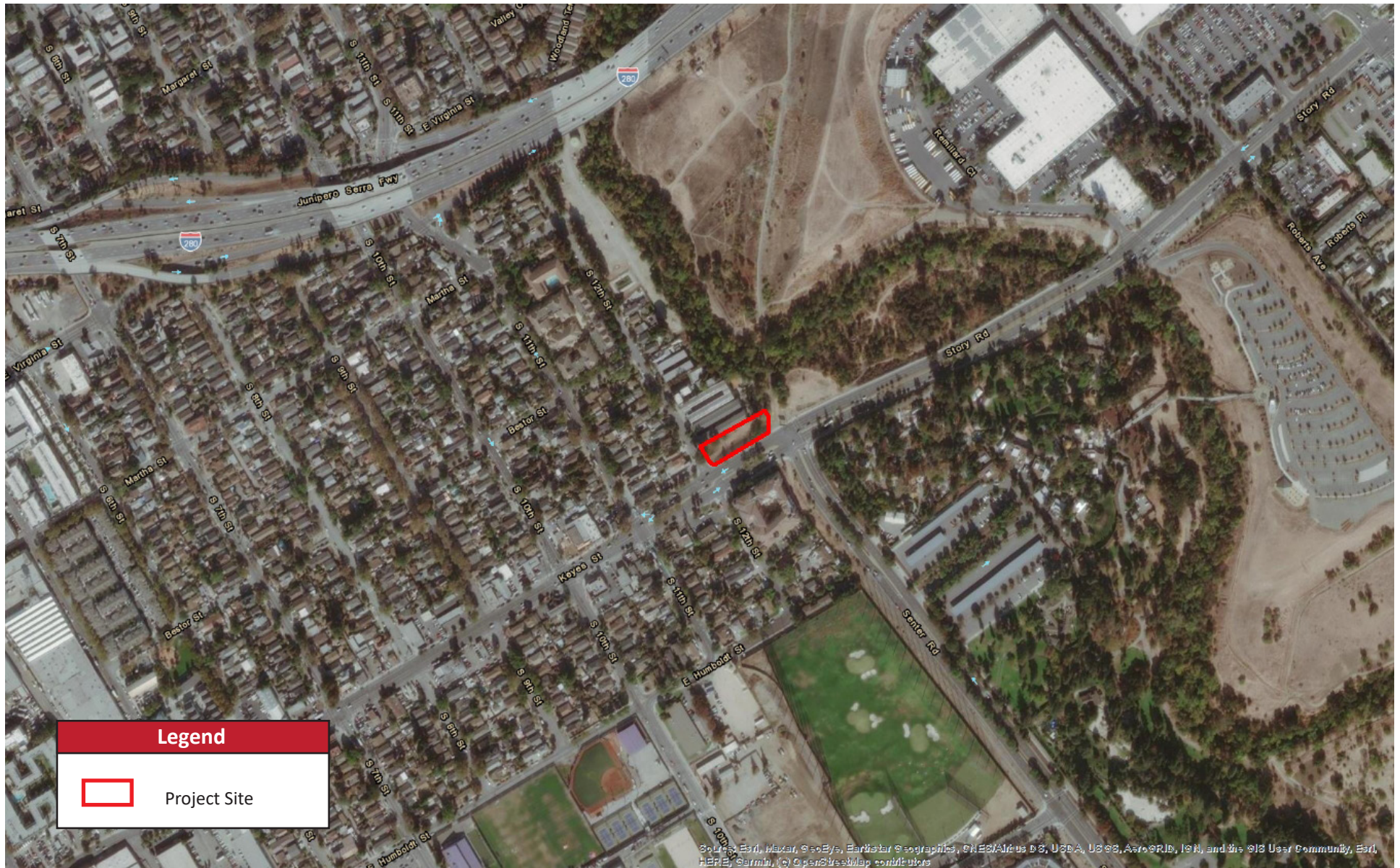
PAGE & TURNBULL

Project Location

2000 feet

Base image: USGS San Jose East CA and San Jose West CA 1:24,000 Topographic Quadrangles, 2018

PROJECT VICINITY MAP



Source: KH, 2020

Figure 1: Project Location Map

551 Keyes Street
Environmental Assessment



Not to scale

Kimley»Horn
Expect More. Experience Better.

CONCEPTUAL RENDERING



Source: David Baker Architects, 2021

Figure 9: Perspective View - North towards Keyes Street.

551 Keyes Street
Environmental Assessment



Not to scale

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APE FOR ARCHAEOLOGICAL RESOURCES



Figure 1-3. Project APE map.



FIGURE A-2. AREA OF POTENTIAL EFFECTS
551 Keyes Street Project, San Jose

- Area of Potential Effects
- Project site (Archaeological Survey Area)

Base image: Google Earth 2019



PAGE & TURNBULL

SECTION 106 TECHNICAL REPORT 551 KEYES STREET PROJECT

SAN JOSE, CALIFORNIA
[20196]

PREPARED FOR:
KIMLEY-HORN

February 2021



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I. INTRODUCTION

Pursuant to 36 Code of Federal Regulations (CFR) Part 800 and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended through 2016 (Section 106), the County of Santa Clara, on behalf of United States Department of Housing and Urban Development (HUD), is assessing the effects on historic properties of the proposed Charities Housing 551 Keyes Street Project in San Jose, California, henceforth referred to as “the undertaking.”

The County of Santa Clara proposes to use funding from the U.S. Department of Housing and Urban Development (HUD) as administered by the County of Santa Clara to assist with construction of the project. As the issuance of HUD funds is considered equivalent to a Federal Action, the proposed project is a Federal undertaking as defined in 36 Code of Federal Regulations (CFR) § 800.16(y), thereby requiring compliance with Section 106 of the National Historic Preservation Act (NHPA), which requires federal agencies to take into account the effects of their activities and programs on historic properties. As the lead federal agency, HUD is responsible for this compliance and has authorized the County of Santa Clara to initiate the Section 106 process and consultation.

Purpose

The purpose of this document is to provide necessary information for Section 106 consultation and the identification of historic properties within the Area of Potential Effects, pursuant to 36 CFR Part 800.4.

Methodology

This report provides a description of the undertaking; a description of the Area of Potential Effects (APE); a brief historic context of the City of Jose and the area surrounding the proposed undertaking; identification of historic properties within the APE; and conclusion with findings. Appendices A through F include maps of the proposed undertaking (location and APE); undertaking plans; photographs of existing conditions within the APE; historic maps and aerial photographs of the vicinity of the APE; an Archaeological Resource Assessment Report prepared by PaleoWest, LLC; and State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for properties within the APE that are 50 years or older; and.

Page & Turnbull prepared this report using research collected using the online services of various repositories, including the City of San Jose Development Services Permit Center, San Jose Public Library, and the Santa Clara County Office of the Clerk-Recorder. Additional online sources included the Internet Archive, Ancestry.com, Newspapers.com, and the aerial photograph collection of the University of California, Santa Barbara Library. Key primary

sources consulted and cited in this report and its appendices include historic maps, building permit applications, city and county directories, and historic newspapers. Information on the undertaking was provided to Page & Turnbull by Kimley-Horn, Inc.

On October 20, 2020, staff of the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) located at Sonoma State University (file number 19-1488) completed a records search for the undertaking area at Page & Turnbull's request. The search included all previously recorded cultural resources mapped within one quarter-mile radius of the undertaking and all studies intersecting the undertaking area. Page & Turnbull also reviewed the Office of Historic Preservation (OHP) Built Environment Resources Directory and the City of San Jose Historic Resources Inventory.

On December 22, 2020 Page & Turnbull conducted a site visit and a pedestrian reconnaissance field survey of the APE. A total of 19 parcels were surveyed and inventoried from the pedestrian right-of-way. All photographs in this report were taken by Page & Turnbull on December 22, 2020, unless otherwise noted. A pedestrian archaeological survey of the undertaking site was conducted on December 22, 2020, and an Archaeological Resource Assessment Report was prepared by PaleoWest, L.L.C., dated February 9, 2021

Summary of Findings

The APE contains a variety of buildings and structures constructed between 1922 and 2004. No historic properties were identified within the APE. Thus, the result of the current identification and evaluation for the proposed undertaking is a finding of "No Historic Properties Affected," pursuant to 36 CFR Part 800.4(d)(1) and 800.11(d).

II. THE UNDERTAKING

Description & Location

The following description and location information for the undertaking is based on the April 23, 2020 preliminary review drawing set for "551 Keyes St." prepared by David Baker Architects for Charities Housing, and provided to Page & Turnbull by Kimley-Horn.

The site of the proposed undertaking is at the northeast corner of South 12th and Keyes streets at the northeastern corner of San Jose's Spartan-Keyes, or Fairgrounds, neighborhood located to the southeast of downtown San Jose (**Appendix A, Map A-1**).

The undertaking consists of construction of a five-story residential building on a 0.65-acre parcel at 551 Keyes Street, San Jose (APN 472-12-086) that would include approximately 64,904 square feet of residential space across 84 units, as well as 64 vehicle and 84 bicycle

parking spaces within the 90,912 square foot development (**Appendix B**). As the site is currently undeveloped, no existing buildings or structures will need to be demolished to facilitate construction. However, the proposed undertaking will require ground disturbance to a maximum depth of 13 feet below existing ground surface for site preparation and installation of the basement-level parking garage.

The area immediately surrounding the undertaking location is of mixed residential, commercial, and recreational character. To the west of the undertaking site, the blocks north and south of Keyes Street, including the numbered streets counting down from South 12th street, are largely residential in character with a mixture of single-family homes built in the first half of the twentieth century and multi-family complexes built in more recent decades. To the northeast of the undertaking site, undeveloped City-owned land bordering the Five Wounds Trail (a pedestrian trail following the alignment of the former San Jose Branch of the Western Pacific Railroad) separates the residential area from a large retail shopping complex. The recreational facilities of the 156-acre, City-owned Kelley Park extend to the southeast, diagonally opposite the intersection of South 12th Street and Story Road. Overview photographs of the APE are provided in **Appendix C**.

Area of Potential Effects (APE)

An APE is a defined geographic boundary in which historic properties may be affected by an undertaking, including direct physical effects (such as demolition) and indirect effects (such as visual, atmospheric, or audible changes) that impact the historic character of a property.¹ An undertaking would have an adverse effect on a historic property if it resulted in changes to the property's character that diminish its integrity by altering characteristics that contribute to its eligibility for listing in the National Register of Historic Places (National Register). An APE may include historic properties that are well beyond the physical limits of an undertaking.

The approximately nine-acre horizontal APE for above-ground cultural resources includes the project site itself and the area in which the potential introduction of visual, atmospheric, or audible elements may be introduced by undertaking activities.

The APE includes the following 19 parcels, which include the next adjacent developed parcels on all sides of the undertaking site (**Appendix A, Map A-2**).

- 1001 South 12th Street (APN 472-12-015)
- 1011 South 12th Street (APN 472-12-016)
- 1019 South 12th Street (APN 472-12-017)

¹ Seifert, Donna, *Defining Boundaries for National Register Properties Bulletin*, revised 1997: accessed <http://www.nps.gov/NR/publications/bulletins/boundaries/bound1.htm>

- 1027 South 12th Street (APN 472-12-018)
- 1030 South 12th Street (APN 472-12-076)
- 1035 South 12th Street (APN 472-12-019)
- 1040 South 12th Street (APN 472-12-044)
- 1045 South 12th Street (APN 472-12-020)
- 1050 South 12th Street (APN 472-12-055)
- 1055 South 12th Street (APN 472-12-021)
- 1065 South 12th Street (APN 472-12-022)
- 1075 South 12th Street (APN 472-12-023)
- 1083-1084 South 12th Street (APN 472-12-078)
- 525 Keyes Street (APN 477-12-099)
- 502 Keyes Street (APN 477-04-032)
- 550 Keyes Street (APN 477-04-034)
- 551 Keyes Street (APN 477-04-086)
- 570 Keyes Street (APN 477-04-039)
- Five Wounds Trail segment (APN 477-11-081)

The 156-acre parcel containing Kelley Park (477-10-001), diagonally opposite the undertaking site across the intersection of Story and Senter roads to the southeast, has been excluded from the APE. This City-owned parcel includes three public recreation facilities: Happy Hollow Children's Park and Zoo (established in 1961), the San Jose Japanese Friendship Garden (established in 1965), and the History San Jose History Park (developed primarily through the 1990s). While developments within this park are age-eligible for evaluation as historic properties according to the criteria of the National Register, the portion of the park closest to the proposed undertaking – Happy Hollow Park and Zoo – is a recreational landscape whose focus is inward-looking, visually disconnected from the proposed undertaking site by the broad intersection of Story and Senter roads, fencing, and mature vegetation. The park's developments do not appear to incorporate views toward the north or northwest, which would be impacted by the proposed undertaking. Therefore, were the parcel, or any of its constituent elements, to be found eligible for listing in the National Register, it is very unlikely that any visual, audible, or atmospheric impacts related to the proposed undertaking would have an adverse effect on the historic character of the property.

Activities associated with the undertaking that have been determined to have vertical ground disturbance are limited to the undertaking site. These include foundation work, elevator shaft excavation, and utility trenching. The vertical APE is limited to the 0.9-acre project site only, and has been determined to extend to a maximum of 13 feet below the existing ground surface.

III. HISTORIC CONTEXT

City of San Jose

Before the establishment of Santa Clara County, the City of San Jose was founded in 1777 as the *Pueblo de San Jose de Guadalupe*, a Spanish settlement unassociated with either a Mission or a military Presidio. Although the *Mission de Santa Clara de Assis* was located approximately two miles to the west, the two fell under separate religious and secular jurisdictions.² While the Mission was run as an essentially self-sufficient settlement by the Franciscans, the pueblo was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey. The original pueblo site is thought to have been located between Hobson and Hedding Streets no more than about 400 yards from the Guadalupe River.³ By 1797, however, flooding forced the pueblo to relocate to the area of today's Plaza de Cesar Chavez in downtown San Jose. A network of rudimentary roads and trails connected the pueblo with other Spanish settlements and support locations throughout the surrounding area. For instance, the El Camino Real connected the San Jose pueblo with Mission Santa Clara and the presidios at Monterey and San Francisco, while the Alameda in downtown San Jose created a more localized route between the pueblo and Mission.

Other routes that are still evident in many of today's streets and railroad rights-of-way connected Mission Santa Clara with its cornfields to the east, Mission San Juan de Guadalupe in Milpitas, and even places as far afield as Mission Santa Cruz. The routes linked many points in the region that would become Santa Clara County, as well as points beyond.⁴

Land use in the Santa Clara Valley changed under Mexican rule, which began in 1822. Previously, the vast expanses of undeveloped land outside of the missions, pueblos, and presidios had primarily been claimed by the Catholic Church. These mission lands had been used for grazing livestock or simply remained wild. Under Mexican rule, mission lands were secularized and distributed to private landowners, who established large ranchos anchored by haciendas and small villages that served each rancho's functions. California's early hide and tallow economy supported cattle herding as the primary use of rancho lands. Between 1833 and 1845, thirty-eight ranchos were granted to Mexican settlers throughout Santa Clara Valley.⁵

² Archives & Architecture, *County of Santa Clara Historic Context Statement* (Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012).

³ BFGC-IBI Group, *Evaluation of the Former San Jose City Hall*, (Prepared for the County of Santa Clara Facilities and Fleet Department, 2012).

⁴ Archives & Architecture, *County of Santa Clara Historic Context Statement*.

⁵ *Ibid.*

Upon the culmination of the Mexican-American war in 1846, California came under control of the United States. In 1849, the Gold Rush brought an influx of settlers to California and led to the widespread restructuring of property lines and land ownership. Although no gold was present in Santa Clara Valley, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process by adhering to gold and helping it sink in the water-gravel mixture. This gave the Santa Clara Valley an important role in the events that put California on the world stage and brought many settlers to the area.

For much of its history, the Santa Clara Valley boasted a flourishing agricultural industry, continuing a tradition that started when San Jose was a small Spanish pueblo intended to supply produce to the presidios. Prior to and during the Gold Rush, cattle ranching had been the primary industry in California, with the Santa Clara Valley area boasting pastureland in the foothills and feed lots on the valley floor. Dairying and sheep ranching were also prevalent. This industry continued, but the high cost of fresh vegetables and flour during the Gold Rush made many realize that horticulture would be a lucrative pursuit thereafter. Many miners returning from the gold fields settled in Santa Clara Valley, where they established successful farms.⁶ At the peak of their production, wheat farms in Santa Clara County produced thirty percent of California's wheat supply. The valley was dominated by fields of wheat and other grain crops until 1880, when yields became poor and competition from farms in the Central Valley mounted. This triggered a shift toward fruit growing. Prunes, grapes, and apricots became the major crops, and by the 1890s orchards dotted the valley, replacing most of the wheat fields.⁷

Early San Jose served as a supply stop for miners journeying to the gold fields and many businesses and services were established to serve them, growing the city. John Burton, the first American alcalde, or mayor, commissioned a survey of the pueblo of San Jose not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south, and Market Street to the west—that a new commercial and retail district developed. The first businesses were located close to the Mexican pueblo along Post and Market Streets.⁸ When Santa Clara County was established in 1850, San Jose was the only urban area in Santa Clara County, and thus the center of the county's commerce, government, and culture. It became the first incorporated city in the state and served as state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's early limits covered about six square miles and although they were not

⁶ Archives & Architecture, *County of Santa Clara Historic Context Statement*.

⁷ *Ibid.*

⁸ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

expanded until the early twentieth century, the city's temporary status as the state capital spurred rapid growth. Even after the capital was moved, development and prosperity continued due to railroad connections that by 1869 linked San Jose with markets across the country.⁹ San Jose grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated and utilized the services of the city.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1868) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market; and the San Jose Post Office (1893) at 110 South Market Street. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city. Although the 1880s witnessed the construction of some of the finest commercial buildings in downtown San Jose, the early 1890s brought difficult times. In 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly rebuilt. Several buildings along the southern part of First and Second Streets date from this post-fire construction.¹⁰

The population of San Jose grew to almost 50,000 in the early twentieth century, and from the 1900s to 1930s commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The size of buildings increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers in what is now downtown San Jose. While the downtown grew in height, the city's land area spread and San Jose became a major population center rivaling San Francisco, Oakland, and Berkeley.¹¹ Agriculture-related industries, such as canning, drying, and packing, employed a large percentage of San Jose's population and attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Although the onset of the Depression in 1929 slowed the economy and slowed major building projects in downtown San Jose, the food-centric local industries kept the city and county afloat. When World War II brought demands for canned and shelf-stable produce increased, Santa Clara County was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business, such as Hewlett Packard, founded in 1939,

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ *Ibid.*

that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, particularly at the Stanford Industrial Park where the likes of Sylvania, Philco-Ford, General Electric, and Lockheed were based, Santa Clara County and San Jose continued to shift quickly from an agricultural center to a center for the technology industry.¹² Defense work in the Bay Area, such as that generated by Moffett Field's naval air station, led directly to hundreds of thousands of servicepeople choosing to settle in the Santa Clara Valley after the war.¹³ The growing popularity of the private automobile allowed for suburban sprawl that increased the city's livable area.¹⁴ This environment set the stage for decades of annexation by San Jose of smaller townships within Santa Clara County, greatly increasing the City's land area.

Following the World War II, Santa Clara County's business community and San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies. The high-tech boom attracted thousands of new residents to the city. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control.

In 1948, the San Jose City Manager submitted the city's first Six-Year Capital Improvement Plan. A large section of the plan detailed significant investment in city infrastructure and city departments that supported public welfare. The end of the war had brought about an enormous sense of civic pride, and public support for new civic facilities swelled. The Six-Year Plan was only the first step in a series of bond measures that enabled the construction of many civic buildings such as post offices, fire stations, libraries, park structures, and San Jose's new City Hall, many of them displaying Modernist design principles as symbols of the region's new era of growth and prosperity.¹⁵

Between 1950 and 1975, the population of Santa Clara Valley expanded from 95,000 to 500,000. Under the aggressive annexation policies of City Manager "Dutch" Hamann, the city of San Jose expanded in size from seventeen square miles to 120 square miles by procuring 1,419 newly annexed areas.¹⁶ Hamann ultimately directed one of the greatest 20-year expansions of any city in United States history. He continued to rely on automobile-related

¹² Archives & Architecture, *County of Santa Clara Historic Context Statement*.

¹³ PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Prepared for the Preservation Action Council of San Jose, 2009), 26.

¹⁴ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

¹⁵ PAST Consultants, *San Jose Modernism*, pg. 25.

¹⁶ Page & Turnbull, *Fountain Alley*; Archives & Architecture, *County of Santa Clara Historic Context Statement*.

transportation models to facilitate expansion, the most major of which was Interstate 280, constructed during the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which was developed between the 1940s and 1960s along the northern edge of the city.

Undertaking Vicinity

The neighborhood within which the APE is located, referred to as Spartan-Keyes (and sometimes as Fairground) was, until the middle of the twentieth century, outside of what was the city limits of San Jose. Most tracts south of Alma Avenue and east of Coyote Creek were annexed by the City in the 1950s and 1960s, with the development of those areas beginning in the mid-20th century. The undertaking site, however, is at the northeastern extent of the Spartan-Keyes neighborhood, and is within the boundaries of the original City of San Jose, as chartered in 1850. By 1876, as reflected in Thompson and West's atlas map of San Jose's Third Ward, "Freyschlag's Subdivision" comprised approximately ten blocks, including the undertaking location, on either side of Keyes Street between Coyote Creek and South 8th Street (**Appendix D, Figure D- 1**). Though a named subdivision with defined blocks on paper, the undertaking vicinity remained insufficiently developed by 1891 to be included in the Sanborn-Perris Map Company's fire insurance maps of San Jose. By 1915, the blocks to the west and south of the undertaking site had been partially built out with modestly sized single-family homes, with water tank houses on some properties (**Appendix D, Figure D- 2**). An orphanage, The Home of Benevolence, opened around 1910 on the south side of Martha Street between South 11th and South 12th streets. From the early 20th century until the late 1950s, the area surrounding the undertaking site was Cedar Brook Park, a privately owned recreation area featuring a dancing pavilion, cottages, and picnic areas (**Appendix D, Figure D- 3**). The park was a popular location for civic groups and clubs to host promotional and recreational events such as a Thanksgiving turkey shoot.¹⁷ With San Jose's postwar annexations, the area to the south and east of the undertaking site gradually transitioned from larger agricultural parcels with regular rows of orchard trees to suburban shopping centers, residential subdivisions, and parks (**Appendix D, Figure D- 4 and Figure D- 5**). Keyes Street in the vicinity of the undertaking was widened significantly in 1989, expanding to accommodate additional lanes traffic. Today, the early semi-rural character of the neighborhood can still be glimpsed in the undeveloped areas bordering Coyote Creek north of Story Road.

¹⁷ Advertisement, Oakland Tribune, November 21, 1923;

IV. IDENTIFICATION OF HISTORIC PROPERTIES

Historic properties, as defined in 36 CFR Part 800.16(l)(1), include any district, site, building, structure, or object that is included in or eligible for listing in the National Register.

Previously Recorded Historic Properties

Page & Turnbull reviewed the California Historical Resources Information System's Built Environment Resource Directory for Santa Clara County, last updated March 3, 2020, and the City of San Jose's Historic Resources Inventory. These documents do not list any historic properties within the APE.

A cultural resources records search of previously recorded sites and studies was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on October 20, 2020 (NWIC File No. 20-0710). The records search included the project site and a one-quarter-mile radius, located on the USGS San Jose East 7.5' quadrangle. No previously recorded sites are located within the APE. Within the quarter-mile search radius, the results of the records search included one previously recorded built environment resource, one "informal" resource, and no archaeological resources.¹⁸ The built environment and "informal" resources are located near the intersection of Martha and South 12th streets, outside of the APE. These are summarized in **Table 2**.

Table 2. Previously Recorded Properties Within ¼-Mile NWIC Records Search Radius

| APN | Address | Primary Number | Report reference |
|------------|---|----------------|---|
| 472-12-085 | "Old Home of Benevolence," 516 Martha Street | P-43-002701 | Cartier et al., 1998 |
| 472-12-058 | 900 South 12th Street | C-862 | Archaeological Resource Management, 1989 |

Properties Eligible for Evaluation

According to records held by the City of San Jose Development Services Permit Center and historic aerial photographs, 14 of the 19 parcels within the APE contain buildings or structures 50 years of age or older. Page & Turnbull prepared DPR 523A and 523B forms for each of these properties (**Table 3; Appendix C**). The DPR 523B forms provide brief evaluations of each property for eligibility for listing in the National Register, using the following National Register criteria:

¹⁸ "Informal" resources in the records of the California Historical Resource Information System are those resources not recorded on DPR 523A primary record forms and not submitted in CHRIS standard format to an Information Center.

