

HISTORICAL EVALUATION OF 1881 TO 1899
WEST SAN CARLOS STREET
IN THE CITY OF SAN JOSE

FOR

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September 7, 2021

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ABSTRACT

This historical evaluation was carried out for the structures at 1881, 1883-1887, 1891-1893, and 1897-1899 West San Carlos Streets in the City of San Jose, California. The research focused upon the characteristics of these structures and their contribution to the historic fabric of the City of San Jose. All of the existing structures within the proposed project area were constructed in the early-to-mid 20th Century. The structures are not currently listed on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), the County of Santa Clara Heritage Resource Inventory, or identified as a City of San Jose Historic Landmark or City Landmark District. The subject structures do not appear eligible for listing under federal, state, or local criteria.

The subject property is located within a context of commercial properties along West San Carlos Street, with residential properties along Boston Avenue and Brooklyn Avenue. A total of five properties within a 200 foot radius of the proposed project area are currently listed on the City of San Jose Historic Resources Inventory as Identified Structures. All five properties are also listed on the County of Santa Clara Heritage Resources Inventory. Seven additional structures within this radius appear potentially eligible for listing in the San Jose Historic Resources Inventory as Identified Structures based upon preliminary visual evaluation. As currently designed, the proposed project does not appear to have a significant impact, direct or indirect, on any of these structures.

The proposed project consists of demolition of the existing structures and construction of a new mixed-use development. These historic evaluations have served to document the subject structures, and no further recommendations are being made regarding the existing buildings. However, due to presence of domestic and commercial occupation of these properties from at least the early 20th Century based upon Sanborn map data, it appears likely that subsurface historic deposits may be present within the subject area. Thus it is recommended that archaeological monitoring take place during earth moving activities in demolition and construction for the proposed project.

LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject area includes the structures at 1881, 1883-1887, 1891-1893, and 1897-1899 West San Carlos Street in the City of San Jose. On the USGS 7.5 minute quadrangle of San Jose West, the Transverse Mercator Grid (UTMG) approximate center point of the project area is 10S 5 94 962mE/41 31 328mN. The elevation is approximately 80 feet MSL. The nearest source of fresh water is the Guadalupe River which runs approximately one mile east of the proposed project area.

The proposed project consists of demolition of the existing structures and construction of a new mixed-use development.

RESEARCH DESIGN AND METHODOLOGY

The goal of the archival research was to gather data on the structures located within the proposed project area in the City of San Jose and to evaluate their historical and architectural merit according to guidelines established by the City of San Jose Historic Preservation Ordinance, California Register of Historic Resources, and the National Register of Historic Places.

The study was carried out in 2019 and 2020 by staff under the direction of Dr. Robert Cartier, Principal Investigator at A.R.M. Research was conducted using in-house references at Archaeological Resource Management as well as records at the Recorder's Office, the California Assessor's Office, Surveyor's Office of the County of Santa Clara, and the California Room at the Martin Luther King Jr. Main Library in San Jose. Research assistance was provided by Doug Jones.

HISTORIC BACKGROUND OF THE PROJECT AREA

All of the subject structures are located within the 2,219 acre Rancho de los Coches, originally granted to a missionized Ohlone Native American named Roberto Antonio Balermino by Governor Manuel Micheltorena in 1842. This rancho included portions of southwest San Jose and the Burbank District. After Balermino's death in 1847 the rancho was acquired by Antonio Suñol, who divided the property into three parts, one third for himself, a third for his daughter Paula Suñol de Sainsevain, and a third which was sold to Henry Morris Naglee, which includes the subject properties. By 1876 the subject properties made up a portion of the 160 acre lands of E. I. Bradley. These structures are all situated within Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21.

Although the property at 1881 West San Carlos Street was annexed into the City of San Jose on July 22, 1960 as part of the Burbank Number 11 Annexation, the remainder of the subject structures are located within the historically recognized area of the community of Burbank. Burbank is a Census Designated Place in Santa Clara County, and exists as an urban island, completely surrounded by the City of San Jose. The origins of Burbank lie within an approximately 220 acre property purchase by Elisha Lafayette Bradley from Henry Morris Naglee in 1872. The land was initially planted as an extensive and successful fruit orchard, including prunes, plums, peaches, pears, apricots, and cherries.

After the completion of the San Jose-Los Gatos Interurban Railroad, housing development began on the property in 1904. Two large tracts were designated; the Interurban Park Tract noted above (which includes the subject structures) on the north side of Stevens Creek (now West San Carlos), and the Rose Lawn Park on the south side. Primarily residential development continued for the first few decades of the twentieth Century, and Burbank retained a semi-rural character, with farm animals being present in the neighborhood up until the 1940's. Among the earliest community projects in the new community was the development of a school in 1906, which was named for Luther Burbank, a well known horticulturist. The school gave the surrounding neighborhood its

name. Adjacent to the school was the Garden City Velodrome, at the corner of Wabash and Olive Avenues. Entertainment was the theme of another important Burbank institution, the Art Deco style Burbank Theater (built 1949) at 552 Bascom Avenue (Burbank Community Association 2020).

The portion of West San Carlos Street in which the subject properties are situated consisted primarily of residential development as of the early 20th Century. Residences can be seen occupying many of the subject properties in the 1915 Sanborn Fire Insurance Map of the City of San Jose. Dobkin (2011, page 53) notes that: “During the prosperous period after World War I, there was a notable expansion of the retail district along West San Carlos Street...” Spurred by rapid population growth in San Jose and increasing reliance on the automobile, the community continued to expand in the late 1920's. The completion of the Bayshore Highway in the late 1930's provided further impetus towards residential growth in the suburban areas surrounding San Jose, such as Burbank.

The post-WWII era began a period of rapid industrialization in San Jose, as agriculture was rapidly supplanted by the defense and electronics industries as a primary driver of the local economy, although canneries and other food processing continued to play a significant role. This period also saw continued commercial development in Burbank, with many small businesses catering to the working families (now primarily factory workers rather than agricultural workers) in the neighborhood, particularly along West San Carlos (Dobkin 2011). The subject structures date from between 1925 and 1955, representing inter-war and early post war eras of construction along this portion of the West San Carlos corridor.

ARCHITECTURAL DESCRIPTION OF THE STRUCTURES AND THEIR HISTORICAL BACKGROUND

1881 West San Carlos Street



Figure #1: View of 1881 West San Carlos Street from the southeast.

Architectural Description of 1881 West San Carlos Street

The structure at 1881 West San Carlos Street is a single story commercial building with some modernist elements in fair condition. The most notable element of the structure is a large extending sign at the corner of West San Carlos and Boston Avenue. Based on archival photography, this sign appears to be original to the building. The structure is of reinforced concrete construction and rectangular in form with a flat roof. The walls are unadorned concrete, painted a pale yellow. A flat parapet extends along the entirety of the front façade. The front façade also features broad ribbons of multi-paned shop windows extending to the pavement, and an entry flanked by unadorned reinforced concrete pilasters. A secondary entrance is located at the rear of the eastern façade, and a small entry bay with a roll-up door is present on the rear façade.

County of Santa Clara Appraiser's Documentation lists the construction date for the structure at 1881 West San Carlos Street as 1955 (Building Permit #843485). No major structural modifications appear to have been made to the structure since that time, although minor modifications have been made to signage reflecting the change in businesses operating at this location.

Historical Background of the Property

1881 West San Carlos Street makes up a portion of Lot 27 and Lot 28 in Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21. Based upon Sanborn Fire Insurance maps for the City of San Jose, by 1915 a single family residence and related improvements were located on the subject property. By 1932 a commercial building constructed on roughly the same footprint as the existing structure is visible on the property. This building housed multiple businesses including Constantino Maggi's Bakery, Safeway Grocery, and Burbank Pharmacy.

