

HISTORIC RESOURCES EVALUATION REPORT

244 & 254 McEvoy Street

San José, California



244 McEvoy Street (left) and 254 McEvoy Street (right)

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USGS West San José 7.5' Quadrangle

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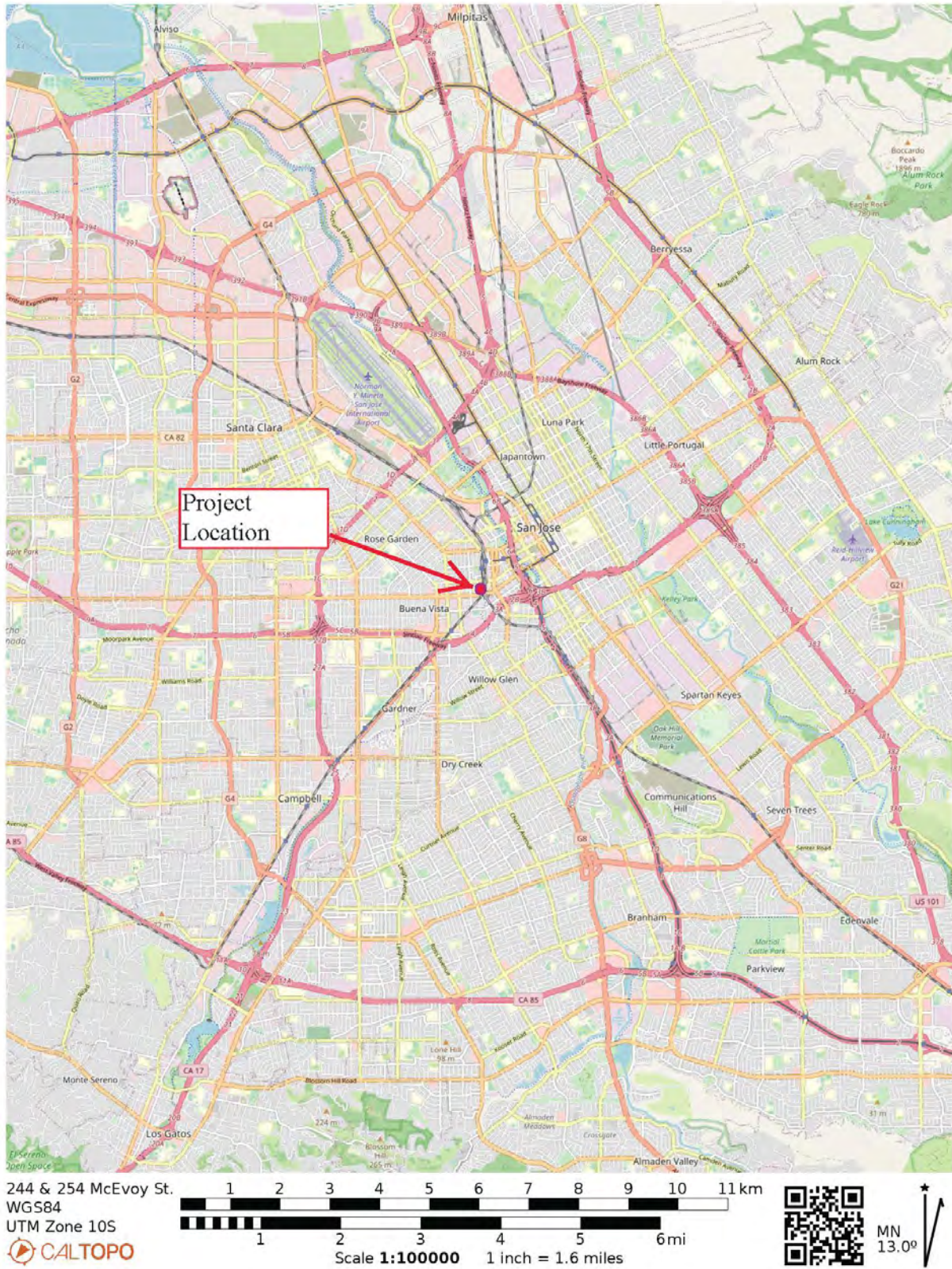
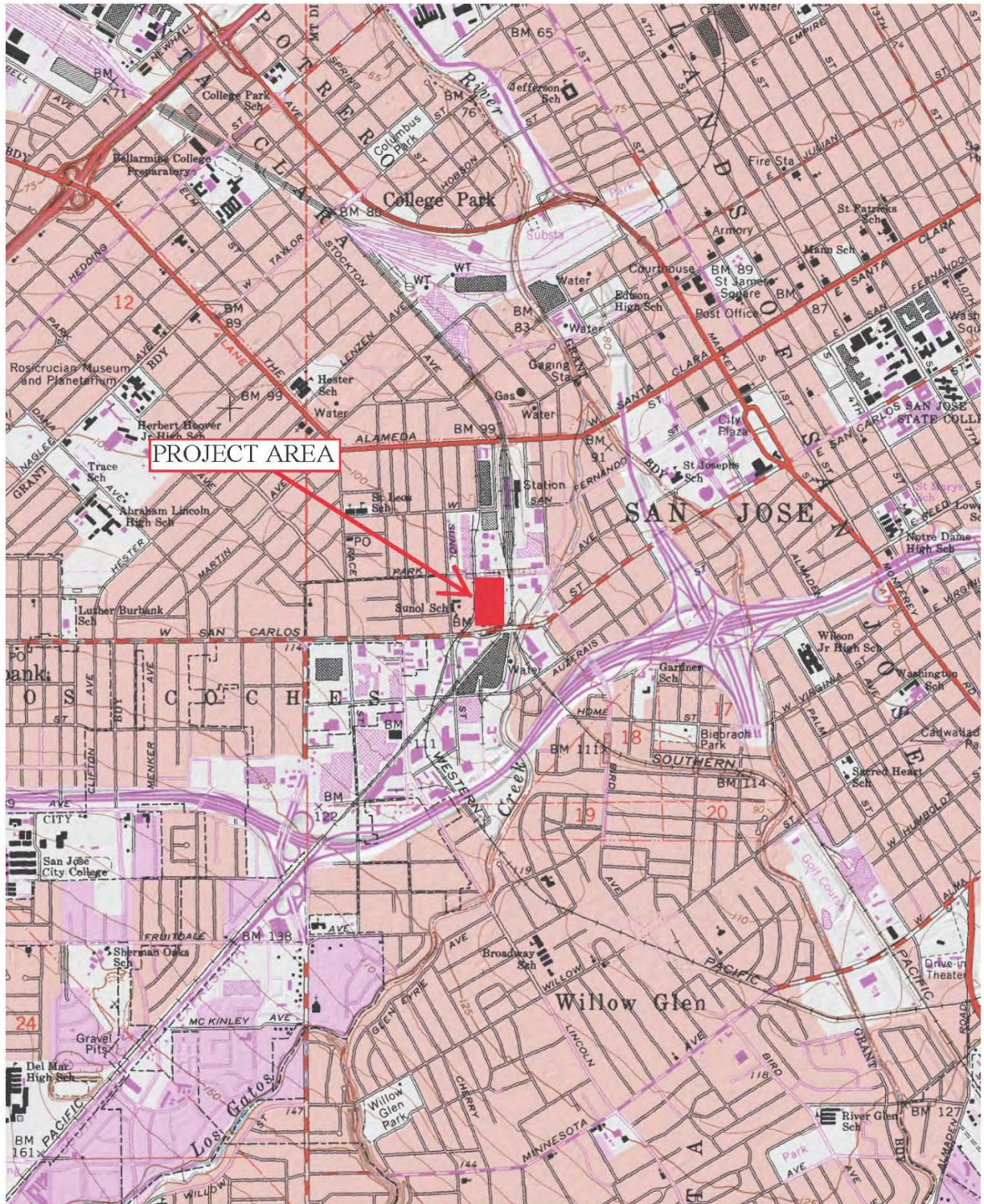


Figure 1: Project Location of 244 and 254 McEvoy Street, San José



244/254 McEvoy
WGS84
UTM Zone 10S
CALTPO

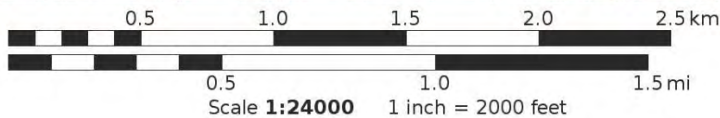


Figure 2: Project Area Vicinity

Introduction and Summary of Findings

Five buildings at McEvoy Street and Dupont Street in San José, California, are proposed to be demolished for a new mixed-use building (314 housing units and 4,000 square feet of commercial space) and an apartment building (375 housing units). The project area covers 5.4 acres.

Two of the existing buildings – 244 McEvoy Street and 254 McEvoy Street – are over 50 years of age and require evaluation to ensure that that the proposed project would not have the potential to cause a substantial adverse change in the significance of a historical or archaeological resource (as defined in CEQA Guidelines §15064.5). The existing buildings would be demolished under the proposed project.

Archaeological/Historical Consultants (A/HC) of Oakland, California was retained to conduct a historical resources evaluation of the building. In January 2022, an architectural recording of the project area was completed. 244 McEvoy Street and 254 McEvoy Street **do not** appear to be historical resources as defined in CEQA §15064.5.

Sources Consulted

In February, a record search for the project area and a 1/8-mile radius around it was completed at the Northwest Information Center, California Historical Resources Information System (NWIC File #21-0521). The record search identified no cultural resources within the project area. One historic archaeological resource (CA-SCL-929H/P-43-003047) is located within the search radius. Located at 777 Park Avenue, north of the Project Area, it includes two wood-lined features which were part of a domestic water system from the last decade of the 19th century associated with the occupation of the property by the William and Magdalena Knoth family.

For complete record search results, please see Appendix 1.

Archival sources were consulted at History San José, Stanford University Library, Earth Sciences, and Map Library, UC Berkeley, and in A/HC's professional library. A/HC staff also reviewed the National Register of Historic Places, the California Register of Historic Resources, California Historical Landmarks, and the California Inventory of Historical Resources to determine whether any previously recorded cultural resources exist within the project area. In the scope of that review, no additional resources were found. For a complete list of sources consulted, see the attached bibliography.

Historic Context

Early History of the Project Area

The project area is part of Rancho Los Coches, originally granted to Roberto Balemino in 1842. Balemino was Ohlone from Santa Clara Valley who had worked at Mission Santa Clara, and built an adobe house at 770 Lincoln Ave, less than $\frac{3}{4}$ of a mile from the project area. When Balemino died in 1847, Antonio Maria Suñol (1796-1865) became the new owner of Rancho Los Coches (Dobkin 2011:8; Maggi 2018:10). Suñol, an economic and political leader in the San José Pueblo, divided the Rancho into three parts in 1849. McEvoy Street is located on the portion given to Suñol's eldest daughter Paula Suñol de Sainsevain.

McEvoy Street gets its name from William and Ann Jane McEvoy, who by 1870 owned the land from Park Avenue (South Street) as the northern border to the street currently named West San Carlos Street in the south. From east to west, the borders were the west side of McEvoy Street and east to Dupont Street (Maggi 2018: 10). Their house was near the southeast corner of the intersection of McEvoy Street and Park Avenue, just to the north of the project area. It is visible on the 1876 Thompson & West Map and the 1884 Sanborn Fire Insurance Map (Figures 3 and 4).



Figure 3: 1876 Map Showing the Location of the McEvoy Property (Thompson and West)

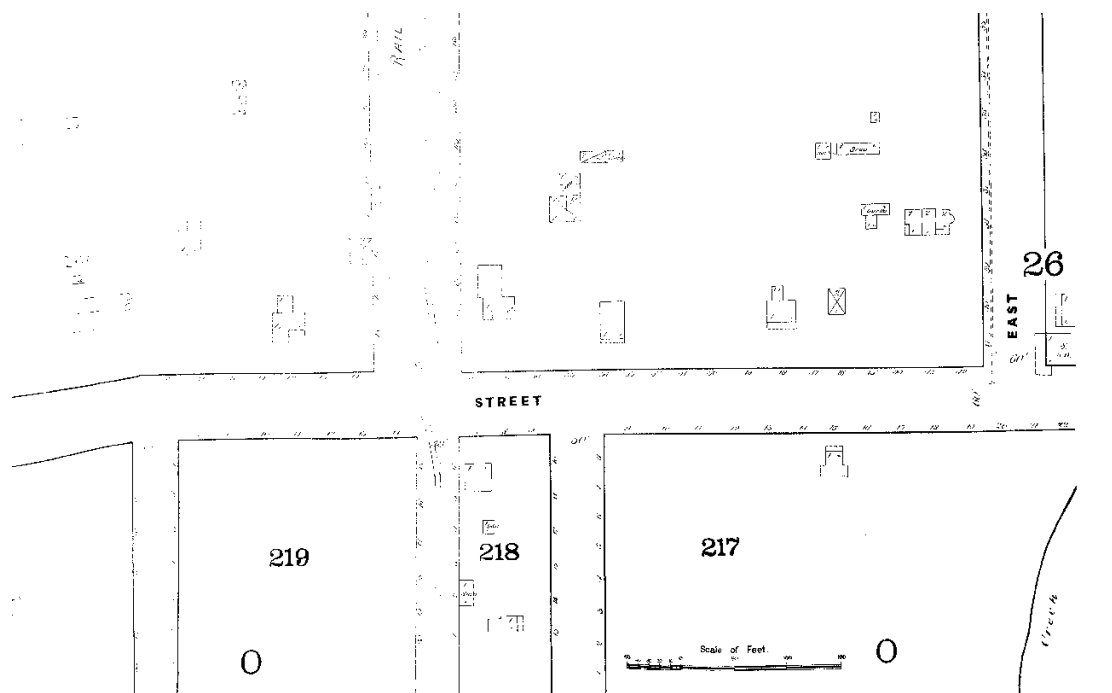


Figure 4: 1884 Sanborn Insurance Map 1884, Showing McEvoy House at the northwest corner of lot 218.

The area around the McEvoy property was full of small farms in the late 19th century. The McEvoy subdivided their property into 58 lots in 1891, possibly to take advantage of new opportunities provided by the construction of a Southern Pacific Railroad line just east of the project area, which can be seen on the 1891 Sanborn Map. Single-family homes were built on many of these lots during the 1890s (Dobkin 2011:16; Maggi 2018:10).

Twentieth-Century Development

Streetcar transportation came to the project vicinity in 1903 when the San José & Los Gatos Interurban Railroad was built along West San Carlos Street/Stevens Creek Road. The turn of the century also brought more road access to the project vicinity, which spurred continued growth in housing and in commercial and industrial enterprises. Fruit canning and packing, lumber, and building material facilities, which had begun to exist in the neighborhood in the late 19th century, now expanded (Dobkin 2011:17). The Sanborn map of 1915 (Figure 5) shows that the McEvoy subdivision contained 35 houses and a hotel at Park Avenue and Dupont. The Southern Pacific Railroad ran just to the east of the area, connecting San José to Los Gatos and points further southwest, while West San Carlos connected the area to the new “streetcar suburbs” such as Burbank to the west (Dobkin 2011; Maggi 2018). Also appearing on the 1915 Sanborn was the Sunol School one block west on Sunol Ave to serve the educational needs of the surrounding community, who were not yet part of the City of San José.

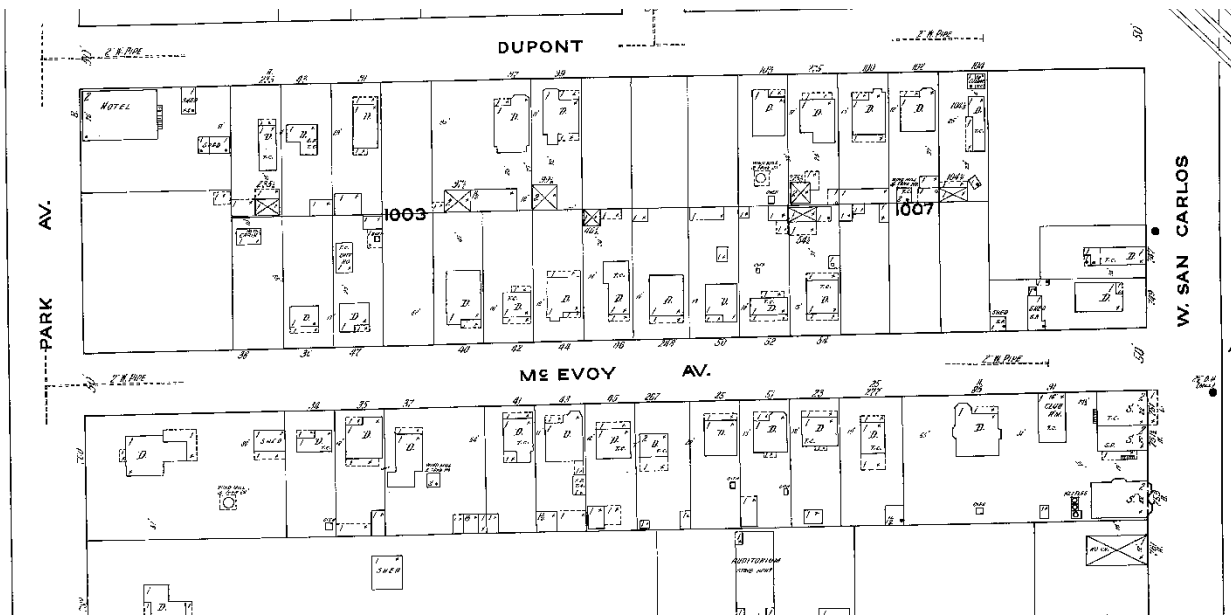


Figure 5: Sanborn Fire Insurance Map 1915

Before World War I, the Western Pacific Railroad removed almost all the houses on the west side of McEvoy Street in order to extend their line into the project vicinity, which contained a growing number of fruit canning and packing facilities. Agricultural production predominated in the Santa Clara Valley until World War II. The growth of the military-industrial economy during and after World War II spurred substantial economic development and a huge influx of population, leading to the suburbanization and expansion of San José (Dobkin 2011:20-22).