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

There are no age-eligible properties located within the undertaking site, which is an undeveloped lot. Age-eligible properties within the APE consist of a variety of building types generally grouped by location. The oldest built environment resource in the APE is the Western Pacific Railroad trestle (built in 1921-1922) over Coyote Creek, to the northeast of the undertaking site. Once part of the San Jose Branch line of the WPRR, the location of this line relative to the later residential properties demonstrates that, for the first decades of the twentieth century, the area was relatively sparsely developed. The largest cohesive grouping of buildings in the APE is a row of eight small, single-family homes built by contractor Emmet McQuoid in 1938 and 1939. Sharing similar massing and some repetitive primary façade elements, this row of small homes represents inexpensively built speculative properties which filled in a previously undeveloped area near what was, at the time, the southeastern city limits. The east side of South 12th Street was developed with multi-unit residential buildings beginning in the mid-1960s, on parcels subdivided in 1961 after the closure of Cedar Brook Park. Properties closer to Keyes Street focus on the street's commercial development, and include a small, liquor store (built ca. 1935) at 1085 South 12th Street and automotive service station (built in 1965) at 502 Keyes Street.

As presented in the DPR 523B forms, none of the properties within the APE that are over 50 years of age appear to be eligible for listing in the National Register as individual resources. In addition, no National Register-eligible district appears to be present to which properties within the APE would be contributors. Buildings in the APE were built late in the development of San Jose's original chartered area, and represent gradual expansion toward Coyote Creek and infill rather than a significant development period. None possess architectural distinctiveness or significant associations with historic events, patterns, or individuals. While the houses constructed in 1938-1939 along the west side of South 12th Street were built by a single developer, Emmet McQuoid, they do not appear to comprise a National Register-eligible historic district. Therefore, none of the 15 previously unevaluated age-eligible buildings (on 14 parcels) are considered historic properties.

Table 3. Properties Eligible for Evaluation within the APE

| APN | Address | Property Type | Year Built | Finding |
|------------|-----------------|---------------------------|------------|--------------|
| 472-11-081 | WPRR Trestle | Railroad | 1922 | Not Eligible |
| 472-12-023 | 1075 South 12th | Single-family residential | 1935 | Not Eligible |
| 472-12-078 | 1083 South 12th | Single-family residential | 1935 | Not Eligible |
| 472-12-078 | 1085 South 12th | Commercial | 1935 | Not Eligible |
| 472-12-019 | 1035 South 12th | Single-family residential | 1938 | Not Eligible |
| 472-12-020 | 1045 South 12th | Single-family residential | 1938 | Not Eligible |
| 472-12-021 | 1055 South 12th | Single-family residential | 1938 | Not Eligible |
| 472-12-022 | 1065 South 12th | Single-family residential | 1938 | Not Eligible |
| 472-12-015 | 1001 South 12th | Single-family residential | 1939 | Not Eligible |
| 472-12-016 | 1011 South 12th | Single-family residential | 1939 | Not Eligible |
| 472-12-017 | 1019 South 12th | Single-family residential | 1939 | Not Eligible |
| 472-12-018 | 1027 South 12th | Single-family residential | 1939 | Not Eligible |
| 472-12-055 | 1050 South 12th | Multi-unit residential | 1964 | Not Eligible |
| 472-12-044 | 1040 South 12th | Multi-unit residential | 1965 | Not Eligible |
| 477-04-032 | 502 Keyes | Commercial | 1965 | Not Eligible |

A pedestrian archaeological survey of the undertaking site was conducted on December 22, 2020, and an Archaeological Resource Assessment Report was prepared by PaleoWest, L.L.C., dated February 9, 2021 (**Appendix E**). No archaeological materials or deposits were observed during PaleoWest's survey of the undertaking site. While the general vicinity of the proposed undertaking has potential for the presence of archaeological resources due to its proximity to Coyote Creek, the undertaking site itself has been subject to significant previous ground disturbance, including excavation to a depth of 13 to 20 feet below adjacent grade across much of the parcel. As such, the likelihood of encountering previously unrecorded archaeological deposits during undertaking-related activities is considered to be low.

Non-Age-Eligible Properties

Five parcels within the APE either have built environment resources which are younger than 50 years of age or contain no resources, and were therefore not evaluated for eligibility for listing in the National Register (**Table 4**). The year built information is based on records held by the Santa Clara County Assessor's Office and City of San Jose Development Services Permit Center. Page & Turnbull surveyed the properties and the observations are consistent with the recorded information.

Table 4. Unevaluated Properties within the APE

| APN | Address | Property Type | Year Built |
|------------|-----------------|--|------------|
| 472-12-076 | 1030 South 12th | Multi-unit residential | 1978 |
| 477-04-034 | 550 Keyes | Commercial (7-Eleven) | 1984 |
| 472-12-088 | 525 Keyes | South Bay Water Recycling Pump Station | 1996 |
| 477-04-039 | 570 Keyes | Multi-unit residential | 2004 |
| 472-12-086 | 551 Keyes | Vacant (Undertaking site) | N/A |

V. CONCLUSION

The proposed undertaking, the 551 Keyes Street Project in the City of San Jose's Spartan-Keyes / Fairgrounds neighborhood, will involve the use of HUD funds and therefore requires compliance with Section 106 of the National Historic Preservation Act.

Page & Turnbull conducted a pedestrian reconnaissance field survey of the APE, completed research at various repositories and online, and reviewed results of the CHRIS records search. The APE includes a total of 19 parcels, 18 of which contain buildings or structures. There are no previously recorded historic properties within the APE. An additional 14 parcels include 15 buildings or structures older than 50 years of age. Page & Turnbull surveyed and evaluated each of these parcels for National Register eligibility. None were found eligible for listing in the National Register as individual resources or historic district contributors.

No previously recorded archaeological sites are located within the APE, and based on review of records search results and other documentation, the potential for encountering buried archaeological deposits during undertaking activities appears to be low. In the event of unanticipated discovery of archaeological deposits during undertaking activities, following appropriate protocols including halting work within 50 feet of the discovery pending evaluation by a qualified archaeologist would prevent adverse effects to archaeological properties. In the case of inadvertent discovery of human remains during ground-disturbing undertaking activities, procedures should adhere to California Health and Safety Code Section 7050.5.

As no historic properties were identified within the APE, the result of the current identification and evaluation for the proposed undertaking is a finding of "No Historic Properties Affected," pursuant to 36 CFR Part 800.4(d)(1) and 800.11(d).

VIII. REFERENCES CITED

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- BFGC-IBI Group, *Evaluation of the Former San Jose City Hall*. Prepared for the County of Santa Clara Facilities and Fleet Department, 2012.
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- Holson, John, Cordelia Sutch, and Stephanie Pau. *Cultural Resources Report for San Jose Local Loops, Level 3 Fiber Optics Project in Santa Clara and Alameda Counties, California*. Pacific Legacy, Inc. and William Self Associates, 2002. Report S-025173 on file at NWIC.
- Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.
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- PAST Consultants, LLC, *San Jose Modernism Historic Context Statement*. Prepared for the Preservation Action Council of San Jose, 2009.
- Sanborn Map Company. Insurance Maps of San Jose, California, Volume One, Sheet 97, 1950.
- _____. Insurance Maps of San Jose, California, Volume One, Sheet 97, 1915.
- Thompson & West. "San Jose, Third Ward," from *Historical Atlas Map of Santa Clara County, California*, 1876. David Rumsey Historical Map Collection.

APPENDICES

APPENDIX A: UNDERTAKING MAPS

APPENDIX B: KEYES STREET PRELIMINARY REVIEW SET

APPENDIX C: APE PHOTOGRAPHS

APPENDIX D: HISTORIC MAPS AND AERIAL PHOTOGRAPHS

APPENDIX E: ARCHAEOLOGICAL SURVEY REPORT

APPENDIX F: DPR 523A & 523B FORMS

APPENDIX A: UNDERTAKING MAPS

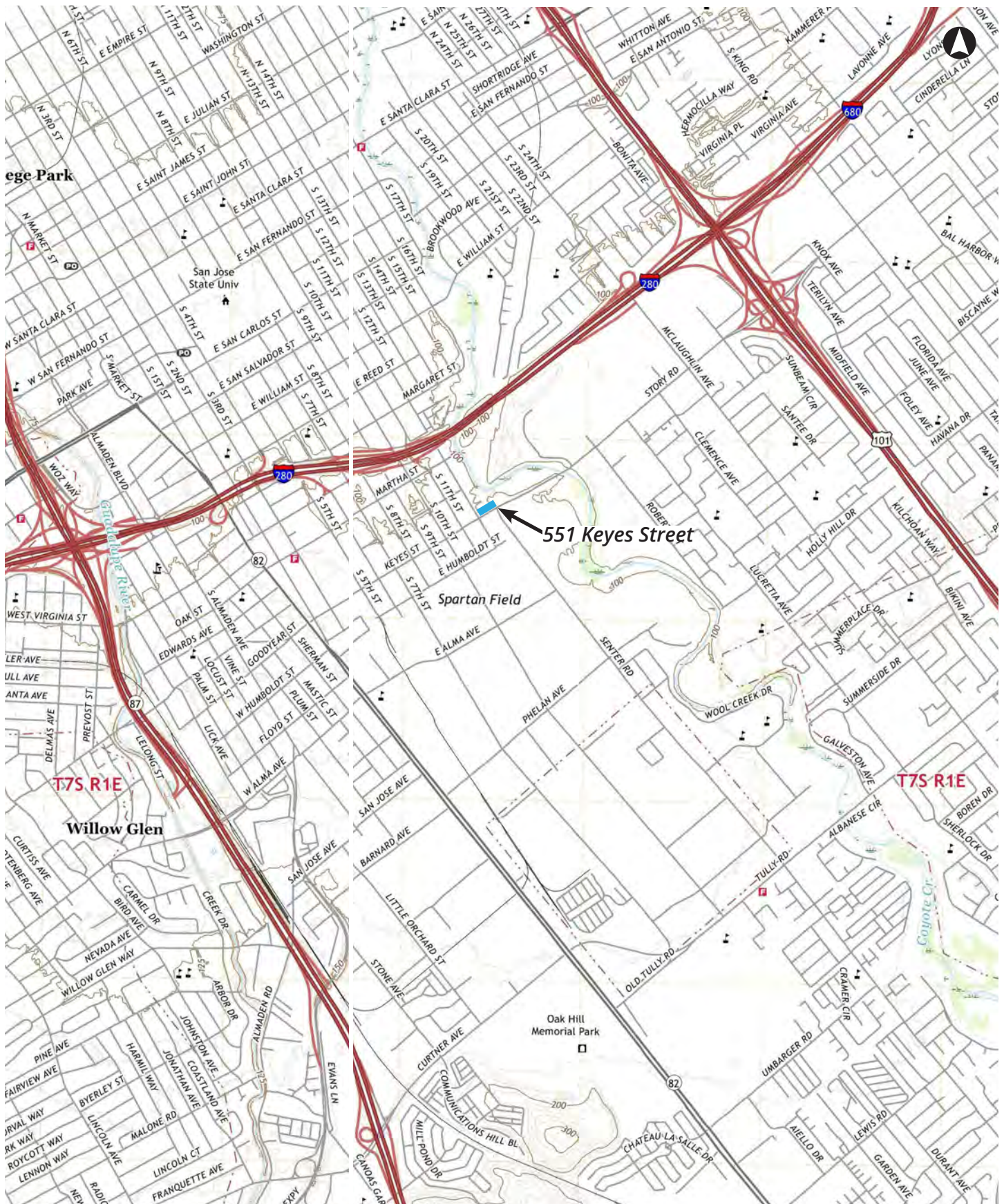


FIGURE A-I. PROJECT LOCATION
551 Keyes Street Project, San Jose

PAGE & TURNBULL



FIGURE A-2. AREA OF POTENTIAL EFFECTS
551 Keyes Street Project, San Jose

- Area of Potential Effects
- Project site (Archaeological Survey Area)

Base image: Google Earth 2019



PAGE & TURNBULL

APPENDIX B: 551 KEYES STREET PRELIMINARY REVIEW SET
(DAVID BAKER ARCHITECTS, APRIL 2020)

551 KEYES STREET

PRELIMINARY REVIEW SET



PROJECT SITE

| | |
|------------|-------------------------------------|
| ADDRESS | 551 KEYES STREET, SAN JOSE CA 95112 |
| PARCEL APN | 472-12-086 |
| ZONING | R-M Residence District Multiple Lot |
| LOT SIZE | 0.65 ACRES (28,438 SF) |
| LOT GROSS | 0.90 ACRES (39,278 SF) |

PROJECT DIRECTORY

OWNER:

Charities Housing
Sobrato Center for Non Profits
1400 Parkmoor Ave. Suite 190
San Jose, CA 95126
Attn: Kathy Robinson
T: 408.550.8311
E: krobinson@charitieshousing.org

ARCHITECT:

David Baker Architects
461 2nd St, Loft C-127
San Francisco, CA 94107
Attn: Daniel Simons
T: 415.335.7064
E: danielsimons@dbarchitect.com

SHEET INDEX

| | |
|------|--------------------------------|
| A100 | SITE PLAN |
| A101 | FLOOR PLAN LEVEL 1 |
| A102 | FLOOR PLAN LEVEL 2 |
| A103 | TYPICAL FLOOR PLAN (LEVEL 3-6) |
| A104 | FLOOR PLAN ROOF |
| A200 | ELEVATIONS |
| A201 | MATERIALS |
| A300 | SECTIONS |
| G000 | TITLE SHEET |
| G001 | PROJECT DATA |
| G002 | ZONING COMPLIANCE |
| G003 | EXISTING SITE SURVEY |
| G004 | EXISTING SITE PHOTOS |
| G005 | SITE STRATEGY DIAGRAMS |
| G006 | CONCEPT SKETCHES |

PROJECT DESCRIPTION

This proposed project will bring 84 family affordable rental units and supportive services to the City of San Jose. The project site is comprised of .65 acres carved from an existing .9 acre site, bounded by Coyote Creek to the east, Keyes Street to the south, S Twelfth Street to the west, and existing residential to the north. The building will have resident common spaces, open space and automated parking lifts.

REFERENCES San Jose Zoning Ordinance Chapter 20.30-Residential Development Standards
2040 General Plan Chapter 5 (Page 13)



1 Site Area Plan
1" = 100'-0"

REQUIRED SETBACKS

| | |
|-----------------|----------|
| Front | 10 Feet |
| Side (Interior) | 5 Feet |
| Side (Corner) | 7.5 Feet |
| Rear (Corner) | 15 Feet |

PROJECT SITE

| | |
|---------------|--|
| ADDRESS | 551 KEYES STREET, SAN JOSE CA 95112 |
| PARCEL APN | 472-12-086 |
| ZONING | R-M RESIDENCE DISTRICT MULTIPLE LOT |
| LOT SIZE | 0.65 ACRES (28,438 SF) |
| LOT GROSS | 0.90 ACRES (39,278 SF) |
| BUILDING TYPE | (5) LEVELS OF TYPE III OVER (1) LEVEL OF TYPE I BASEMENT |

RESIDENTIAL UNIT COUNT : 84

MIN 25% 3-BEDROOM UNITS; 50% 2 - BEDROOM UNITS OR HIGHER

| UNIT TYPE | COUNT | SIZE | AREA |
|-------------|--------|-----------------|----------------|
| STUDIO | 35 42% | 14' x 28' | 392 SF |
| 1 BEDROOM | 5 6% | 22' x 28' | 616 SF |
| 2 BEDROOM | 20 24% | 35' x 28' | 980 SF |
| 3 BEDROOM | 23 28% | (42'-44') x 28' | 1176 - 1232 SF |
| 3 (MANAGER) | 1 | (42'-44') x 28' | 1176 - 1232 SF |
| TOTAL | 84 | | |

PARKING GARAGE COUNT : 64 SPACES

| TYPE | COUNT |
|---------------|-------|
| ADA | 2 |
| PARKING LIFTS | 62 |
| TOTAL | 64 |

PARKING RATIO: 0.75

SECURED BICYCLE PARKING: 84
BICYCLE PARKING RATIO: 1:1

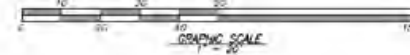
| OCCUPANCY | FLOOR AREA |
|--------------|------------|
| CIRCULATION | 8,977 SF |
| COMMON | 3,852 SF |
| PARKING | 8,231 SF |
| RESIDENTIAL | 64,904 SF |
| SERVICE | 4,688 SF |
| STAIRS / ELV | 260 SF |
| | 90,912 SF |

ZONING REQUIREMENTS

| ITEM | REQUIREMENT | PROPOSED | STATUS | REFERENCE |
|-----------------------------|--|--|--|--|
| GENERAL PLAN | UR (Urban Residential) | | | |
| ZONING | R-M Residence District Multiple-Unit/Lot | | | |
| MIN LOT AREA | 6,000 SQ. FT | 39,278 SQ. FT | Complies | 20.30.200 (Table 20-60) |
| MIN LOT WIDTH | 80 Feet | 98 Feet | Complies | 20.30.200 (Table 20-60) |
| NO. STORIES | Not Applicable | 5 stories over 1 story basement | Complies | 20.30.200 (Table 20-60) |
| MAX HEIGHT | 45 FT or established in Chapt. 20.85 78 FT per AB 1763 | 61 Feet | Complies per AB1763 State Density Bonus | 20.30.200 (Table 20-60) AB 1763 (State Density Bonus) |
| DENSITY | 30-95 units/gross acre | 84/.90 acre: 93 du/acre | Complies | San Jose General Plan Ch.5.13 |
| MIN OPEN SPACE | Common: request feedback. May be reduced if close proximity to public park or >20 units increased private public space to 150sf each | 6875 SQ. FT | *Concession Requested | San Jose Residential Design Guidelines Chapt. 10A |
| MIN PRIVATE OPEN SPACE | Private: min 60 SQ. FT for 50% of units; min 6 feet wide 42 units (60 sf) = 2,520 SQ. FT | 2,520 SQ. FT | Complies | 20.75.180 (Table 20-60) |
| FRONT SETBACK | 10 Feet | 13 Feet | Complies | 20.30.200 (Table 20-60) |
| SIDE INTERIOR SETBACK | 5 Feet | 5 Feet | Complies | 20.30.200 (Table 20-60) |
| SIDE CORNER SETBACK | 7'6" Feet | 5'6" Feet | *Concession Requested | 20.30.200 (Table 20-60) |
| REAR CORNER SETBACK | 15 Feet | 15 Feet | Complies | 20.30.200 (Table 20-60) |
| PARKING RATIO | .25 per 2-3BR unit .25 (44 units) = 11 spaces 0 per 0-1 BR; MStudio Very Low Income Affordable Total: 11 spaces | 0.75 64 spaces | Complies | 20.190.60 (Table 20.290) Very Low Income Affordable Units |
| PARKING SPACE DIMENSIONS | Uniform Spaces: 8.5' width x 17' length; Full Sized Car Spaces: 9'0" x 18'0" Compact 8'6" x 16'0" | Parking Lifts | Complies | 20.190.100 (Table 20.220) |
| DRIVE AISLE WIDTH | Drive Aisle Width: 26'-0" Width for 2 way traffic | 26'-0" | Complies | 20.190.100 (Table 20.220) |
| BICYCLE PARKING | 1 per 4 living units 84 units / 4 = 21 spaces Long Term Within 100 feet of Building Entrance Short Term Within 20 feet of Building Entrance | 1:1 (84 spaces; 100% long term service) | Complies | 20.90.050 (Table 20-190) Table 20.210 |
| MOTORCYCLE PARKING | 1:4 Parking Ratio (84/4) = 21 spaces | 0 Spaces Provided | *Concession Requested | 20.90.350 (Table 20-250) |

LEGEND

- EXISTING OUTLINE LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AN ALIEN
- BOUNDARY (AT PORTABLE SHOWN)
- RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APPROX
- ELECTRIC
- FENCE
- FIRE HYDRANT
- FLU (GATE, WEL)
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SEWER
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER METER
- GAS



BASIS OF BEARINGS
THE BEARING NORTH 20°32'26" EAST OF THE CENTER LINE OF BOSTON STREET AND SHOWN ON THAT MAP OF RECORD OF SURVEY FILED FOR RECORD IN BOOK 833 OF MAPS PAGES 37, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK
DESCRIPTION: FOUND USGS BRASS DISK (NO STAMP) ON TOP AND BACK OF SLOPEWALK AT BASE OF BRIDGE AT COYOTE CREEK AND BOSTON ROAD, CITY OF SAN JOSE. ELEV: 104.72'

ABBREVIATIONS

- | | |
|----------|---------------------------|
| APN | ASSESSORS' PARCEL NUMBER |
| BM | BENCH MARK |
| CATV | CABLE TELEVISION OVERHEAD |
| C | CURVE DELTA |
| DRWY | DRIVEWAY |
| DS | DOWNSPOUT |
| FF | FLOOR FINISH ELEVATION |
| FL | FLOOR LINE ELEVATION |
| GR | GRASS FINISH ELEVATION |
| IR | IRON PIPE |
| L | CURVE LENGTH |
| RM | REFERENCE MONUMENT |
| M-M | MONUMENT TO MONUMENT |
| O.H. PWR | OVERHEAD POWER LINE |
| O.H. TEL | OVERHEAD TELEPHONE LINE |
| PCL | PARCEL |
| P.M. | PARCEL MAP |
| PTN | PORTION |
| R | RADIUS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB ELEVATION |
| TEMP | TEMPORARY |
| PUE | PUBLIC UTILITY EASEMENT |
| W.F. | WATERSHED EASEMENT |

NOTES:

- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
- THESE SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
- TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
- UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FLOOR FINISH ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



S TWELFTH STREET

KEYES STREET

APN NO.: 472-12-055

APN NO.: 472-12-088

LOT NET AREA: 28,438± SF

LOT GROSS AREA: 39,278± SF



BOUNDARY & TOPOGRAPHIC SURVEY
551 KEYES ST
472-12-088

SHEET
BT 2
OF 2 SHEETS



1. LOOKING NORTHEAST FROM S 12TH STREET
TOWARDS EAST SIDE OF SITE



2. LOOKING SOUTH DOWN S 12TH STREET
TOWARDS WEST SIDE OF SITE



3. LOOKING NORTH DOWN 12TH STREET AWAY
FROM SITE



4. LOOKING EAST FROM 12TH STREET AT SITE



5. LOOKING NORTHWEST FROM KEYES STREET
TOWARDS THE SITE



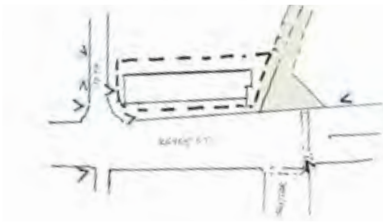
6. LOOKING WEST FROM KEYES STREET
TOWARDS EAST SIDE OF THE SITE