By 1950 the rear portion of this earlier structure housed a self-service laundry, with retail stores along West San Carlos. The current structure was constructed in 1955 (Building Permit #843485). Although constructed on a similar footprint as noted above, the description of structural materials and design (reinforced concrete, lack of interior partitions), appears to indicate that the current structure was a new or almost entirely new building.

In 1956 the property was listed as the location of "Model Home Furniture Co. Inc." From 1957 to 1966 it was listed as "The Furniture Mart." By 1968 it was known as "Monte's Furniture Mart," and is listed under that name until 1986. After a brief vacancy in 1987, in 1988 the address was listed as "Best Price Furniture." From 1989 to 1992 it was the location of "Baby Super Discount." In 1993 it was vacant again, then listed as "Baby Bargain Warehouse" in 1995. In 1997 it was listed under "Baby & Kids Bargain Outlet." After another brief vacancy in 1998, the structure housed "New Hope Thrift Store" from 1999 to 2005. From 2006 to today it has been the location of the "Antiques Colony."

At the time of its construction, the structure at 1881 West San Carlos was owned by Charles Thomas Gray Smith and Josephine Bristol Smith. The Smiths were founders of the Sunnyvale Credit Bureau, the first institution of its kind on the peninsula. They were also active in the establishment of the Saint Thomas Episcopal Church in Sunnyvale. After Charles' death in the early 1960's, Josephine owned the property until her death in 1970 (Book 9502 of Official Records [OR], Page 2). The property remained in the hands of various heirs until January 6, 1975, when it was granted to Steve and Shirley Dorsa (Book 260 OR, Page 625). Steve was active for many years as a small business owner in Burbank and elsewhere. Steve and Shirley were also partners in running Ruby Dome Ranch in Lamoille, Nevada. Shirley also worked as an antiques dealer at Antiques colony (SJ Mercury News 2013). After Steve Dorsa's death in 1993, and Shirley Dorsa's death in 2013, the property has remained in the hands of the Dorsa family, with the current listed

owner being Paul Dorsa, as trustee of the Dorsa Family trust (Assessor's Doc#: 22334117).

1883-1887 West San Carlos Street



Figure #2: View of 1883-1887 West San Carlos Street from the south.

Architectural Description of 1883-1887 West San Carlos Street

The structure at 1883-1887 West San Carlos Street is a single story commercial building with some art-deco elements in fair condition. The commercial building is flat roofed, with a parapeted front façade. The front façade of the original portion of the building features two recessed entries, with large fixed shop windows above a low area of ceramic tiles. Decorative beveled ended pilasters are placed at both sides of the facade, with a shortened, decorative pilaster segment beveled at the top and the bottom centrally placed on the façade. The upper portion of the facade features broad flat areas for signage, and a series of slightly recessed wooden panels between decorative miniature pilasters below. The 1950 addition repeats a slightly simplified version of the same decorative façade.

The commercial structure was originally constructed circa 1925. A building permit for an addition was issued for the structure in 1949 (B-14085) however Appraiser's documents note that this was "not to be built". An additional permit was issued in 1950 (B-17164) for a bakery. Based upon Sanborn maps, this permit added the third store front to the

structure, giving it a common wall with 1881 West San Carlos. This work was completed by W. M. Caldwell.

Residence to the Rear of 1883-1887 West San Carlos Street

Located behind (and connected to) the commercial building fronting West San Carlos Street is a two story house. Most distinguishing features of the former front façade of the residence have been entirely obscured by its attachment to the commercial building, leaving only the roofline visible. The residence features a hipped roof surfaced with composition shingles, moderately broad eaves with exposed rafters, and is primarily surfaced with narrow horizontal wooden siding. Multiple small additions appear to have been made to the rear and side of this structure, further obscuring its original character.



Figure #3: View of the residence behind 1883-1887 West San Carlos Street.

County of Santa Clara Appraiser's Documentation lists the construction date for the rear residence as circa 1908, and the residence can be seen on the 1915 Sanborn Map (at that time its address was listed as 2309 Stevens Creek Road). As shown on the 1932 Sanborn map, the commercial structure had already been connected to the rear residence by that year.

Historical Background of the Property

1883-1887 West San Carlos Street makes up a portion of Lots 26 and 27 in Block 14 of the “Interurban Park Tract” map recorded in November of 1904 in Book “K” of Maps, Page 21. The house, currently located at the rear of the property, was the first structure to have been built on the lot, in 1908. This residence can be seen on the 1915 Sanborn map of the property. Based upon Polk Directory listings, by 1911 the home was occupied by James E. and Ida Doolittle. James is listed as a salesman of general merchandise. In 1920 the property was also listed as occupied by J. E. Doolittle. By 1925, the property was owned by John and Cornelia Klitsch and a commercial building was constructed along the West San Carlos Street frontage in front of the original house on the site. The Klitsch's also owned the adjacent property at 1891-1895 West San Carlos. On September 7, 1927 the property was sold to Constantino Maggi (Book 341 of Official Records (OR), Page 600). Constantino, along with his wife Georgia, sold the property on March 1, 1934 to Guisepppe & Adele Prandi (Book 673 OR, Page 559). Guisepppe died in 1952, after which his interest in the property passed to his wife Adele (Book 2532 OR, Page 569). Adele retained ownership of the property until December 10, 1968, when it was sold to Earl M. and Bernice E. Bennett (Book 8369 of Official Records, Page 517). On February 28, 1973 the property was granted to Nick L. and Eva Alice Zurich (Book A258 OR, Page 156). Nick Zurich was an alumni of San Jose State University, and served in the US Airforce during WWII. He worked first as an accountant, then in real estate development (SJ Mercury News 2009). On October 3, 1985 the property was sold to Stephen Willard and Shirley Anne Dorsa (Book J971 OR, Page 78). The property has remained in the Dorsa family until the present day, and the property is currently listed under the ownership of Paul Dorsa (Assessor’s Doc# 22334116).

The earliest known occupant of the commercial property was M.E. Richter, who is listed as a baker and grocer in the Polk Directory for the City of San Jose in 1931. At this time the property address was 2309 West San Carlos. The M.E. Richter Bakery is listed at this address until 1933. In 1934 the address was changed to 2071 West San Carlos. Richter’s Bakery is listed at this address in 1934, along with the Samuel Loproto Restaurant at 2071 ½. In 1937 the occupant of 2071 West San Carlos Street is listed as Guisepppe Prandi, baker. Steve Voykovich, watchmaker is listed at 2073 West San Carlos Street. By 1943 and up until 1950 the property is listed under 1885 West San Carlos Street (Guisepppe Prandi, Baker) and 1887 West San Carlos Street (Steven Voykovich, Jeweler). In 1952 (after the 1950 addition) all three of the modern address are listed, with Leland Bedoni, Accountant at 1883, Burbank French Bakery at 1885, and T. R. Fischer, Jewelry at 1887.

1883 West San Carlos Street is listed as Guarantee Furniture Company in 1955. From 1956 to 1960 it is listed as House of Crystal. In 1961 Franklin Life Insurance occupied this portion of the structure. After a couple years of vacancy, 1883 is listed as Peppey’s Shoe Repair from 1964 into the early 1980s. After another period of vacancy, it is listed as Mendoza Jewelers in 1986, then San Jose Leather Design from 1987 to 1991. From 1992 to 2008 it was the location of Bruce’s Antiques and Collectibles. In 2009 it was

listed as Rose Garden Vintage and More. Nothing is listed at the address from 2010 to 2015.

1885 West San Carlos was listed as Burbank French Bakery until 1957. After a few years of vacancy, in 1961 and 1962 it was listed as Arturo's Bakery. From 1963 to 1965 this address housed Original Foreign Car Parts. The address was then listed as vacant for several years. From 1975 to 1981 it held Tucker TV Rental. Multiple TV rental stores were listed at the address in 1981. From 1982 to 1987 it was listed as World's Greatest TV. Evelyn's Antiques occupied the space from 1988 to 1990. From 1992 to the present the address has been listed as Briarwood Antiques.