Relative to 1915, the 1950 and 1956 Sanborn maps (Figure 8) show further major changes to this block of McEvoy Street. Warehouses and small factories had been added to the mix of single-family homes. The warehouses were for agricultural products (fruit, potatoes, grain, and hay) and building materials (steel, lumber, neon signs), with the latter predominating over time. A mill and warehouse building built of sheet metal at 245 McEvoy, alongside a railroad spur, had been built in ca. 1930 for the James Grain Company; this was directly across the street from the project area (Figure 7). A potato warehouse and potato chip factory was on Dupont Street a fruit warehouse was at 248 McEvoy, Williams and Russell's woodyard and lime and cement plant was at 270-280 Sunol Street, a steel fabrication plant and scrap steel warehouse were at 780-782 Park Avenue, a conveyor belt warehouse was at 759 W San Carlos, neon sign makers were at 820 Park Avenue, a rug and upholstery cleaners was on Park Avenue was built between McEvoy and Sunol, and a sheet metal shop was on McEvoy near San Carlos. One of the two buildings being evaluated here was built in 1950 at 254 McEvoy, and the other followed in 1959-1965.

To summarize, a neighborhood that had been almost completely residential was gradually transformed into an industrial neighborhood during the 1910s-1950s.

San José's fruit canneries began closing in the 1970s, having been replaced by the defense and electronics industries in the postwar period. The buildings and houses that served the canneries were mainly converted to industrial uses such as welding and steel. While much of the area around McEvoy Street, especially to the north, joined the city of San José in the interwar years, McEvoy Street was not annexed until 1983 (Maggi 2018; Dobkin 2011:22).



Figure 7: 245 McEvoy Street, directly across the street from the project area. It was most likely built as the James Grain Company in 1929 or 1930.

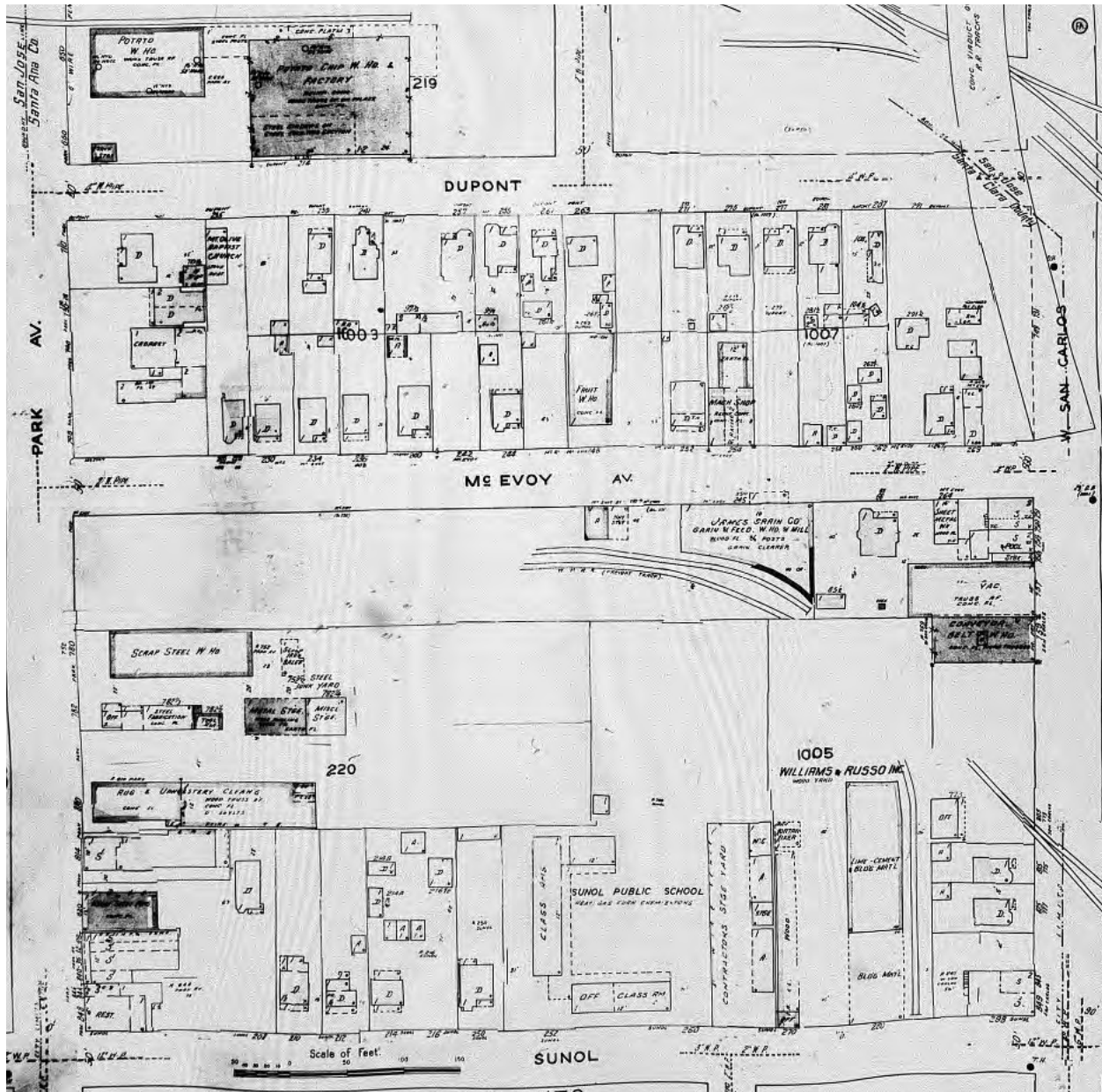


Figure 8: 1956 Sanborn Fire Insurance Map

History of 244 McEvoy Street

A one-story frame dwelling stood at 244 McEvoy Street during at least 1915-1956 (Sanborn insurance maps of 1915, 1950, 1956; see Figures 5, 8, and 9)). Its last occupant may have been by James W. Porter, a consulting engineer, who lived here in 1957, according to the San José city directory of that year.

No building permits are available to document the construction of the present building, but other sources and an examination of the building fabric indicate it was built in two or three stages. The Santa Clara County Assessor Property Record indicates it was constructed in two stages, in 1959 and 1965. It appears that the rear wing was built first, as offices, in 1959, and the front was built last, as a shop, in 1965. The warehouse behind the shop forms a continuous space with the rear office wing. It may have been built at the same time as the offices or separately, at some time between 1959-1965.

The first known occupants of the offices were the Blair-Westfall Association, consulting engineers, in 1960, and James W. Porter, consulting engineer, in 1961. Westbrook Advertising Outdoors, a maker of wooden signs, occupied the property from 1965 through 1975. It seems likely that they constructed the shop structure in the front. Ray's Automotive Services was the occupant and presumably also the owner between 1979 and the early 2000s, when the current occupants became owners.

History of 254 McEvoy Street

The 1915 Sanborn map shows a one-story frame dwelling and a rear outbuilding at 254 McEvoy Street. One John Price was the occupant in 1930, the dwelling was vacant in 1932, and no listings could be found for this address in city directories from 1935 through the mid-1940s. The 1950 Sanborn map (Figure 8) shows that the house had been replaced by a small, one-story machine shop with an earthen floor.

From 1947 through 1979 this property was occupied by machinists Donald E. and Victor S. Larson. They worked at first (in 1947) as Valley Forge blacksmiths and afterward as Larson's Logging Tools (1949-1957) and Larson Tools, Inc. (1965). (See Polk's city directories for these years.) Presumably this firm initially occupied the small building with an earthen floor that is shown in the 1950 Sanborn map and they replaced it later in 1950 with the present building. (The Santa Clara County Assessor Property Record gives its construction date as 1950.)

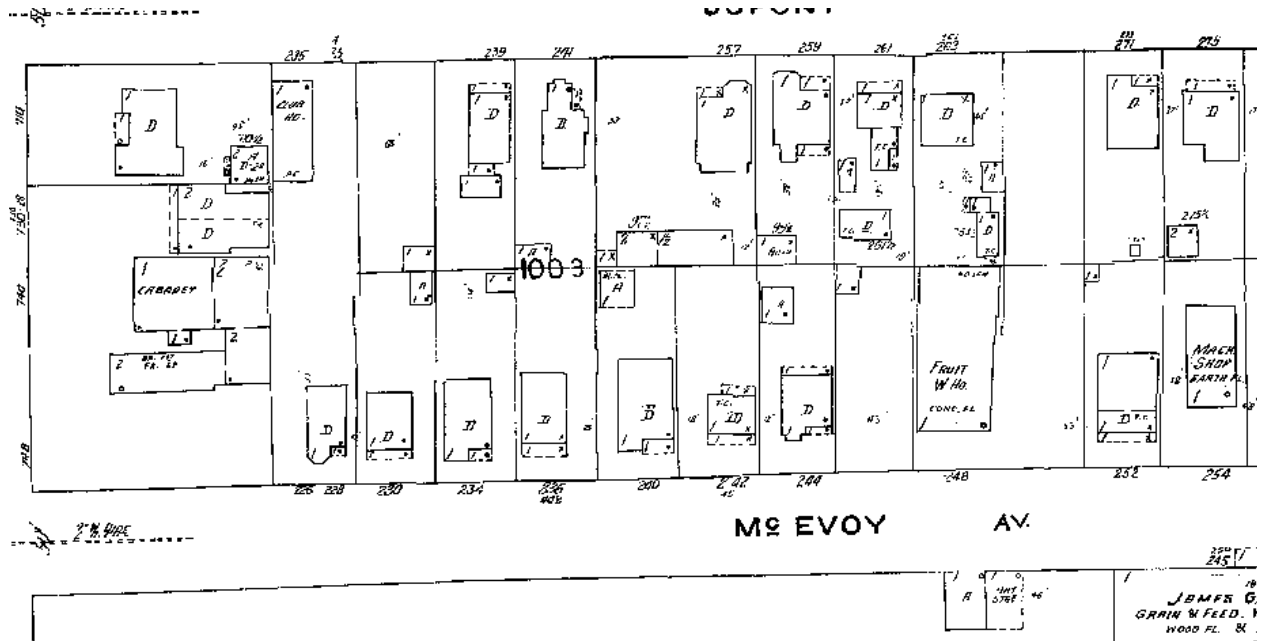


Figure 9: Sanborn Fire Insurance Map 1950

Description of Historic Resources

The project area contains five buildings proposed for demolition, two of which, 244 and 254 McEvoy Street, are greater than 50 years old and have not been previously evaluated.

244 McEvoy Street

This property contains an industrial building on a lot measuring 80 feet wide by 99 feet deep. The building occupies the northern and eastern portions of the lot, while the rest is paved and is devoted to parking and auto maneuvering.

The building is one story in height and is L-shaped. The front wing is located along the north side of the lot and has always been used as a shop space. It measures 34 feet in width by 55 feet in depth. The rear wing was devoted to a warehouse and offices and measures about 76 feet in width by 20 feet in depth. (These are approximate measurements.) The warehouse space in the rear wing is located directly behind the shop space, while the offices are adjacent to the south. Please see Figure 10 to view this division of uses.

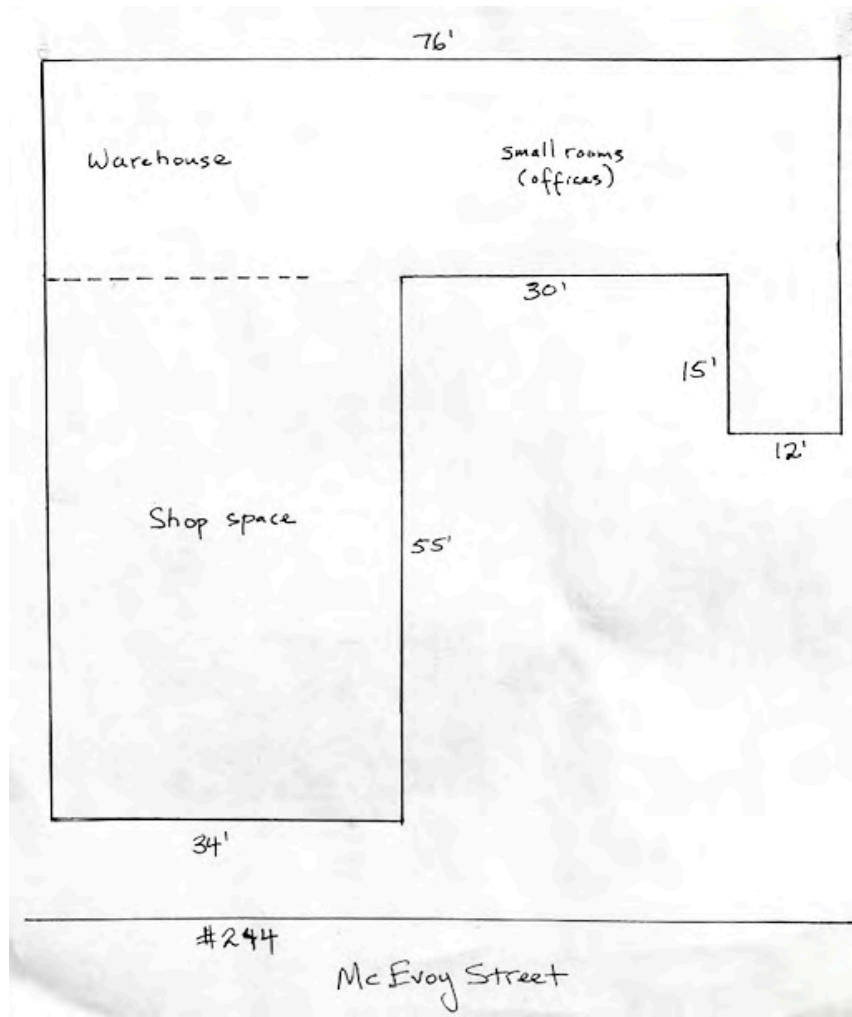


Figure 10: Sketch Map of 244 McEvoy Street

It appears that the rear wing (warehouse and offices) was built first, in 1959, and that the front wing (the shop space) was added in 1965. This information is taken from William Kostura's telephone call to the Santa Clara County Assessor's office and a staff person's examination of this building's Property Record. The information gained was as follows:

Construction date: 1959

Effective date: 1965

Dates from the Property Record:

1946: warehouse

March 1959: offices

January 1965: warehouse

The 1946 date can be discounted because the February 1950 Sanborn map proves the subject building was not built yet. A house was here instead.

The 1959 and 1965 dates for the office wing and the warehouse, or shop wing, respectively, are supported by city directory listings that list consulting engineers here in the early 1960s and the Westbrook Advertising Outdoors sign makers here from 1965 on.

The wall dividing the shop space from the warehouse has three windows that have been filled in, which further supports the idea this wall was once the warehouse's exterior wall, and that it became an interior wall when the shop wing was added.



Figure 11: Street View of 244 McEvoy

As mentioned above, the shop wing is at the front of the property, along the north side of the lot. It is one story in height and has two structural types. The front and north walls are made of cement blocks with exposed surfaces, while the south wall is wood-framed. This wall is covered on the outside by vertical T-111 siding, while the studs are left exposed on the interior.



Figure 12: (left) exposed concrete blocks, (right) T-111 vertical wood siding

The ceiling consists of plywood laid over wooden joists (said to be redwood) supported by composite laminate beams. The floor is a poured concrete slab. A coring was taken from this floor some years ago, and this coring is said to have revealed that the floor is composed of four layers: four inches of concrete on top, then a layer of earth, then a layer of asphalt, and finally four more inches of concrete.