7. LOOKING NORTH FROM CROSSWALK OF
KEYES STREET TOWARDS SITE

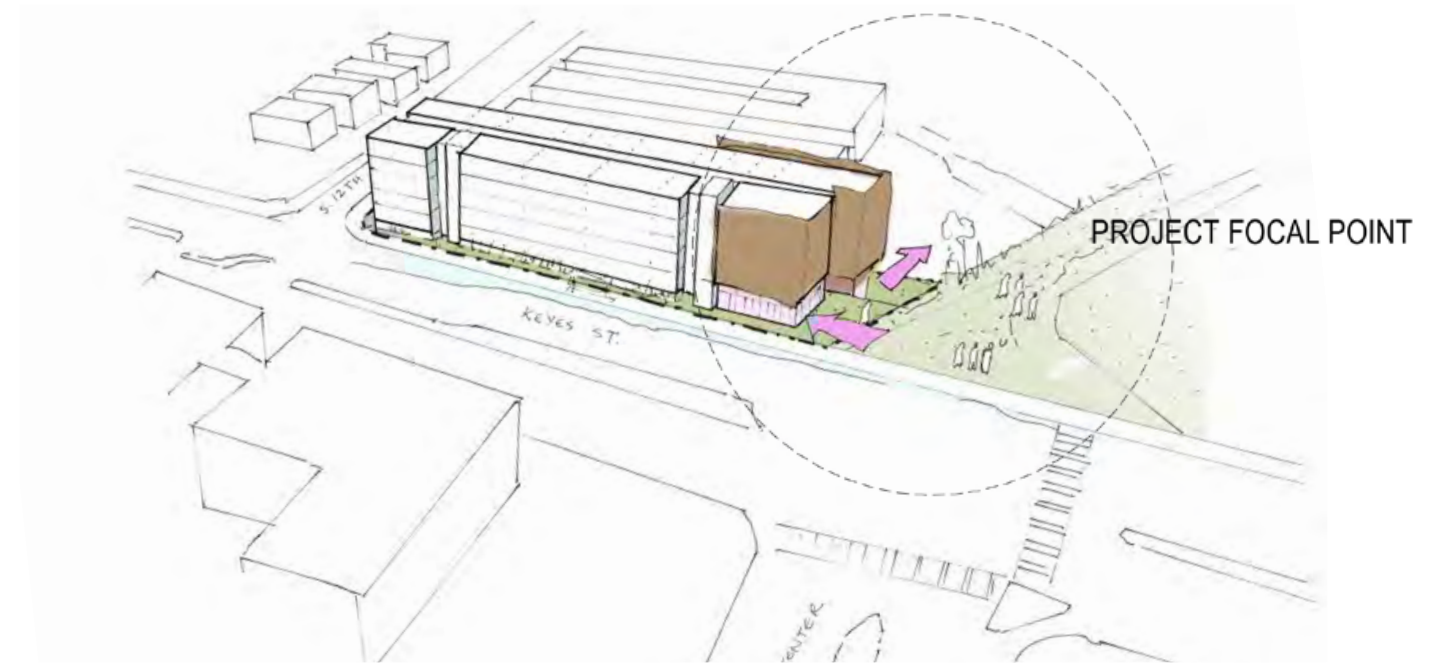


8. LOOKING EAST FROM KEYES STREET
TOWARDS SOUTH SIDE OF SITE

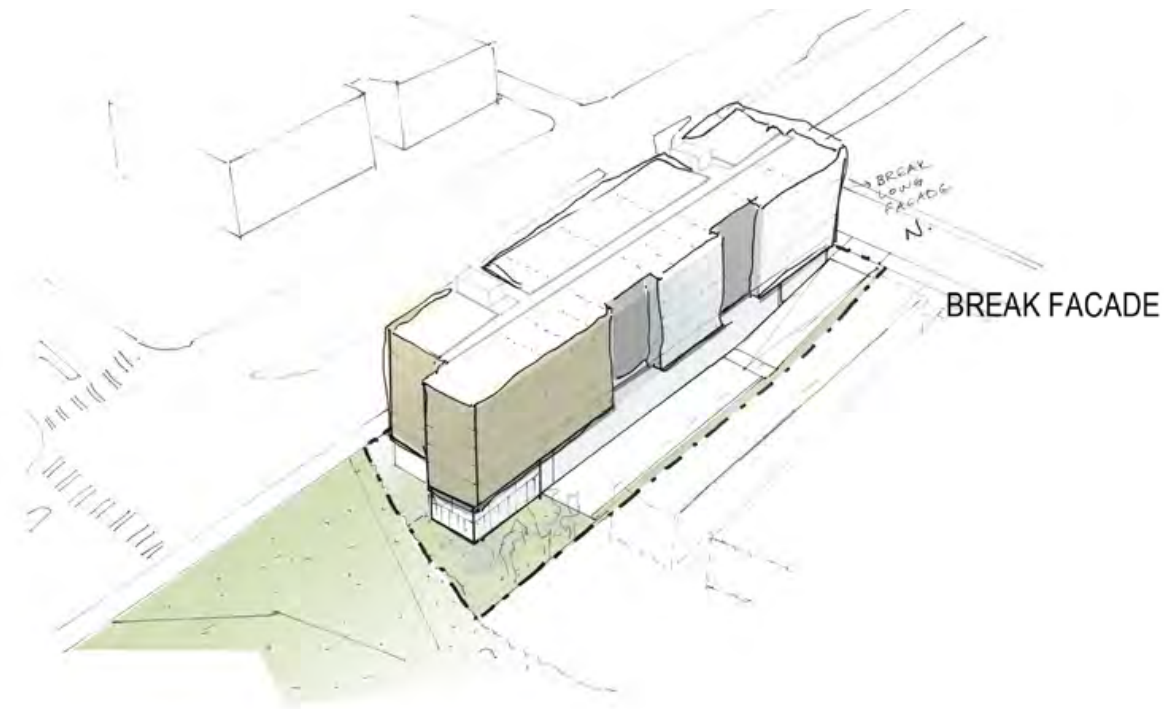




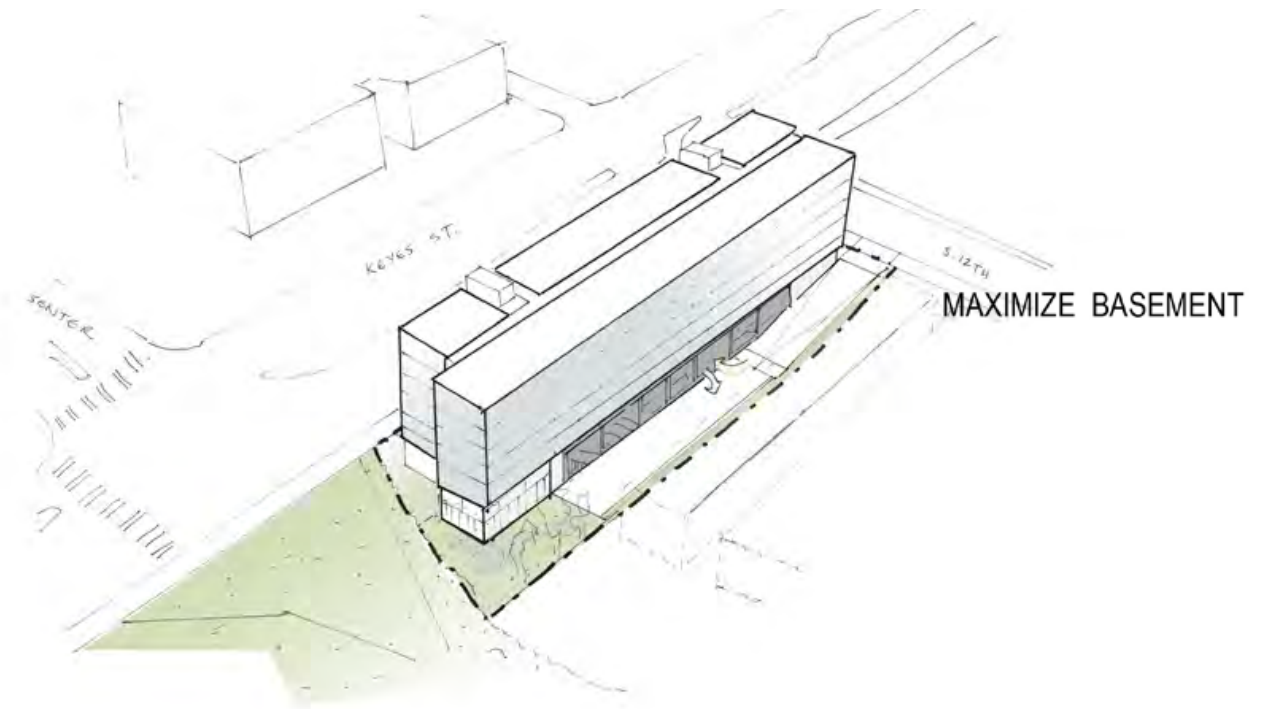
BUILDING MASSES + ORIENTATION



CORNER + SEMI PRIVATE GARDENS

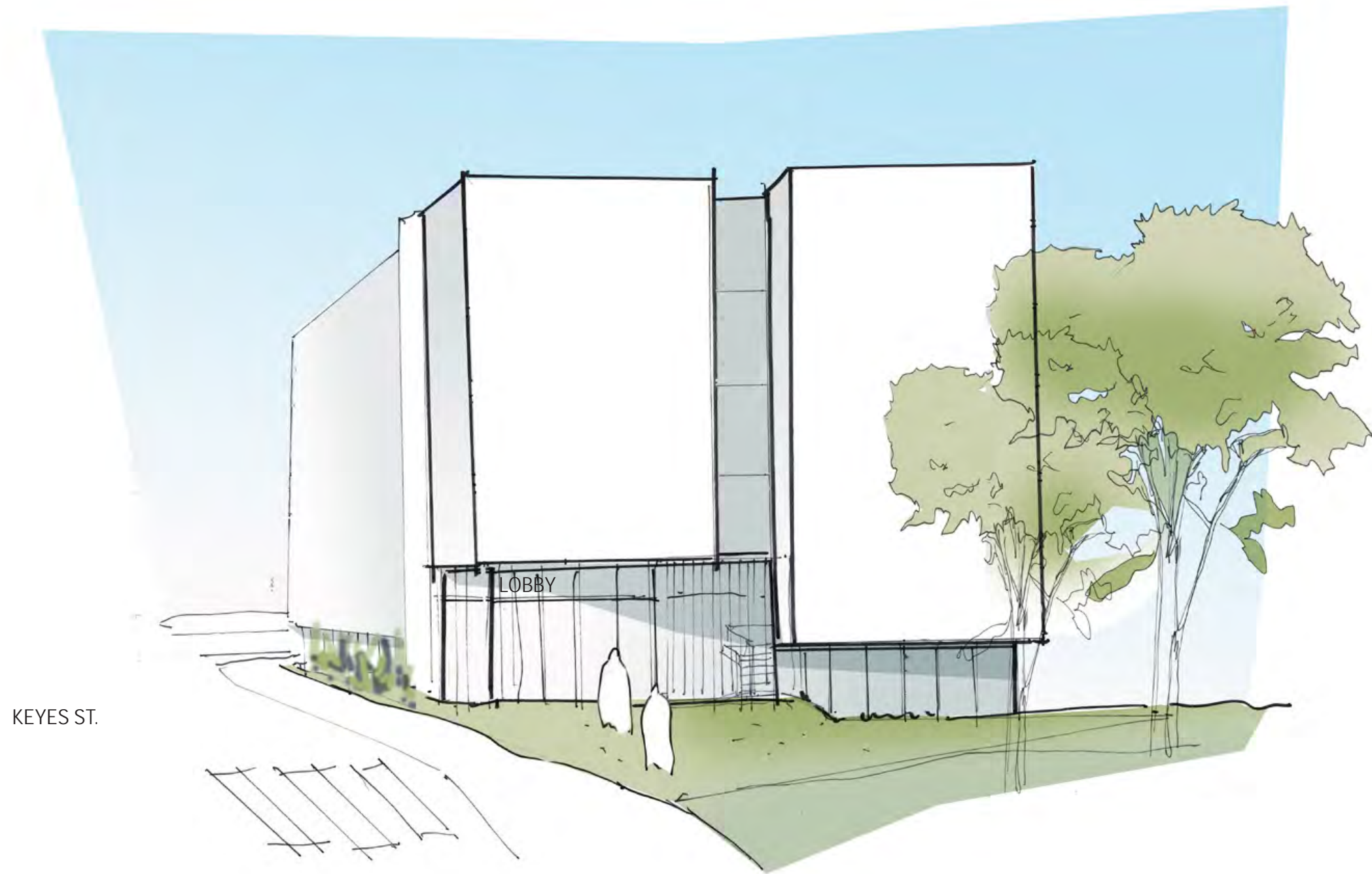


ACCENT MATERIALS ON LONG FACADE



PARKING LIFTS





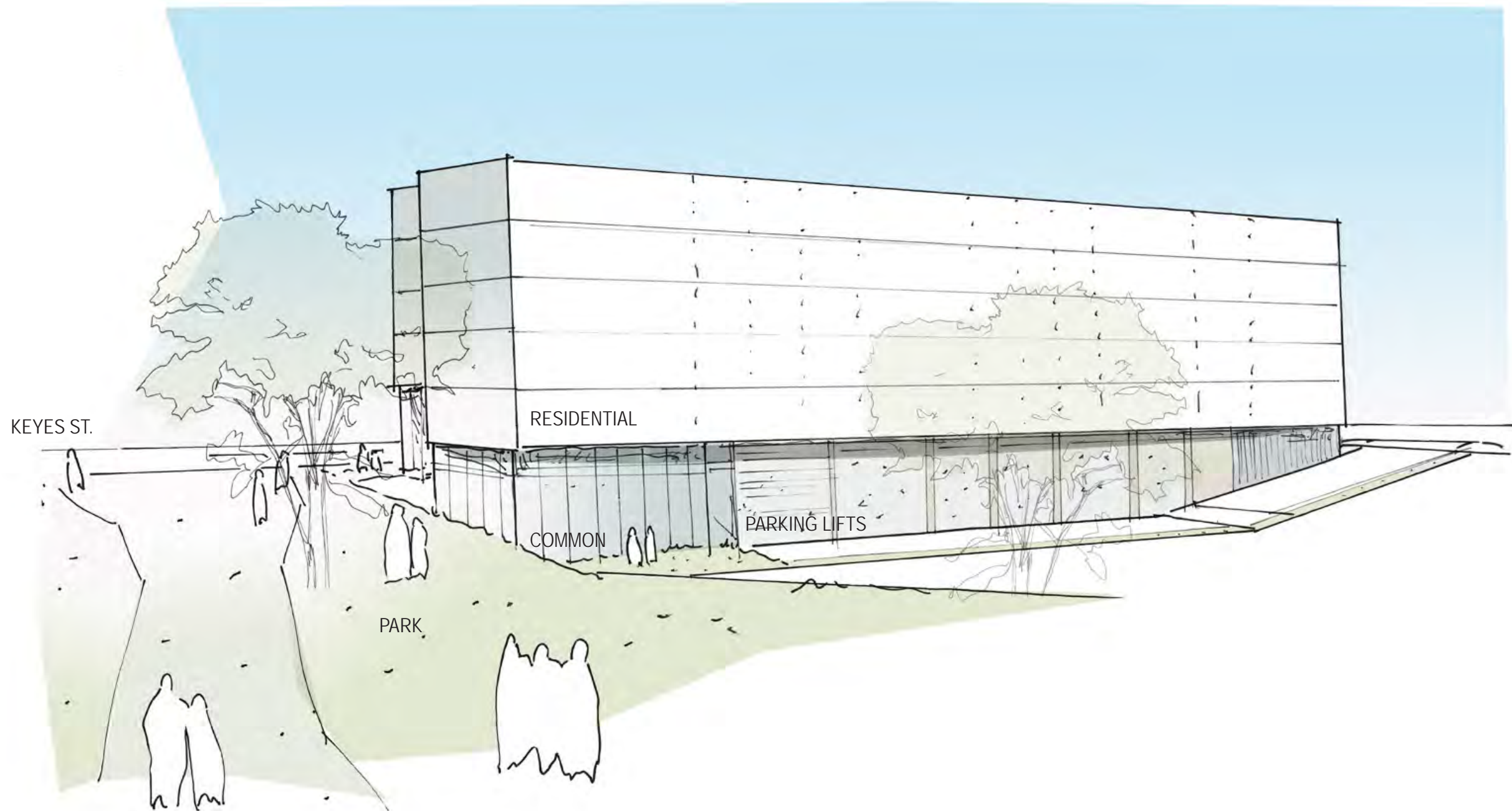
David Baker Architects | Owner

P2004 551 Keyes Street

CONCEPT SKETCHES

P2004
scale:
date: 04/23/2020

G006



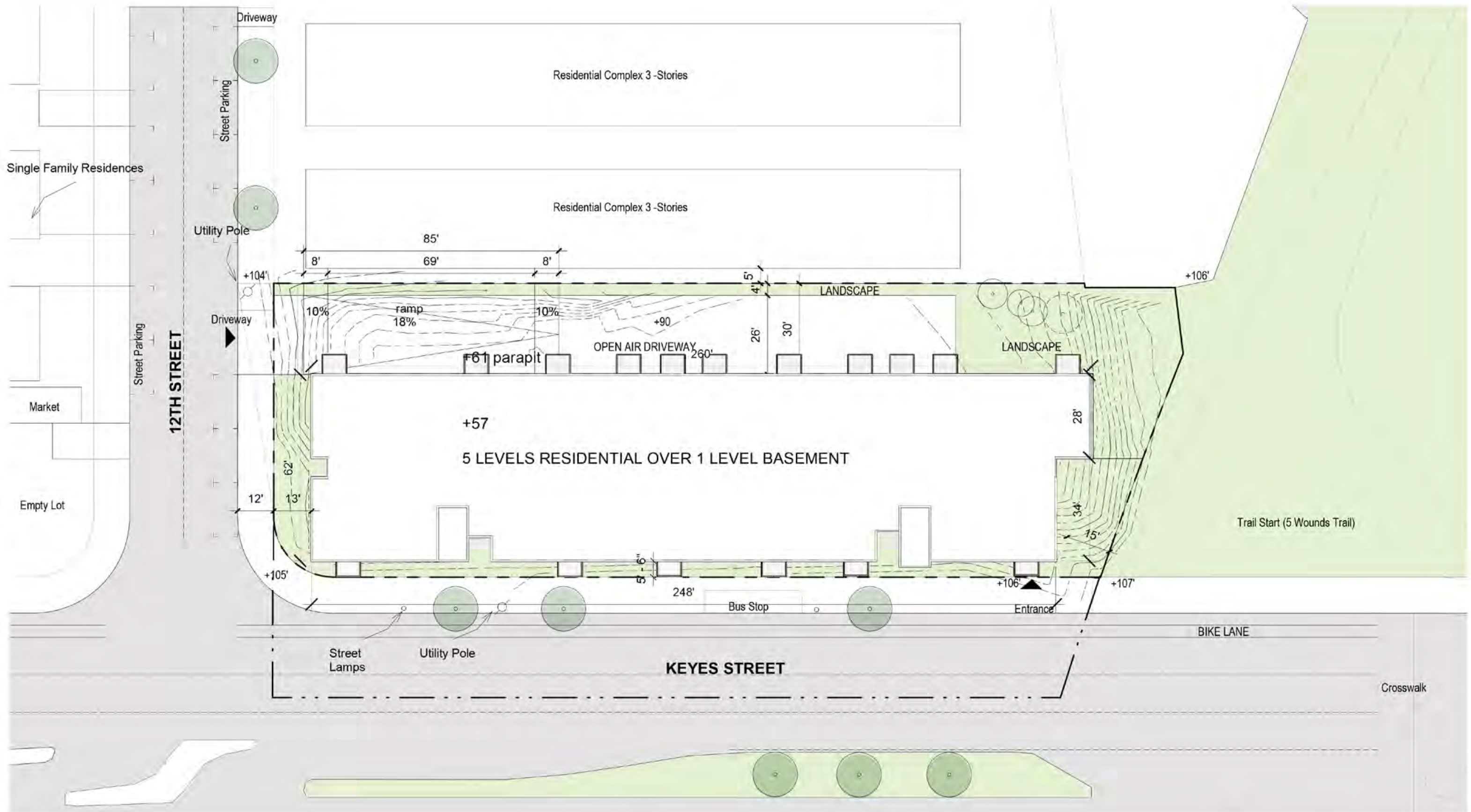
David Baker Architects | Owner

P2004 551 Keyes Street

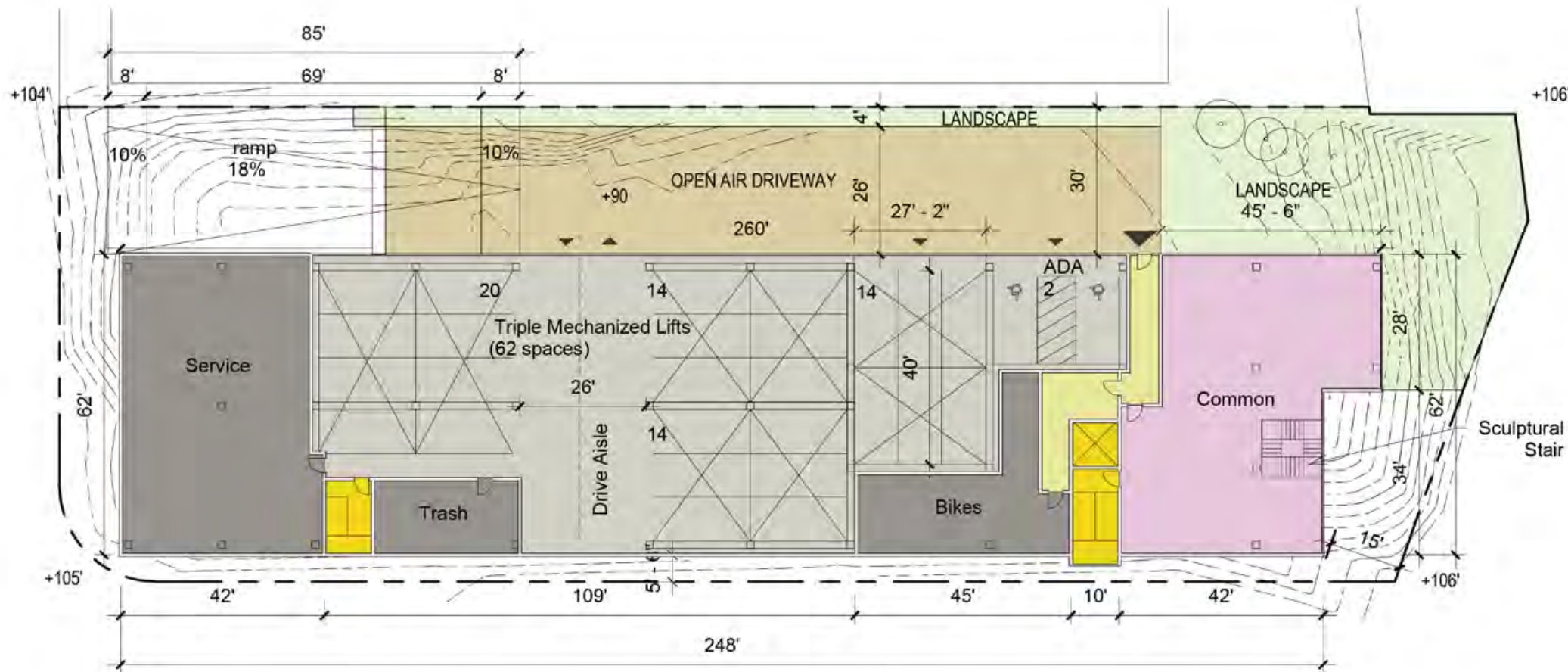
CONCEPT SKETCHES

P2004
scale:
date: 04/23/2020

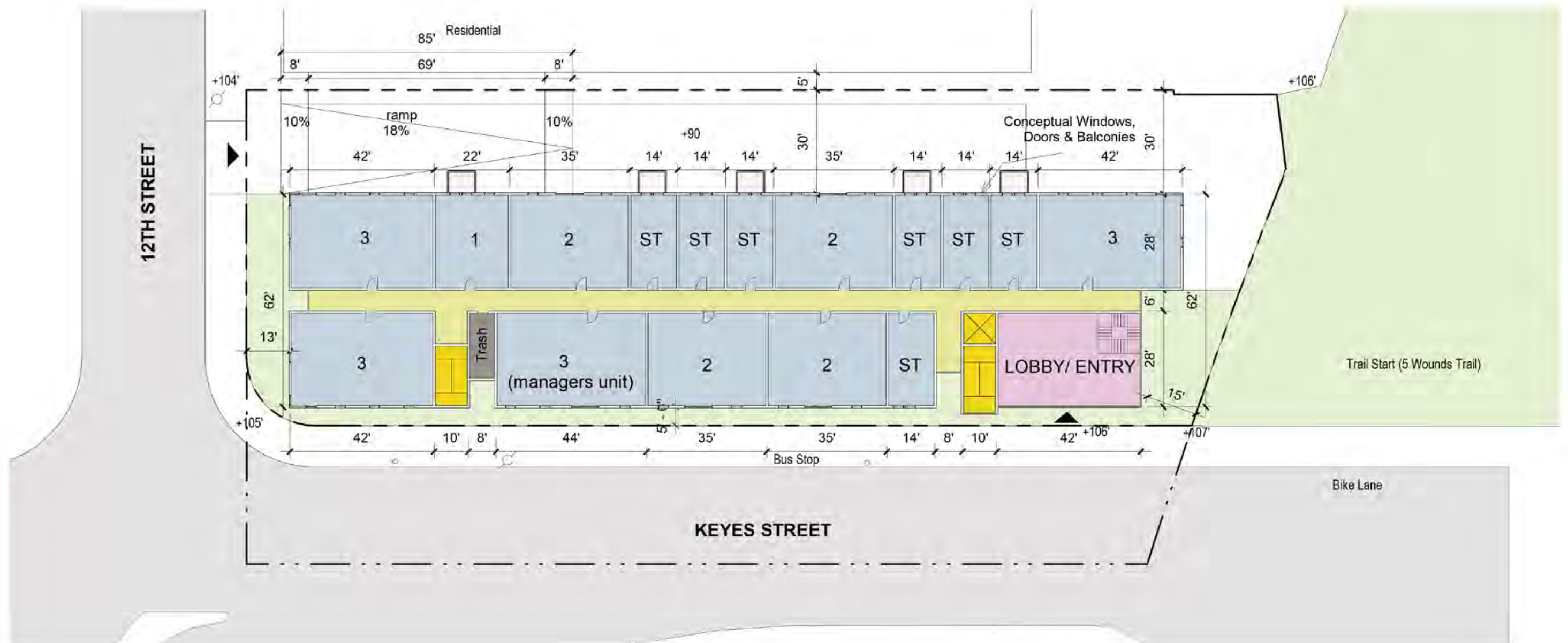
G006



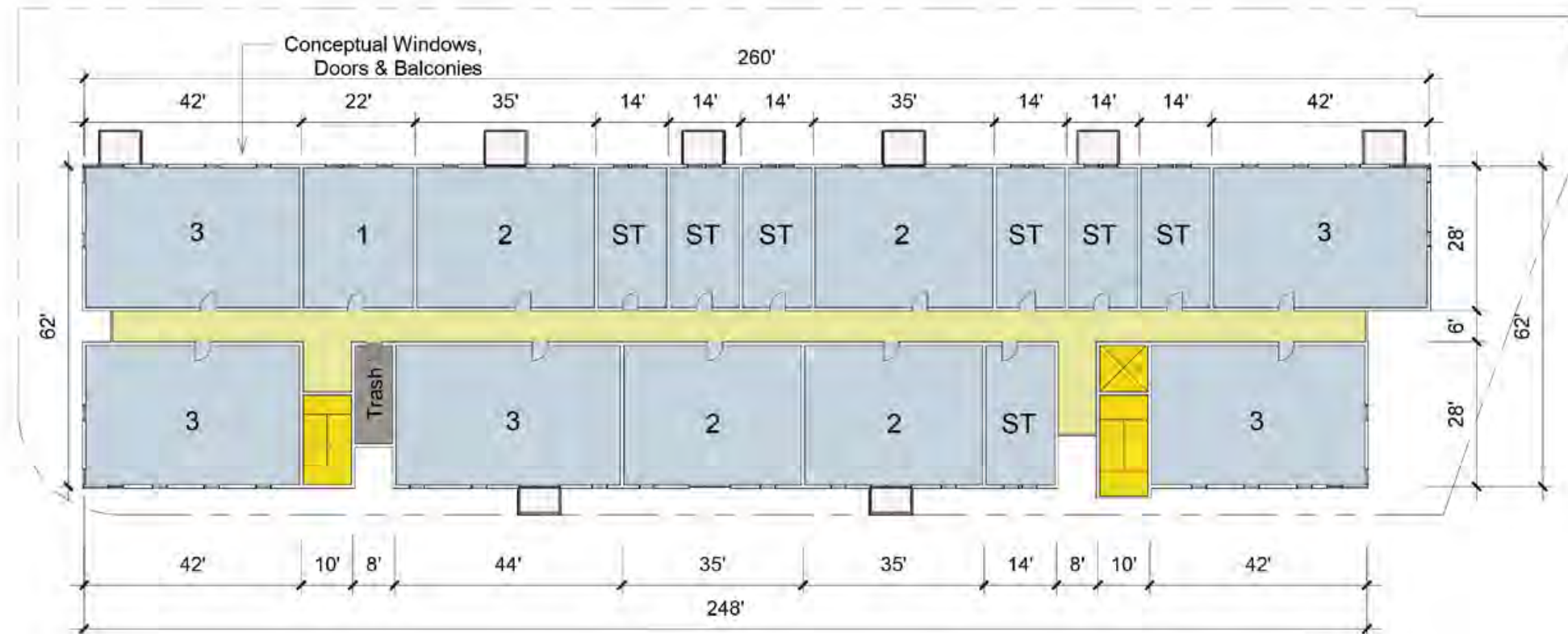
- RESIDENTIAL
- COMMON
- CIRCULATION
- GARAGE
- GREEN/ OPEN SPACE
- SERVICE/ TRASH
- STAIR / ELEVATOR



- RESIDENTIAL
- COMMON
- CIRCULATION
- GARAGE
- GREEN/ OPEN SPACE
- SERVICE/ TRASH
- STAIR / ELEVATOR



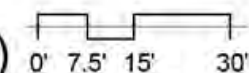
- RESIDENTIAL
- COMMON
- CIRCULATION
- GARAGE/ BIKE ROOM
- GREEN/ OPEN SPACE
- SERVICE/ TRASH
- STAIR / ELEVATOR



David Baker Architects | Owner

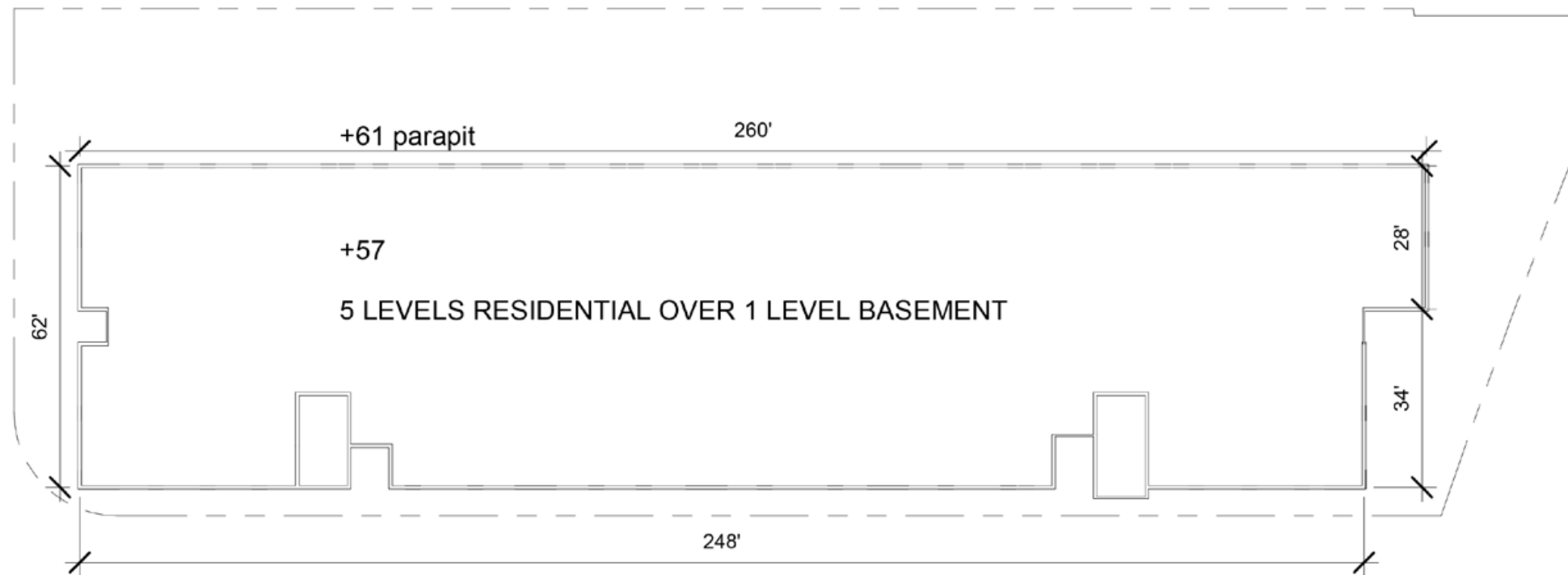
P2004 551 Keyes Street

TYPICAL FLOOR PLAN (LEVEL 3-6)



P2004
scale: 1" = 30'-0"
date: 04/23/2020

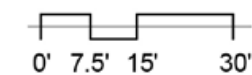
A103



David Baker Architects | Owner