1887 West San Carlos Street is listed as Luchetti Frozen Foods in 1956. After a period of vacancy it was the location of Billie LaBat Real Estate in 1959-1960. Vacant for the next few years, from 1963 to 1966 it held Lester E. Gesell Real Estate. After another brief vacancy, Graham Realty was listed from 1969 to 1973. Bead world was the next listed occupant, from 1976 to 1977. Vacant for the following few years, the address then housed Bob's Plumbing and Sewer in 1981. In 1985 and 1986 the address is listed as "Hats N Hands." From 1988 to 2010 the address was the location of Annette's Antiques and Collectibles. Briefly vacant in 2011, from 2012 to the present the address has housed Phoenix Antique Lighting.

1891-1895 West San Carlos Street



Architectural Description of 1891-1895 West San Carlos Street

The structure at 1891-1895 West San Carlos Street is a two story neo-classical building in fair condition. Retail space takes up the front of the first floor, with residential apartments above and to the rear. The roof is flat, with a low pediment along the top of the front façade. The front facade features two prominent bay windows. The walls are surfaced with stucco cladding, painted off-white. Two recessed glass entry doors flanked by large shop windows, give access to the retail area, and makes up the lower portion of the front facade. A small arched vestibule is centrally placed on the façade, allowing ingress to the residential apartments. The structure is built against the structure at 1883 West San Carlos, and separated from 1899 West San Carlos by a narrow alleyway, partially obscured by an extension of a small portion of the façade across this gap. The structure also features a modest sign which extends from the eastern end of the front façade, reading “Furniture Burbank Antiques.”

County of Santa Clara Appraiser’s Documentation lists the construction date for the structure at 1891-1895 West San Carlos Street as circa 1925. Sanborn maps show that a large garage was present at the rear of the structure between 1932 and 1962. This garage area appears to have been demolished. No major structural modifications appear to have been made to the structure since that time, although minor modifications have been made to signage reflecting the change in businesses operating at this location.

Historical Background of the Property

1891-1895 West San Carlos Street makes up Lot 14 and a portion of Lot 26 in Block 14 of the “Interurban Park Tract” map recorded in November of 1904 in Book “K” of Maps, Page 21. According to Sanborn Fire Insurance maps for the City of San Jose, in 1915 the subject property was vacant. Based upon available documentation, the subject structure was constructed circa 1925. At that time the property was owned by John and Cornelia Klitsch (also owners of the adjacent property at 1883-1887 West San Carlos). On September 7, 1927 the property was sold to Constantino Maggi (Book 341 of Official Records (OR), Page 600).

Maggi owned the property until January 31, 1950, when it was granted to Frank Neves (Book 1927 OR, Page 241). Frank owned the property with his wife Mary Neves until his death, after which it passed to Mary. Following her death, on January 6, 1966 the property was granted by her estate to Lydia Santone, Edward Nevis, and Eulalia Rose (Book 7256 OR, Page 642). On March 14, 1969 the property was granted to Earl M. and Bernice E. Bennett (Book 848 OR, Page 410). On February 28, 1973 the property was granted to Nick L. and Eva Alice Zurich (Book A258 OR, Page 156). The property remains in the Zurich family today, and is currently listed under the ownership of Zurich Properties LP (Assessor’s Doc# 13908694).

Based on Polk Directories the earliest known occupants of the structure at 1891-1895 West San Carlos Street appear to have been William Wedgewood (2315 West San Carlos), Woodfill Garage (2317 West San Carlos) and Economy Cleaners (2319 West

San Carlos). By 1933 the garage was listed as Burbank Garage. By 1934 the structure was occupied by Edward Grace Restaurant, Mabel Pierce Restaurant, William Wedgewood, and Economy Cleaners. In 1937 occupants included Warburton & Moore Fruits, Rose Lee Women's Clothing, and Constantino Maggi (the owner) along with other residential tenants. From 1938 to 1941 tenants included the R. E. Foreman Variety Store, Genevieve Davis Women's Clothing, along with Maggi and other residents. As of 1943 four addresses were listed for the property with some consistency, these addresses are discussed individually below.

1889 West San Carlos remained the location of the R. E. Foreman Variety Store from 1943 to 1945. In 1947 this address was listed as the A. D. Clink Variety Store. By 1949 it was the location of the Mrs. Rosetta Wilcox Gift Shop. From 1952 to 1979 the address is listed as The Burbank Club Tavern. In 1981 it is listed as "Sal's Burbank Club," and by 1985 as "The San Jose Burbank Club." This address appears unused after this date.

1891 West San Carlos Street was the address used for the upstairs rental apartments for most of the history of the building. Constantino Maggi, who owned the property from 1934 until 1950, is listed at this address along with others between 1937 and 1950. After that period the apartments appears to have housed many short term residential tenants, with one business, "My Dad's Moving Assistants" listed at 1891 from 1999 to 2000, followed by intermittent residential tenants to the present.

1893 West San Carlos was the location of Genevieve Davis' Women's Clothing in 1943. By 1944 it was H.C. Hubbard's Notions. In 1945 R. C. Cox Used Furniture was listed at the address, followed by LeRoy Duberg Used Furniture in 1947. From 1949 to 1950 Samuel Rosenthal is listed as the occupant. In 1952 the property is listed as Beibrach, Buch, and Moore Real Estate. In 1954 it was House of English Real Estate. In 1955 Clink Variety Store warehouse was listed at this address. The Beverly Burbank Pharmacy occupied 1893 West San Carlos from 1956 to 1963. The address was listed as vacant or unlisted from then until 1969, when it was listed as Quality House Thrift Shop. From 1970 to 1975 it appears to have been the location of Bob's Plumbing. After another period of vacancy, in 1985 the address is listed as Copy Land, Fay's Art Studio, MDE, and Mechanical Design. From 1986 to 1997 Copy Land is the sole business listed at this address. In 1998 to the present Burbank Antiques have operated from this address.

1897-1899 West San Carlos Street



Figure #5: View of 1897-1899 West San Carlos Street from the southwest.

Architectural Description of 1897-1899 West San Carlos Street

The structure at 1897-1899 West San Carlos Street is a single story (two story at the rear) commercial building in fair condition. The structure features a long wooden truss barrel vaulted roof, with flat roofed sections to the front and rear. The exterior walls are surfaced with stucco, painted gray on the front and side façade, and off-white to the rear. The front façade features little in the way of architectural detailing. The upper portion of the façade features a broad flat open area providing space for business signage. Below this is a long ribbon of large plate glass shop windows, with one glass entry door for each address. The two story rear addition is utilitarian in character, however an animal themed mural (apparently dating to the 2000's when Kiddie World occupied this address) has been added to the rear façade.

County of Santa Clara Appraiser's Documentation lists the construction date for the structure at 1897-1899 West San Carlos Street as 1939. A large addition appears to have been made to the rear of the structure in 1948 (Building Permit #8556). A second permit was issued for remodeling the store in 1957 (Building Permit# B 51275).

Historical Background of the Property

1899 West San Carlos Street makes up Lots 12 and Lot 13 in Block 14 of the “Interurban Park Tract” map recorded in November of 1904 in Book “K” of Maps, Page 21. Based upon Sanborn Fire Insurance maps for the City of San Jose, by 1915 a single family residence and related improvements were located on the subject property.