Figure 13: Shop wing, view toward the rear. Note the three covered windows to the left of the opening to the warehouse/office wing

Two roll-up garage doors can be found in the shop wing. One made of wood is located in the front wall and appears to be original. The other is located toward the east end of the south wall and appears to be made of sheet metal or vinyl; it does not look original.



Figure 14: location of both rolling doors (upper left), wooden door (lower left), metal door (right)

The other openings in this wing are a band of aluminum sash windows with wooden mullions, and a solid wooden pedestrian door, both also in the south wall.



Figure 15: south side shop wing (upper right), windows close-up (lower left), pedestrian door (right)

The warehouse and office wing in the rear is made of cement blocks for the north and east walls and of uncertain materials for the west wall; that wall is most likely wood-framed. The south wall is hidden by a fence and cannot be seen. Openings in this wing include three solid doors and three aluminum windows.



Figure 16: Office wing exterior

The warehouse space occupies the north half of this wing, while the south half is devoted to a short hallway, five small rooms, a staircase, and a low-ceilinged attic. The floor is concrete, while the wall finishes are variously exposed cement blocks and plaster wallboard.



Figure 17: Warehouse looking south toward the offices



Figure 18: Offices looking south down the hallway toward attic stairway (left), one of five rooms in office wing (right)

254 McEvoy Street

This property consists of an industrial building that fully occupies its lot. The building is one story in height, 40 feet in width, and 99 feet in depth. It was built in two stages, each half being of equal size, with the front half built first around 1950 and the second built in 2008. When the rear half was built it replaced a small shed that had been attached to the rear of the front half.



Figure 19: 254 McEvoy showing back metal and front concrete halves (left); close-up of materials (right)

These dates are supported by the 1950 and 1956 Sanborn maps and by Assessor's records. The February 1950 Sanborn shows no part of the building, while the 1956 Sanborn shows the front half and its rear shed. Assessor's records give 1950 as the construction date. Finally, a building permit documents the construction of the sheet metal rear half by the Butler Manufacturing Company of Hollister, California.

The front half is constructed of reinforced concrete with an exterior finish of stucco. All openings are in the front (west) wall. They include a metal roll-up door for vehicles, a solid door for pedestrians, and three vinyl sash windows that must be non-original.



Figure 20: Street View of 254 McEvoy showing doors and windows

On the interior, the floor is a poured concrete slab. The ceiling consists of wooden joists resting upon steel I-beams. The ceiling rises in the center to become a low clerestory of narrow width that has full-length glazing on both sides.

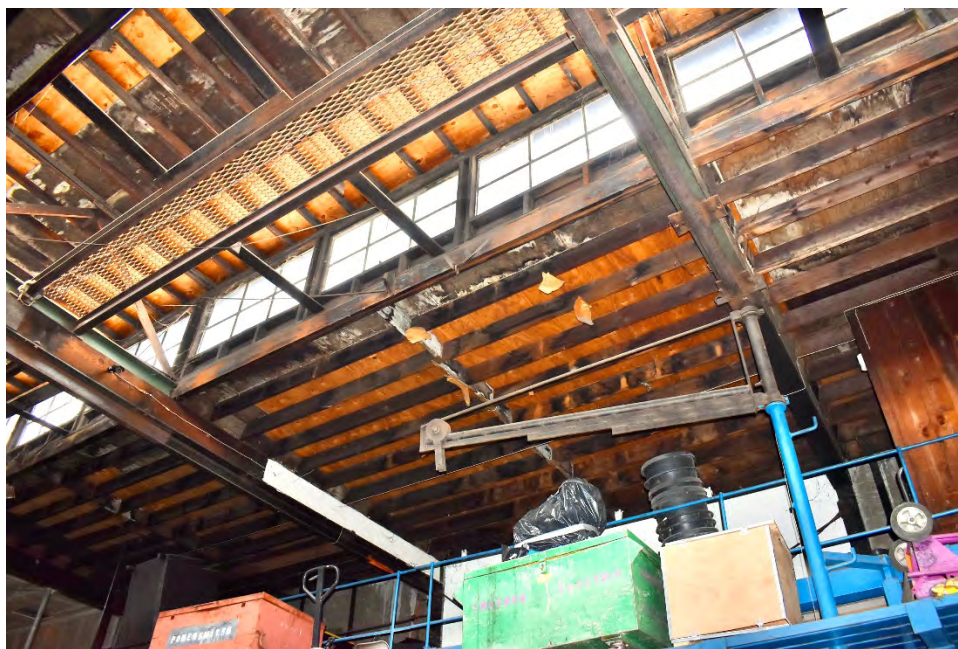


Figure 21: interior front, looking up toward raised clerestory and windows

The rear addition of 2008 has a sheet metal exterior and an interior finish of plaster wallboard. Its structural support is vertical steel beams that have been encased within plaster — these are visible from inside the building — and horizontal steel beams that support the ceiling. The floor is a poured concrete slab. The front half of 1950 and the rear addition of 2008 form one continuous space; there is no partition between them.



Figure 22: north side, perspective view toward front (left), rear addition from 2008 (right)



Figure 23: View from front of building toward the back.

Significance Evaluation

Framework for CEQA Evaluation

Under CEQA, local agencies must consider whether projects will cause a substantial adverse change in the significance of a historical resource, which is considered to be a significant effect on the environment (Public Resources Code §21084.1). A “historical resource” is a resource determined eligible for the National Register of Historic Places, the California Register of Historic Resources, or local registers by a lead agency (14 Code of California Regulations §15064.5), while a “substantial adverse change” can include “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings” that impairs the significance of a historical resource in such a way as to impair its eligibility for Federal, State, or local registers.

California Register Evaluation

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

California Register Criterion 1: Significant Events or Patterns of Events

This criterion evaluates resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Our research did not reveal any important events or patterns of history associated with either 244 or 254 McEvoy Street. The only pattern of events that can be associated with the project area is the post-World War II construction of industrial, warehouse, and office buildings in San José as the city changed its focus from agricultural production to military and electronic industrial production.

This change in development pattern happened throughout this neighborhood, and in much of southern San Jose, as metal and machine shops, warehouses for construction materials, and light industrial firms became the predominant land use between 1940 and 1960. The James Grain Company Grain & Feed Warehouse and Mill’s building, across the street at 245 McEvoy, was built in ca. 1930 and is a much earlier and therefore better example of this building type. The subject buildings were occupied by firms (sign makers, machinists) that were not important on the local stage and do not exhibit a direct connection to important trends. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 2: Significant Persons

This criterion evaluates resources that are associated with the lives of persons important to local, California, or national history.

No persons significant in the history of San José, the Bay Area, or California are associated with either 244 or 254 McEvoy Street. The building at 244 McEvoy Street was occupied by James Porter, consulting engineer in 1957 and 1961, by Blair-Westfall Associates, consulting engineers from 1960-1965, and Westbrook Advertising Outdoors, a large format sign company, from 1965 to the mid-1970s. 254 McEvoy Street was occupied by Larson’s Logging Tools Machinists from 1949 through at least 1979. Research did not suggest that any of these individuals or firms played an important role in the history of San José, California, or the nation. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 3: Significant Design/Construction/Architecture

This criterion evaluates resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

The building at 244 McEvoy was built in two parts, both of which are of mixed structural types. The front (shop) wing has walls of cement blocks and a wood frame; while the rear (warehouse and office) wing is made of cement blocks and an unknown material, probably also a wood frame. Thus, the construction of the two parts is ad hoc instead of unified. The exterior finishes are also varied, including cement block, T-

111 siding, and stucco. Construction is generally inexpensive. Both wings lack moldings or ornament of any kind; windows, for instance, are simply aluminum sash set in bare openings. There are no style details. The best feature of this building is the roof support in the front wing, which consists of wooden joists and laminate wooden beams. This feature is far from enough for the design of this building to rise to a level of distinction.

The front half of 254 McEvoy is a tall, one-story reinforced concrete structure that was built in 1950. It is surfaced in stucco and lacks moldings or style details of any kind. All windows have replacement vinyl sash, the roll-up vehicle door is of metal, and the pedestrian door is plain. Although the front half of the building appears to be little altered other than the replacement of all window sash, it is quite plain as far as its architectural design is concerned. The most notable feature is the raised clerestory on the interior. This clerestory is narrow in width and low in height, is all but invisible from outdoors, and is not enough to raise the design of this building to a level of distinction. The rear half of this building is a sheet metal structure dating from recent years (2008).

Stylistically, the development of warehouse, office, and light industrial space in San José during the mid-20th century is associated with substyles of Modernism, such as Streamline Moderne, Commercial Modern, and International. These substyles were often used for canneries, factories, and manufacturing facilities in the period 1940-1960 (PAST Consultants 2009:93). More distinctive, significant, and important examples of warehouse, light industrial, and office buildings exist in many parts of San José. Some examples include:

- 405 Sunol Street, a 19th century brick factory with a brick stables (Figure 24).
- James Grain Warehouse, 245 McEvoy street. I traced this business back in directories to 1930, so this sheet metal building was most likely built in 1929 or 1930 (Figure 7 above).
- Sunlite Bakery, 145 S. Montgomery Street, Streamlined Moderne style (1936, Figure 25).

For these reasons, the buildings at 244 and 254 McEvoy do not appear to be eligible for the California Register under this criterion.

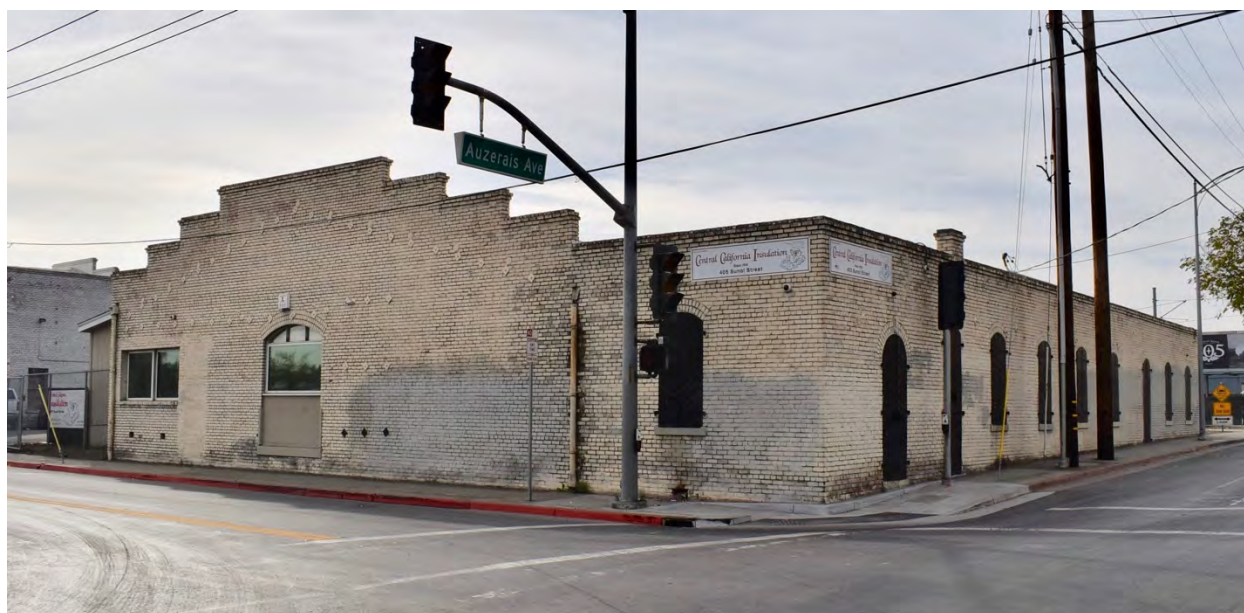


Figure 24: 405 Sunol Street



Figure 25: Sunlite Bakery, 145 S. Montgomery Street

California Register Criterion 4: Information Potential

This criterion is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders. However, both structures were constructed with methods and materials that were common during the post-war period through the 1970s. The structures, therefore, do not have information potential that would make them eligible for the California Register under Criterion 4.

San José City Landmark Evaluation

The City of San José maintains a list of City Landmarks designated by the City's Historic Landmarks Commission. Properties may be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or the property owner. In order to qualify for nomination, the property should possess "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature." In evaluating a proposed Landmark, the Historic Landmarks Commission may consider the following factors (Municipal Code §13.48.020[c]):

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

As noted in the California Register evaluation above, 244 or 254 McEvoy Street do not appear to have value as part of local, state, or regional history (1); were not associated with any important events or persons in local history (2 and 3); nor do they exemplify distinct aspects of heritage or groups of people (4 or 5). 244 McEvoy is a composite of two structural types without decorative details, while 254 McEvoy is a plain one-story reinforced concrete warehouse; both lack distinctive, significant, or important architectural qualities (6 and 8). No architect or master builder was identified for either building (7).

Given this, it does not appear that 244 or 254 McEvoy Street possess sufficient "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" to be designated as City Landmarks.

Conclusion and Recommendations

In conclusion, neither 244 nor 254 McEvoy appear to be a historical resource under CEQA, because they do not meet any of the criteria of the California Register. Therefore, the demolition of the buildings will not cause a substantial adverse change in the significance of a historical or archaeological resource as defined in CEQA Guidelines §15064.5. Likewise, when compared to the relevant factors enumerated by the City of San José Landmarks Commission, they do not meet the level of distinction required.

If previously unidentified cultural materials are unearthed during construction, work should be halted in that area until a qualified archaeologist can assess the significance of the find.

Preparers' Qualifications

William Kostura has a Bachelor's degree in History from San Francisco State University and has worked professionally as an architectural historian since 1993. He worked for Caltrans as an architectural historian and environmental planner during 1998-2001, for URS Corporation in the same field during 2001-2003, and independently before and after these years. He also served on San Francisco's Landmarks Preservation Advisory Board during 1995-1996. He has documented over 1,000 properties in National Register and California Register evaluations, HABS and HAER reports, and landmark nominations. His publications include two books and nearly twenty articles.

Molly Fierer-Donaldson holds a PhD in Archaeology from Harvard University. She has over 20 years of experience in archaeology and history with 7 of them focused on California. She has helped develop historic context statements for numerous historic resources evaluations in California.