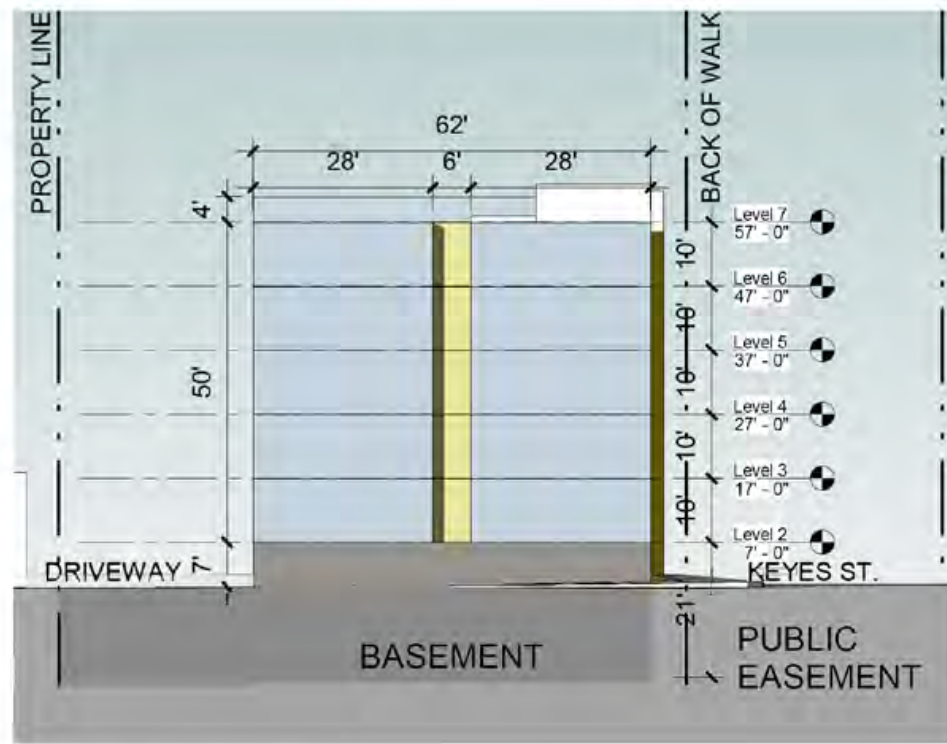
P2004 551 Keyes Street

FLOOR PLAN ROOF

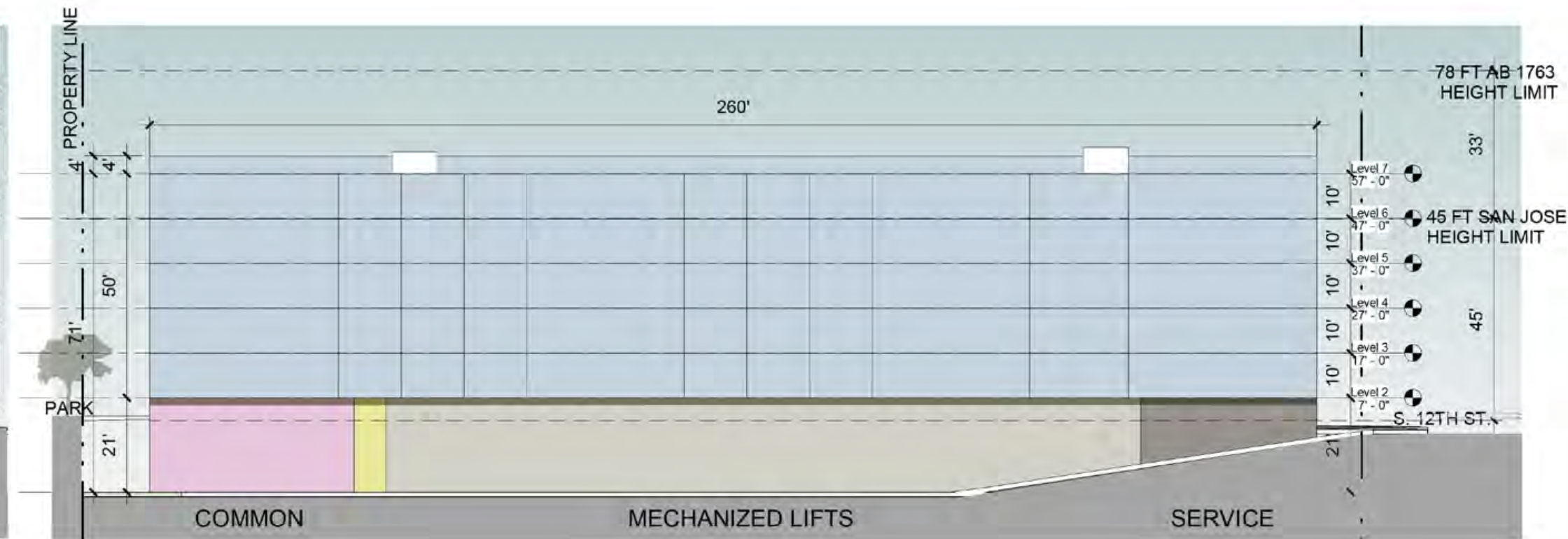


P2004
scale: 1" = 30'-0"
date: 04/23/2020

A104



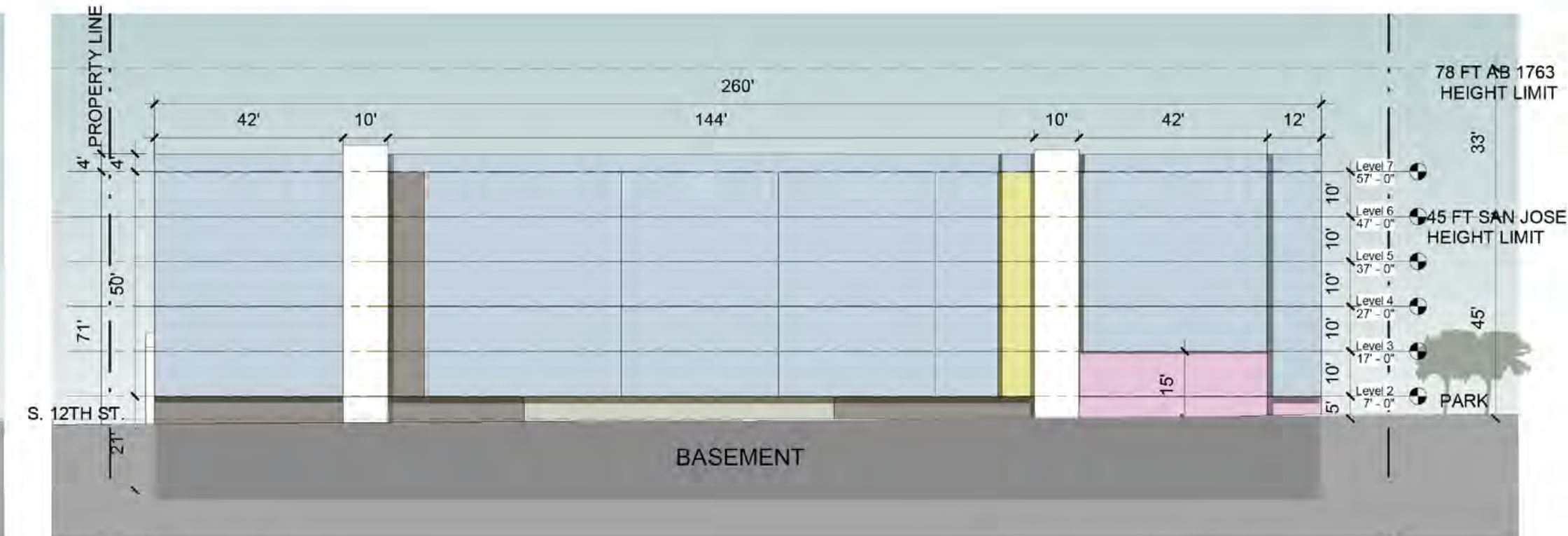
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

*Height Increase per AB1763



FIBER CEMENT- FLAT PANEL



RANDOM BATTEN SIDING - LIGHT



RANDOM BATTEN SIDING - DARK



VINYL NAIL FIN WINDOWS



METAL SCREEN/RAILING



SCREEN AT STAIR



PAINTED ALUMINUM SURROUND
SUNSHADE



PREFORATED ALUMINUM



WIRE MESH VINE TRELLIS



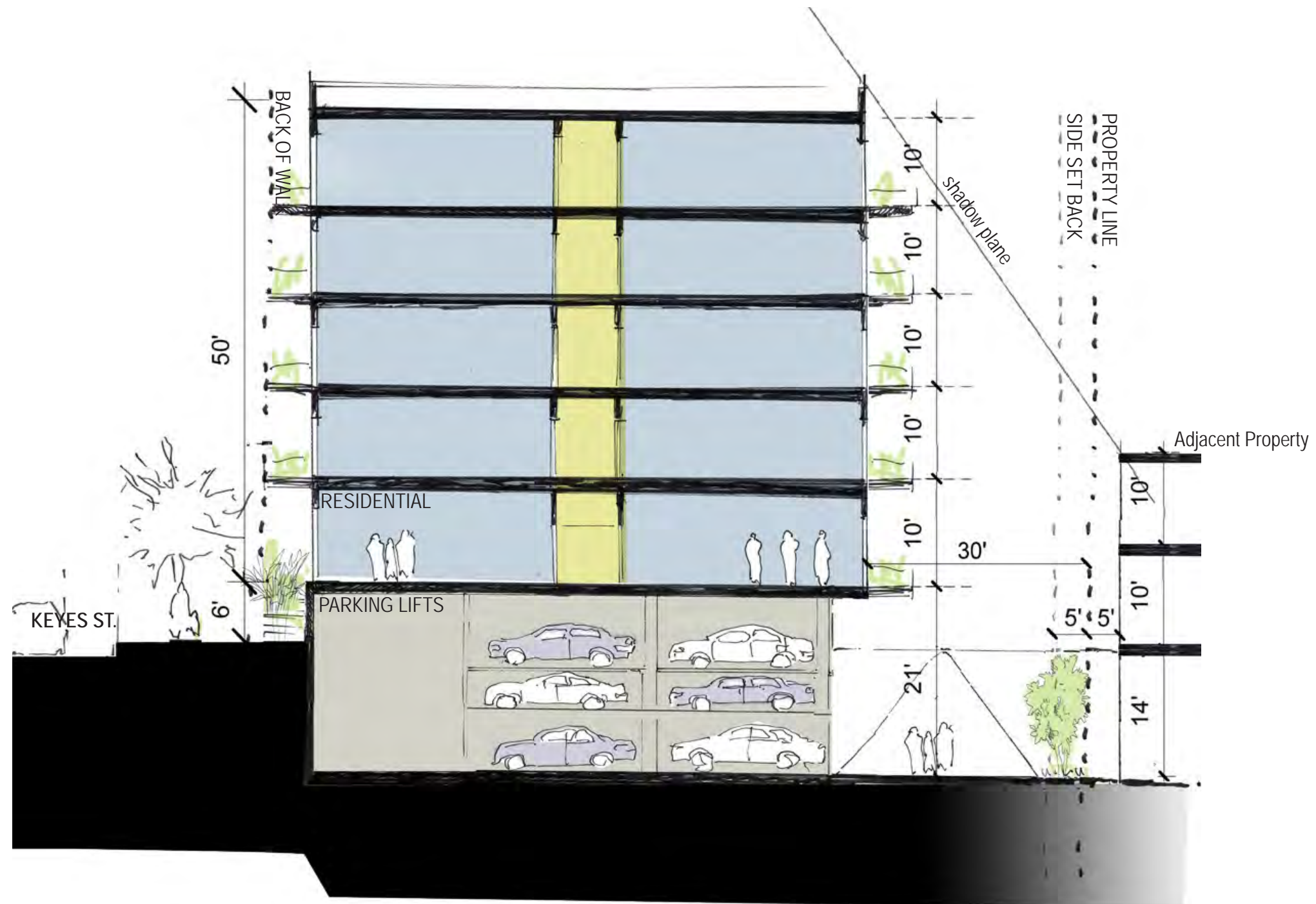
VERTICAL BOARD FORM CONCRETE



VERTICAL WOOD EXTERIOR CLADDING



CORTEN CLADDING

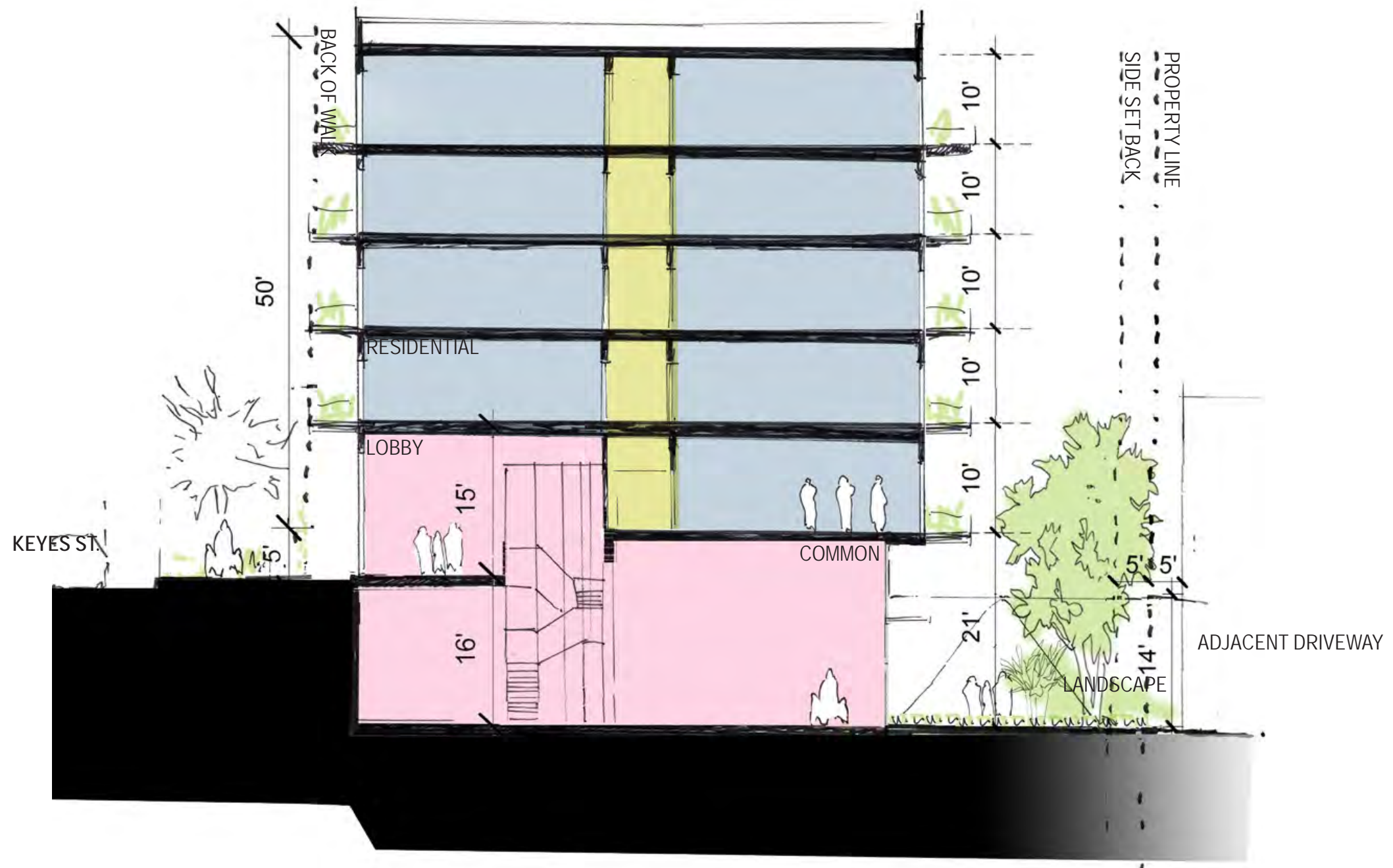


David Baker Architects | Owner

P2004 551 Keyes Street | SECTIONS

P2004
scale:
date: 04/23/2020

A300



David Baker Architects | Owner

P2004 551 Keyes Street

SECTIONS

P2004
scale:
date: 04/23/2020

A300

APPENDIX C: APE PHOTOGRAPHS



Figure C- 1. View of undertaking site from west end, view northeast.



Figure C- 2. Buildings in APE, west side of South 12th Street, view northwest.



Figure C- 3. East side of South 12th Street, including undertaking site and neighboring buildings in APE, view northeast.



Figure C- 4. North side of Keyes Street, including properties in APE, view northeast from south side of Keyes Street near South 11th Street.



Figure C- 5. Undertaking site and neighboring apartment buildings,
view north from south side of Keyes Street.