In 1932 this same residence was present. Based upon available documentation and visual evaluation, the structure at 1899 West San Carlos originally constructed in 1939. At that time, the property was owned by Clyde L. and Esther C. Fischer, and Frank and Florence M. Lopes. Clyde Fischer served as the Mayor of San Jose from 1938 to 1940, later serving on the City Council in the 1960's. He was also the owner of Darling & Fischer Garden Chapel (Darling and Fischer 2020). On April 13, 1939 the property was sold to Joseph and Eletta Ferrero, Mario and Lorraine Ferrero, and Aldo Ferrero (Book 925 of Official Records (OR), Page 376). On July 13, 1951 Mario and Aldo granted their interest in the property to the Ferrero Bro's Partnership (Book 2249 of Official Records, Page 458). The partnership was dissolved after Mario Ferrero's death, and on May 11, 1957 the estate of Mario Ferrero granted his interest in the property to Aldo Ferrero (Book 4227 OR, Page 679). On November 29, 1983 the property was granted by Aldo and Lorraine Ferrero to J. Vernon and Patricia Thomason (Assessor's Doc# 7905203). The property remains under their ownership today. (Assessors Doc#21888200).

Based on Polk Directories for the City of San Jose, the earliest occupant of the structure at 1897-1899 West San Carlos Street was the Ferrero Brother's Grocery store, listed from 1941 to 1952. By 1949 to 1956 Clink Variety store was also present at the 1897 address. From 1956 to 1960, 1899 West San Carlos was listed at Kiddie World Nursery Furniture and Toys. The structure was vacant in 1961. In 1962 1899 was listed as Star Furniture. From 1963 to 1966 the structure housed Casey Jones Furniture. In 1968 and 1969 it was listed as D & F Furniture. The store was known as Décor Furniture from 1971 to 1981. In 1985 the address was listed as Carpet Clearance Center. Beginning in 1986 the structure housed Collectibles Outlet until 2002. The secondary location was taken up by multiple businesses during this period including Carpet Clearance Center, Anderson's Interiors, Budget Furniture Rentals, Fantasy Theatrical Costumes, and Rosewood Antiques. From 2004 to 2006 the address was the location of Kiddie World Gym Sets. It also housed Cost Less Baby Furniture during this period. From 2007 to 2011 the address was listed as Kiddie World Center Inc. After a brief vacancy in 2012 it was listed as The World of Stereo from 2013 to 2015. 1897 West San Carlos is currently the address of Teen Challenge Thrift Store. 1899 West San Carlos houses Pro Audio World.

PROPERTIES WITHIN 200 FEET OF THE PROJECT SITE

In order to provide perspective on the architectural character of the surrounding neighborhood, nearby properties were examined as part of this evaluation. The structures within 200 feet of the subject structure include commercial properties dating from the early to middle 20th Century along West San Carlos, along with early to mid 20th Century residential properties to the north and south.



Figure #6: Aerial view showing structures within a 200 foot radius.

No historic resources are listed within this radius along West San Carlos Street, however multiple listed historic homes are located within the residential streets beyond. These include: “Bern’s Court” a small multi-family residence at 10-12 Boston Avenue constructed circa 1932 (listed on the San Jose Historic Resource Inventory and the County of Santa Clara Heritage Resource Inventory), the Bern Residence, a Craftsman home constructed circa 1927 at 19 Boston Avenue (listed on the San Jose Historic Resource Inventory and the County of Santa Clara Heritage Resource Inventory), the Owen House at 30 Boston Avenue, a Folk Victorian constructed in 1917 (listed on the San Jose Historic Resource Inventory and the County of Santa Clara Heritage Resource Inventory), the Brooklyn Avenue Bungalow Court at 26 Brooklyn Avenue, a small apartment complex in the Mediterranean Revival style constructed circa 1927 (listed on the San Jose Historic Resource Inventory and the County of Santa Clara Heritage Resource Inventory), and the Dorsa Residence at 36 Brooklyn Avenue, a Craftsman home built 1939 and the residence of members of the Dorsa Family, who own the properties at 1881 and 1883-1887 West San Carlos Street (listed on the San Jose Historic Resource Inventory and the County of Santa Clara Heritage Resource Inventory). Additionally, several of the remaining properties within the 200 foot radius may be potentially eligible for inclusion in the City of San Jose Historic Resource Inventory based upon their apparent age and/or architectural characteristics.

The chart below lists all properties within a 200 foot radius of the subject structures, numbered according to their position as shown on Figure 5 above, and lists their status on the City of San Jose Historic Resource Inventory, with each property categorized as Listed, Potentially Eligible, and Likely Ineligible.

Address	APN	Date Built	Property Type	Status
1. 10-12 Boston Avenue	274-16-031	Circa 1932	Multi Family Residences	Listed on the SJ HRI as an Identified Structure, County HRI
2. 19 Boston Avenue	274-16-048	1927	Single Family Residence	Listed on the SJ HRI as an Identified Structure , County HRI
3. 24 Boston Avenue	274-16-032	1904	Single Family Residence	Likely Ineligible
4. 25 Boston Avenue	274-16-047	1922	Single Family Residence	Potentially Eligible
5. 26 Boston Avenue	274-16-033	1910	Single Family Residence	Likely Ineligible
6. 30 Boston Avenue	274-16-034	1917	Single Family Residence	Listed on the SJ HRI as an Identified Structure, County HRI
7. 44 Boston Avenue	274-16-035	1982	Single Family Residence	Likely Ineligible
8. 47 Boston Avenue	274-16-046	1948	Multi Family Residences	Likely Ineligible
9. 55 Boston Avenue	274-16-045	1953	Multi Family Residences	Likely Ineligible
10. 24-26 Brooklyn Avenue	274-16-057	1927	Multi Family Residences	Listed on the SJ HRI as an Identified Structure, County HRI
11. 34-36 Brooklyn Avenue	274-16-058	1939	Multi Family Residences	Listed on the SJ HRI as an Identified Structure, County HRI
12. 47 Brooklyn Avenue	274-17-010	1900	Single Family Residence	Potentially Eligible
13. 53 Brooklyn Avenue	274-17-009	1918	Single Family Residence	Likely Ineligible
14. 60 Brooklyn Avenue	274-16-059	1910	Single Family Residence	Potentially Eligible
15. 65 Brooklyn Avenue	274-17-008	1925	Multi Family Residences	Likely Ineligible

16. 1872 West San Carlos	277-10-026	1937	The Bears (Bar)	Potentially Eligible
17. 1873 West San Carlos	274-16-028	c. 1940	Kissnessa's Dance Studio	Likely Ineligible
18. 1875 West San Carlos	274-16-029	c. 1940	San Carlos Market & Liquor	Likely Ineligible
19. 1876 West San Carlos	277-09-029	1946	Lunch Box Ethiopian Restaurant	Likely Ineligible
20. 1878 West San Carlos	277-09-029	1946	Tina's Salon & Barbershop	Likely Ineligible
21. 1880 West San Carlos	277-09-029	1946	Gulzaar Restaurant	Likely Ineligible
22. 1884 West San Carlos	277-09-029	1946	Mars Ink (Tattoo Parlor)	Likely Ineligible
23. 1886 West San Carlos	277-09-029	1946	Brick House Fitness Studio	Likely Ineligible
24. 1890 West San Carlos	277-09-029	1946	Edna Ray Chinese Restaurant	Potentially Eligible
25. 1908 West San Carlos	277-08-031	c. 1940	K&K Sound & Lighting	Likely Ineligible
26. 1910 West San Carlos	277-08-031	c. 1940	Iglesia Evangelica Bethania	Likely Ineligible
27. 1915 West San Carlos	274-17-087	1924	99 Cents Only Store	Likely Ineligible
28. 1916 West San Carlos	277-08-030	1952	San Carlos Delaplace Insurance	Likely Ineligible
29. 1924 West San Carlos	277-08-030	1952	San Jose Tattoo	Likely Ineligible
30. 311 Irving Avenue	227-09-030	1920	Single Family Residence	Potentially Eligible
31. 310 Arleta Avenue	277-08-029	1925	Single Family Residence	Potentially Eligible