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1950 Sanborn Fire Insurance Map, Santa Clara County, accessed at <https://digitalsanbornmaps-proquest-com.ezproxy.sfpl.org/about?accountid=35117>

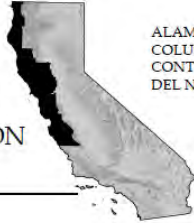
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Thompson & West

1876 *Historical Atlas Map of Santa Clara County, California*. Compiled, Drawn, and Published From Personal Examinations and Surveys By Thompson & West, San Francisco, Cal. Accessed at: <https://searchworks.stanford.edu/view/10453189>

Appendix A: NWIC Record Search Results

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
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2/3/2022

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609 Aileen St.
Oakland, CA 94609

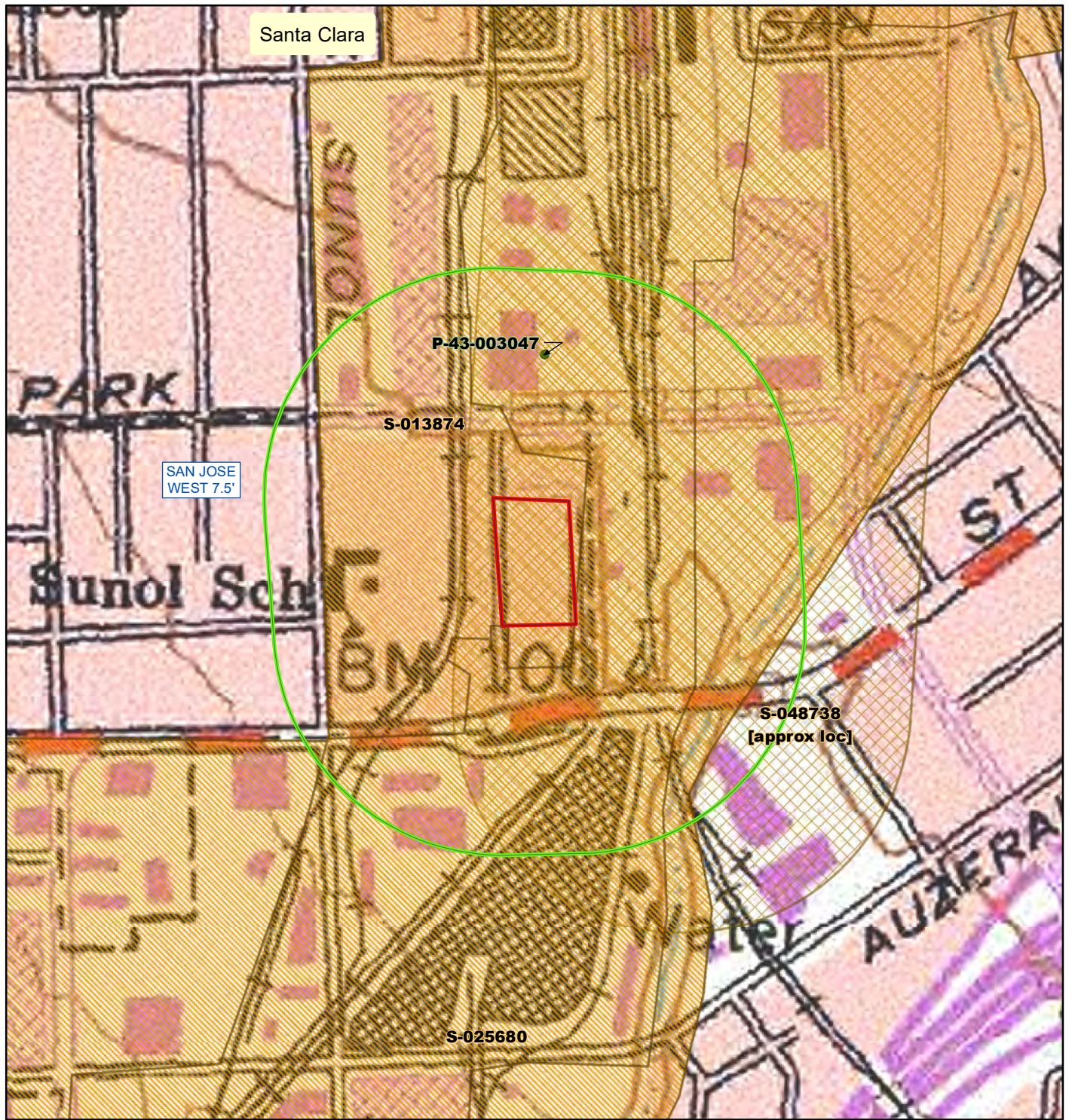
Re: 22-08 McAvoy Street

The Northwest Information Center received your record search request for the project area referenced above, located on the San Jose West USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 1/8 mile radius:

Resources within project area:	None
Resources within 1/8 mile radius:	P-43-003047
Reports within project area:	S-013874; S-025680; S-048738

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database Records:** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database Records:** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Built Environment Resources Directory:** enclosed not requested nothing listed
- Archaeological Determinations of Eligibility:** enclosed not requested nothing listed
- CA Inventory of Historic Resources (1976):** enclosed not requested nothing listed
- Caltrans Bridge Survey:** enclosed not requested nothing listed
- Ethnographic Information:** enclosed not requested nothing listed
- Historical Literature:** enclosed not requested nothing listed
- Historical Maps:** enclosed not requested nothing listed
- Local Inventories:** enclosed not requested nothing listed
- GLO and/or Rancho Plat Maps:** enclosed not requested nothing listed
- Shipwreck Inventory:** enclosed not requested nothing listed

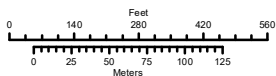
Resource/Report Map
22-08 McAvoy Street



Northwest Information Center

File #21-1218 03 February 2022 J. Murazzo

May depict confidential cultural resource locations.
Do not distribute.



Project_Area	Restricted resources	Restricted reports	Quad outlines
Eighth_mile_buffer	Resources (points)	Reports (points)	County outlines
Resources (lines)	Reports (lines)		
Resources (polygons)	Reports (polygons)		
Resources approx loc	Reports approx loc		
Resource districts	Reports (CFMOU)		

Resource Detail: P-43-003047

21-1218 :: 22-08 McAvoy Street

Identifying information

Primary No.: P-43-003047

Trinomial: CA-SCL-000929H

Name: Water System 20/24 from 667/721 Park Avenue

Other IDs: Type Name

Resource Name Water System 20/24 from 667/721 Park Avenue

Cross-refs:

Attributes

Resource type: Structure, Site

Age: Historic

Information base: Survey, Excavation

Attribute codes: AH05 (Wells/cisterns)

Disclosure: Not for publication

Collections: Yes

Accession no(s): 2014-8

Facility: History San Jose

General notes

Location Map appears wrong, mapped correctly in GIS.

Recording events

Date	Recorder(s)	Affiliation	Notes
5/15/2014	Sunshine Psota	Holman & Associates	

Associated reports

Report No.	Year	Title	Affiliation
S-045248	2014	A Gathering of Family: The Archaeology of the Louis & Louise Poulain Family at 667/721 Park Avenue for the 777 Park Avenue Senior & Family Housing Project San Jose, Santa Clara County, CA	Holman & Associates

Location information

County: Santa Clara

USGS quad(s): San Jose West

Address: Address	City	Assessor's parcel no.	Zip code
777 Park Avenue	San Jose		95126

PLSS: T7S R1E Sec. MDBM

UTMs: Zone 10 597108mE 4131686mN NAD83 (2014)

Management status

Database record metadata

Date	User
------	------

Entered: 5/21/2014	castrom
--------------------	---------

Last modified: 9/16/2016	cabrala
--------------------------	---------

IC actions:

Record status: Verified

Report Detail: S-013874

21-1218 :: 22-08 McAvoy Street

Identifiers

Report No.: S-013874

Other IDs:

Cross-refs:

Citation information

Author(s): Angela M. Banet, Dave G. Brittin, Steve J. Rossa, and John Yelding-Sloan

Year: 1992 (Jan)

Title: Cultural Resources Assessment for the Midtown District Specific Plan Project Area, City of San Jose, Santa Clara County, California

Affiliation: Basin Research Associates, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Architectural/historical, Field study

Inventory size: c 220 ac

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Santa Clara

USGS quad(s): San Jose West

Address:

PLSS:

Database record metadata

Date	User	Action taken
Entered: 4/7/2005	nwic-main	
Last modified: 12/2/2015	paganob	
IC actions: Date	User	Action taken
4/7/2005	jay	Appended records from NWICmain bibliographic database.
Record status: Verified		

Report Detail: S-025680

21-1218 :: 22-08 McAvoy Street

Identifiers

Report No.: S-025680

Other IDs:	Type	Name
	OHP PRN	FTA981001A
	Voided	S-23373
	Voided	S-24976
	Voided	S-39093
	Other	1245

Cross-refs:

Citation information

Author(s): Ward Hill, Glory Anne Laffey, Charlene Duval, April Halberstadt, and Woodruff Minor

Year: 1999 (Jun)

Title: Vasona Light Rail Corridor, Historic Properties Survey Report

Affiliation: Basin Research Associates, Inc.; Archives & Architecture

No. pages:

No. maps:

Attributes: Architectural/historical, Evaluation, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

Sub-desig.: a

Author(s): Peter M. Cipolla

Year: 2005 (Nov)

Title: Final Cultural Resources Report, Vasona Light Rail Transit Project

Affiliation: Santa Clara Transportation Authority

Report type(s): Architectural/historical, Management/planning

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 522-537

Sub-desig.: b

Author(s): Daniel Abeyta and Leslie T. Rogers

Year: 2000 (Apr)

Title: FTA981001A; Finding of Effect and Memorandum of Agreement Regarding the Vasona Light Rail Transit Project, Santa Clara County, California

Affiliation: Office of Historic Preservation; Federal Transit Administration

Report type(s): OHP Correspondence

Inventory size:

No. pages:

Disclosure: Unrestricted

Collections: No

PDF Pages: 538-580

Report Detail: S-025680

21-1218 :: 22-08 McAvoy Street

Sub-desig.: c

Author(s):

Year: 2000 (Feb)

Title: Finding of Effect (Adverse Effect), Vasona Light Rail Transit Project, Santa Clara County, California

Affiliation: Basin Research Associates, Inc.

Report type(s): Archaeological, Architectural/historical, Field study, Management/planning

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 540-683

Sub-desig.: d

Author(s): Colin Busby, Donna Garaventa, Stuart Guedon, and Melody Tannam

Year: 2000 (Nov)

Title: Archaeological Resources Treatment and Monitoring Plan (ARTMP), Vasona Corridor Light Rail Project, Santa Clara County, California

Affiliation: Basin Research Associates, Inc.

Report type(s): Archaeological, Management/planning

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 684-736

Sub-desig.: e

Author(s): Ward Hill

Year: 2010 (Nov)

Title: Addendum Historic Properties Survey Report and Finding of Effect, Vasona Light Rail Corridor Project, Extension from Winchester Station to Vasona Station and Six Platform Extensions at Existing Stations, Santa Clara County, California

Affiliation: Basin Research Associates, Inc.

Report type(s): Archaeological, Architectural/historical, Field study

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 737-865

General notes

C-1456, a historic household trash deposit, is also within the project area.

Associated resources

<i>Primary No.</i>	<i>Trinomial</i>	<i>Name</i>
P-43-000369	CA-SCL-000363H	Block B - San Jose Redevelopm
P-43-000647		First Campbell Grammar School
P-43-001175		1410-1420 S.Bascom Avenue
P-43-001218		Union Ice Company - Ice Plant
P-43-001300		Calpak San Jose Plants
P-43-001301		970 Old Orchard Road
P-43-001302		457 Chapman Drive
P-43-001303		3265 Winchester Blvd.
P-43-001304		14274 Capri Drive
P-43-001305		14288 Capri Drive
P-43-001306		214 Dupont Street
P-43-001307		281 Delmas Avenue

Report Detail: S-025680

21-1218 :: 22-08 McAvoy Street

P-43-001308	Calpak District Manager's Office
P-43-001315	401 W. San Fernando Street
P-43-001319	Del Monte Plant #51
P-43-001320	751 West San Carlos Street
P-43-001321	750 West San Carlos Street
P-43-001322	398 W. San Carlos Street
P-43-001323	733-741 Park Avenue
P-43-001324	396 Park Avenue
P-43-001325	82 South Montgomery Street
P-43-001326	78 S. Montgomery Street
P-43-001327	56 S. Montgomery Street
P-43-001328	50 S. Montgomery Street
P-43-001329	40 S. Montgomery Street with 55
P-43-001330	255 Delmas Avenue
P-43-001331	217 and 253 Delmas Avenue
P-43-001332	216 Delmas Avenue
P-43-001333	208 Delmas Avenue
P-43-001334	201-203 Delmas Avenue
P-43-001341	35 S. Autumn Street
P-43-001342	75 S. Autumn Street
P-43-001343	91 S. Autumn Street
P-43-001344	70 South Autumn Street
P-43-001345	Calpak East and West Warehou
P-43-001346	45 Delmas Avenue
P-43-001347	861 Auzerais Avenue (includes 3
P-43-001348	801 Auzerais Avenue
P-43-001349	56 South Autumn Street
P-43-001350	226 Sunnyside Avenue
P-43-001351	214 Sunnyside Avenue
P-43-001352	500 Salmar Avenue
P-43-001353	310-328 Railway Avenue
P-43-001354	300 Railway Avenue
P-43-001355	241-261 Railway Avenue
P-43-001356	226 Railway Avenue
P-43-001357	216 Railway Avenue
P-43-001358	Cannery Worker's Dining (Sunsw
P-43-001359	208 Railway Avenue
P-43-001360	70 Railway Avenue
P-43-001361	56-64 Railway Avenue
P-43-001362	412-416 East Campbell Avenue;
P-43-001363	415 East Campbell Avenue; B.O
P-43-001364	300 Orchard City Drive
P-43-001365	569 Hawthorne Avenue
P-43-001366	126 Harrison Street
P-43-001367	43 Harrison Street
P-43-001368	F.M. Richter House; 599 El Patio
P-43-001369	580 El Patio Drive
P-43-001370	422-428 East Campbell Avenue
P-43-001371	1670 McKinley Avenue
P-43-001372	405 Sunol Street
P-43-001373	365 Sunol Street
P-43-001374	800 West San Carlos Street
P-43-001375	460 Lincoln Avenue
P-43-001376	438-440 East Santa Clara Street
P-43-001391	Santa Clara Street/Coyote Creek
P-43-001401	1044 East Santa Clara Street (3
P-43-001403	1050 East Santa Clara Street
P-43-001404	1062 East Santa Clara Street
P-43-001405	1072 East Santa Clara Street

Report Detail: S-025680

21-1218 :: 22-08 McAvoy Street

P-43-001406	1082 East Santa Clara Street (1
P-43-001407	1098 East Santa Clara Street (1
P-43-001408	1119 East Santa Clara Street
P-43-001409	1169 East Santa Clara Street
P-43-001410	1121 East Santa Clara Street
P-43-001411	1190 East Santa Clara Street (1
P-43-001412	1191 East Santa Clara Street
P-43-001414	1202 East Santa Clara Street
P-43-001415	1250 East Santa Clara Street
P-43-001416	1285 East Santa Clara Street (1
P-43-001417	Five Wounds Church and I.E.S.
P-43-001418	1380 East Santa Clara Street (1
P-43-001422	14 South Twenty-first Street
P-43-001425	19 South Twenty-second Street (
P-43-001593	Void, see P-43-001346
P-43-001694	15 South Twenty-Third Street (A
P-43-001695	1210 East Santa Clara Street
P-43-001872	Frolich/Maynard House
P-43-001873	Chiappe House
P-43-001874	Owen House
P-43-001875	Graham House
P-43-001876	Parks/Rea House
P-43-001877	New Lake House Cottage
P-43-001878	New Lake House
P-43-001879	Dufie/Aguirre House
P-43-001880	Ferrell House #1
P-43-001881	Arata House
P-43-001883	Mandala's Red & White Market;
P-43-001884	Vacant lot, 109 Delmas Ave.
P-43-001885	Gagliardo House
P-43-001886	Chase House
P-43-001887	Cicoletti House
P-43-001888	Rogers House
P-43-001889	Brochaska-Dalis House
P-43-001891	Laverene House
P-43-001892	Williams/Yarnell House
P-43-001897	Ferrell House #2
P-43-002272	Southern Pacific Depot Historic
P-43-002273	Union Ice Company - Office
P-43-002386	213-225 East Sunnyoaks Avenu
P-43-002387	561 Division Street
P-43-002388	581 Division Street
P-43-002389	2575, 2585 Winchester Boulevar
P-43-002390	3225 Winchester Blvd
P-43-002391	3000 Winchester Blvd
P-43-002392	1077 - 1111 Dell Avenue

No. resources: 117

Has informals: Yes

Location information

County(ies): Santa Clara

USGS quad(s): San Jose West

Address:

PLSS:

Report Detail: S-025680

21-1218 :: 22-08 McAvoy Street

Database record metadata

<i>Date</i>	<i>User</i>	
<i>Entered:</i> 4/7/2005	nwic-main	
<i>Last modified:</i> 1/10/2018	hagell	
<i>IC actions:</i>		
<i>Date</i>	<i>User</i>	<i>Action taken</i>
4/7/2005	jay	Appended records from NWICmain bibliographic database.
4/13/2016	paganob	added additional citation 'b'
8/29/2016	simsa	Updated pdf: added resource records and concurrence correspondence from DOE pdf files
5/1/2017	moored	added additional citations 'c', 'd', and 'e'
5/4/2017	rinerg	Recode "Concurrence Correspondence" in additional citation title to Type=OHP Correspondence
<i>Record status:</i> Verified		

Report Detail: S-048738

21-1218 :: 22-08 McAvoy Street

Identifiers

Report No.: S-048738

Other IDs:

Cross-refs:

Citation information

Author(s): Denise Jurich and Amber Grady

Year: 2011 (Mar)

Title: California High-Speed Train Project, Environmental Impact Report/Environmental Impact Statement, San Francisco to San Jose Section, Archaeological Survey Report, Technical Report [Draft]

Affiliation: PBS&J

No. pages:

No. maps:

Attributes: Archaeological, Excavation, Field study

Inventory size: c 48 li mi

Disclosure: Not for publication

Collections: Yes

Sub-desig.: a

Author(s): Amber Grady and Richard Brandi

Year: 2011 (Mar)

Title: California High-Speed Train Project, Environmental Impact Report/Environmental Impact Statement, San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report [Draft]