Figure C- 6. Buildings within APE on south side of Keyes Street,
view southwest from South 12th Street.



Figure C- 7. View of Kelly Park, to southeast of APE,
view southeast from intersection of Senter Road and Keyes Street.



Figure C- 8. Properties within APE on south side of Keyes Street,
view southwest near southeast corner of undertaking site.

APPENDIX D: HISTORIC MAPS AND AERIAL PHOTOGRAPHS

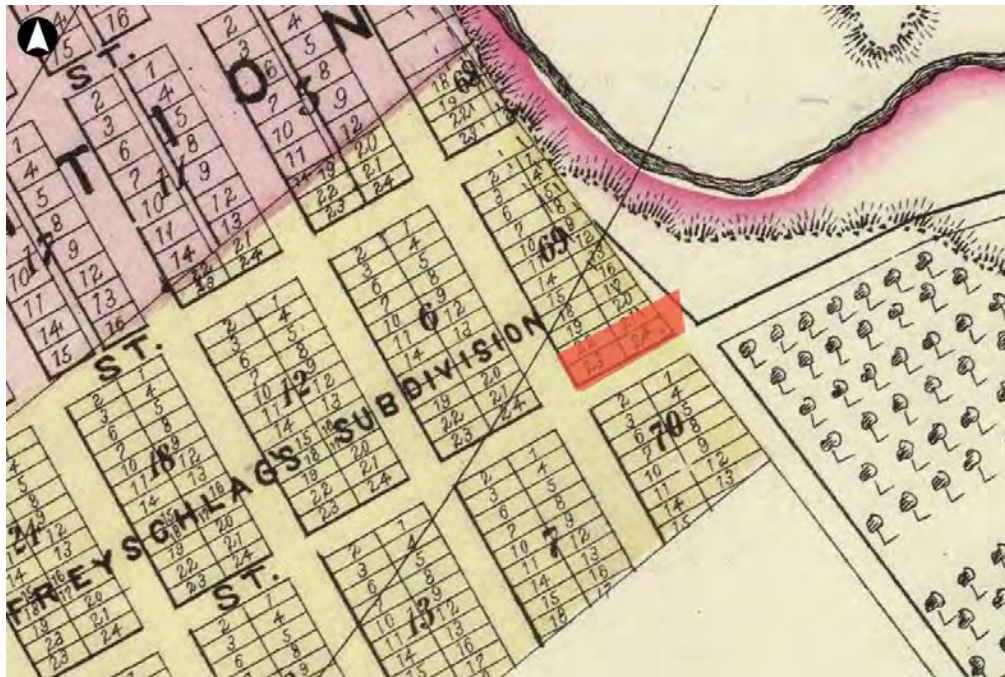


Figure D- 1.Excerpt from Thompson & West's 1876 atlas map of San Jose's Third Ward, undertaking site shaded red. Source: David Rumsey Historical Map Collection, edited by Page & Turnbull.



Figure D- 2. Excerpt from 1915 Sanborn Map Company map of the undertaking vicinity, with undertaking site shaded red. Note that Keyes Street was narrower than its current right-of-way. Source: HIG Fire Insurance Maps Online, via the San Francisco Public Library, edited by Page & Turnbull.



Figure D- 3. Excerpt from 1939 aerial photograph, with approximate location of undertaking shaded red. The landscaped areas and cottages to north of undertaking area were the facilities of Cedar Brook Park. Note that Keyes Street was narrower than its current right-of-way. Source: University of California Santa Barbara Library, edited by Page & Turnbull.



Figure D- 4. Excerpt from 1950 Sanborn Map Company fire insurance map, with approximate location of undertaking site shaded red. Note that Keyes Street was narrower than its current right-of-way. Source: HIG Fire Insurance Maps Online, via the San Francisco Public Library, edited by Page & Turnbull.



Figure D- 5. Excerpt from 1965 aerial photograph, with undertaking area shaded red. Note that Keyes Street was narrower than its current right-of-way. Source: University of California Santa Barbara Library, edited by Page & Turnbull.

Historic Resource
Evaluation [19049]

17-19 South 4th Street
San Jose, California

APPENDIX E: ARCHAEOLOGICAL RESOURCE ASSESSMENT REPORT
(PALEOWEST, FEBRUARY 2021)



ARCHAEOLOGICAL RESOURCE ASSESSMENT REPORT, 551 KEYES STREET PROJECT, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

February 9, 2021



**ARCHAEOLOGICAL RESOURCES ASSESSMENT REPORT
551 KEYES STREET PROJECT
SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA**

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Technical Report No. 20-1125

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February 9, 2021

Keywords: Section 106, Department of Housing and Urban Development, San Jose, Santa Clara County

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MANAGEMENT SUMMARY

At the request of Page & Turnbull, PaleoWest LLC. (PaleoWest) conducted this archaeological resources assessment for the 551 Keyes Street Project located in the City of San Jose, Santa Clara County, California. Because the project will receive funding from the Department of Housing and Urban Development (HUD), the project qualifies an undertaking, as defined at 36 Code of Federal Regulations (CFR) Part 800.16(y), with the potential to affect historic properties (36 CFR Part 800.3(a)). Therefore, HUD must address Section 106 of the National Historic Preservation Act by taking into account if the undertaking will result with effects on any district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places.

The study consisted of background research, including a records search and a literature review of the proposed Area of Potential Effects (APE), a Sacred Lands File search request with the Native American Heritage Commission, and a pedestrian field survey. These tasks were completed to identify historic properties in the APE and to assess the potential to affect such resources, as defined under 36 CFR 800.16(l)(1). HUD is consulting with local Native American tribes regarding the project's potential effects on historic properties in the APE. Page & Turnbull is conducting a study of the built environment which will be documented in a separate technical report.

A review of historic materials including maps, primary and secondary resources indicates the potential presence of historic-period archaeological midden deposits associated with the early 20th century development, and based on the geomorphology and environmental setting, the APE is generally sensitive for buried prehistoric archaeological deposits. However, the likelihood that intact prehistoric or historic-period deposits exist in the APE is diminished by previous demolition and excavation. The APE was likely used as a borrow pit for the widening of Keyes Street around 1989 which would have disturbed or removed any archaeological deposits.

No additional study for cultural resources is warranted at this time; and based on the results of this study, a determination of No Historic Properties Affected is appropriate for this undertaking.

PaleoWest archaeologist Lora Holland, M.A., RPA # 989173, prepared this study and conducted the field survey of the APE. Ms. Holland meet the Secretary of the Interior's *Professional Qualifications Standards* for Archeology (48 CFR 44716).

1 INTRODUCTION

The 551 Keyes Street Project (project) involves construction of affordable housing on an approximately 0.65-acre site located in San Jose within unsectioned portions of Township 7 South, Range 1 East, Mount Diablo Base Meridian as depicted on the U.S. Geological Survey (USGS) *San Jose East, Calif.* 7.5-minute topographic quadrangle (Figure 1-1 and Figure 1-2).

Because the project will receive funding from the Department of Housing and Urban Development (HUD), the project qualifies as an undertaking, as defined at 36 Code of Federal Regulations (CFR) Part 800.16(y), with the potential to affect historic properties (36 CFR Part 800.3(a)). Therefore, HUD must address Section 106 of the National Historic Preservation Act by taking into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places (NRHP).

1.1 PROJECT DESCRIPTION AND AREA OF POTENTIAL EFFECTS

The project involves construction of a five-story building consisting of 77 affordable rental units, one managers unit, communal courtyards, and a parking garage with mechanical lifts. The project Area of Potential Effects (APE) was delineated to consider the horizontal and vertical extent of project-related ground disturbance (Figure 1-3). The horizontal APE is conterminous with the parcel boundaries (APN # 472-12-086). The vertical APE varies with the project components, with excavation ranging from a maximum depth of 13 feet and minimum depth of six inches. All equipment staging will occur within the APE/parcel boundaries.



Figure 1-1. Project vicinity map.

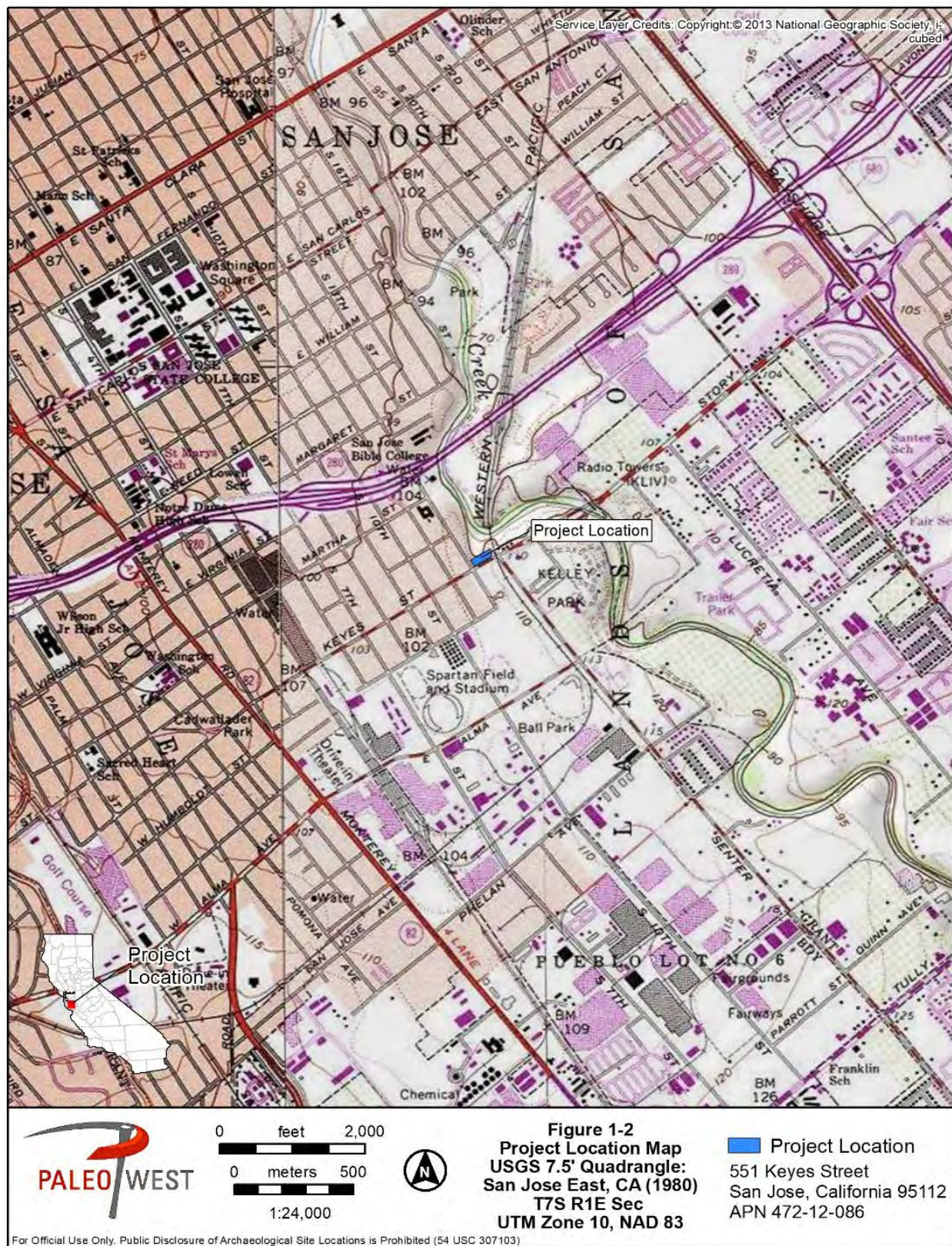


Figure 1-2. Project location map: Township 7 South, Range 1 East, Mount Diablo Base Meridian, *San Jose East, Calif.* 7.5-minute topographic quadrangle



Figure 1-3. Project APE map.

2 REGULATORY CONTEXT

2.1 NATIONAL HISTORIC PRESERVATION ACT

The National Historic Preservation Act (NHPA) of 1966 establishes the role and responsibilities of the federal government in historic preservation. Toward this end, the NHPA directs agencies to (1) identify and manage historic properties under their control; (2) undertake actions that will advance the Act's provisions and avoid actions contrary to its purposes; (3) consult with others while carrying out historic preservation activities; and (4) consider the effects of their actions on historic properties.

2.1.1 Section 106

Section 106 of the NHPA requires federal agencies to (1) take into account the effects of their undertakings on historic properties; and (2) afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on potential effects. The regulations that implement Section 106 and outline the historic preservation review process are at 36 CFR Part 800.

Some degree of review under Section 106 must be conducted for all federal, federally assisted, federally licensed, or federally funded projects. If a project is subject to federal jurisdiction and the project is an undertaking as defined at 36 CFR Part 800.16(y) with the potential to cause effects on historic properties (36 CFR Part 800.3(a)), Section 106 of the NHPA must be addressed to take into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the NRHP (i.e., historic properties).

2.1.2 Section 101: National Register of Historic Places

The NRHP was authorized by Section 101 of the NHPA as the nation's official list of cultural resources worthy of preservation. Properties listed in the NRHP consist of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties listed in or eligible for listing in the NRHP are considered in planning and environmental review, and effects to such properties are primarily addressed under Section 106.

The criteria for determining if a resource is significant and recommended eligible for the NRHP are defined at 36 CFR Part 60.4 and are as follows:

- ...the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and
- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic

values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Under Criteria A, B, and C, the NRHP emphasizes a resource should retain aspects as it did during its period of significance to convey historical significance; under Criterion D, properties convey significance through the information they contain.

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* states that in order for a property to qualify for listing in the NRHP, it must meet at least one of the criteria by (1) being associated with an important historic context, *and* (2) retaining historic integrity of those features necessary to convey its significance (National Park Service 1997). The historic context of a resource will define the theme(s), geographical limits, and period of significance by which to evaluate a resource's significance (National Park Service 1997:7).

Generally, cultural properties must be 50 years of age or more to be eligible for listing in the NRHP. According to the National Park Service (1997:2), "properties that have achieved significance within the past 50 years shall not be considered eligible" unless such properties are "of exceptional importance."

2.2 CALIFORNIA HEALTH AND SAFETY CODE SECTION 7050.5

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined if the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification.

2.3 CALIFORNIA PUBLIC RESOURCES CODE SECTION 5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Part 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant or "MLD") it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

3 SETTING

This section summarizes information about the physical and cultural setting of the APE and surrounding area, including the environmental prehistoric, ethnographic, and historic contexts. Several factors, including topography, available water sources, and biological resources, affect the nature and distribution of prehistoric, ethnographic, and historic-period human activities in an area. This background provides a context for understanding the nature of cultural resources that may be identified within the region.

3.1 ENVIRONMENTAL SETTING

The APE is located at 551 Keyes Street, San Jose and is bound by Keyes Street to the southeast, 12th Street to the southwest, multifamily residential housing to the northwest and Western Pacific Railroad tracks (future location of the Five Wounds Trail) to the northeast. The topography mapped within the APE is flat with an elevation of approximately 100 feet above mean sea level (AMSL). Currently, the project site is a vacant lot that has been excavated down between 13 to 20 feet below the existing ground surface with the sides excavated at a 2: 1 slope.

Soils mapped within the APE consist of Urban land-Still complex (0-2 percent slopes); Urban land-El Palo Alto complex (0 to 2 percent slopes); and Canine creek-Elder complex (0-2 percent slopes, rarely flooded). The surface geology of the APE consists of Pleistocene-Holocene alluvium, lake, playa, and terrace deposits (Q) (California Department of Conservation 2010; NRCS 2020).

The closest fresh water source is Coyote Creek, located 200 feet northwest of the APE. The native plant community is associated with the Coastal Prairie-Scrub Mosaic (Küchler 1977), which includes low to moderate-sized shrubs, common species include oatgrass (*Danthonia californica*), red fescue (*Festuca rubra*), tufted hairgrass (*Deschampsia cespitosa*), California brome (*Bromus carinatus carinatus*), meadow barley (*Hordeum brachyantherum*), and coyotebush (*Baccharis pilularis*). Seeds from some of these locally available grasses were collected and eaten for food, as evidenced by the pollen analysis collected from archaeological site CA-SCL-674 in San Jose and at other sites throughout central California (Pastron and Bellifemine 1999; Wohlgemuth 1996, 2004).

3.2 PRECONTACT SETTING

The Archaic-Emergent cultural sequence developed by Fredrickson (1974) is commonly used to describe the precontact occupation of the San Francisco Bay Area. Fredrickson's cultural sequence has been updated (Milliken et al. 2007), however, to account for new radiocarbon and archaeological data regarding the timing and characteristics of Native Californian occupation prior to Euro-American contact. The updated sequence—briefly summarized below—consists of the Early Holocene/Lower Archaic Period (8000-3500 cal B.C.), the Early Period/Middle Archaic (3500-500 cal B.C.), Lower Middle Period/Initial Upper Archaic (500 cal B.C.-A.D. cal 430), Upper Middle Period/Late Upper Archaic (cal A.D. 430-1050), and the Initial Late Period/Lower Emergent (cal A.D. 1050 to 1550).

The Early Holocene is characterized by “a generalized mobile forager pattern” as indicated by assemblages containing milling slabs and hand stones and large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114). Early Holocene archaeological sites are rare, with the scarcity of these sites attributable to population and geomorphic reasons including, (1) low population density and a mobile foraging adaptation, which would have been less likely to result in an archaeological trace; (2) burial of these ancient deposits beneath several feet alluvial and colluvial sediments; and (3) inundation of Early Holocene surfaces due to sea level rise.

Early Holocene deposits have been identified at a few scattered locations in central California. In the East Bay, Early Holocene occupation is indicated at Los Vaqueros Reservoir, where a radiocarbon date of 9,870 cal BP (7920 cal BC) was obtained from charcoal beneath an inverted milling slab associated with a deeply buried component (Meyer and Rosenthal 1997:III.64-III.65).

Although local variations occur, the Early Period is marked by increased sedentism, regional trade, and symbolic integration. A transition from a forager adaption to semi-sedentism is indicated in the archaeological record of bayshore shellmounds, including the West Berkeley Shellmound (CA-ALA-307), as evidenced by mortars and pestles and a burial complex with ornamental grave associations (Milliken et al. 2007:115). Trade and symbolic integration are evidenced by stylistically distinct marine shell ornaments, including rectangular *Olivella* and *Haliotis* shell ornaments (Elsasser 1978:38). Locally, Early Period occupation has been identified at CA-ALA- 566 where a buried archaeological deposit (“Component I”) was found, consisting of a thin lens of fire-affected rock and a small cobble mortar.

Symbolic integration systems and technology evolve during the Lower Middle Period. At the onset of the Middle Period—referred to as the Early-Middle Transition (EMT)—rectangular shell beads, markers of the Early Period, are replaced in the archaeological record with stylistically new beads, including split-beveled and saucer *Olivella*. Other artifacts were also introduced during this period, including barbless fish spears, elk femur spatula, tubes, whistles, and bone basketry awls (Elsasser 1978:39). Culturally distinct traits appear by the Upper Middle Period, suggesting migration of a new population. This new population, known as the Meganos Aspect, is primarily characterized by its mortuary complex, which typically includes extended burial posture. The Meganos Aspect migrated from the San Joaquin Delta to most of the East Bay’s interior valleys and northern Santa Clara Valley beginning during the EMT and climaxing during the Upper Middle Period circa cal AD 1000 (Bennyhoff 1994b).

The Initial Late Period represents the ethnographically documented cultures present at the time of European contact. This period is marked in part by increased sedentism; resource intensification, including increased use of small seeds and nuts to support growing populations; status ascription and social stratification observed in burial practices; and the emergence of the Kuksu Cult, a ceremonial system that unified several language groups in Central California at the time of European contact.

New technology was also introduced during this period, notably the bow-and-arrow, which is evidenced in the archaeological record by small dart-sized projectile points. Other artifacts associated with the Initial Late Period include *Haliotis* “banjo” ornaments—likely associated with the Kuksu Cult—*Olivella* callus cup beads, and collared smoking pipes (Bennyhoff 1994a)

3.3 ETHNOHISTORY

San Jose is within the ancestral territory of the Costanoan, also commonly referred to as the Ohlone. Ohlone territory consisted of the area from the southern edge of the Carquinez Strait to a portion of the Big Sur and Salinas rivers south of Monterey Bay, to approximately 50 miles inland from the coast (Levy 1978: 485).

Ohlone is a sub-family of the Utian language group, which includes Miwokan languages spoken by tribes in the North Bay, Clear Lake Basin, and the Consumnes, Mokelumne, and lower Sacramento River drainages of the Central Valley and western Sierra foothills. Linguists have identified six Ohlone languages with three dialects spoken within the San Francisco Bay Area, including the Tamyen dialect spoken by tribes in the region of the current project area APE. (Milliken et al. 2009:35).

The Ohlone lived in “tribelets” or village communities, which were autonomous political units that occupied a distinct territory (Kroeber 1955). Village communities generally consisted of one main village occupied year-round and a series of smaller hamlets and resource gathering and processing locations occupied intermittently or seasonally. Tribal population within each territory ranged between 50 and 500 persons and was largely determined by the carrying capacity of the community’s territory.

Acorns gathered from different oak species were a staple of the Ohlone diet as well as; nuts from the buckeye tree; hazelnuts; grassland and plant seeds from buttercup, chia, redmaids, tarweed, and grey pine; wild strawberries, elderberries, and madrone berries; and wild grapes. Hunting and gathering of numerous creek, shore, and terrestrial species supplemented the diet (Levy 1978:491-492; Margolin 1978:40). Groups with access to bay and estuarine resources acquired shellfish, waterfowl, salmon, sturgeon, and lamprey eels. Larger terrestrial mammals (e.g., grizzly bear, Roosevelt elk, and black tailed deer) were hunted with the bow and arrow, while communal drives and nets were used to capture smaller game (e.g., rabbits, mice, and rats). Larger mammals, in addition to being a food source, had ceremonial and religious importance, as demonstrated in the archaeological record by ceremonial burials of elk, coyotes, wolves, and bears in the archaeological record (Cambra et al. 1996; Pastron and Bellifemine 1999).

By the late 18th century, Spanish exploration and settlement of the Bay Area had dramatically transformed Ohlone culture. Spanish settlers moved into northern California and established the mission system. Following the secularization of the missions in 1834, many Ohlone worked as manual laborers and house servants on ranchos (Levy 1978:486).

3.4 SITE SPECIFIC HISTORY

Historic-period maps and aerial photographs were reviewed to characterize the historical development of the APE. Descriptions of this map review are listed in section 4.2 of this report.

Development within the APE dates as early as 1899, when two buildings were located in the southeast portion of the current project site. By 1915, the APE was within a portion of the Cedar Brooks Park, a private recreation area on the banks of the Coyote River. Cedar Brooks Park was a popular destination for community picnics and social events for various community organizations and churches due to its proximity to the terminus of the electric streetcar. In 1920, the San Jose Chamber of Commerce established an auto camp within the park and

advertised amenities such as shade trees, benches, seating areas, and barbeques (Oakland Tribune 1918, 1920; San Francisco Examiner 1907, 1909; Sacramento Bee 1920).

The park operators continued to expand their facilities and by 1950, included a restaurant and café. However, by 1961 the park was put to auction due to “disagreement of owners” and in 1963 Clanton Liquidators and Clanton G.W, Real Estate & Auctioneering had ownership of the property (Hamilton 2018; San Francisco Examiner 1961). By the later part of the twentieth century, the park was no longer in use, and a 1989 article in the *San Jose Historical Museum Association News*, describes the final removal of the park remains due to the widening of Keyes Street (Douglas 1989). Today the former location of the park and the APE consist of an excavated area approximately 13-20 feet in depth, possibly excavated as a borrow pit for the expansion of the Keyes Street.

4 CULTURAL RESOURCES INVENTORY

PaleoWest conducted background research to identify archaeological resources within, and archaeological studies of, the APE, and to assess the potential for subsurface archaeological deposits. The background research consisted of (1) a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS); (2) a search of the (NAHC; and (3) a literature, archival map, and aerial photograph review. The results of these tasks are summarized below.

4.1 CHRIS RECORDS INVENTORY

On behalf of PaleoWest, Page and Turnbull requested a records search of the APE at the Northwest Information Center (NWIC) of the CHRIS System to identify previous archaeological studies and archaeological site records for the APE and vicinity. The NWIC, an affiliate of the Office of Historic Preservation, is the official State repository of archaeological resources records and reports for Santa Clara County. The search consisted of a review of records for resources within the project site and a review of recorded archaeological sites within 0.25-miles of the APE. The response to the records search request was received on October 20, 2020.