1. 10-12 Boston Avenue



2. 19 Boston Avenue



3. 24 Boston Avenue



4. 25 Boston Avenue



5. 26 Boston Avenue



6. 30 Boston Avenue



7. 44 Boston Avenue



8. 47 Boston Avenue



9. 55 Boston Avenue



10. 24-26 Brooklyn Avenue



11. 34-36 Brooklyn Avenue



12. 47 Brooklyn Avenue



13. 53 Brooklyn Avenue



14. 60 Brooklyn Avenue



15. 65 Brooklyn Avenue



16. 1872 West San Carlos



17. 1873 West San Carlos



18. 1875 West San Carlos



19. 1876 West San Carlos



20. 1878 West San Carlos



21. 1880 West San Carlos



22. 1884 West San Carlos



23. 1886 West San Carlos



24. 1890 West San Carlos



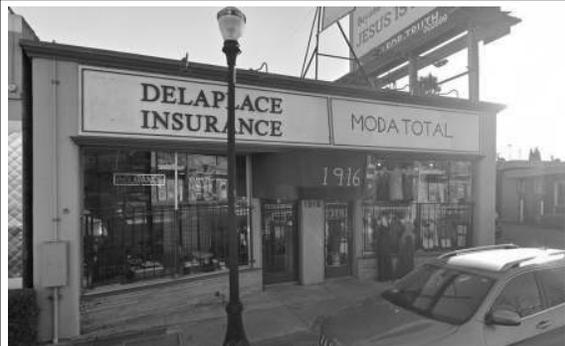
25. 1908 West San Carlos



26. 1910 West San Carlos



27. 1915 West San Carlos



28. 1916 West San Carlos



29. 1924 West San Carlos



30. 311 Irving Avenue



31. 310 Arleta Avenue

Summary of Nearby Structures

The structures within 200 feet of the subject structure consist primarily of commercial properties dating from the early to middle 20th Century along West San Carlos. Early to mid 20th Century residential properties are located along the nearby streets to the north and south.

Five of these properties are currently listed on the San Jose Historic Resources Inventory. All of these listed structures are residential properties along the nearby north-south streets. An additional seven of these structures appear based upon a preliminary visual examination to be potentially eligible for listing in the San Jose Historic Resources Inventory. Of these, six are residential properties on the nearby north-south streets, and one (The Bear's Bar at 1872 West San Carlos Street) is located along the commercial corridor on West San Carlos Street. The closest of these properties are the single family residence at 19 Boston Avenue and the multi-family property at 24-26 Brooklyn Avenue, which are located adjacent to the northern boundary of the proposed project area. Both structures are currently listed on the City of San Jose Historic Resources Inventory.

As currently designed, the proposed project does not appear to have a significant direct impact on any of these structures. The proposed structure is seven stories tall, with one

level of below grade parking. The proposed project area is bounded by existing streets to the east, south, and west. A sizable setback is planned between the proposed structure and the northern boundary of the subject property. Due to the already stylistically and temporally eclectic nature of the surrounding streetscape, the proposed project also does not appear to have a significant visual impact on any of these listed or potentially eligible resources.

HISTORIC EVALUATION

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures.

The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

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

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a

property's retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

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

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

1881 West San Carlos

The structure at 1881 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events, thus it does not appear to be potentially eligible for listing under Criterion A. Although the property was originally constructed by C.T. G. and Josephine Bristol Smith (founders of Sunnyvale Credit Bureau), the Smiths owned many properties in the south bay, and the subject property is not closely associated with them. Steve Dorsa owned the property along with his wife Shirley from 1975 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have been “a person significant in our past”; thus the structure does not appear to qualify as eligible under Criterion B. The building is not a significant example of Modern commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

1883-1887 West San Carlos

The structure at 1883-1887 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events, thus it does not appear to be potentially eligible for listing under Criterion A. Steve Dorsa owned the property along with his wife Shirley from 1985 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have been “a person significant in our past”; thus the structure does not appear to qualify as eligible under Criterion B. The building is not a significant example of Art Deco commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

1891-1895 West San Carlos

The structure at 1891-1895 West San Carlos Street is not currently listed on the National Register of Historic Places. The structure is not associated with significant historic events, thus it does not appear to be potentially eligible for listing under Criterion A. The property is not associated with persons “significant in our past”; thus the structure does not appear to qualify as eligible under Criterion B. The building is not a significant example of Neo-Classical commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

1897-1899 West San Carlos

The structure at 1897-1899 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events thus it does not appear to be potentially eligible for listing under Criterion A. Although one of the property owners at the time of construction was Clyde Fischer, a prominent local business person and mayor of San Jose at the time, Fischer owned the property for less than a full year after construction, a very minor association; thus it does not appear to be eligible for inclusion under Criterion B. The building is not a significant example of vernacular commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

California Register of Historic Resources Criteria

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

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

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

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

1881 West San Carlos

The structure at 1881 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. Although the property was originally constructed by C.T. G. and Josephine Bristol Smith (founders of Sunnyvale Credit Bureau), the Smiths owned many properties in the south bay, and the subject property is not closely associated with them. Steve Dorsa owned the property along with his wife Shirley from 1975 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have been “important to local, California, or national history,” thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Modern commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

1883-1887 West San Carlos

The structure at 1883-1887 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. Steve Dorsa owned the property along with his wife Shirley from 1985 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have been “important to

local, California, or national history,” thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Art Deco

commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

1891-1895 West San Carlos

The structure at 1891-1895 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Neo-Classical commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

1897-1899 West San Carlos

The structure at 1897-1899 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. Although one of the property owners at the time of construction was Clyde Fischer, a prominent local business person and mayor of San Jose at the time, Fischer owned the property for less than a full year after construction, a very minor association; thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of vernacular commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

City of San Jose Historic Landmark

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

1881 West San Carlos

The structure at 1881 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Although the property was originally constructed by C.T. G. and Josephine Bristol Smith (founders of Sunnyvale Credit Bureau), the Smiths owned many properties in the south bay, and the subject property is not closely associated with them. Steve Dorsa owned the property along with his wife Shirley from 1975 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have “significantly contributed to the local, regional, state, or national culture or history”, thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by

a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Modern commercial architecture, however it is not a particularly fine or unusual example of this style. The structure also includes a large sign, however this sign does not incorporate neon or other decorative elements characteristic of the era it was constructed, and thus does not appear to be historically significant. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work of a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

1883-1887 West San Carlos

The structure at 1883-1887 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Steve Dorsa owned the property along with his wife Shirley from 1985 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have “significantly contributed to the local, regional, state, or national culture or history”, thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Art Deco commercial architecture, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work of a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

1891-1895 West San Carlos

The structure at 1891-1895 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. The property is not identified with a person or persons who have “significantly contributed to the local, regional, state, or national culture or history”, thus the structure does not appear eligible under Criterion 3. The structure does not

exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Neo-Classical commercial architecture, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

1897-1899 West San Carlos

The structure at 1897-1899 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Although one of the property owners at the time of construction was Clyde Fischer, a prominent local business person and mayor of San Jose at the time, Fischer owned the property for less than a full year after construction, a very minor association; thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of vernacular commercial architecture,, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

Eligibility of the Subject Structures as a District

Although located on multiple separate APN's, the structures at 1881 to 1899 West San Carlos Street share a common use pattern as retail stores along a commercial section of West San Carlos Street, and three of the four buildings are physically connected, with just a narrow alleyway separating 1891-1895 and 1897-1899 West San Carlos. Thus it appears appropriate to consider the structures eligibility for the San Jose Historic Resources Inventory as a group. The subject structures at 1881 to 1899 West San Carlos Street are representative of the inter-war and early post war development of the community of Burbank, reflecting the shift from a semi-rural and agriculturally focused area to a more developed suburban landscape. The structures housed a broad and

frequently changing variety of shops and services from grocers, bakeries, and restaurants, to furniture, electronics, automotive parts, clothing, and antiques, serving the needs of the community of Burbank as well as shoppers from San Jose, Santa Clara, and other local cities. Many of these were workers in local industries such as agriculture and canning in the inter-war period, and the defense and electronics industry in the post war period. Figures of some local historic significance are loosely associated with the structures, such as C.T. G. and Josephine Bristol Smith, founders of the Sunnyvale Credit Bureau (1881 West San Carlos), Steve Dorsa, a prominent local businessperson (1881 and 1883-1885 West San Carlos), and Clyde Fischer, mayor of San Jose and proprietor of the Darling and Fischer Garden Chapel (1897-1899 West San Carlos).