Affiliation: PBS&J

Report type(s): Architectural/historical, Field study

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 613-2369

General notes

Associated resources

Primary No.	Trinomial	Name
P-38-000015	CA-SFR-000015	Nelson 389A
P-38-004638	CA-SFR-000171	Quint Street Site
P-38-005487		1210 (1200) 17th Street
P-38-005488		425-427 Wheeler Avenue
P-41-000009	CA-SMA-000004	Nelson's 372; Sewell 1; San Mat
P-41-000105	CA-SMA-000102	[none]
P-41-000230	CA-SMA-000232	Temporary #82-9A
P-41-000231	CA-SMA-000233	San Mateo Shellmound #9; Tem
P-41-000281	CA-SMA-000343H	MNM-UA-3H
P-41-000310	CA-SMA-000316	C-791
P-41-000311	CA-SMA-000317	Broadway Car Wash
P-41-000465		Voided; See P-41-000491
P-41-000491		308 Humboldt Street, San Mateo
P-41-000497	CA-SMA-000357H	C-San Francisco South-C
P-41-000498		C-San Mateo-6
P-41-000506	CA-SMA-000358/H	KH-1
P-41-001350		321 Chestnut Street
P-41-001351		329 Chestnut Street
P-41-001541		Garfield Charter School
P-41-001582		493 Huntington Ave
P-41-002116	CA-SMA-000371/H	WSA-JM-2
P-41-002147	CA-SMA-000353H	PN-1

Report Detail: S-048738

21-1218 :: 22-08 McAvoy Street

P-41-002160	CA-SMA-000378H	FT-2
P-41-002395	CA-SMA-000418H	HST-33H
P-41-002396	CA-SMA-000419	HST-85P
P-41-002397	CA-SMA-000420	HST-86P
P-41-002398	CA-SMA-000421	HST-87P
P-41-002399		HST-92P
P-41-002400	CA-SMA-000422	HST-93P
P-41-002401	CA-SMA-000423H	HST-94H
P-41-002402	CA-SMA-000424	HST-90P
P-41-002488		1022 Alma Street
P-41-002489		1257 Mills Street
P-41-002490		1303 Main Street
P-41-002491		2397 Broadway Street
P-41-002492		2600 Broadway Street
P-41-002493		3270 Glendale Avenue
P-41-002494		53-55 Perry Street
P-41-002495		700 Harbor Blvd
P-41-002496		820 El Camino Real
P-41-002497		947 El Camino Real
P-41-002498		128 N. Railroad Avenue
P-41-002499		237 N. Claremont Street
P-41-002500		311 N. Claremont Street
P-41-002501		317 N. Claremont Street
P-41-002502		319 N. Claremont Street
P-41-002503		402 E. Santa Inez Avenue
P-41-002504		47 S. Railroad Avenue
P-41-002505		1038 Morrell Avenue
P-41-002506		321 N. Claremont Street
P-41-002507		333 California Drive
P-41-002508		405-407 California Drive
P-41-002509		411 California Drive
P-41-002510		415 California Drive
P-41-002511		509 California Dr
P-41-002512		511 California Drive
P-41-002513		715-719 California Drive
P-41-002514		729 Linden Avenue
P-41-002515		735-737 Linden Avenue
P-41-002516		840 Edgehill Drive
P-41-002517		873 California Drive
P-41-002518		1107 California Drive
P-41-002519		1131 California Drive
P-41-002520		123 S. Linden Avenue
P-41-002521		1279 California Dr
P-41-002522		1283 California Drive
P-41-002523		881 California Drive
P-41-002524		120 Myrtle Road
P-41-002525		124 Myrtle Road
P-41-002526		129 California Drive
P-41-002527		133 Serra Aveue; 3206
P-41-002528		232 N. Claremont Street
P-41-002529		28 Anita Road
P-41-002530		343 E. Bellevue Avenue
P-41-002531		40 Anita Road
P-41-002532		503 Monte Diablo Avenue
P-41-002533		704 N. San Mateo Drive
P-41-002534		710 N. San Mateo Drive
P-41-002535		839 N. San Mateo Drive
P-41-002536		10 Guittard Road
P-41-002537		101 5th Avenue

Report Detail: S-048738

21-1218 :: 22-08 McAvoy Street

P-41-002538		119 N. Claremont Street
P-41-002539		129 N. Claremont Street
P-41-002540		133 N. Claremont Street
P-41-002541		210 Howland Street
P-41-002542		315 Beech Street
P-41-002543		409 Tilton Avenue
P-41-002544		411 S. Claremont Street
P-41-002545		411 Tilton Avenue
P-41-002546		414 Cypress Avenue
P-41-002547		[476 E 5th Ave, San Mateo]; 415
P-41-002548		416 E. Bellevue Avenue
P-41-002549		614 Woodside Way
P-41-002550		667-673 El Camino Real
P-41-002551		712 Woodside Way
P-43-000021	CA-SCL-000001	Castro-Ponce Mound
P-43-000028	CA-SCL-000008	Captain Dan Mound
P-43-000042	CA-SCL-000022	Little Castro
P-43-000050	CA-SCL-000030/H	The Third Location of Mission Sa
P-43-000595	CA-SCL-000600	Alma Adobe
P-43-000619	CA-SCL-000624	Barron Creek
P-43-000669	CA-SCL-000707	Adobe/Alma
P-43-002193	CA-SCL-000863	Burial 1
P-43-003137	CA-SCL-000939	HST-90P
P-43-003172		[none]
P-43-003475		173 S. Mathilda Ave.
P-43-003477		177 S. Mathilda Ave.
P-43-003577		1283 Old Mountain View - Alviso
P-43-003690		60 Stockton Avenue
P-43-003691		102 Churchill Ave.
P-43-003692		1027 Alma St.
P-43-003693		103 N. Murphy Ave.
P-43-003694		1035 Alma St.
P-43-003695		104 Sunset Ave.
P-43-003696		Voided: see P-43-001243
P-43-003697		1720 Grant St.
P-43-003698		3301-3303 Alma St.
P-43-003699		538-580 Stockton Ave.
P-43-003700		960 W. Hedding St.
P-43-003701		235 Alma Street
P-43-003702		149 Alma Street
P-43-003703		101 Alma Street
P-43-003704		389 Park Boulevard
P-43-003705		96 Churchill Avenue
P-43-003706		855 El Camino Real
P-43-003707		563 West Julian Street
P-43-003708		567 West Julian Street
P-43-003709		180 North Montgomery Street
P-43-003710		647 Stockton Street
P-43-003711		104 College Avenue
P-43-003712		1060 Stockton Avenue
P-43-003713		1069 A and B Jackson Street
P-43-003714		1081 Jackson Street
P-43-003715		262 South Shoreline Blvd
P-43-003716		305 E. Washington Avenue
P-43-003717		311 S. Fair Oaks Avenue
P-43-003718		313 N. Montgomery Street
P-43-003719		3908 Park Avenue
P-43-003721		565 Lorraine Avenue
P-43-003722		764 Chestnut Street

Report Detail: S-048738

21-1218 :: 22-08 McAvoy Street

No. resources: 140

Has informals: No

Location information

County(ies): San Francisco, San Mateo, Santa Clara

USGS quad(s): Cupertino, Montara Mtn, Mountain View, Palo Alto, Redwood Point, San Francisco North, San Francisco South, San Jose West, San Mateo, Woodside

Address:

PLSS:

Database record metadata

	<i>Date</i>	<i>User</i>	
<i>Entered:</i>	4/20/2017	grahams	
<i>Last modified:</i>	1/18/2022	neala	
<i>IC actions:</i>	<i>Date</i>	<i>User</i>	<i>Action taken</i>
	7/24/2017	hagell	edited title
	8/22/2017	hagell	edited additional citation
	5/15/2018	rinerg	add P#'s 41-000465, 41-000491, 41-002116, 41-002496, 43-003577
	3/16/2021	hagell	edited titles; added inventory size
<i>Record status:</i>	Verified		

Appendix B: DPR 523 form, 244 McEvoy Street

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

Primary #
HRI #
Trinomial
NRHP Status Code **6Z**
Other Listings

Review Code Reviewer Date

Page 1 of 16

*Resource Name or #: 244 McEvoy Street, San Jose, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Jose West Date 2015 Rancho de los Coches; MD; B.M.
- c. Address 244 McEvoy Street City San Jose, CA Zip 95162
- d. UTM:Zone 10S , 597095 mE/ 4131517 mN
- e. Other Locational Data: APN: 261-38-037

***P3a. Description:**

This property contains an industrial building on a lot measuring 80 feet wide by 99 feet deep. The building occupies the northern and eastern portions of the lot, while the rest is paved and is devoted to parking and auto maneuvering. The building is one story in height and is L-shaped. The front wing of the building is located along the north side of the lot and has always been used as a shop space. It measures 34 feet in width by 55 feet in depth. The rear wing was devoted to a warehouse and offices and measures about 76 feet in width by 20 feet in depth. (These are approximate measurements.) The warehouse space in the rear wing is located directly behind the shop space, while the offices are adjacent to the south.

[SEE CONTINUATION SHEET]

*P3b. Resource Attributes: HP6 (Commercial 1-3 stories), HP 8 (Industrial)

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



***P5b. Description of Photo:**
244 McEvoy, shop wing, front, oblique

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1959 with addition in 1965

*P7. Owner and Address:
244 McEvoy, LLC
6467 Lochmoor Dr
San Diego, CA 92120

*P8. Recorded by:
Molly Fierer-Donaldson and
William Kostura, A/HC
609 Aileen Street
Oakland, CA 94609
www.ahc-heritage.com

*P9. Date Recorded: February 3, 2022

P10. Survey Type: Architectural

*P11. Report Citation: Fierer-Donaldson, Molly and William Kostura. Historic Resources Evaluation Report, 244 & 254 McEvoy St., San Jose, CA. On file, NWIC and Archaeological/Historical Consultants, Oakland, CA.

***Attachments:**

- NONE Location 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

*Resource Name or # 244 McEvoy Street San Jose, CA
Page 2 of 16

*NRHP Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Industrial

***B6. Construction History:**

The Sanborn map dated February 1950 shows no part of the current building was yet present on the site and labels the building present as a dwelling. Based on Mr. Kostura's call to the Santa Clara County Assessor's office and a staff person's examination of this building's Property Record, it appears that the rear wing (warehouse and offices) was built first, in 1959, and that the front wing (the shop space) was added in 1965.

The 1959 and 1965 dates for the office wing and the warehouse, or shop wing, respectively, are supported by city directory listings that list consulting engineers here in the early 1960s and the Westbrook Advertising Outdoors sign makers here from 1965 on.

The wall dividing the shop space from the warehouse has three windows that have been filled in, which further supports the idea this wall was once the warehouse's exterior wall, and that it became an interior wall when the shop wing was added.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

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

McEvoy Street gets its name from William and Ann Jane McEvoy, who by 1870 owned the land from Park Avenue (South Street) as the northern border to the street currently named West San Carlos Street in the south. From east to west, the borders were the west side of McEvoy Street and east to Dupont Street (Maggi 2018: 10). Their house was near the southeast corner of the intersection of McEvoy Street and Park Avenue, just to the north of the project area. It is visible on the 1876 Thompson & West Map and the 1884 Sanborn Fire Insurance Map.

[SEE CONTINUATION SHEET]

B11. Additional Resource Attributes:

*B12. References: [SEE CONTINUATION SHEET]

B13. Remarks:

*B14. Evaluator:

Molly Fierer-Donaldson and William Kostura,
www.ahc-heritage.com

*Date of Evaluation: February 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA
Page 3 of 16

*NRHP Status Code 6Z

*P3a. Description (Continued):

As mentioned above, the shop wing is at the front of the property, along the north side of the lot. It is one story in height and has two structural types. The front and north walls are made of cement blocks with exposed surfaces, while the south wall is wood-framed. This wall is covered on the outside by vertical T-111 siding, while the studs are left exposed on the interior.

The ceiling consists of plywood laid over wooden joists (said to be redwood) supported by composite laminate beams. The floor is a poured concrete slab. A coring was taken from this floor some years ago, and this coring is said to have revealed that the floor is composed of four layers: four inches of concrete on top, then a layer of earth, then a layer of asphalt, and finally four more inches of concrete.

Two roll-up garage doors can be found in the shop wing. One made of wood is located in the front wall and appears to be original. The other is located toward the east end of the south wall and appears to be made of sheet metal or vinyl; it does not look original. The other openings in this wing are a band of aluminum sash windows with wooden mullions and a solid wooden pedestrian door, both also in the south wall.

The warehouse and office wing is made of cement blocks for the north and east walls and of uncertain materials for the west wall; that wall is most likely wood-framed. The south wall is hidden by a fence and cannot be seen. Openings in this wing include three solid doors and three aluminum windows. The warehouse space occupies the north half of this wing, while the south half is devoted to a short hallway, five small rooms, a staircase, and a low-ceilinged attic. The floor is concrete, while the wall finishes are variously exposed cement blocks and plaster wallboard.



Street View of 244 McEvoy

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA
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*NRHP Status Code 6Z

***P3a. Description (Continued):**



Exposed concrete blocks (left), T-111 vertical wood siding (right)



Shop wing, view toward the rear. Note the three covered windows left of the opening.

***P3a. Description (Continued):**

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

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*P3a. Description (Continued):



Location of both rolling doors (upper left), wooden door (lower left), metal door (right)



The south side shop wing (upper right), windows close-up (lower left), pedestrian door (right)

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA
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*NRHP Status Code 6Z

*P3a. Description (Continued):



Office wing exterior

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

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*P3a. Description (Continued):



Office wing looking south toward attic stairway (left), one of five office rooms (right)



Warehouse looking south toward the offices

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

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***B10. Significance (Continued):**

The surrounding area was full of small farms in the late 19th century. A survey of their property in 1891 by Herrmann Bros. recorded the McEvoy subdivision with 58 lots, and during the 1890s, small houses were built on these lots (Maggi 2018:10). The McEvoy's decision to map and subdivide their property may have been due to the construction of a Southern Pacific Railroad line just east of the project area, which can be seen on the 1891 Sanborn Map (Dobkin 2011:16).

Streetcar transportation came to the project vicinity in 1903 when the San José & Los Gatos Interurban Railroad was built along West San Carlos Street/Stevens Creek Road. Expanded road access to the project vicinity also spurred growth in housing and in commercial and industrial enterprises. Fruit canning and packing, lumber, and building material facilities, which had begun to exist in the neighborhood in the late 19th century, now expanded (Dobkin 2011:17). The Sanborn map of 1915 shows that the McEvoy subdivision contained 35 houses and a hotel at Park Avenue and Dupont. The Southern Pacific Railroad ran just to the east of the area, connecting San José to Los Gatos and points further southwest, while West San Carlos connected the area to the new "streetcar suburbs" such as Burbank to the west (Dobkin 2011; Maggi 2018). Also appearing on the 1915 Sanborn was the Sunol School one block west on Sunol Ave to serve the educational needs of the surrounding community, who were not yet part of the City of San José.

Before World War I, the Western Pacific Railroad removed almost all the houses on the west side of McEvoy Street in order to extend their line into the project vicinity, which contained a growing number of fruit canning and packing facilities. Agricultural production predominated in the Santa Clara Valley until World War II. The growth of the military-industrial economy during and after World War II spurred substantial economic development and a huge influx of population, leading to the suburbanization and expansion of San José (Dobkin 2011:20-22).

Relative to 1915, the 1950 and 1956 Sanborn maps show further major changes to this block of McEvoy Street. Warehouses and small factories had been added to the mix of single-family homes. The warehouses were for agricultural products (fruit, potatoes, grain, and hay) and building materials (steel, lumber, neon signs), with the latter predominating over time. A mill and warehouse building built of sheet metal at 245 McEvoy, alongside a railroad spur, had been built in ca. 1930 for the James Grain Company; this was directly across the street from the project area. A potato warehouse and potato chip factory was on Dupont Street a fruit warehouse was at 248 McEvoy, Williams and Russell's woodyard and lime and cement plant was at 270-280 Sunol Street, a steel fabrication plant and scrap steel warehouse were at 780-782 Park Avenue, a conveyor belt warehouse was at 759 W San Carlos, neon sign makers were at 820 Park Avenue, a rug and upholstery cleaners was on Park Avenue was built between McEvoy and Sunol, and a sheet metal shop was on McEvoy near San Carlos. One of the two buildings being evaluated here was built in 1950 at 254 McEvoy, and the other followed in 1959-1965.

To summarize, a neighborhood that had been almost completely residential was gradually transformed into an industrial neighborhood during the 1910s-1950s.

San José's fruit canneries began closing in the 1970s, having been replaced by the defense and electronics industries in the postwar period. The buildings and houses that served the canneries were mainly converted to industrial uses such as welding and steel. While much of the area around McEvoy Street, especially to the north, joined the city of San José in the interwar years, McEvoy Street was not annexed until 1983 (Maggi 2018; Dobkin 2011:22).