No previously recorded archaeological resources were identified in or within 0.25-miles of the APE. Three previous studies were conducted within the APE and 18 were conducted within 0.25-miles of the APE. Studies conducted within the APE are summarized below in Table 4-1.

Table 4-1. Previous Cultural Investigations within the Project APE.

| Report Author (Year) | Title | Study Type | Results |
|---|--|---|--|
| Colin T. Busby, Donna M. Garaventa, Melody E. Tannam; and Stuart Guedon, (1996) | Historic Property Treatment Plan, South Bay Water Recycling Program | Literature review, record search, and field survey. | No resources identified within or adjacent to the current project APE. |
| Richard L. Carrico, Theodore G. Cooley, and William Eckhardt (2000) | Cultural Resources Reconnaissance Survey and Inventory for the Metromedia Fiberoptic Cable Project San Francisco Bay Area and Los Angeles Basin Networks | Literature review, record search, and field survey. | No resources identified within or adjacent to the current project APE. |
| Basin Research Associates, Inc. (2007) | Archaeological Survey Report Coyote Creek Trail Master Plan Story Road to U.S. Highway 101 City of San Jose, Santa Clara County | Literature review, record search, and field survey. | No resources identified within or adjacent to the current project APE. |

4.2 ARCHIVAL MAP AND AERIAL PHOTOGRAPH REVIEW

PaleoWest reviewed historical maps and aerial photographs for the presence of historic-period buildings and/or structures within the APE to assess the potential for historic-period archaeological deposits (Table 4-2).

Table 4-2. Archival Map and Aerial Photograph Review

| Map/Photograph | Results |
|---|--|
| 1899 <i>San Jose, Calif.</i> USGS topographic quadrangle (1:62,500) | Map depicts two buildings or structures within the southeastern portion of the APE adjacent to Keyes Street. |
| 1915 Sanborn Fire Insurance Map Volume 1 Sheet 97 | Map shows the APE within the larger Cedar Brooks Park. A one-story dwelling and store both with a basement is located in the southeastern portion of the APE, facing Keyes Street. |
| 1948 Aerial Photograph (NETRonline 2020) | Photograph shows a building at the intersection of Keyes and 12th Street the southwestern portion of the APE, and the rest of the APE is covered by trees. |
| 1950 Sanborn Fire Insurance Map Volume 1 Sheet 97 | A one-story store and dwelling are depicted within the southwestern portion APE at the intersection of Keyes and 12th Street, with the entrance facing 12th street. |
| 1953 <i>San Jose East, Calif.</i> 7.5-minute USGS topographic quadrangle (1:24,000) | Map depicts no buildings or structures within the APE. |
| 1961 <i>San Jose East, Calif.</i> 7.5-minute USGS topographic quadrangle (1:24,000) | No changes from the 1953 map. |

The map and aerial photograph review indicate that the APE was developed by the early twentieth century with buildings in the southern portion of the APE indicating a high potential for historic-period deposits within the APE. However, this sensitivity is diminished due to the previous excavations within the APE which would have damaged or likely removed any evidence of historic-period deposits.

4.3 GEOARCHAEOLOGICAL SENSITIVITY

The age of a particular landform can be used to determine the potential for buried archaeological deposits. Certain landforms are too old (>15,000 years before present) to contain buried precontact archaeological deposits. Holocene-age (11,700 cal BP) landforms (e.g., alluvial fans and floodplains) in contrast, have a general potential for containing buried precontact archaeological deposits as these contain surfaces that were available for human occupation and use during the precontact period. Furthermore, numerous regional studies indicate that the potential for Holocene landforms to contain buried precontact archaeological deposits can be refined based on other environmental variables, including soil development and age, slope, and proximity to a natural water source (Meyer and Rosenthal 2007).

The underlying geology of the project site consists of Pleistocene -Holocene alluvium, lake, playa, and terrace deposits (Q). Coyote Creek is approximately 200 feet northwest of the APE. The presence of Holocene-age landforms within the APE, as well as the proximity of a natural water source, indicate there is potential that excavation within the project site could disturb paleosols that may contain archaeological deposits. However, this sensitivity is diminished due to the previous ground disturbance at the project site which has been excavated to a depth of approximately 13 to 20 feet.

4.4 NAHC SACRED LANDS FILE SEARCH

PaleoWest requested a review of the NAHC Sacred Lands File on December 23, 2020, for any Native American cultural resources located within the APE. The NAHC is a State agency that maintains the Sacred Lands File, an official list of sites that are of cultural and religious importance to California Native American tribes.

PaleoWest received a response on January 12, 2021, from Sarah Fonseca, Cultural Resources Analyst at the NAHC, stating that "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. A list of eight tribes and their contact information was also provided with the NAHC's response (Appendix A).

5 FIELD INVESTIGATION

5.1 FIELD METHODS

PaleoWest archaeologist Lora Holland surveyed the APE on December 22, 2020 to identify cultural resources. Ms. Holland conducted the survey in 15-foot-wide-transects within the APE, carefully examining the ground surface for evidence of archaeological materials. Ground visibility was approximately 75% and all exposed soils were inspected for precontact archaeological materials (e.g., stone tools and flaked stone debitage, groundstone), historic-period artifacts (e.g., metal, glass, ceramics), and soil discoloration that might indicate the presence of archaeological deposits.

5.2 FIELD RESULTS

The south, east, and west sides of the APE consist of three walls excavated at a 2:1 slope down to the middle of the lot which is 13-20 feet below Keyes and 12th street. The north side of the APE consist of a concrete retaining wall approximately 100 feet in length. Disarticulated brick and modern debris is scattered throughout the APE. The field survey did not identify any archaeological cultural resources.



Figure 5-1. View to Southeast, December 22, 2020.



Figure 5-2. View to Northwest, December 22, 2020.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

The study consisted of background research, including a records search and a literature review of the proposed APE, a Sacred Lands File search request with the NAHC, and a pedestrian field survey. The results of the NWIC records search indicated that no known and previously recorded archaeological sites are located in or within 0.25-miles of the APE and a search of the NAHC Sacred Lands File had negative results. The PaleoWest field survey did not identify any evidence of archaeological deposits.

A review of archival maps and literature indicates the potential presence of historic-period archaeological midden deposits associated with the early twentieth century development, and based on the geomorphology and environmental setting, the APE is generally sensitive for buried prehistoric archaeological deposits. However, the likelihood that intact prehistoric or historic-period deposits exist in the APE is diminished by previous demolition and excavation. Based on an article in the *San Jose Historical Museum Association News*, the APE was likely used as a borrow pit for the widening of Keyes Street around 1989 which would have disturbed or removed any archaeological deposits.

No additional study for archaeological resources is warranted at this time; however, in the unlikely event that archaeological deposits are identified during construction, the recommendations at Section 6.2, below, should be implemented. Based on the results of this study, a determination of No Historic Properties Affected pursuant to 36 CFR 800.4(d)(1) is appropriate for this undertaking.

6.2 RECOMMENDATIONS

It is always possible that unexpected finds may occur during project construction. The following procedures should be used in the event that archaeological deposits are identified during project activities:

If deposits of precontact or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel should not collect or move any archaeological materials. Archaeological materials can include flaked-stone tools (e.g., projectile points, knives, and choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, bones, and other cultural materials); and stone-milling equipment (e.g., mortars, pestles, and handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

It is recommended that adverse effects to archaeological deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated in consultation with the

City, HUD, and the State Historic Preservation Officer (SHPO) for their NRHP eligibility. If the deposit is eligible for the NRHP, adverse effects to the deposit will need to be avoided or such effects must be treated. If treatment is required, a plan should be developed in consultation with the City, HUD, and the SHPO to mitigate, avoid, or minimize adverse effects to historic properties. Treatments may consist of, but are not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; accessioning recovered archaeological materials at an appropriate curation facility; and community outreach.

The following procedures should be used in the event that human remains are identified during project activities:

If human remains are encountered during project activities, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

The archaeologist should prepare a report that provides recommendations for the treatment of the human remains and any associated cultural materials as well as proposed or implemented methods and results from excavation and analysis. Treatment of the remains and associated cultural materials should be done in coordination with the recommendations of the MLD, City, and HUD.

7 REFERENCES

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Appendix A. NAHC Sacred Lands File Results

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle

Name: _____

Township: _____ Range: _____ Section(s): _____

Company/Firm/Agency:

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

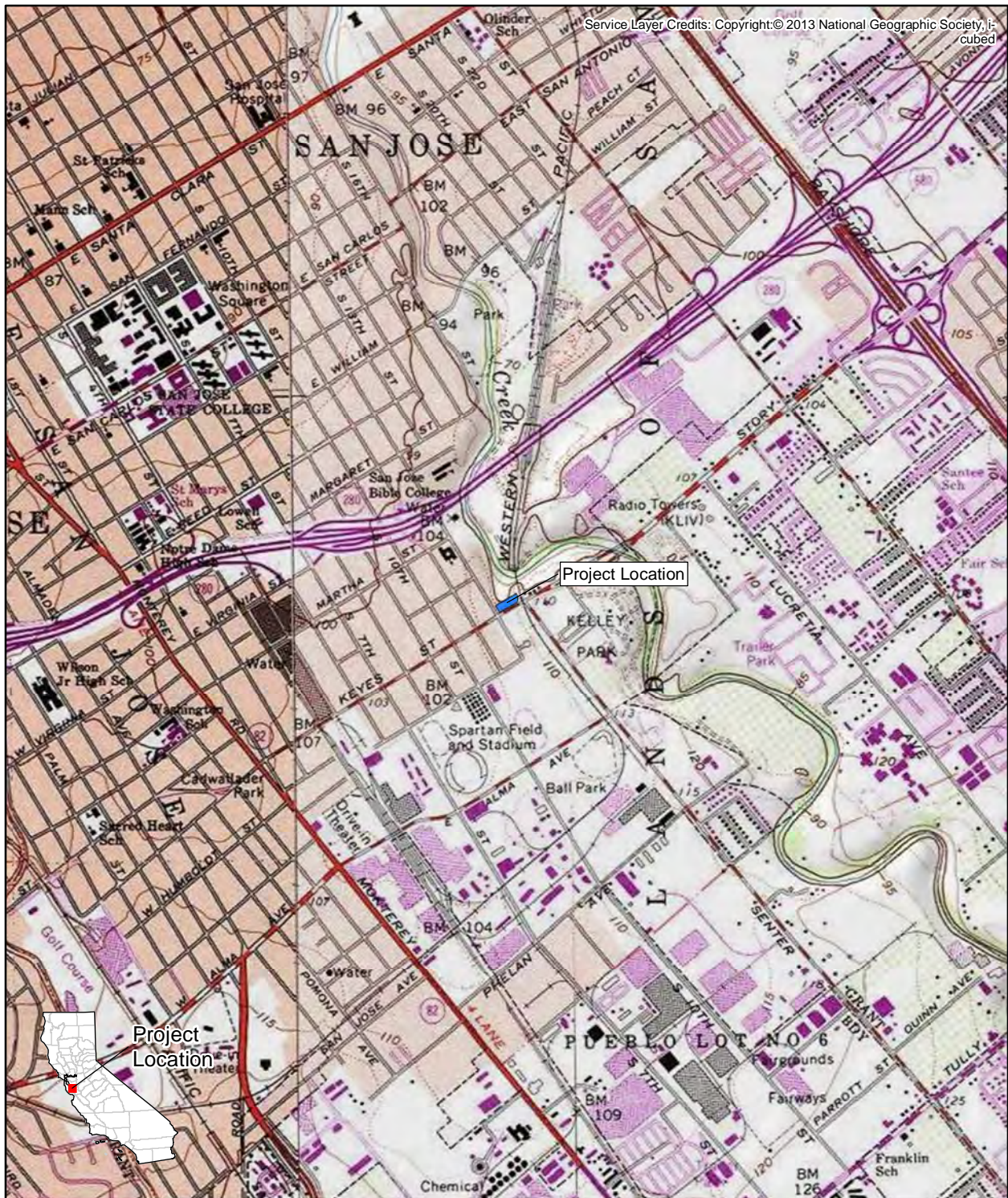
Phone: _____ Extension: _____

Fax: _____

Email: _____

Project Description:

____ Project Location Map is attached



0 feet 2,000
0 meters 500
1:24,000



Figure 1-2
Project Location Map
USGS 7.5' Quadrangle:
San Jose East, CA (1980)
T7S R1E Sec
UTM Zone 10, NAD 83

Project Location
551 Keyes Street
San Jose, California 95112
APN 472-12-086

NATIVE AMERICAN HERITAGE COMMISSION

January 12, 2021

CHAIRPERSON
Laura Miranda
Luiseño

Lora Holland, Senior Archaeologist
PaleoWest Archeology

Via Email to: lholland@paleowest.com

VICE CHAIRPERSON
Reginald Pagaling
Chumash

Re: 551 Keyes Street Project, Santa Clara County

SECRETARY
Merri Lopez-Keifer
Luiseño

Dear Ms. Holland:

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

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

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

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

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

COMMISSIONER
[Vacant]

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

COMMISSIONER
[Vacant]

Sincerely,

EXECUTIVE SECRETARY
Christina Snider
Pomo



Sarah Fonseca
Cultural Resources Analyst

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

Attachment

**Native American Heritage Commission
Native American Contact List
Santa Clara County
1/12/2021**

Amah Mutsun Tribal Band

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

Costanoan
Northern Valley
Yokut

North Valley Yokuts Tribe

Timothy Perez, MLD Contact
P.O. Box 717
Linden, CA, 95236
Phone: (209) 662 - 2788
huskanam@gmail.com

Costanoan
Northern Valley
Yokut

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

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

Costanoan

The Ohlone Indian Tribe

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

Bay Miwok
Ohlone
Patwin
Plains Miwok

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

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

Costanoan

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

Kanyon Sayers-Roods, MLD
Contact
1615 Pearson Court
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonconsulting.com

Costanoan

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

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

Costanoan

North Valley Yokuts Tribe

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

Costanoan
Northern Valley
Yokut

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 551 Keyes Street Project, Santa Clara County.

Historic Resource
Evaluation [19049]

17-19 South 4th Street
San Jose, California

APPENDIX F: DPR 523A & 523B FORMS

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

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1001 South 12th Street

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose East, CA

Date 2018

***c. Address** 1001 South 12th Street

City San Jose **Zip** 95112

***e. Other Locational Data:** Assessor's Parcel Number 472-12-015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1001 South 12th Street, San Jose is a one-story, single-family residence, built in 1939 in a simple vernacular style. The building is located at the southwest corner of Bestor and South 12th streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a rectangular footprint and moderately pitched cross-gabled roof clad in composition shingles. The building is clad in horizontal wood lap siding, and typical windows consist of rectangular double-hung wood frame windows with ogee lugs. The primary entrance is centered within a wide, low porch facing South 12th Street, which is shaded by a deep roof overhang spanning the primary façade and supported by square wood posts. A band of decorative wood trim spans the width of the porch beneath its soffit. A small, wood-frame garage with horizontal rustic siding and an asymmetrical side-gabled roof sits behind the house at the southwest corner of the property, accessed by driveways facing both Bestor and South 12th Streets.

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

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

P5a. Photo



P5b. Photo: (view and date)

Primary and north façades, looking southwest. Google Earth, 2019.

***P6. Date Constructed/Age and**

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

***P7. Owner and Address:**

Flora Butler, Trustee, 3360 Newport Ct,
Walnut Creek, CA 94598

***P8. Recorded by:**

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**

February 9, 2021

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1001 South 12th Street

B1. Historic Name: 1001 South 12th Street

B2. Common Name: 1001 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Vernacular

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

San Jose building permit No. 7297 was issued to owner and building contractor Emmet McQuoid for construction of 1001 South 12th Street on February 20, 1939. The property was built at a cost of \$2,600.00. The footprint and roofline of the property do not appear to have changed significantly since they were captured in an August 1939 aerial photograph taken shortly after the building was completed.¹ Subsequent building permits on file at the City of San Jose Building Division do not indicate major permitted alterations.

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1939 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1001 South 12th Street was first occupied in 1941. Over the following decades, a series of owner occupants included the family of C.L., M.G., and Mrs. E.A. Dick (ca. 1941-1950), Charles W. Martin (ca. 1955), Gus and Irene Koliopoulos (ca. 1950-1970), Carl Larson (ca. 1972-1976), and Andrew T. Candelaria (ca. 1979).²

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1001 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a single-family home built in a vernacular cottage style with few stylistic details.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRS) of "6Y" has been assigned to the subject property at 1001 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³

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

HP4 – Ancillary buildings: detached garage

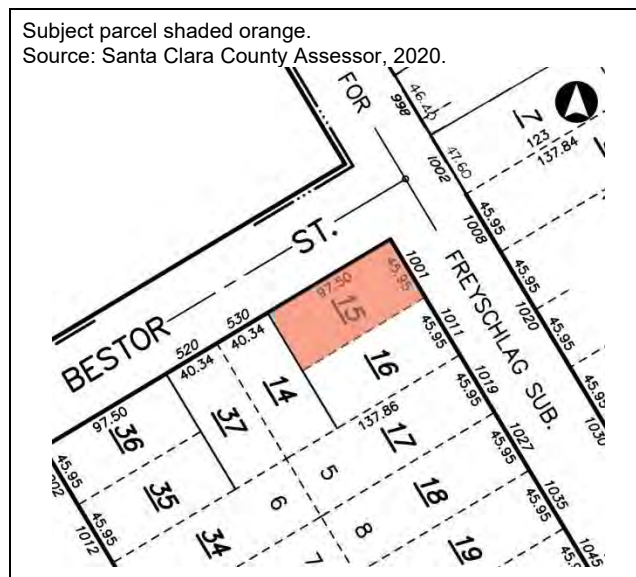
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



¹ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library.

² City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

³ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1011 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1011 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1011 South 12th Street, San Jose is a one-story, single-family residence, built in 1939. The building is located on the west side of South 12th Street near Bestor Street, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has an irregular footprint and moderately pitched cross-gabled roof clad in composition shingles. While simple in design, the building includes some Spanish Colonial Revival style details such as the stucco cladding and a decorative vent in the primary façade. Typical windows consist of rectangular wood frame multi-lite casements with decorative arched wood trim. Modern vinyl replacement windows are present in some openings. The primary entrance is set within a small porch surrounded by a stucco-clad half-wall spanning the south half of the primary façade. This porch is set slightly back from a rectangular front-gabled wing at the north side of the primary façade. A flat-roofed one-story addition extends from the rear of the building at its southwest corner. A small shed sits behind the house at the northwest corner of the property. The front yard of the property is fenced by a reverse-arched stucco-clad wall with an arched entry opening in its south side. A driveway is set at the south edge of the property, accessed from South 12th Street.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary and south façades, looking west.
Google Earth, 2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

*P7. Owner and Address:

Tue Thien Doan, 1011 South 12th
Street, San Jose, CA 95112.

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1011 South 12th Street

B1. Historic Name: 1011 South 12th Street

B2. Common Name: 1011 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Spanish Colonial Revival

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

San Jose building permit No. 7298 was issued to owner and building contractor Emmet McQuoid for construction of 1011 South 12th Street on February 20, 1939. The property was built at a cost of \$2,600.00. The footprint, roofline, and porch location appear to have been consistent from at least 1950. The rear addition at the southwest corner was added between 1950 and 1965.⁴

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1939 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1011 South 12th Street was first occupied in 1941. Over the following decades, a series of owners and occupants included the family of Joseph M. Sardello (ca. 1941-1965), Pat Cardona (ca. 1970), Ron Machida (ca. 1976), and Frank and Raquel J. Alamillo (ca. 2004).⁵

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1011 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a single-family home built with a few Spanish Colonial Revival details, though it is not a strong or unique representative of this style.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1011 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.⁶

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

HP4 – Ancillary buildings: detached garage

*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Subject parcel shaded orange.

Source: Santa Clara County Assessor, 2020.



⁴ Sanborn Map Company fire insurance maps for San Jose, California, Volume 1, Sheet 97, 1950; Cartwright Aerial Surveys, Flight CAS-65-130, Frame 12-204, Collection of the University of California, Santa Barbara Library.

⁵ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

⁶ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1019 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1019 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1019 South 12th Street, San Jose is a one- and two-story, single-family residence, built in 1939. The building is located on the west side of South 12th Street near Bestor Street, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has an irregular footprint and moderately pitched cross-gabled roof clad in composition shingles. The building is clad in wide horizontal wood lap siding. Typical fenestration consists of rectangular vinyl frame double hung windows with false muntins in the upper sash. Modern vinyl slider windows are present in some openings. The primary entrance is set within a small porch spanning the south half of the primary façade, shaded by a roof overhang supported by a wood post at its southeast corner. This porch is set slightly back from a rectangular front-gabled wing at the north side of the primary façade. A large, two-story front-gabled addition extends from the rear of the one-story front portion of the building. A side-gabled garage with a modern swing-up door is set to the rear of the house, at the southwest corner of the property, accessed via a concrete paver driveway accessed from South 12th Street. The front yard of the property is enclosed by a low chain-link fence.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking southwest.
Google Earth, 2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

*P7. Owner and Address:

Rosalinda Villarreal Trust, 1019 South
12th Street, San Jose, CA 95112.

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1019 South 12th Street

B1. Historic Name: 1019 South 12th Street

B2. Common Name: 1019 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Minimal Traditional

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

San Jose building permit No. 7299 was issued to owner and building contractor Emmet McQuoid for construction of 1019 South 12th Street on February 20, 1939. The property was built at a cost of \$2,600.00. The footprint, roofline, and porch location appear to have been consistent to at least 1965.⁷ Permit No. 92028910, for addition of a bedroom and rehabilitation of a one-story residence, was issued to owner Javier Lara on June 22, 1992. An expansion of the rear first story and rear second story were added under a 2006 permit, No. 2006-003665-RS, issued to contractor Eric Lindgren.

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A

Area N/A

Property Type N/A

Applicable Criteria N/A

Period of Significance N/A

Built in 1939 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1019 South 12th Street was first occupied in 1945. Over the subsequent decades, owners and occupants included original owners Frank and Jessie Canciamilia (ca. 1945-1970), Mrs. Roseanne Diccio (ca. 1976), William A. Ranstead (ca. 1979), and Javier Lara (ca. 1992).⁸

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1019 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a Minimal Traditional style single-family home, with few stylistic details.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1019 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.⁹

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

HP4 – Ancillary buildings: detached garage

*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Subject parcel shaded orange.
Source: Santa Clara County Assessor, 2020.



PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1027 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1027 South 12th Street

City San Jose Zip 95112

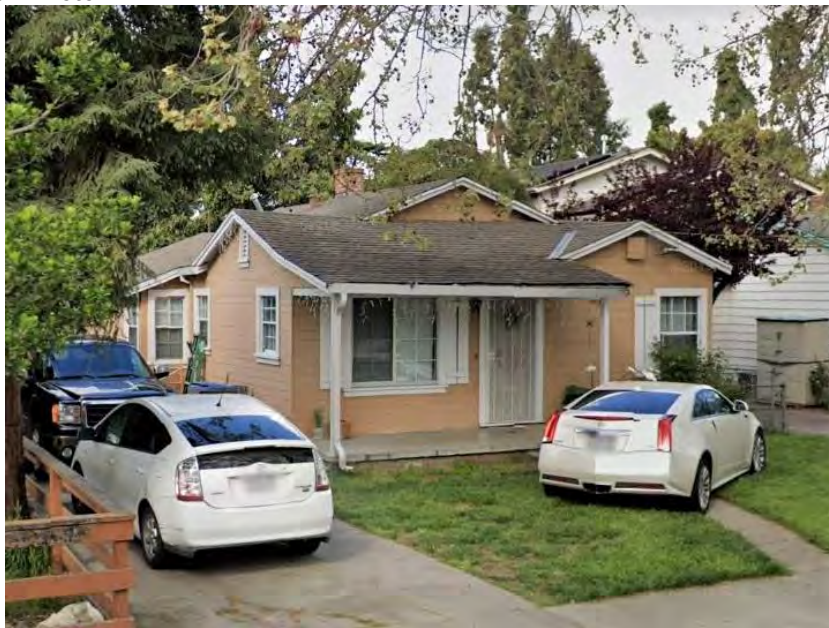
*e. Other Locational Data: Assessor's Parcel Number 472-12-018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1027 South 12th Street, San Jose is a one-story, single-family residence, built in 1939. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a roughly rectangular footprint and moderately pitched cross-gabled roof clad in composition shingles. The building is clad in wide horizontal wood siding. Fenestration consists of rectangular vinyl frame double hung windows and sliding sash windows with false muntins. Fixed decorative wood shutters flank the windows at the primary façade. The primary entrance is set within a small porch spanning the south half of the primary façade, shaded by a roof overhang supported by wood posts at its corners. A front-gabled bay at the north side of the primary façade is at the same plane as the primary entrance. A flat-roofed garage and shed are set at the rear of the property. A driveway accessed from South 12th Street is at the southern edge of the property.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary and south façades, looking west.
Google Earth, 2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

*P7. Owner and Address:

Irma Lara, 1027 South 12th Street, San Jose, CA 95112.