To evaluate the structures as a group, the same city criteria used to evaluate single structures are applied to the elements of the group. The subject structures are not currently listed on the San Jose Historic Resource Inventory, and do not appear to be potentially eligible for listing as a Candidate City Landmark District. Although typical of inter-war and early post-war commercial development in the community of Burbank, the structures do not appear to have character, interest or value as part of local, regional, state, or national history, thus do not appear to qualify under Criterion 1. They are not known to be the site of any significant historical event, thus they do not appear to qualify under Criterion 2. Although loosely associated with persons of some local interest, these associations appear to be minor; thus the structures do not appear eligible under Criterion 3. Although typical of mid 20th century development in suburban areas of San Jose, the structures do not appear to exemplify the cultural, economic, social or historic heritage of the City of San José, thus they do not appear eligible under Criterion 4. The structures do not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus they do not appear to qualify under Criterion 5. The properties are examples of a mixture of modernist, Art Deco, and vernacular commercial architecture, however they are not particularly fine or unusual examples of any of these styles. Thus they do not appear to qualify as eligible under Criterion 6. They are not an example of the work or a master architect or builder, thus they do not appear to qualify as eligible for inclusion under Criterion 7. They do not embody elements of architectural or engineering which are innovative or unique, thus they do not appear to qualify as eligible for inclusion under Criterion 8.

Although unlisted, the subject structures were briefly discussed in the 2011 West San Carlos Historic Context statement in Section 3.5: Representative Buildings in the Study Area, under the heading “Antiques Row.” This section offered examples of a variety of extant buildings and structures in the study area and vicinity (Dobkin 2011, pages 47, 53). The discussion included construction dates, and very brief descriptions of each structure along the block. No comment was made regarding potential historic significance of the structures.

CONCLUSION AND RECOMMENDATIONS

This historical evaluation was carried out for the structures at 1881, 1883-1887, 1891-1893, and 1897-1899 West San Carlos Streets in the City of San Jose, California. The research focused upon the characteristics of these structures and their contribution to the

historic fabric of the City of San Jose. All of the existing structures within the proposed project area were constructed in the early-to-mid 20th Century. The structures are not currently listed on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), the County of Santa Clara Heritage Resource Inventory, or identified as a City of San Jose Historic Landmark or City Landmark District. The subject structures do not appear eligible for listing under federal, state, or local criteria

The subject property is located within a context of commercial properties along West San Carlos Street, with residential properties along Brooklyn Avenue and Boston Avenue. A total of five properties within a 200 foot radius of the proposed project area are currently listed on the City of San Jose Historic Resources Inventory as identified structures. All five properties are also listed on the County of Santa Clara Heritage Resources Inventory. Seven additional structures within this radius appear potentially eligible for listing in the San Jose Historic Resources Inventory as Identified Structures based upon preliminary visual evaluation. As currently designed, the proposed project does not appear to have a significant impact, direct or indirect, on any of these structures.

The proposed project consists of demolition of the existing structures and construction of a new mixed-use development. These historic evaluations have served to document the subject structures, and no further recommendations are being made regarding the existing buildings. However, due to presence of domestic and commercial occupation of these properties from at least the early 20th Century based upon Sanborn map data, it appears likely that subsurface historic deposits may be present within the subject area. Thus it is recommended that archaeological monitoring take place during earth moving activities in demolition and construction for the proposed project.

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PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16

Resource Name or # 1881 West San Carlos Street

P1. Other Identifier: _____

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

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

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1881 West San Carlos Street City: San Jose, CA Zip: 95126

d. UTM: 10S 5 94 962mE/41 31 328mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 274-16-051

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 1881 West San Carlos Street is a single story commercial building with some modernist elements in fair condition. The most notable element of the structure is a large extending sign at the corner of West San Carlos and Boston Avenue. Based on archival photography, this sign appears to be original to the building (see Photo #12). The structure is of reinforced concrete construction and rectangular in form with a flat roof. The walls are unadorned concrete, painted a pale yellow. A flat parapet extends along the entirety of the front façade. The front façade also features broad ribbons of multi-paned shop windows extending to the pavement, and an entry flanked by unadorned reinforced concrete pilasters. A secondary entrance is located at the rear of the eastern façade, and a small entry bay with a roll-up door is present on the rear façade.

*P3b. Resource Attributes: HP06: Commercial Building

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

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



*P5b. Description of Photo: (View, date, accession #)
Oblique view of the front façade of 1881 West San Carlos Street

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
Constructed 1955 based upon County of Santa Clara Appraiser's records..

*P7. Owner and Address:

Paul Dorsa
140 West Main Street
Los Gatos, CA 95030

*P8. Recorded by:

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

*P9. Date Recorded: 8/9/2021

*P10. Survey Type: Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1881 West San Carlos Street

B1. Historic Name: The Furniture Mart

B2. Common Name: Antiques Colony

B3. Original Use: Commercial (retail) B4. Present Use: Commercial (retail)

*B5. Architectural Style: Minor modernist elements

*B6. Construction History: (Construction date, alterations, and date of alterations)
County of Santa Clara Appraiser's Documentation lists the construction date for the structure at 1881 West San Carlos Street as 1955 (Building Permit #843485). No major structural modifications appear to have been made to the structure since that time, although minor modifications have been made to signage reflecting the change in businesses operating at this location (see Photo #6).

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

*B8. Related Features:
None

B9a. Architect: unknown b. Builder: O. H. Liebert

*B10. Significance: Theme Commerce Area Burbank

Period of Significance Post-War Property Type Private Commercial Applicable Criteria N/A

In 1842 a missionized Ohlone Native American named Roberto Antonio Balermino was granted the 2,219 acre Rancho de los Coches by Governor Manuel Micheltorena. This rancho included portions of southwest San Jose and the Burbank District. After Balermino's death in 1847 the rancho was acquired by Antonio Suñol, who divided the property into three parts, one third for himself, a third for his daughter Paula Suñol de Sainsevain, and a third which was sold to Henry Morris Naglee, which includes the subject property. By 1876 the subject property made up a portion of the 160 acre lands of E. I. Bradley. 1881 W. San Carlos Street makes up a portion of Lot 27 and Lot 28 in Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21. Based upon Sanborn Fire Insurance maps for the City of San Jose, by 1915 a single family residence and related improvements were located on the subject property. By 1932 a commercial building constructed on roughly the same footprint as the existing structure is visible on the property. This building housed multiple businesses including Constantino Maggi's Bakery, Safeway Grocery, and Burbank Pharmacy.