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA
Page 9 of 16

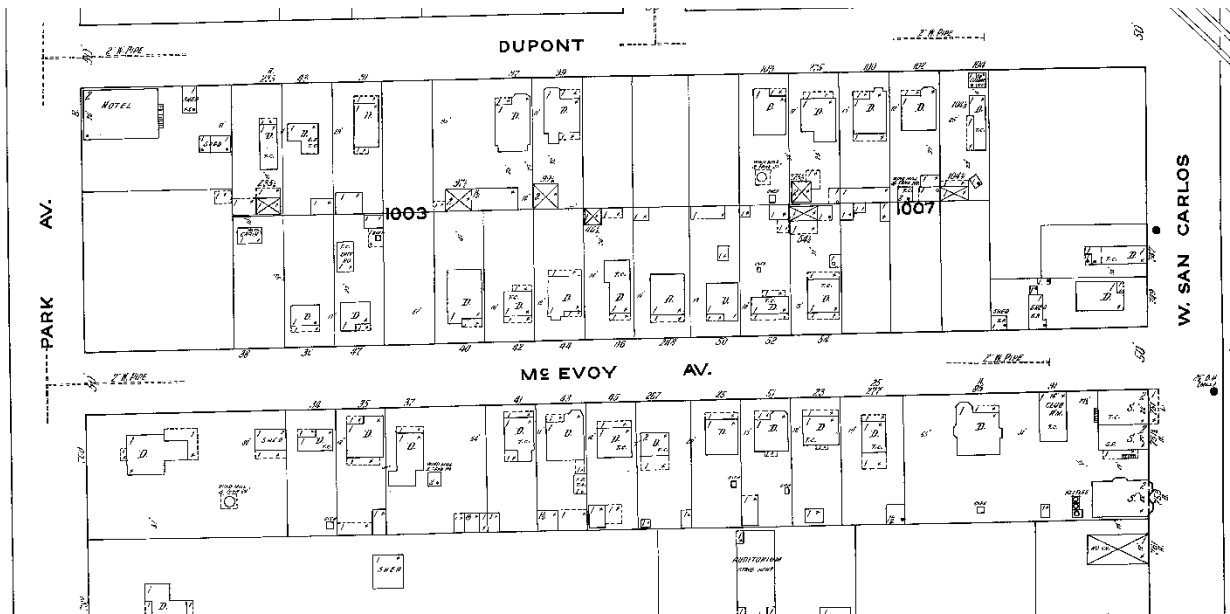
*NRHP Status Code 6Z

***B10. Significance (Continued):**

A one-story frame dwelling stood at 244 McEvoy Street during at least 1915-1956 (Sanborn insurance maps of 1915, 1950, 1956) Its last occupant may have been by James W. Porter, a consulting engineer, who lived here in 1957, according to the San José city directory of that year.

No building permits are available to document the construction of the present building, but other sources and an examination of the building fabric indicate it was built in two or three stages. The Santa Clara County Assessor Property Record indicates it was constructed in two stages, in 1959 and 1965. It appears that the rear wing was built first, as offices, in 1959, and the front was built last, as a shop, in 1965. The warehouse behind the shop forms a continuous space with the rear office wing. It may have been built at the same time as the offices or separately, at some time between 1959-1965.

The first known occupants of the offices were the Blair-Westfall Association, consulting engineers, in 1960, and James W. Porter, consulting engineer, in 1961. Westbrook Advertising Outdoors, a maker of wooden signs, occupied the property from 1965 through 1975. It seems likely that they constructed the shop structure in the front. Ray's Automotive Services was the occupant and presumably also the owner between 1979 and the early 2000s, when the current occupants became owners.



Sanborn Fire Insurance Map 1915

CONTINUATION SHEET

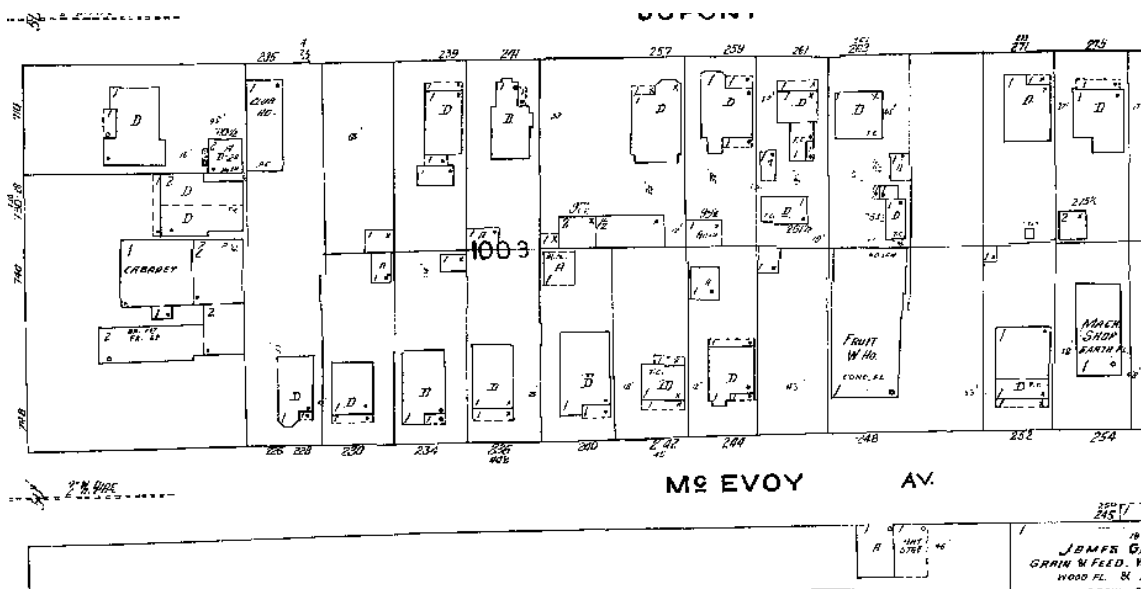
*Resource Name or # 244 McEvoy Street San Jose, CA
Page 10 of 16

*NRHP Status Code 6Z

*B10. Significance (Continued):



245 McEvoy Street, Previously the James Grain Company



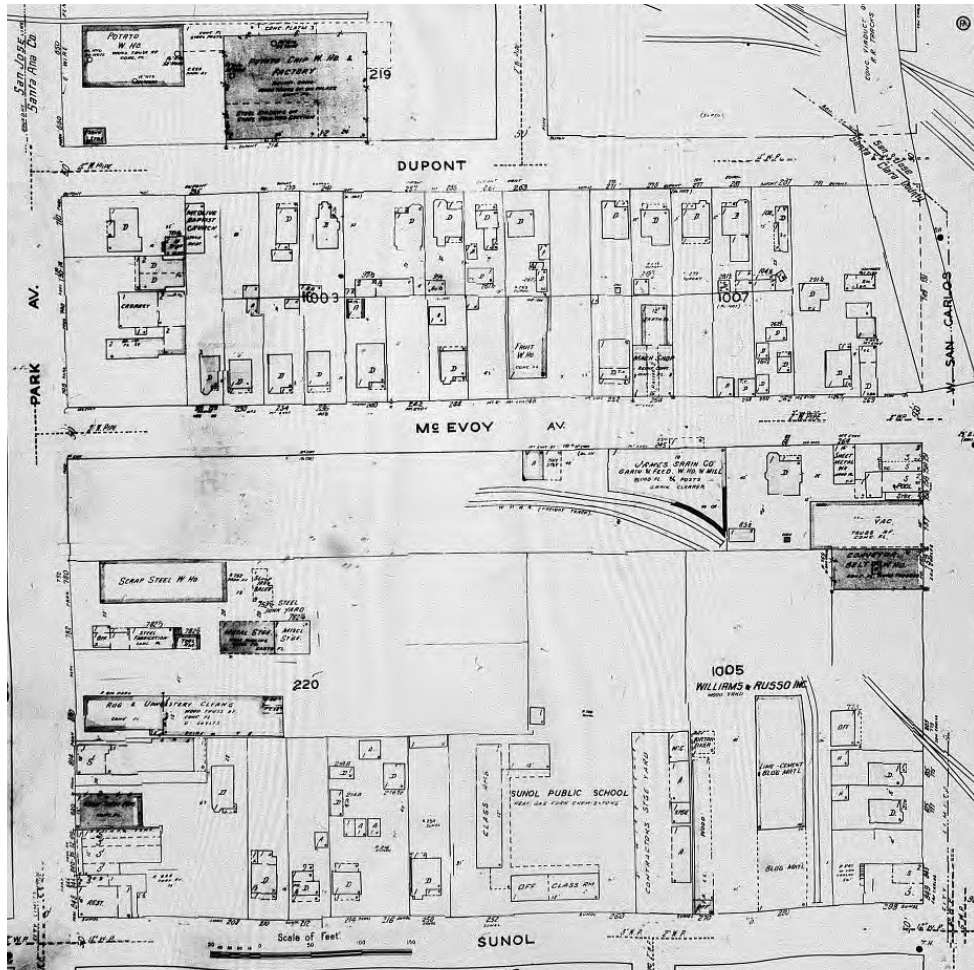
Sanborn Fire Insurance Map 1950

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA
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*NRHP Status Code 6Z

***B10. Significance (Continued):**



Sanborn Fire Insurance Map 1956

Significance Evaluation

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

California Register Criterion 1: Significant Events or Patterns of Events

Our research did not reveal any important events or patterns of history associated with either 244 or 254 McEvoy Street. The only pattern of events that can be associated with the project area is the post-World War II construction of industrial, warehouse, and office buildings in San José as the city changed its focus from agricultural production to military and electronic industrial production.

This change in development pattern happened throughout this neighborhood, and in much of southern San Jose, as metal and machine shops, warehouses for construction materials, and light industrial firms became the predominant land use between 1940 and 1960. The James Grain Company Grain & Feed Warehouse and Mill's building, across

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

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*B10. Significance (Continued):

the street at 245 McEvoy, was built in ca. 1930 and is a much earlier and therefore better example of this building type. The subject buildings were occupied by firms (sign makers, machinists) that were not important on the local stage and do not exhibit a direct connection to important trends. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 2: Significant Persons

No persons significant in the history of San José, the Bay Area, or California are associated with either 244 or 254 McEvoy Street. The building at 244 McEvoy Street was occupied by James Porter, consulting engineer in 1957 and 1961, by Blair-Westfall Associates, consulting engineers from 1960-1965, and Westbrook Advertising Outdoors, a large format sign company, from 1965 to the mid-1970s. 254 McEvoy Street was occupied by Larson's Logging Tools Machinists from 1949 through at least 1979. Research did not suggest that any of these individuals or firms played an important role in the history of San José, California, or the nation. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 3: Significant Design/Construction/Architecture

The building at 244 McEvoy was built in two parts, both of which are of mixed structural types. The front (shop) wing has walls of cement blocks and a wood frame; while the rear (warehouse and office) wing is made of cement blocks and an unknown material, probably also a wood frame. Thus, the construction of the two parts is ad hoc instead of unified. The exterior finishes are also varied, including cement block, T-111 siding, and stucco. Construction is generally inexpensive. Both wings lack moldings or ornament of any kind; windows, for instance, are simply aluminum sash set in bare openings. There are no style details. The best feature of this building is the roof support in the front wing, which consists of wooden joists and laminate wooden beams. This feature is far from enough for the design of this building to rise to a level of distinction.

The front half of 254 McEvoy is a tall, one-story reinforced concrete structure that was built in 1950. It is surfaced in stucco and lacks moldings or style details of any kind. All windows have replacement vinyl sash, the roll-up vehicle door is of metal, and the pedestrian door is plain. Although the front half of the building appears to be little altered other than the replacement of all window sash, it is quite plain as far as its architectural design is concerned. The most notable feature is the raised clerestory on the interior. This clerestory is narrow in width and low in height, is all but invisible from outdoors, and is not enough to raise the design of this building to a level of distinction. The rear half of this building is a sheet metal structure dating from recent years (2008).

Stylistically, the development of warehouse, office, and light industrial space in San José during the mid-20th century is associated with substyles of Modernism, such as Streamline Moderne, Commercial Modern, and International. These substyles were often used for canneries, factories, and manufacturing facilities in the period 1940-1960 (PAST Consultants 2009:93). More distinctive, significant, and important examples of warehouse, light industrial, and office buildings exist in many parts of San José. Some examples include:

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

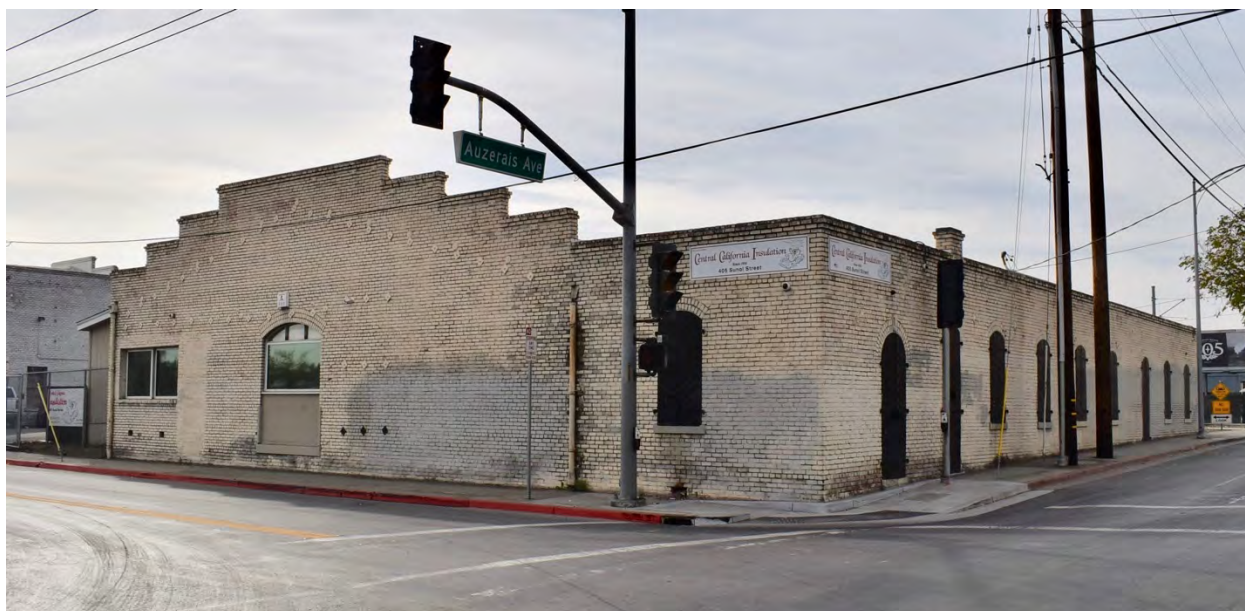
*NRHP Status Code 6Z

Page 13 of 16

B10. Significance (Continued):

- 405 Sunol Street, a 19th century brick factory with a brick stables.
- James Grain Warehouse, 245 McEvoy street. I traced this business back in directories to 1930, so this sheet metal building was most likely built in 1929 or 1930.
- Sunlite Bakery, 145 S. Montgomery Street, Streamlined Moderne style (1936)

For these reasons, the buildings at 244 and 254 McEvoy do not appear to be eligible for the California Register under this criterion.



405 Sunol Street



Sunlite Bakery, 145 S. Montgomery Street

CONTINUATION SHEET

*Resource Name or # 244 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

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*B10. Significance (Continued):

California Register Criterion 4: Information Potential

This criterion is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders. However, both structures were constructed with methods and materials that were common during the post-war period through the 1970s. The structures, therefore, do not have information potential that would make them eligible for the California Register under Criterion 4.

B12. References:

Dobkin, Marjorie and Basin Research Associates

2011 *West San Carlos Street Historic Context, City of San José, Santa Clara, County*. Prepared for the City of San José in association with David J. Powers & Associates.

Maggi, Franklin

2018 *699 West San Carlos Street Affordable Housing Project. Historic Resources Survey and Report*. Prepared for David J. Powers & Associates, Inc. Archives & Architecture LLC, San José, CA.

1853 "Los Coches [Suñol], Diseño 167, GLO No. 186, Santa Clara County, and associated historical

documents." (2018). *Santa Clara County*. 11. Accessed at

https://digitalcommons.csumb.edu/hornbeck_usa_4_a_scc/11

Polk, RL & Co.