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1027 South 12th Street

B1. Historic Name: 1027 South 12th Street

B2. Common Name: 1027 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Minimal Traditional

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

San Jose building permit No. 7300 was issued to owner and building contractor Emmet McQuoid for construction of 1027 South 12th Street on February 20, 1939. The property was built at a cost of \$2,600.00. The footprint and roofline of the property do not appear to have changed significantly since they were captured in an August 1939 aerial photo taken shortly after the building was completed.¹⁰ Subsequent building permits on file at the City of San Jose Building Division do not indicate major permitted alterations.

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1939 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1027 South 12th Street was first occupied in 1945. Over the subsequent decades, owners and occupants included original owner J.E. Morris (ca. 1941), P.V. Hankas (ca. 1945), Samuel J. Sanfilippo (ca. 1950-1965), and Dora A. Ortiz (ca. 1976-1979).¹¹ The building was briefly vacant in the mid-1970s.

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1027 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a Minimal Traditional style single-family home, with few stylistic details.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1027 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.¹²

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

HP4 – Ancillary buildings: detached garage

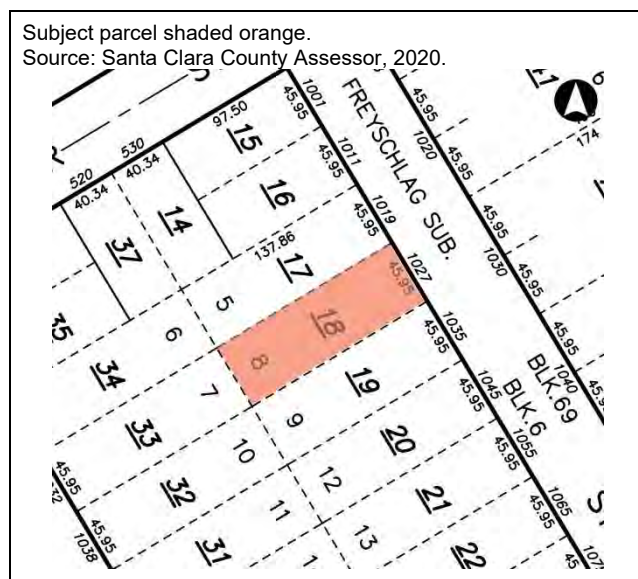
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



¹⁰ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library.

¹¹ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

¹² California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1035 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1035 South 12th Street

City San Jose Zip 95112

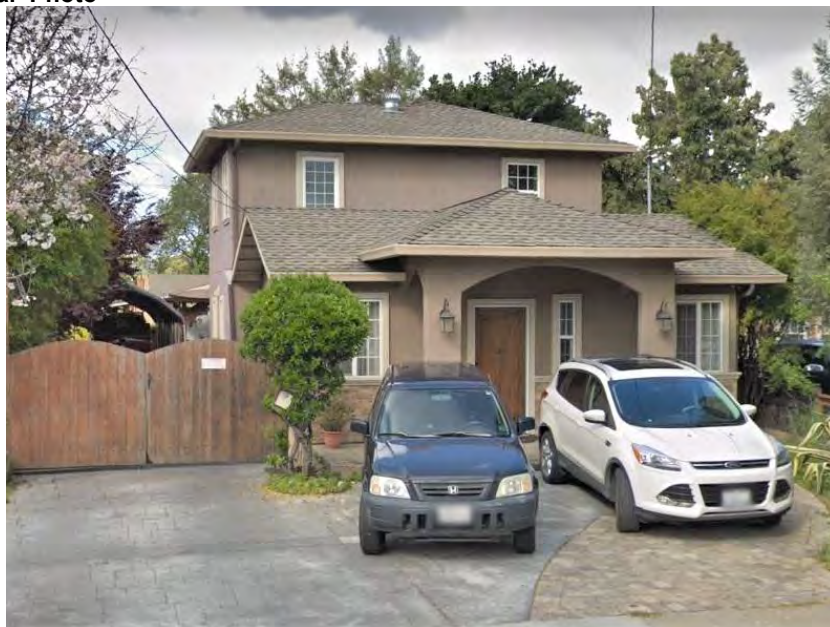
*e. Other Locational Data: Assessor's Parcel Number 472-12-019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1035 South 12th Street, San Jose is a one- and two-story, single-family residence, built in 1938. It has been renovated in a contemporary style. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a roughly rectangular footprint and moderately pitched gabled and hipped roof clad in composition shingles. The building is primarily clad in stucco, with a wide band of stone veneer applied below a water table on the primary façade. Fenestration consists of rectangular vinyl frame casements and double hung windows with false muntins. The primary entrance is centered within the primary façade, and is shaded by a large, hipped-roof portico with arched openings on three sides. The front one-third of the house consists of a rectangular, one-story portion with a side-gabled roof. To the rear of this is a two-story L-shaped portion with a hipped roof. The front yard occupies the northeast corner of the lot and is enclosed by a low wood fence. A second stucco-clad building appears to be set at the rear, southwest corner of the property. However, this building could not be fully viewed from the public-right-of-way. A driveway and concrete paver parking area accessed from South 12th Street are at the southern edge of the property, with an arched wood gate and fence enclosing the rear yard.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking southwest.
Google Earth, 2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

*P7. Owner and Address:

Miguel and Guadalupe Cruz Trust, 1035
South 12th Street, San Jose, CA 95112.

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1035 South 12th Street

B1. Historic Name: 1035 South 12th Street

B2. Common Name: 1035 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Contemporary

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

San Jose building permit No. 6558 was issued to owner and building contractor Emmet McQuoid for construction of 1035 South 12th Street on August 1, 1938. The property was built at a cost of \$2,600.00. The building appears to have consisted of a single, rectangular, one-story residence with an unenclosed front porch until at least 2009.¹³ In 2012, Permit No. 2012-012991-RS was issued to applicant "Better Design Living" for additions to the first floor, construction of the second story, addition of a basement, and replacement of the detached garage. Satellite photographs from 2011, which show the second story addition, suggests that construction of these elements began under an earlier permit that was not available in the City of San Jose's online records.

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1938 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1035 South 12th Street was first occupied in 1940 by three adults and five children, the families of Walter Willard and his sister-in-law, Geneva Perry. The Willard family owned the property until at least 1991, when a permit to repair a damaged garage was issued to the name. It was occupied by a series of tenants after ca. 1965. By 2004, the property had been transferred to the current owner, Miguel Cruz.¹⁴

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1035 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a single-family home renovated to a contemporary appearance. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1035 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.¹⁵

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

HP4 – Ancillary buildings: detached garage

*B12. References: See footnotes

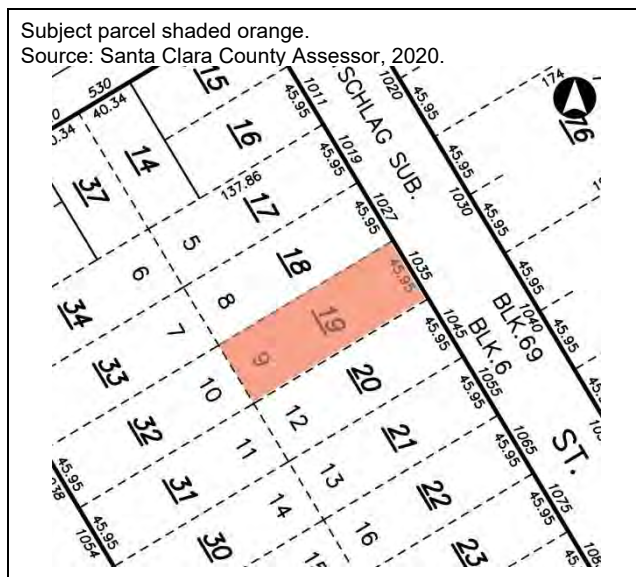
B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Subject parcel shaded orange.
Source: Santa Clara County Assessor, 2020.



¹³ Sanborn Map Company fire insurance maps for San Jose, California, Volume 1, Sheet 97, 1950; Cartwright Aerial Surveys, Flight CAS-65-130, Frame 12-204, Collection of the University of California, Santa Barbara Library; Google Earth satellite photographs.

¹⁴ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

¹⁵ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1045 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1045 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1045 South 12th Street, San Jose is a one-story, single-family residence, built in 1938. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a rectangular footprint and moderately pitched front-gabled roof clad in composition shingles. The building is clad in wide horizontal wood siding. Fenestration consists of rectangular vinyl frame double hung and sliding sash windows. The primary entrance is shaded by a small, sloped awning clad in composition shingles, which is supported by wood posts at each corner. Decorative wood trim spans between the support posts at the awning soffit. The entrance is set back slightly from a front-gabled bay at the north side of the primary façade. A garage with an asymmetrical side-gabled roof is set at the rear, southwest corner of the property. A driveway accessed from South 12th Street is at the southern edge of the property.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking southwest.
December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1938 (Building Permit)

*P7. Owner and Address:

Christopher C. and Amelia E. Calderon,
3273 Woodmere Dr., San Jose, CA
95136

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1045 South 12th Street

B1. Historic Name: 1045 South 12th Street

B2. Common Name: 1045 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Minimal Traditional

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

San Jose building permit No. 6559 was issued to owner and building contractor Emmet McQuoid for construction of 1045 South 12th Street on August 1, 1938. The property was built at a cost of \$2,600.00. The footprint and roofline of the property do not appear to have changed significantly since they were captured in an August 1939 aerial photo taken shortly after the building was completed.¹⁶ Building Permit No. 17661 was issued to owner Fred M. Pierson on September 16, 1953 for construction of a two-car garage and "hobby space." In 2009, a compliance inspection report found that this garage was being used as an unpermitted living space. In 2018, Permit No. 2018-145268-RS was issued to Armando's Construction for replacement of existing wood siding with Hardie lap siding.

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1938 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1045 South 12th Street was first occupied in 1940 by the family of Melvin and Margarita Oglesby, a freightman and nurse, respectively. Renters occupied the property through the 1940s. By 1950, the property was owned by Jack Strom, and by 1953 by Fred M. Pierson. Primo H. Mata owned and resided at the property from ca. 1965-1979, followed by I. Marquez ca.1996.¹⁷

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1045 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a Minimal Traditional style single-family home, with few stylistic details. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1045 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.¹⁸

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

HP4 – Ancillary buildings: detached garage

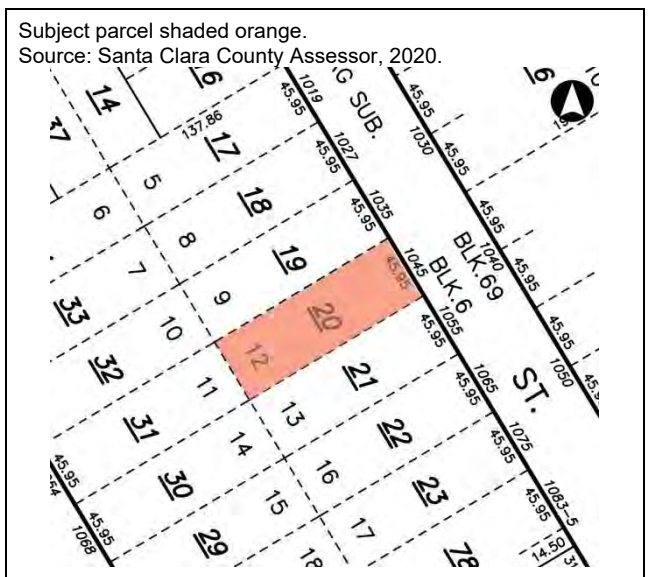
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



¹⁶ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library.

¹⁷ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

¹⁸ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1055 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1055 South 12th Street

City San Jose Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1055 South 12th Street, San Jose is a one-story, single-family residence, built in 1938. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has roughly rectangular footprint and moderately pitched cross-gabled roof clad in composition shingles. The building is clad in horizontal wood siding. Fenestration consists of rectangular vinyl frame double hung and sliding sash windows. The primary entrance is shaded by a small, sloped awning clad in composition shingles, which is supported by wood posts at each corner. Decorative wood trim spans between the support posts at the awning soffit. The entrance is set at the same plane as a front-gabled bay at the north side of the primary façade. A small wood frame garage is set at the rear, southwest corner of the property. A driveway accessed from South 12th Street is at the southern edge of the property.

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

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking southwest.
December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1938 (Building Permit)

*P7. Owner and Address:

Christopher C. and Amelia E. Calderon,
3273 Woodmere Dr., San Jose, CA
95136

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1055 South 12th Street

B1. Historic Name: 1055 South 12th Street

B2. Common Name: 1055 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Minimal Traditional

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

San Jose building permit No. 6560 was issued to owner and building contractor Emmet McQuoid for construction of 1055 South 12th Street on August 1, 1938. The property was built at a cost of \$2,600.00. Based on review of aerial and satellite photographs, a rectangular rear addition to the building, which is not visible from the public right-of-way and is not reflected in any permits on file, was completed at an unknown time after 1965.¹⁹

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Built in 1938 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings, 1055 South 12th Street was first occupied in 1940 by a retired couple, Samuel and Jennie Stipe, who resided there until about 1950. By 1955, the property was owned by Samuel Everis, and was occupied in the following decades by a series of rental tenants. Between ca. 1976 and 1984 the property was owned by Bill Edward, and ca. 1994 by Glenn Gerwitz.²⁰

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1055 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a Minimal Traditional style single-family home, with few stylistic details.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1055 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.²¹

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

HP4 – Ancillary buildings: detached garage

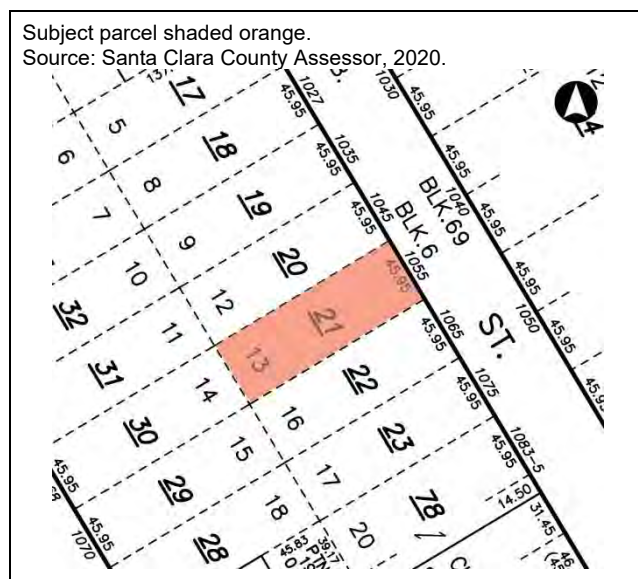
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



¹⁹ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library.

²⁰ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

²¹ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1065 South 12th Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1065 South 12th Street

City San Jose Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1065 South 12th Street, San Jose is a one-story, single-family residence, built in 1939 in a simple vernacular style. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a rectangular footprint and moderately pitched cross-gabled roof clad in composition shingles. The building is clad in stucco, and typical windows consist of rectangular vinyl double-hung with false muntins. The primary entrance is centered within a wide, low porch facing South 12th Street, which has a simple wood railing and is shaded by a deep roof overhang spanning the primary façade and supported by square wood posts. The front yard is enclosed by a low metal fence, and the back yard by wood fencing of various types. A decorative trim board at the porch overhang soffit spans the width of the primary facade. A driveway, accessed from South 12th Street, runs along the southern edge of the property.

*P3b. Resource Attributes: (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking southwest.
December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1939 (Building Permit)

*P7. Owner and Address:

Calixto R. Manriquez, 1065 S 12 St, San Jose, CA 95112

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1065 South 12th Street

B1. Historic Name: 1065 South 12th Street

B2. Common Name: 1065 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Vernacular

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

San Jose building Permit No. 6561 was issued to owner and building contractor Emmet McQuoid for construction of 1065 South 12th Street on August 1, 1938. The property was built at a cost of \$2,600.00. Permit No. 9894 was issued to owner J. Crosby on February 16, 1950 for an addition to the residence, with a value of \$2,300.00. Permit No. 28301-RW, issued on June 1, 1981 to owner George Brooks to "Re Cover" the building may have been for installation of the stucco cladding to replace original wood siding. While a rectangular addition is present at its rear, the footprint and roofline of the front portion of the property do not appear to have changed significantly since they were captured in an August 1939 aerial photo taken shortly after the building was completed.²²

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

B9a. Architect: Unknown

b. Builder: Emmet McQuoid

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built in 1938 by contractor Emmet McQuoid as part of a row of eight residences on the west side of South 12th Street, the subject property was part of a small development that filled in previously undeveloped parcels west of Coyote Creek near the southeastern extent of the original core of San Jose. Based on census and city directory listings and permit records, 1065 South 12th Street was first occupied in 1940 by the family of James and Ruth Crosby, who owned and resided at the house until approximately 1950. The property next belonged to Mrs. Margaret Bourassa (ca. 1955), Frank Agnoletti (ca. 1960-1970), and George H. Brooks (ca. 1973-1979). The current owner, Calixto Manriquez, has held title to the property since at least 1992.²³

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1065 South 12th Street did not identify any significant historical associations with events or persons. Part of a small tract of single-family residential properties developed in 1938-1939 by building contractor Emmet McQuoid, the subject property and its neighbors were built in the gradual expansion of housing development at the southeast boundary of the city's original core area. Neither the property nor the larger grouping appear to have been individually important to the area's growth. The eight houses built by McQuoid do not appear to constitute a historic district. It is a simple example of a single-family home built in a vernacular cottage style with few stylistic details. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1065 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.²⁴

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

HP4 – Ancillary buildings: detached garage

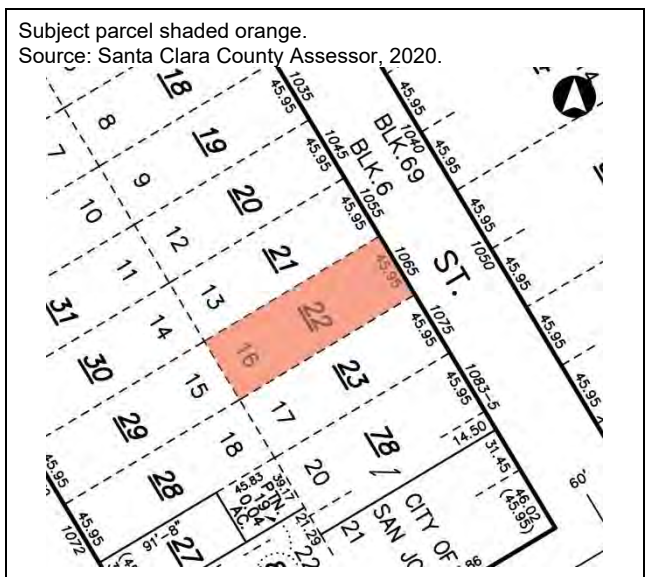
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



²² Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library.

²³ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

²⁴ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

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

Primary # _____
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1075 South 12th Street

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose East, CA

Date 2018

***c. Address** 1075 South 12th Street

City San Jose

Zip 95112

***e. Other Locational Data:** Assessor's Parcel Number 472-12-023

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1075 South 12th Street, San Jose is a one-and-a-half story, single-family residence, built ca.1927 in a simplified Craftsman style. The building is located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. It has a rectangular footprint and steeply pitched front-gabled roof clad in composition shingles. The building is clad in stucco, with stone veneer at the porch. Typical fenestration consists of rectangular vinyl slider and casement windows with false muntins. One wood-frame double hung window appears to remain on the south facade. The primary entrance is centered within a wide porch facing South 12th Street, which has a stucco railing and is shaded by a deep gabled roof supported by battered columns. The front yard is enclosed by a low stucco-clad fence, and the back yard by metal and wood fencing of various types. A small shed is located at the rear, southwest corner of the property. A driveway, accessed from South 12th Street, runs along the southern edge of the property.

***P3b. Resource Attributes:** (list attributes and codes) HP2: Single family property;

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

P5a. Photo



P5b. Photo: (view and date)

Primary and south façades, looking west.
December 22, 2020.

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
ca. 1927 (Directory Listings)

***P7. Owner and Address:**
Juan Rodriguez, 1075 S 12 St, San Jose, CA 95112

***P8. Recorded by:**
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**
February 9, 2021

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1075 South 12th Street

B1. Historic Name: 1075 South 12th Street

B2. Common Name: 1075 South 12th Street

B3. Original Use: Residential Building

B4. Present Use: Residential Building

*B5. Architectural Style: Craftsman

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

No building permit was available in the online records of the City of San Jose Building Division for original construction or exterior alterations (with the exception of reroofing) at 1075 South 12th Street. Based on Sanborn maps and aerial photographs, it appears the building was constructed between 1915 and 1939.²⁵ Directory listings suggest that this date could be narrowed to ca. 1927. Its footprint and roofline appear to have been largely unchanged since a 1939 aerial photograph was taken. Based on the style of the building, particularly the wide porch with battered columns, the original style of the house appears to have been that of a simple Craftsman bungalow.

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built before the neighboring development occurred in 1938 and 1939 to the north, the subject property appears to be related to the commercial and residential development along Keyes Street in the early decades of the 20th century. Based on directory listings, it appears that this property was constructed around 1927. The subject property, currently addressed 1075 South 12th Street, was previously identified as 1085 South 12th Street in some directories. When the neighboring property to the south, now 1083 South 12th Street, was built ca. 1935, the number 1075 was permanently assigned to the subject property. The original occupants of the building were Italian-born merchant Raymond Bargetto and Catherine Bargetto, who occupied the home until the mid-1930s. The family of Louis Caramella occupied the building until ca. 1940. It was owned briefly by C.D. Innocenti ca. 1945, and by 1950 was owned and occupied by Jesus M. Gonzalez, who remained there until ca. 1970. Subsequent owners included Jose Moran (ca. 1976-1985) and Dave Dellenback (ca. 1986-1988).²⁶

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1075 South 12th Street did not identify any significant historical associations with events or persons. The residence does not appear to have been individually important to the area's growth. Though it bears a few characteristics of Craftsman style, it is not a strong example of a Craftsman bungalow. It was not built as part of a larger development or tract, and does not appear to be part of a potential historic district. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1075 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.²⁷

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

HP4 – Ancillary buildings: detached garage

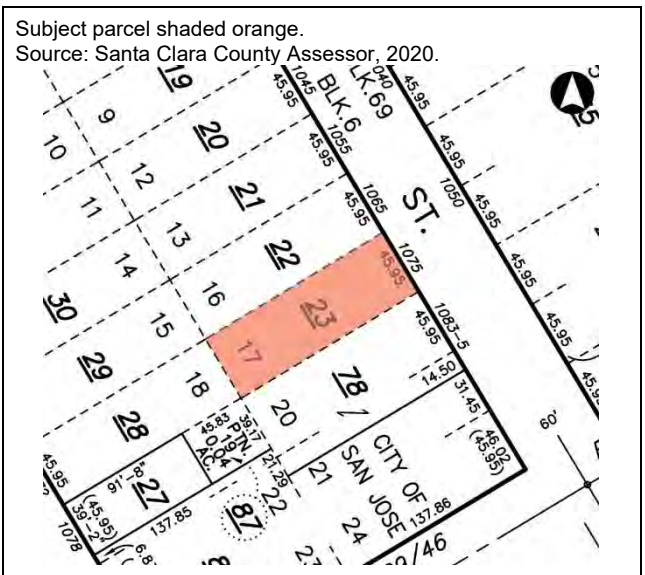
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



²⁵ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library; Sanborn Map Company, Fire Insurance Maps for San Jose, Volume 1, Sheet 97, 1915.

²⁶ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

²⁷ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1083 South 12th Street

P1. Other Identifier: T

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1083 South 12th Street

City San Jose Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-078

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1083 South 12th Street, San Jose is a one-story Spanish Colonial Revival-style residence located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. The property shares its parcel with the neighboring commercial building at 1085 South 12th Street. The residential building has a rectangular footprint and low-pitched, cross-gabled roof clad in red barrel tile. The building is clad in textured stucco, with a painted brick front porch and steps. Typical fenestration consists rectangular vinyl fixed and double hung windows. The primary entrance is set within a deep porch with arched openings on its east and south sides, shaded by a continuous roof overhang. To the north (right) of the porch, a front-gabled bay features a set of three rectangular windows, separated by ornamented pilasters and centered below a shallow recessed arch with a decorative fan and floral bas relief. Three circular vents are set below the gable. The right (north) side of the primary façade terminates in a stepped wing wall capped with roof tiles at two levels. A brick chimney with stepped shoulders is set slightly back from the primary façade on the north façade.