See Continuation Sheet, Page 4

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

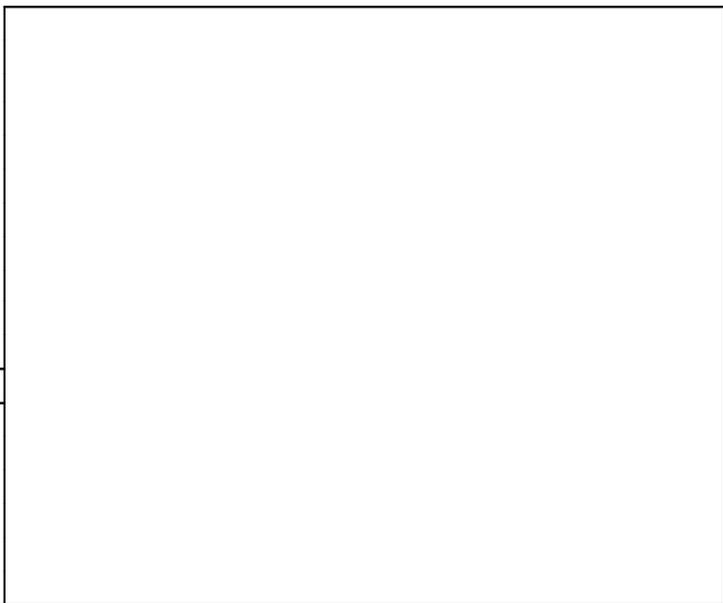
*B12. References:
See Continuation Sheet, Page 8

B13. Remarks:

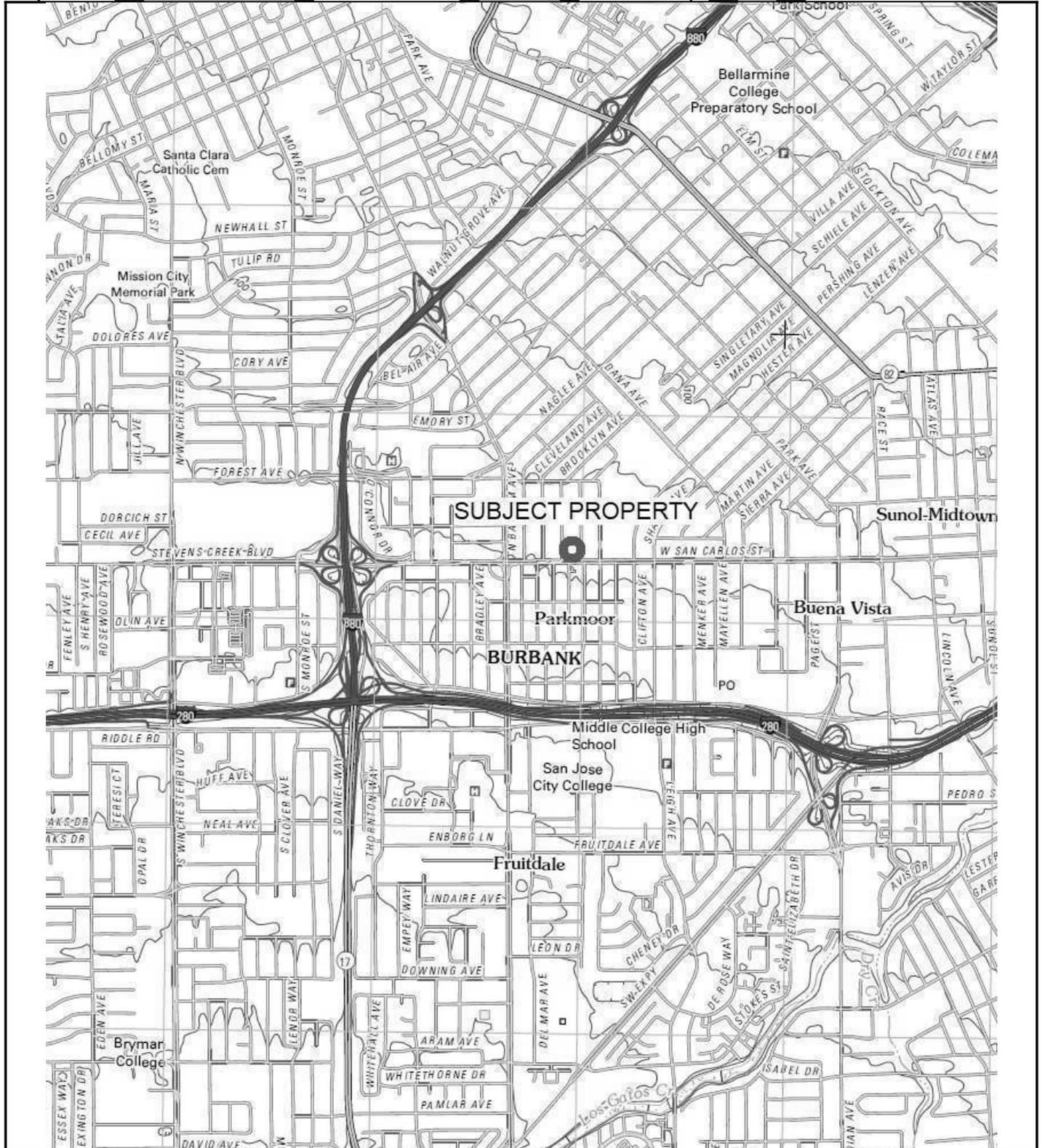
*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 8/9/2021

(This space reserved for official comments.)



LOCATION MAP



CONTINUATION SHEET

Page 4 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

Continued from B10:

By 1950 the rear portion of this earlier structure housed a self-service laundry, with retail stores along San Carlos. The current structure was constructed in 1955 (Building Permit #843485). In 1956 the property was listed as the location of "Model Home Furniture Co. Inc." From 1957 to 1966 it was listed as "The Furniture Mart." By 1968 it was known as "Monte's Furniture Mart," and is listed under that name until 1986. After a brief vacancy in 1987, in 1988 the address was listed as "Best Price Furniture." From 1989 to 1992 it was the location of "Baby Super Discount." In 1993 it was vacant again, then listed as "Baby Bargain Warehouse" in 1995. In 1997 it was listed under "Baby & Kids Bargain Outlet." After another brief vacancy in 1998, the structure housed "New Hope Thrift Store" from 1999 to 2005. From 2006 to today it has been the location of the "Antiques Colony."

At the time of its construction, the structure at 1881 West San Carlos was owned by Charles Thomas Gray Smith and Josephine Bristol Smith. After Charles' death in the early 1960's, Josephine owned the property until her death in 1970 (Book 9502 of Official Records (OR), Page 2). The property remained in the hands of various heirs until January 6, 1975, when it was granted to Steve and Shirley Dorsa (Book 260 OR, Page 625). Since that time the property has remained in the hands of the Dorsa family, with the current listed owner being Paul Dorsa, as trustee of the Dorsa Family trust (Assessor's Doc#: 22334117).

CONTINUATION SHEET

California Register of Historic Resources Criteria

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

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

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 1881 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Modern commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

CONTINUATION SHEET

Page 6 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

National Register Criteria

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

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

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

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

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

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

The structure at 1881 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The building is not a significant example of Modern commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

CONTINUATION SHEET

Page 7 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

San Jose Historic Resources Inventory Criteria

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The structure at 1881 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Although the property was originally constructed by C.T. G. and Josephine Bristol Smith (founders of Sunnyvale Credit Bureau), the Smiths owned many properties in the south bay, and the subject property is not closely associated with them. Steve Dorsa owned the property along with his wife Shirley from 1975 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have "significantly contributed to the local, regional, state, or national culture or history", thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Modern commercial architecture, however it is not a particularly fine or unusual example of this style. The structure also includes a large sign, however this sign does not incorporate neon or other decorative elements characteristic of the era it was constructed, and thus does not appear to be historically significant. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

CONTINUATION SHEET

Page 8 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street

*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

Continued from B12:

Arbuckle, C.

1985 *Clyde Arbuckle's History of San Jose*. San Jose: Smith and McKay.