1930-1979 *Polk's San José City Directory*. Accessed at

<https://www.ancestry.com/search/collections/2469/>

Sanborn Fire Insurance Maps

1915 Sanborn Fire Insurance Map, Santa Clara County, accessed at

<https://digitalsanbornmaps-proquest-com.ezproxy.sfpl.org/about?accountid=35117>

1950 Sanborn Fire Insurance Map, Santa Clara County, accessed at

<https://digitalsanbornmaps-proquest-com.ezproxy.sfpl.org/about?accountid=35117>

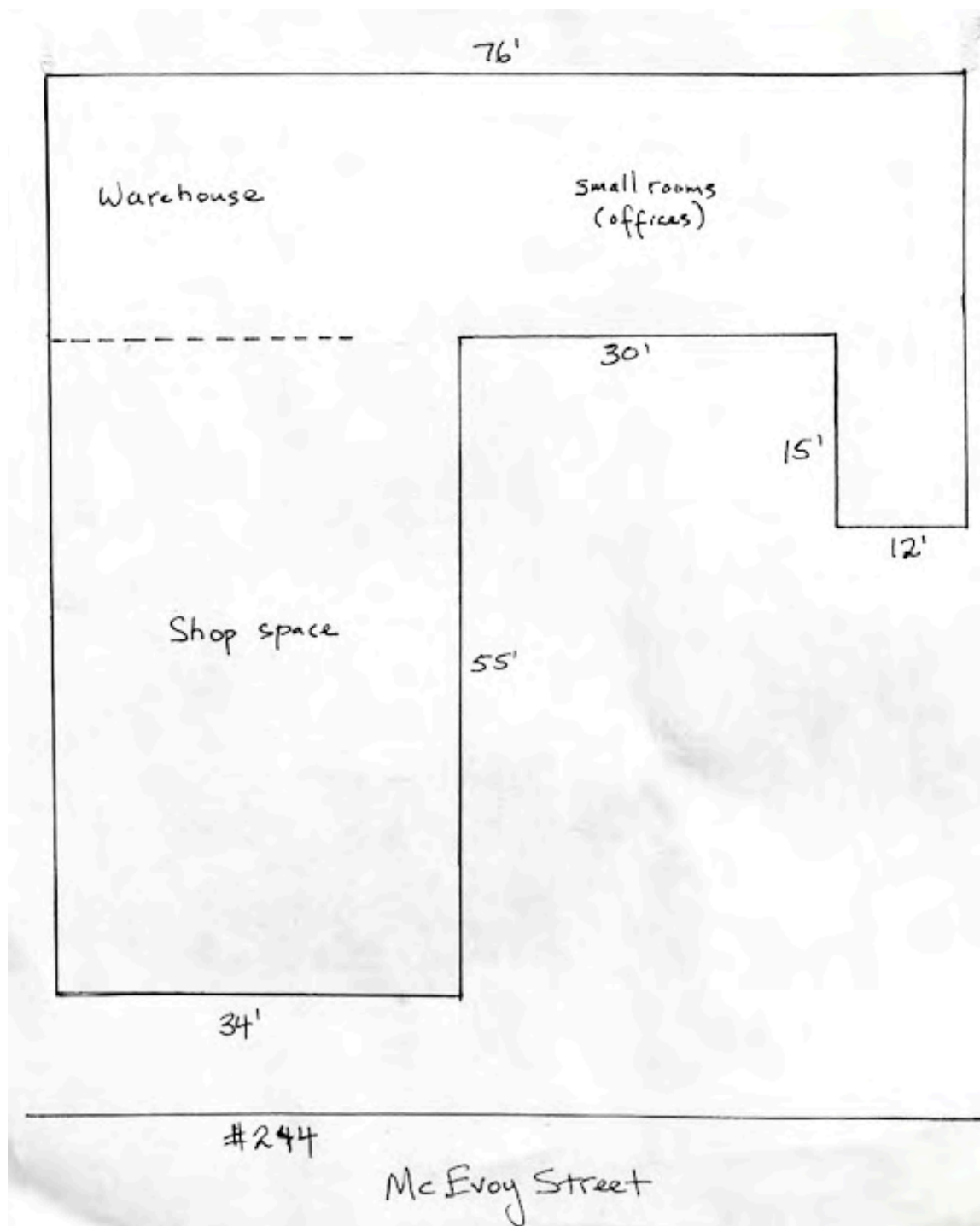
1956 Sanborn Fire Insurance Map, Santa Clara County, accessed at

<https://digitalsanbornmaps-proquest-com.ezproxy.sfpl.org/about?accountid=35117>

Thompson & West

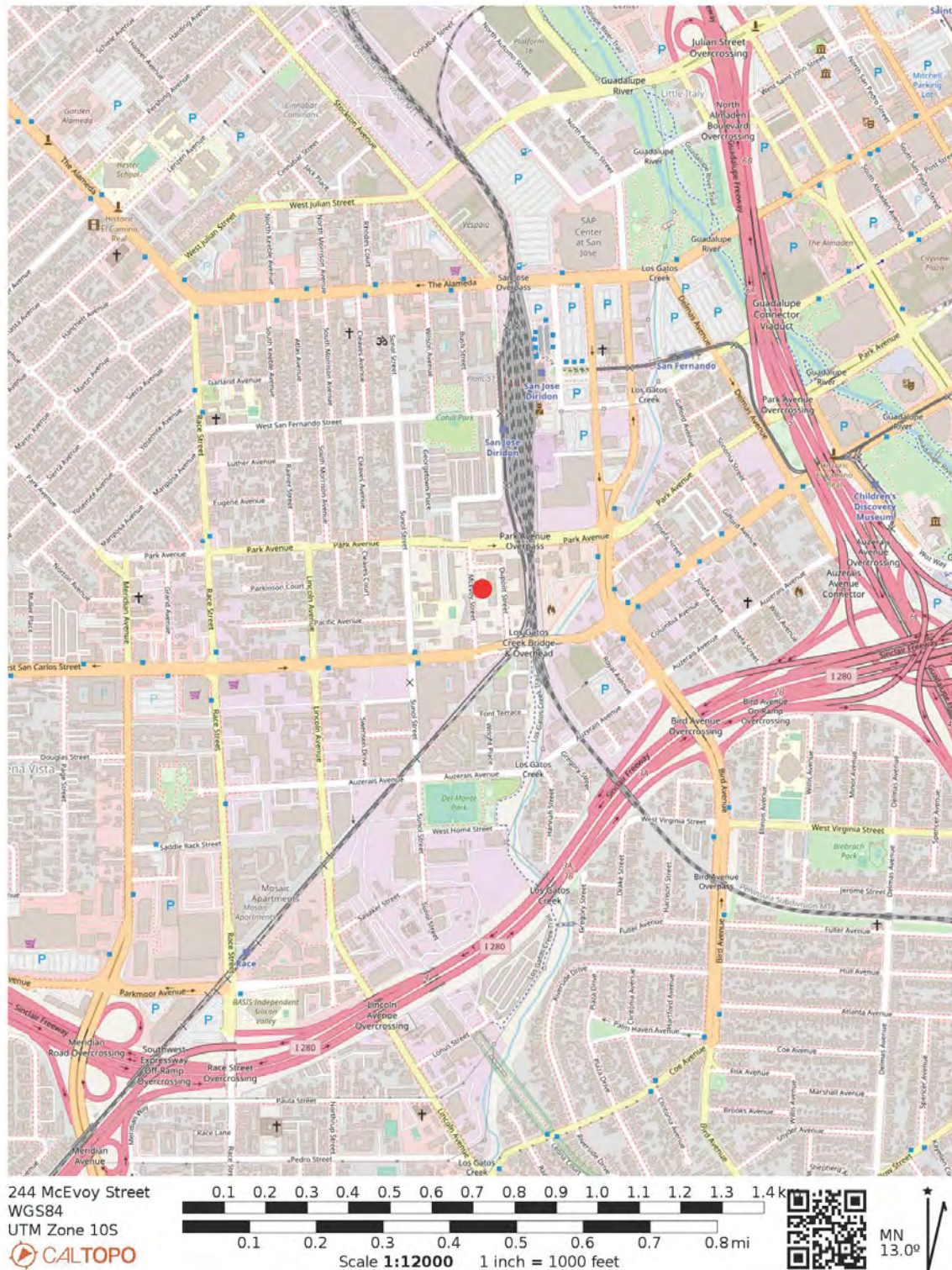
1876 Historical Atlas Map of Santa Clara County, California. Compiled, Drawn, and Published From Personal Examinations and Surveys By Thompson & West, San Francisco, Cal. Accessed at:

<https://searchworks.stanford.edu/view/10453189>



*Drawn by: W. Kostura

*Date of map: February 202



Appendix C: DPR 523 form, 254 McEvoy Street

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

Primary #
HRI #
Trinomial
NRHP Status Code **6Z**
Other Listings

Review Code Reviewer Date

Page 1 of 13 *Resource Name or #: 254 McEvoy Street, San Jose, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Jose West Date 2015 Rancho de los Coches; MD; B.M.
- c. Address 254 McEvoy Street City San Jose, CA Zip 95162
- d. UTM: Zone 10S, 597093 mE/ 4131453 mN
- e. Other Locational Data: APN: 261-38-005

***P3a. Description:**

This property consists of an industrial building that fully occupies its lot. The building is one story in height, 40 feet in width, and 99 feet in depth. The front half is constructed of reinforced concrete with an exterior finish of stucco. All openings are in the front (west) wall. They include a metal roll-up door for vehicles, a solid door for pedestrians, and three vinyl sash windows that must be non-original.

On the interior, the floor is a poured concrete slab. The ceiling consists of wooden joists resting upon steel I-beams. The ceiling rises in the center to become a low clerestory of narrow width that has full-length glazing on both sides.

[SEE CONTINUATION SHEET]

*P3b. Resource Attributes: HP8 (Industrial)

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



P5b. Description of Photo:
254 McEvoy Street, Front Façade

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

Constructed in 1950, addition 2008

*P7. Owner and Address:
Oceans 3 LLC
260 Phelan Avenue
San José, CA 95112

*P8. Recorded by:
Molly Fierer-Donaldson and William Kostura, A/HC
609 Aileen Street
Oakland, CA 94609
www.ahc-heritage.com

*P9. Date Recorded: February 2022

P10. Survey Type: Architectural

*P11. Report Citation: Fierer-Donaldson, Molly and William Kostura. Historic Resources Evaluation Report, 244 & 254 McEvoy St., San Jose, CA. On file, NWIC and Archaeological/Historical Consultants, Oakland, CA.

***Attachments:**

- NONE Location 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): _____

*Resource Name or # 254 McEvoy Street San Jose, CA
 Page 2 of 13

*NRHP Status Code 6Z

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Industrial B4. Present Use: Commercial
 *B5. Architectural Style: Industrial

***B6. Construction History:**

It was built in two stages, each half being of equal size, with the front half built first around 1950 and the second built in 2008. When the rear half was built it replaced a small shed that had been attached to the rear of the front half. These dates are supported by the 1950 and 1956 Sanborn maps and by Assessor's records. The February 1950 Sanborn shows no part of the building, while the 1956 Sanborn shows the front half and its rear shed. Assessor's records give 1950 as the construction date. Finally, a building permit documents the construction of the sheet metal rear half by the Butler Manufacturing Company of Hollister, California.

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

***B8. Related Features:**

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

McEvoy Street gets its name from William and Ann Jane McEvoy, who by 1870 owned the land from Park Avenue (South Street) as the northern border to the street currently named West San Carlos Street in the south. From east to west, the borders were the west side of McEvoy Street and east to Dupont Street (Maggi 2018: 10). Their house was near the southeast corner of the intersection of McEvoy Street and Park Avenue, just to the north of the project area. It is visible on the 1876 Thompson & West Map and the 1884 Sanborn Fire Insurance Map.

[SEE CONTINUATION SHEET]

B11. Additional Resource Attributes:

*B12. References: [SEE CONTINUATION SHEET]

B13. Remarks:

B14. Evaluator: Molly Fierer-Donaldson and William Kostura, www.ahc-heritage.com

*Date of Evaluation: February 2022

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

*Resource Name or # 254 McEvoy Street San Jose, CA
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*NRHP Status Code 6Z

***P3a. Description (Continued):**

The rear addition of 2008 has a sheet metal exterior and an interior finish of plaster wallboard. Its structural support is vertical steel beams that have been encased within plaster – these are visible from inside the building – and horizontal steel beams that support the ceiling. The floor is a poured concrete slab. The front half of 1950 and the rear addition of 2008 form one continuous space; there is no partition between them.



254 McEvoy back metal and front concrete (left); close-up of materials (right)



Street View of 254 McEvoy showing windows and doors

CONTINUATION SHEET

*Resource Name or # 254 McEvoy Street San Jose, CA
Page 4 of 13

*NRHP Status Code 6Z

***P3a. Description (Continued):**



Interior front, looking up toward raised clerestory and windows (left); View from front of building toward the back (right)



North side, perspective view toward the front (left); rear addition from 2008 (right)

CONTINUATION SHEET

*Resource Name or # 254 McEvoy Street San Jose, CA

*NRHP Status Code 6Z

Page 5 of 13

***B10. Significance (Continued):**

The area around the McEvoy property was full of small farms in the late 19th century. The McEvoy's subdivided their property into 58 lots in 1891, possibly to take advantage of new opportunities provided by the construction of a Southern Pacific Railroad line just east of the project area, which can be seen on the 1891 Sanborn Map. Single-family homes were built on many of these lots during the 1890s (Dobkin 2011:16; Maggi 2018:10).

Streetcar transportation came to the project vicinity in 1903 when the San José & Los Gatos Interurban Railroad was built along West San Carlos Street/Stevens Creek Road. The turn of the century also brought more road access to the project vicinity, which spurred continued growth in housing and in commercial and industrial enterprises. Fruit canning and packing, lumber, and building material facilities, which had begun to exist in the neighborhood in the late 19th century, now expanded (Dobkin 2011:17). The Sanborn map of 1915 (Figure 5) shows that the McEvoy subdivision contained 35 houses and a hotel at Park Avenue and Dupont. The Southern Pacific Railroad ran just to the east of the area, connecting San José to Los Gatos and points further southwest, while West San Carlos connected the area to the new "streetcar suburbs" such as Burbank to the west (Dobkin 2011; Maggi 2018). Also appearing on the 1915 Sanborn was the Sunol School one block west on Sunol Ave to serve the educational needs of the surrounding community, who were not yet part of the City of San José.

Before World War I, the Western Pacific Railroad removed almost all the houses on the west side of McEvoy Street in order to extend their line into the project vicinity, which contained a growing number of fruit canning and packing facilities. Agricultural production predominated in the Santa Clara Valley until World War II. The growth of the military-industrial economy during and after World War II spurred substantial economic development and a huge influx of population, leading to the suburbanization and expansion of San José (Dobkin 2011:20-22).

Relative to 1915, the 1950 and 1956 Sanborn maps (Figure 8) show further major changes to this block of McEvoy Street. Warehouses and small factories had been added to the mix of single-family homes. The warehouses were for agricultural products (fruit, potatoes, grain, and hay) and building materials (steel, lumber, neon signs), with the latter predominating over time. A mill and warehouse building built of sheet metal at 245 McEvoy, alongside a railroad spur, had been built in ca. 1930 for the James Grain Company; this was directly across the street from the project area (Figure 7). A potato warehouse and potato chip factory was on Dupont Street a fruit warehouse was at 248 McEvoy, Williams and Russell's woodyard and lime and cement plant was at 270-280 Sunol Street, a steel fabrication plant and scrap steel warehouse were at 780-782 Park Avenue, a conveyor belt warehouse was at 759 W San Carlos, neon sign makers were at 820 Park Avenue, a rug and upholstery cleaners was on Park Avenue was built between McEvoy and Sunol, and a sheet metal shop was on McEvoy near San Carlos. One of the two buildings being evaluated here was built in 1950 at 254 McEvoy, and the other followed in 1959-1965.

To summarize, a neighborhood that had been almost completely residential was gradually transformed into an industrial neighborhood during the 1910s-1950s.

CONTINUATION SHEET

*Resource Name or # 254 McEvoy Street San Jose, CA
Page 6 of 13

*NRHP Status Code 6Z

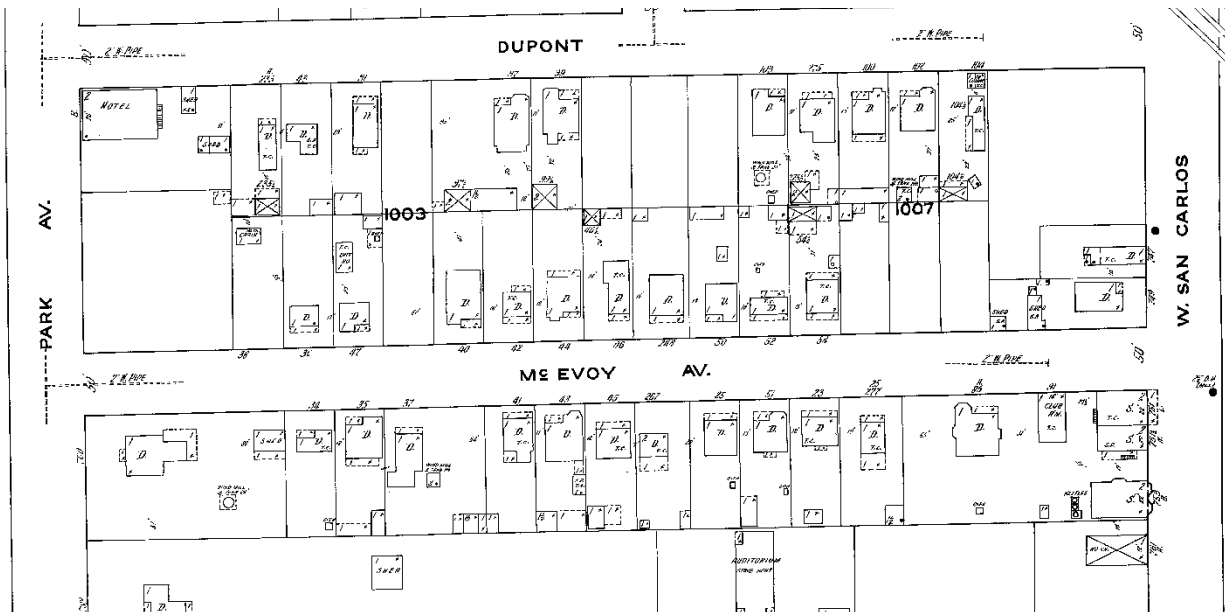
*B10. Significance (Continued):

San José's fruit canneries began closing in the 1970s, having been replaced by the defense and electronics industries in the postwar period. The buildings and houses that served the canneries were mainly converted to industrial uses such as welding and steel. While much of the area around McEvoy Street, especially to the north, joined the city of San José in the interwar years, McEvoy Street was not annexed until 1983 (Maggi 2018; Dobkin 2011:22).