A gable-roofed garage is set at the rear, southwest corner of the property, accessed via a narrow, gated driveway to the south of the commercial building.

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

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

P5a. Photo



Page & Turnbull, February 2021.

P5b. Photo: (view and date)

Primary façade, looking west. December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
ca. 1927 (Directory Listings)

*P7. Owner and Address:

Philippe H. Zervogiannis, 345 Condon Ct
Santa Clara, CA 95050

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes
Street, Section 106 Technical Report.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1083 South 12th Street

B1. Historic Name: 1083 South 12th Street

B2. Common Name: 1083 South 12th Street

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival

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

No building permit was available in the online records of the City of San Jose Building Division for original construction or exterior alterations (with the exception of reroofing) at either 1083 or 1085 South 12th Street. Public records indicate that the house at 1083 South 12th Street was built in 1935. Its footprint and roofline appears to have been largely unchanged since a 1939 aerial photograph was taken.²⁸ Without historic photographs or permit records, it is difficult to confirm dates of changes that have occurred. The Spanish Colonial Revival character of the house is consistent with a 1935 date of construction, and with the exception of modern replacement windows the primary façade, it has likely been modified very little.

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built before the neighboring development occurred 1938 and 1939 to the north, the subject property appears to be related to commercial and residential development along Keyes Street in the early decades of the 20th century. Prior to the current buildings, a more rurally focused residential property facing Keyes Street, was depicted on a 1915 Sanborn Map Company map. Based on directory listings, it appears that the house was constructed around 1935, when the Bargetto family relocated from the house to the immediate north (now 1076 South 12th Street). Raymond and Catherine Bargetto lived together at the house at 1083 South 12th Street until 1958 (the year of Raymond's death), after which Catherine stayed in the house until ca. 1976. By 1979, the house was owned by Harvey Cummings. Raymond Bargetto operated a liquor store at the building to the south of their home (1085 South 12th Street) until 1950.²⁹

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1083 South 12th Street did not identify any significant historical associations with events or persons. The residence does not appear to have been individually important to the area's growth. Though it bears characteristics of Spanish Colonial Revival style, the house is not a strong example of the residential application of this architectural style, widely popular in the 1920s and 1930s. It was not built as part of a larger development or tract, and does not appear to be part of a potential historic district. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1083 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³⁰

B11. Additional Resource Attributes: (List attributes and codes) and HP6. 1-3 story commercial building, HP4 – Ancillary buildings: detached garage

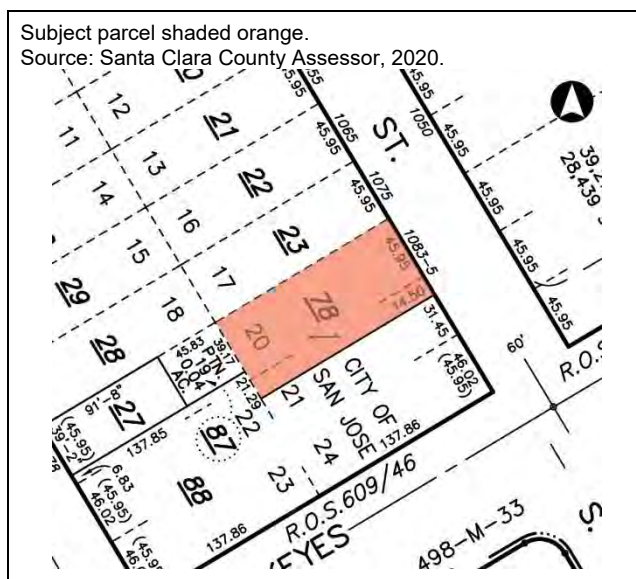
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



²⁸ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library; Sanborn Map Company, Fire Insurance Maps for San Jose, Volume 1, Sheet 97, 1915.

²⁹ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

³⁰ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1085 South 12th Street

P1. Other Identifier: Twelve Market

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1085 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-078

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1085 South 12th Street, San Jose is a small, one-story commercial building, located on the west side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, approximately 350 feet west of Coyote Creek. The building shares the parcel with a residential building (1083 South 12th Street) to its immediate north. 1085 South 12th Street is a very small, rectangular one-story building with a flat roof ornamented with red barrel tile coping along its flat parapet. The building is clad with stucco on its east (primary) and south façades, and horizontal wood siding on its north façade. The storefront, at the primary façade, has no setback from the public sidewalk. It features a centered, recessed entry with a glazed metal door, with a rectangular transom and angled sidelites. Two large, fixed rectangular storefront windows flank the entrance, extending to the outer edges of the façade. A semicircular, slatted vent is centered above the entrance, within a plain frieze. A wood sign reading "Twelve Market" is affixed at the top of a slightly recessed panel, centered over the entry. One large, fixed window is set at the east side of the south façade, visually wrapping the storefront around this corner. A boarded opening with a narrow rectangular wood sill is located to the left (west) of this window. Two signs, one painted on the stucco and one a rectangular electric fixture, are just below the roofline of the south façade. A gable-roofed garage is set at the rear, southwest corner of the property, accessed via a narrow, gated driveway to the south of the commercial building.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo



Page & Turnbull, February 2021.

P5b. Photo: (view and date)

Primary façade, looking southwest.
December 22, 2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
ca. 1927 (Directory Listings)

*P7. Owner and Address:

Philippe H. Zervogiannis, 345 Condon Ct
Santa Clara, CA 95050

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes
Street, Section 106 Technical Report.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1085 South 12th Street

B1. Historic Name: 1085 South 12th Street

B2. Common Name: "Twelve Market," 1085 South 12th Street

B3. Original Use: Residential Building and Commercial Building

B4. Present Use: Residential Building and Commercial Building

*B5. Architectural Style: Spanish Colonial Revival / early 20th-century commercial

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

No building permit was available in the online records of the City of San Jose Building Division for original construction or exterior alterations (with the exception of reroofing) at 1085 South 12th Street. Based on Sanborn maps, aerial photographs, and directory listings, it appears that the commercial building at 1085 South 12th Street was constructed around 1935. Its footprint and roofline appear to have been largely unchanged since a 1939 aerial photograph was taken.³¹ Without historic photographs or permit records, it is difficult to confirm dates of changes that have occurred. The appearance and proportions of the store building is consistent with a typical storefront from the first decades of the 20th century, though at least the entrance door appears to be a modern replacement.

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Built before the neighboring development occurred in 1938 and 1939 to the north, the subject property appears to be related to commercial and residential development along Keyes Street in the early decades of the 20th century. Based on directory listings, the store was constructed around 1935, when the Bargetto family relocated from the house to the immediate north of the parcel. Raymond Bargetto operated a liquor store at the small commercial building until 1950. Raymond and Catherine Bargetto lived together at the house at 1083 South 12th Street (to the immediate north of the subject building) until 1958 (the year of Raymond's death). The business was vacant until about 1970, then was Abe's TV Service until about 1975.³²

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1075 South 12th Street did not identify any significant historical associations with events or persons. The store does not appear to have been individually important to the area's growth. Typical of small commercial buildings of the first decades of the twentieth century, the store at 1085 South 12th Street is not a unique or distinctive example of this property type. It was not built as part of a larger development or tract, and does not appear to be part of a potential historic district.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1085 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³³

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

HP2: Single family property, HP4 – Ancillary buildings: detached garage

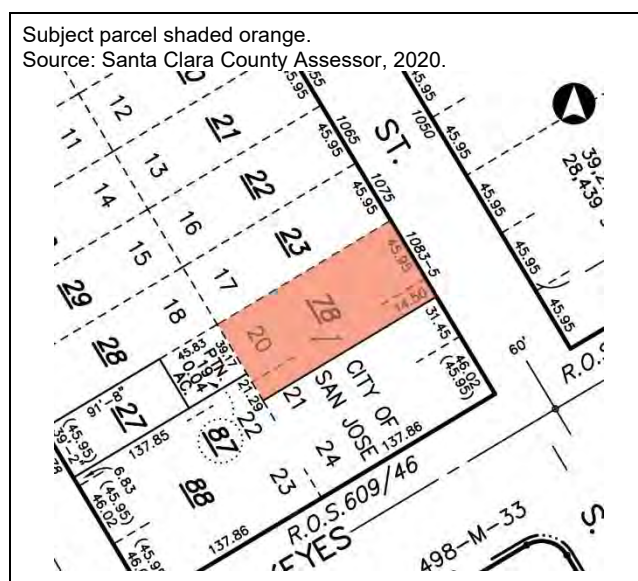
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



³¹ Fairchild Aerial Surveys, Flight C-5900, Frame 6, August 5, 1939. Collection of University of California, Santa Barbara Library; Sanborn Map Company, Fire Insurance Maps for San Jose, Volume 1, Sheet 97, 1915.

³² City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

³³ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 1040 South 12th Street

P1. Other Identifier: Creekside Garden Apartments,

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1040 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-044

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1040 South 12th Street, San Jose is a pair of two-story apartment buildings built in 1965-1966. The property is located on the east side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, to the immediate west of Coyote Creek. Each of the two buildings has a rectangular footprint and shallow-pitched side-gabled roof clad in composition shingles. The buildings are clad in stucco, with wide vertical bands of applied stone veneer ornamenting the west facades facing South 12th Street. The first floor is slightly below grade, and sits over a basement level parking area accessed via a sloped driveway from South 12th Street. Entries to the individual apartments face the rectangular below-grade inner parking and vehicle circulation area, with entries opening to a system of exterior walkways with metal railings. Second-story units are accessed via shared internal stairwells accessed from these walkways. The second-story walkways link the two buildings, bridging over the driveway entrance and parking area at the west end of the property. At the rear, east end of the property, a small two-story rectangular hyphen with a gabled roof connects the two buildings, creating a deep U shape.

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

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking east. December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1965-66 (Building Permit)

*P7. Owner and Address:

David R. Bleile, 2995 Woodside RD Ste-400, Redwood City, CA 94062

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1040 South 12th Street

B1. Historic Name: Palm Manor Apartments

B2. Common Name: 1040 South 12th Street

B3. Original Use: Residential (apartments)

B4. Present Use: Residential (apartments)

*B5. Architectural Style: Mid-century Modern influenced

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

San Jose Building Permit No. 49367 was issued in March 1965 for construction of a 34-unit apartment complex at a cost of \$150,000. On April 13, 1967, Permit No. 53056-F was issued to owners PAL Investment Co. for construction of a swimming pool at the complex. No subsequent building permits are available in the online records of the City of San Jose Building Division.

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Built in 1965-1966, the apartment building at 1040 South 12th Street was constructed in a newly subdivided lot created after the closure of Cedar Brook Park, a privately owned recreation area which occupied a large parcel to the north of Keyes Street, between Coyote Creek and South 12th Street, through the first half of the twentieth century. Construction of this building, and the neighboring multi-unit residential complexes to its immediate north and south, changed the character of this block of South 12th Street from one which featured a row of small, ca. 1938-39 single family homes overlooking a park to a more densely developed residential area. This pattern of multi-family residential development continues to the present. As a 34-unit residential building, the property has been occupied by hundreds of individual tenants over the past five decades.

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1040 South 12th Street did not identify any significant historical associations with events or persons. Built within a parcel created after the closure of Cedar Brook Park in 1961, the subject buildings provided additional housing within the already developed residential neighborhood. It is a simple apartment complex with a few mid-century elements such as the stone veneer and low-pitched gable roof, but is not a strong or cohesive example of the style. The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1040 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³⁴

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

*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Subject parcel shaded orange.
Source: Santa Clara County Assessor, 2020.



³⁴ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1050 South 12th Street

P1. Other Identifier: 1050 South 12th Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address 1050 South 12th Street

City San Jose

Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-12-055

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1050 South 12th Street, San Jose is a pair of two-story apartment buildings built in 1964. The property is located on the east side of South 12th Street between Bestor and Keyes streets, within the original boundaries of the City of San Jose as chartered in 1850, to the immediate west of Coyote Creek. Each of the two buildings has a rectangular footprint and shallow-pitched side-gabled roof clad in composition shingles. The buildings are clad in stucco, with painted stone veneer at the west façades facing South 12th Street. The first floor is slightly below grade, and sits over a basement level parking area accessed via a sloped driveway from South 12th Street. The first story is slightly recessed from the second story at the South 12th Street-facing façade, with the projecting second story supported by a wide horizontal beam set on wood posts. Entries to the individual apartments face the rectangular below-grade inner parking and vehicle circulation area, with entries opening to a system of exterior walkways with metal railings. Second-story units are accessed via shared internal stairwells accessed from these walkways. The second-story walkways link the two buildings, bridging over the driveway entrance and parking area at the west end of the property. A geometric decorative element consisting of stucco and stone veneer rectangles and a peaked pair of wood planks resembling a gable, is applied at the vehicle entrance to the property.

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

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

P5a. Photo



P5b. Photo: (view and date)

Primary façade, looking northeast.
December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1965-66 (Building Permit)

*P7. Owner and Address:

Redd Exemption Enterprises, LLC
1040 South 12th Street, San Jose, CA
95112

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes Street, Section 106 Technical Report. Page & Turnbull, February 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 1050 South 12th Street

B1. Historic Name: Cedar Brook Apartments

B2. Common Name: 1050 South 12th Street

B3. Original Use: Residential (apartments)

B4. Present Use: Residential (apartments)

*B5. Architectural Style: Mid-century Modern influenced

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

San Jose Building Permit No. 44055-F was issued in April 1964 to property owner Russell Wilkinson for construction of a 34-unit apartment complex, consisting of two 17-unit buildings, at a cost of \$100,000. Additional available permits in the online records of the City of San Jose Building Division do not indicate exterior alterations. The footprint of the two buildings appears unchanged since the newly constructed buildings were captured in a 1965 aerial photograph.³⁵

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

Built in 1964, the apartment building at 1050 South 12th Street was constructed in a newly subdivided lot created after the closure of Cedar Brook Park, a privately owned recreation area which occupied a large parcel to the north of Keyes Street, between Coyote Creek and South 12th Street, through the first half of the twentieth century. Construction of this building, and the neighboring multi-unit residential complexes to its north, changed the character of this block of South 12th Street from one which featured a row of small, ca. 1938-39 single family homes overlooking a park to a more densely developed residential area. This pattern of multi-family residential development continues to the present. As a 34-unit residential complex, the property has been occupied by hundreds of individual tenants over the past five decades.

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 1050 South 12th Street did not identify any significant historical associations with events or persons. Built within a parcel created after the closure of Cedar Brook Park in 1961, the subject buildings provided additional housing within the already developed residential neighborhood. It is a simple apartment complex with a few mid-century elements such as the stone veneer and low-pitched gable roof, but is not a strong or cohesive example of the style.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 1050 South 12th Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³⁶

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

*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Subject parcel shaded orange.
Source: Santa Clara County Assessor, 2020.



³⁵ Cartwright Aerial Surveys, Flight CAS-65-130, Frame 12-204, Collection of the University of California, Santa Barbara Library.

³⁶ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Y

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource name(s) or number (assigned by recorder) 502 Keyes Street

P1. Other Identifier: 502 Keyes Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*b. USGS 7.5' Quad San Jose East, CA

*c. Address 502 Keyes Street

*e. Other Locational Data: Assessor's Parcel Number 477-04-032

*a. County Santa Clara

Date 2018

City San Jose

Zip 95112

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

502 Keyes Street is a commercial building completed in 1965 as an automotive service station. It consists of a one-story rectangular wood-frame building with a flat roof, from which a large, slightly trapezoidal canopy supported by metal posts projects to the north. The primary, north façade of the building faces a wide paved area overlooking Keyes Street. The façade consists of three bays; the two eastern bays featuring a glazed metal entrance with a fixed rectangular transom, flanked by large fixed, rectangular aluminum-frame windows; the western bay includes a door at the left (east) of the bay, with large fixed rectangular aluminum-frame windows to its right (west). Where the flat roof does not extend to the canopy, it has a deep roof overhang around the building. Rectangular metal frame windows are also located on the east and west facades, though these areas are obscured from view from the public right-of-way by fencing and outdoor shelving. Brass-colored lettering spelling "Nguyen Home and Garden Center" is affixed to the edge of the roof overhang at the northeast side of the building. The building is surrounded by a paved vehicle parking and circulation area which, at the time of the site visit, was densely filled with concrete statuary and potted shrubs.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photo



Page & Turnbull, February 2021.

P5b. Photo: (view and date)

Primary façade, looking southwest.
December 22, 2020.

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1965 (Building Permit)

*P7. Owner and Address:

Tran, Mai, 3302 Americus Dr, San Jose,
CA 95148

*P8. Recorded by:

Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes
Street, Section 106 Technical Report.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # 502 Keyes Street

B1. Historic Name: 502 Keyes Street

B2. Common Name: Nguyen Home and Garden Center

B3. Original Use: Automotive Service Station

B4. Present Use: Retail

*B5. Architectural Style: mid-20th-century commercial

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

Building Permit No. 07239-F was issued on June 14, 1965 for construction of the automobile service station at 502 Keyes Street, for a cost of \$20,000. In 2007, the property owners were issued Permit No. 2007-007611-CI for removal of an unpermitted rear shed at the site, and to "restore garage service bay by removing unpermitted office space built in it." In 2009, special use permit SP09-005 was issued for conversion of the existing automotive service station and convenience store to a retail commercial use. Plans developed by architect Chuong Nguyen of 08 Design Studio for this project specified demolition of the canopy, which remains at the site.

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

B9a. Architect: Unknown

b. Builder: Aetna Construction Co

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

The 1965 building permit on file for the subject building lists the owner as John Fisher of Oakland.³⁷ The first city directory listing for the property, in 1968, listed the name of the service station as Cangi's Phillips 66. In 1970 the business was Sandaval's Phillips 66, and ca. 1965 it was Jiffy Phillips 66. The current owners have held title to the property since 1988. It was converted for its current retail use as a retail home and garden décor store in 2009.

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding 502 Keyes Street did not identify any significant historical associations with events or persons. The building is a typical example of a small, mid-20th-century automotive service station of a "stylized box" type, lacking in distinctive elements or ornament related to its operation as a Phillips 66 station.³⁸ It was not built as part of a larger development, and does not appear to be part of a potential historic district.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at 502 Keyes Street, as it appears ineligible for the National Register by consensus through the Section 106 Process.³⁹

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

HP4 – Ancillary buildings: detached garage

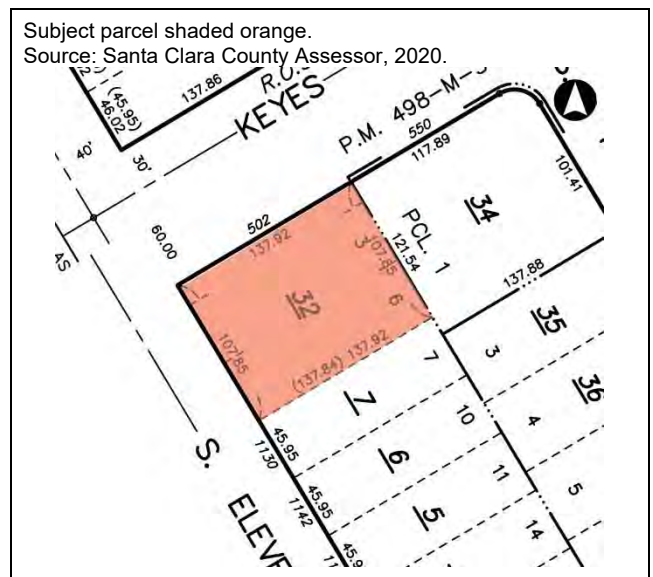
*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)



³⁷ City directories later than 1979 and title documents could not be accessed due to COVID-19-related closure of the San Jose Public Library and Santa Clara County Office of the Clerk-Recorder to public use.

³⁸ National Park Service, "The Preservation and Reuse of Historic Gas Stations," Preservation Brief 46. Electronic resource at <https://www.nps.gov/tps/how-to-preserve/briefs/46-gas-stations.htm>.

³⁹ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

PRIMARY RECORD

Primary # _____
Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) WPRR Coyote Creek Trestle

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East, CA

Date 2018

*c. Address _____ City San Jose Zip 95112

*e. Other Locational Data: Assessor's Parcel Number 472-11-081

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Western Pacific Railroad trestle over Coyote Creek is located in San Jose, California approximately 200 feet north of the center line of Keyes Street and 470 feet east of the center line of South 12th Street. It is a timber trestle bridge approximately 270 feet in length between abutments, 18 feet in width, and spans the channel of Coyote Creek along a disused Western Pacific Railroad line currently developed as the "Five Wounds Trail." The bridge consists of a square timber surface with square timber stringers along its length, supported by wood trusses. A metal mesh walkway with a railing consisting of L-shaped galvanized steel posts connected by heavy gauge wire is installed along the west side of the bridge. There is no railing on the east side of the bridge.

*P3b. Resource Attributes: (list attributes and codes) HP19. Bridge

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

P5a. Photo



Page & Turnbull, February 2021.

P5b. Photo: (view and date)

View northeast near south abutment.
December 22, 2020.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
ca. 1921 (Newspaper)

*P7. Owner and Address:
City Of San Jose, 200 E Santa Clara St
#16fl, San Jose, CA 95113

*P8. Recorded by:
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:
February 9, 2021

*P10. Survey Type: Reconnaissance

*P11. Report Citation: 551 Keyes
Street, Section 106 Technical Report.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y

*Resource Name or # WPRR Coyote Creek Trestle

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Bridge – Railway

B4. Present Use: Bridge – Pedestrian

*B5. Architectural Style: _____

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

A Western Pacific Railway crossing at Coyote Creek to the east of South 12th Street was built in 1921-1922 as part of a branch line constructed at that time between Niles Canyon and San Jose. A July 5, 1921 article in the *San Francisco Chronicle* announced "A pile driver is now being used at the Coyote Creek crossing near Cedarbrook Park and work is being carried on on the foundation of the bridge there." The rail tracks were removed from this section of alignment, including the bridge, in 2007-2008. The property is currently maintained by the City of San Jose as part of the Five Wounds Trail. Aside from removal of the tracks, the bridge does not appear to have been significantly altered.

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

B9a. Architect: Unknown

b. Builder: Western Pacific Railway

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Completed in 1921-1922 by the Western Pacific Railway as a freight line, the San Jose Branch Line was built to tap into the fruit packing market in Santa Clara County, but faced constant competition in the area from the dominant and long-established Southern Pacific Railway's lines in the region.

In order for a property to be considered eligible for listing as an individual resource in the National Register of Historic Places (National Register), a property must possess significance under at least one of four criteria at the national, state, or local level, and retain integrity to convey that significance. The four criteria consider the significance of a property for its association with important events or patterns in history (Criterion A) or influential persons (Criterion B); for distinctive characteristics of a significant architectural style, the work of a master, or high artistic value (Criterion C); or for the potential to provide important information through further study (Criterion D). Research regarding the San Jose Branch Line Bridge over Coyote Creek did not identify any significant historical associations with events or persons. As described by Stephen D. Mikesell regarding the Los Gatos Creek trestle of the same branch line, the trestle is "a minor element on a small branch line of the Western Pacific."⁴⁰ A relative latecomer in the Santa Clara County shipping industries, the branch line was an addition to long established rail lines rather than an early contributor to the industry's growth. It represents a typical trestle crossing type over a small creek, and does not appear to possess unique aspects of design or engineering related to rail crossings. It does not appear to be part of a potential historic district.

The subject property does not appear to be individually eligible for listing in the National Register under any criteria. The California Historical Resource Status Code (CHRSC) of "6Y" has been assigned to the subject property at WPRR Coyote Creek Trestle, as it appears ineligible for the National Register by consensus through the Section 106 Process.⁴¹

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

*B12. References: See footnotes

B13. Remarks: None

*B14. Evaluator: Stacy Kozakavich, Page & Turnbull

*Date of Evaluation: February 9, 2021

(This space reserved for official comments.)

Bridge Location shaded orange.
Source: Google Earth, 2020.



⁴⁰ Stephen D. Mikesell, *Historical Evaluation of the Los Gatos Creek Trestle* (Prepared for the City of San Jose: Davis, 2015), 20.

⁴¹ California State Office of Historic Preservation, Department of Parks and Recreation, "California Historical Resource Status Codes," (Sacramento, March 2020).

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