Residents

The 1915 Sanborn map shows a one-story frame dwelling and a rear outbuilding at 254 McEvoy Street. One John Price was the occupant in 1930, the dwelling was vacant in 1932, and no listings could be found for this address in city directories from 1935 through the mid-1940s. The 1950 Sanborn map (Figure 8) shows that the house had been replaced by a small, one-story machine shop with an earthen floor.

From 1947 through 1979 this property was occupied by machinists Donald E. and Victor S. Larson. They worked at first (in 1947) as Valley Forge blacksmiths and afterward as Larson's Logging Tools (1949-1957) and Larson Tools, Inc. (1965). (See Polk's city directories for these years.) Presumably this firm initially occupied the small building with an earthen floor that is shown in the 1950 Sanborn map and they replaced it later in 1950 with the present building. (The Santa Clara County Assessor Property Record gives its construction date as 1950.)



Sanborn Fire Insurance Map 1915

CONTINUATION SHEET

*Resource Name or # 254 McEvoy Street San Jose, CA

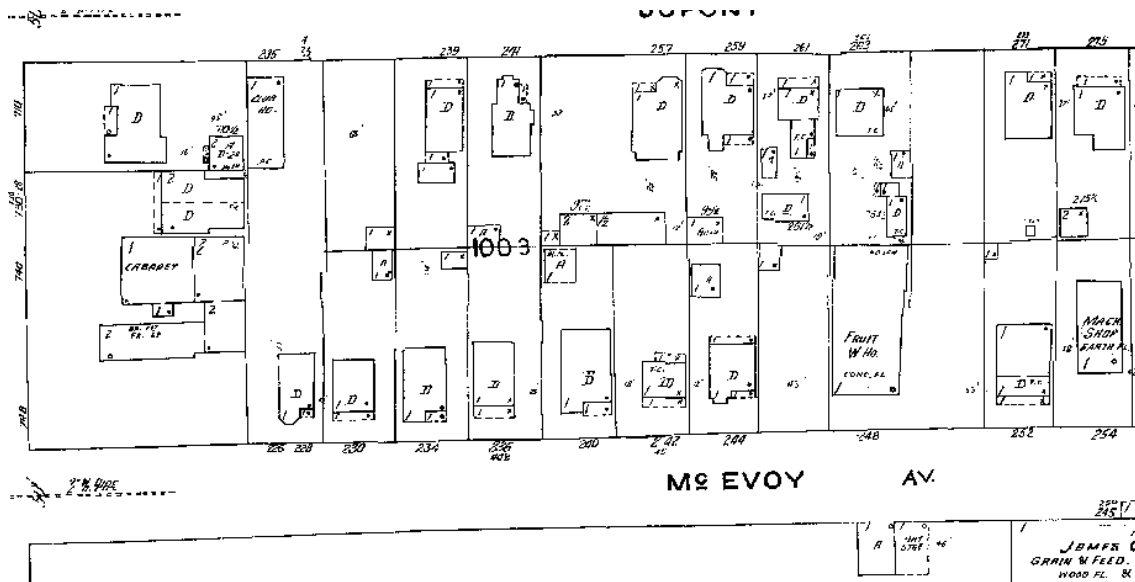
*NRHP Status Code 6Z

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*B10. Significance (Continued):



245 McEvoy Street. Previously the James Grain Company



Sanborn Fire Insurance Map 1950

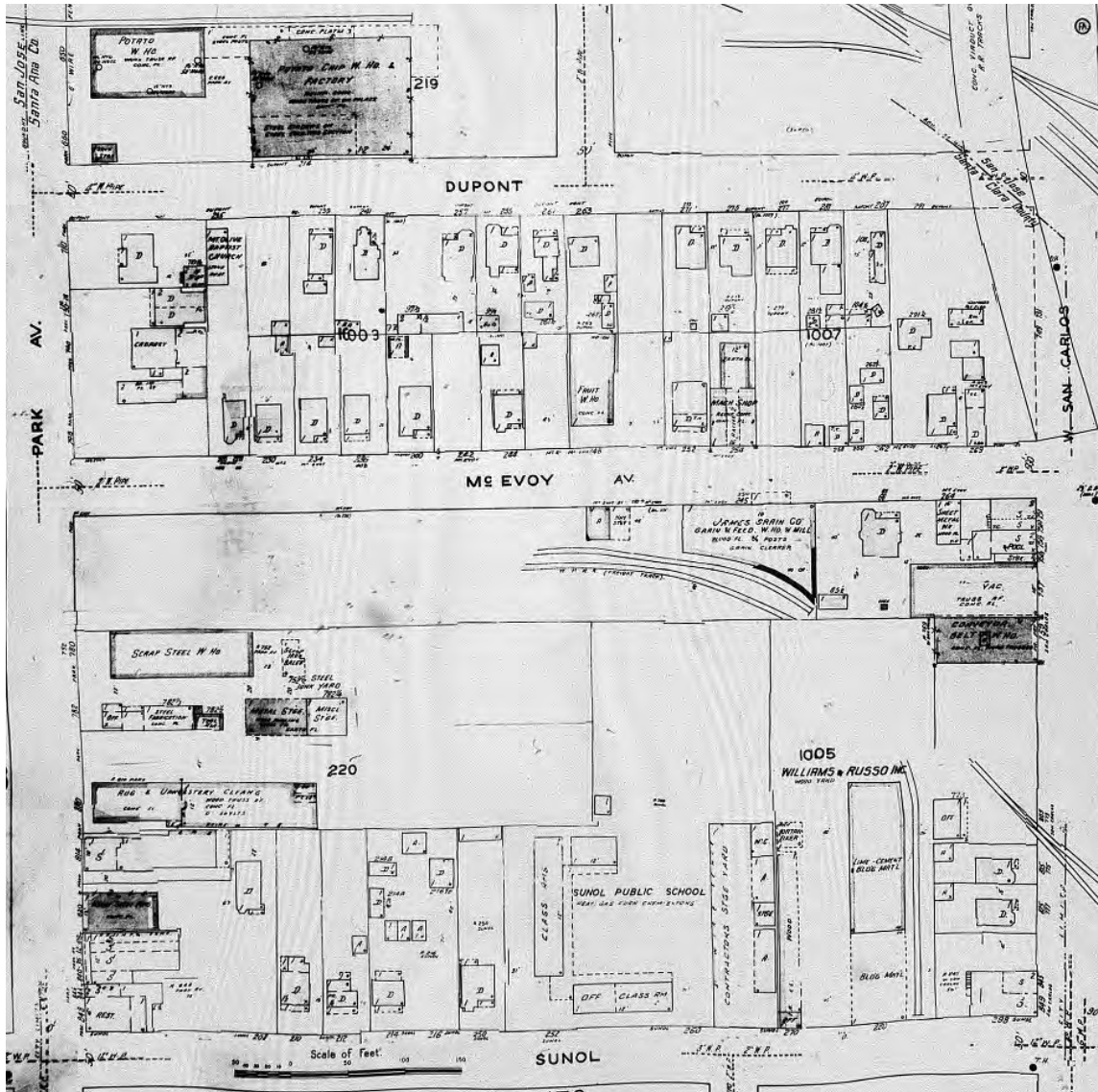
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*B10. Significance (Continued):



Sanborn Fire Insurance Map 1956

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*B10. Significance (Continued):

Significance Evaluation

California Register Criterion 1: Significant Events or Patterns of Events

Our research did not reveal any important events or patterns of history associated with either 244 or 254 McEvoy Street. The only pattern of events that can be associated with the project area is the post-World War II construction of industrial, warehouse, and office buildings in San José as the city changed its focus from agricultural production to military and electronic industrial production.

This change in development pattern happened throughout this neighborhood, and in much of southern San Jose, as metal and machine shops, warehouses for construction materials, and light industrial firms became the predominant land use between 1940 and 1960. The James Grain Company Grain & Feed Warehouse and Mill's building, across the street at 245 McEvoy, was built in ca. 1930 and is a much earlier and therefore better example of this building type. The subject buildings were occupied by firms (sign makers, machinists) that were not important on the local stage and do not exhibit a direct connection to important trends. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 2: Significant Persons

No persons significant in the history of San José, the Bay Area, or California are associated with either 244 or 254 McEvoy Street. The building at 244 McEvoy Street was occupied by James Porter, consulting engineer in 1957 and 1961, by Blair-Westfall Associates, consulting engineers from 1960-1965, and Westbrook Advertising Outdoors, a large format sign company, from 1965 to the mid-1970s. 254 McEvoy Street was occupied by Larson's Logging Tools Machinists from 1949 through at least 1979. Research did not suggest that any of these individuals or firms played an important role in the history of San José, California, or the nation. The properties, therefore, appear to be not eligible under this criterion.

California Register Criterion 3: Significant Design/Construction/Architecture

The building at 244 McEvoy was built in two parts, both of which are of mixed structural types. The front (shop) wing has walls of cement blocks and a wood frame; while the rear (warehouse and office) wing is made of cement blocks and an unknown material, probably also a wood frame. Thus, the construction of the two parts is ad hoc instead of unified. The exterior finishes are also varied, including cement block, T-111 siding, and stucco. Construction is generally inexpensive. Both wings lack moldings or ornament of any kind; windows, for instance, are simply aluminum sash set in bare openings. There are no style details. The best feature of this building is the roof support in the front wing, which consists of wooden joists and laminate wooden beams. This feature is far from enough for the design of this building to rise to a level of distinction.

The front half of 254 McEvoy is a tall, one-story reinforced concrete structure that was built in 1950. It is surfaced in stucco and lacks moldings or style details of any kind. All windows have replacement vinyl sash, the roll-up vehicle door is of metal, and the pedestrian door is plain. Although the front half of the building appears to be little altered other than the replacement of all window sash, it is quite plain as far as its architectural design is concerned. The most notable feature is the raised clerestory on the interior. This clerestory is narrow in width and low in height, is all but invisible from outdoors, and is not enough

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***B10. Significance (Continued):**

to raise the design of this building to a level of distinction. The rear half of this building is a sheet metal structure dating from recent years (2008).

Stylistically, the development of warehouse, office, and light industrial space in San José during the mid-20th century is associated with substyles of Modernism, such as Streamline Moderne, Commercial Modern, and International. These substyles were often used for canneries, factories, and manufacturing facilities in the period 1940-1960 (PAST Consultants 2009:93). More distinctive, significant, and important examples of warehouse, light industrial, and office buildings exist in many parts of San José. Some examples include:

- 405 Sunol Street, a 19th century brick factory with a brick stables (Figure 24).
- James Grain Warehouse, 245 McEvoy street. I traced this business back in directories to 1930, so this sheet metal building was most likely built in 1929 or 1930 (Figure 7 above).
- Sunlite Bakery, 145 S. Montgomery Street, Streamlined Moderne style (1936, Figure 25).

For these reasons, the buildings at 244 and 254 McEvoy do not appear to be eligible for the California Register under this criterion.



405 Sunol Street

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*B10. Significance (Continued):



Sunlite Bakery, 145 S. Montgomery Street

California Register Criterion 4: Information Potential

This criterion is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders. However, both structures were constructed with methods and materials that were common during the post-war period through the 1970s. The structures, therefore, do not have information potential that would make them eligible for the California Register under Criterion 4.

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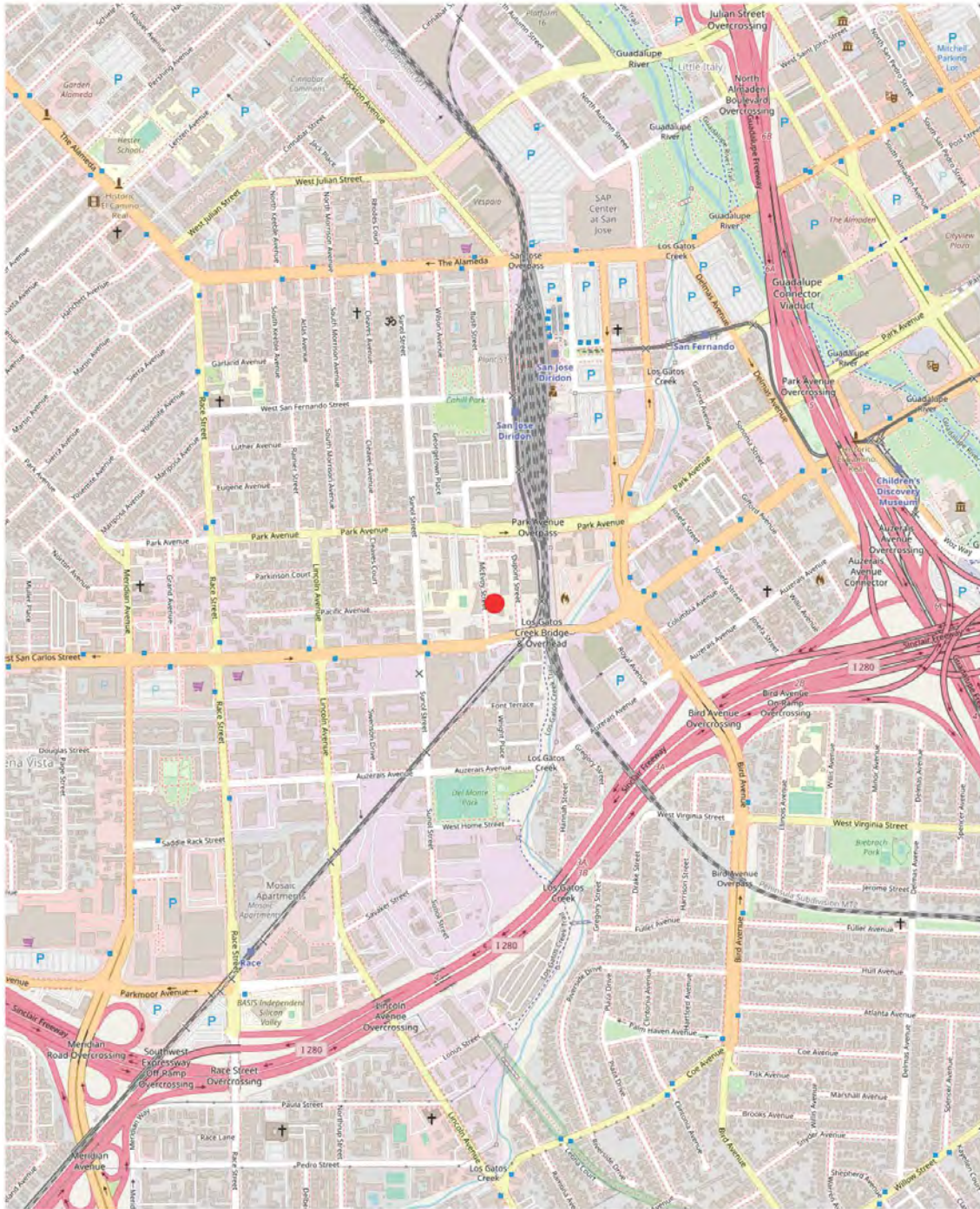
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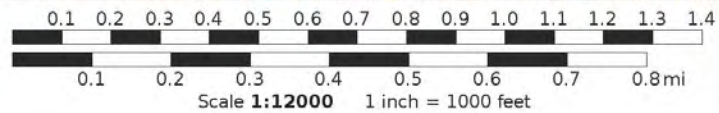
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254 McEvoy
WGS84
UTM Zone 10S

Location Map, 254 McEvoy St