Assessor's Office, County of Santa Clara

2019 Record search of assessed value and associated taxes for the property at
1881 West San Carlos Street

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural
Details from 1485 to the Present, Revised Edition*. New York: Simon
& Schuster.

City Directories

1881- Record search of City Directories on file at the California Room, Dr. Martin
1979 Luther King, Jr. Main Library, San Jose Public Library, San Jose,
California.

City of San Jose

2016 The Alameda Urban Village Plan, City of San Jose.

Dobkin, M. & Basin Research Associates

2011 West San Carlos Street Historic Context, City of San Jose, County of Santa Clara.

Douglas, J.

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

McAlester, Virginia and Lee McAlester

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

Payne, S.

1987 *Santa Clara County: Harvest of Change*. Northridge, California: Windsor Publications.

Recorder's Office, County of Santa Clara

2019 Record search of recorded information for the property at 1881 West San Carlos Street.

Thompson & West

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

US Department of the Interior

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

US Department of the Interior

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

Whiffen, Marcus

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

CONTINUATION SHEET



Photo 1: Oblique view of 1881 West San Carlos Street.



Photo 2: View of the front façade.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 10 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update



Photo 3: Another view of the front façade from the southwest.

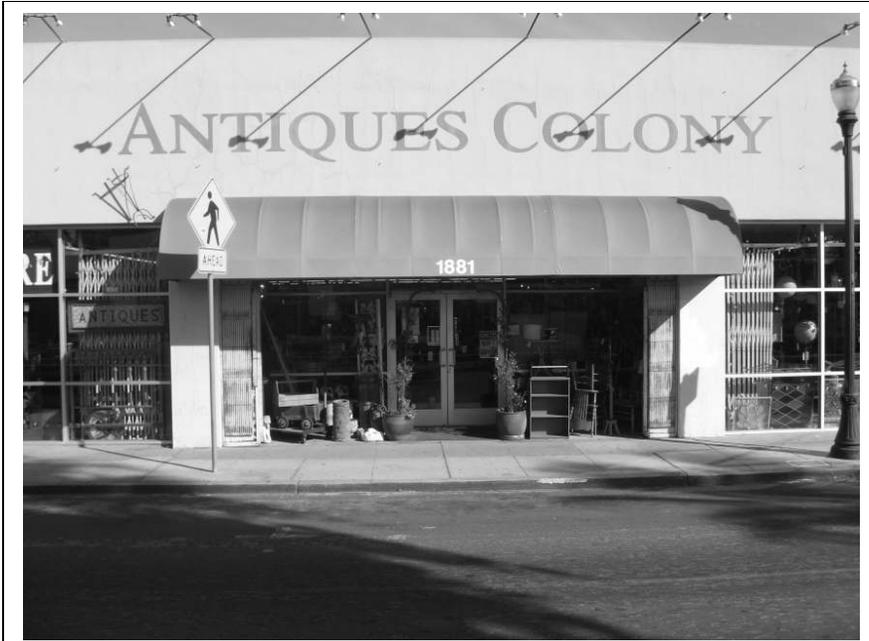


Photo 4: View of the entry with vaulted awning.

CONTINUATION SHEET



Photo 5: View along the eastern façade of the structure.



Photo 6: Detail of the vertical wall extension with signage.

CONTINUATION SHEET



Photo 7: View of the rear portion of the eastern façade.



Photo 8: Detail of the eastern entrance.

CONTINUATION SHEET



Photo 9: Oblique view of the northeast corner of the structure.



Photo 10: View of the rear entry bay with roll-up door.

CONTINUATION SHEET



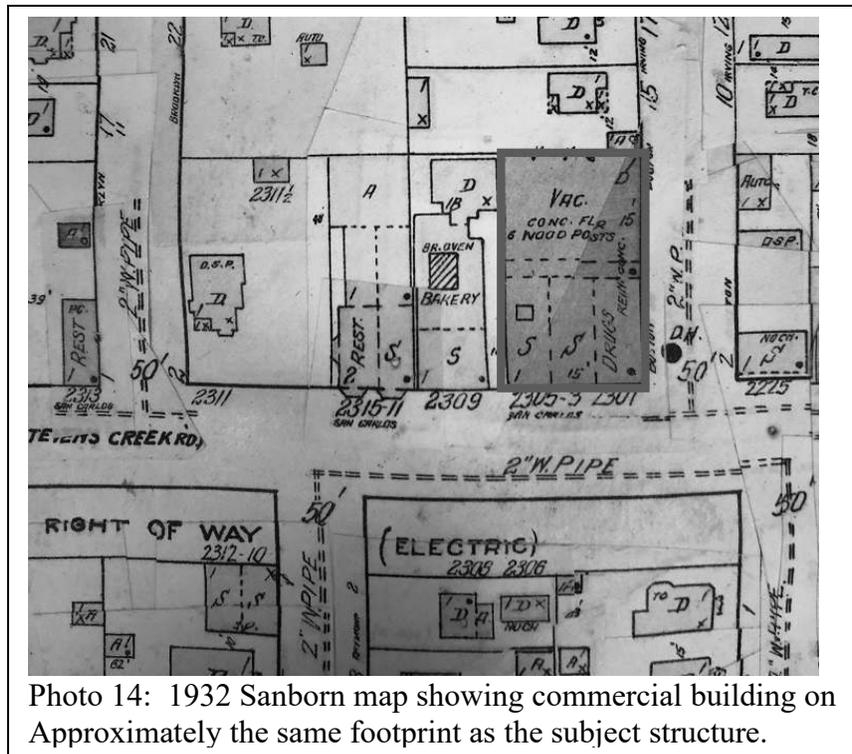
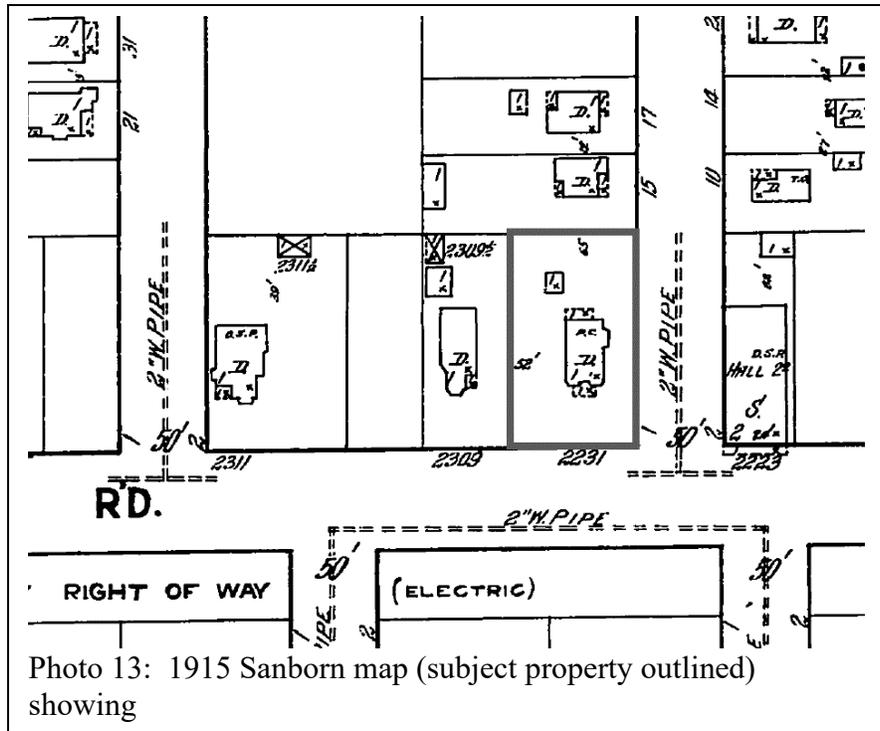
Photo 11: View of the rear façade.



Photo 12: Photo of the subject structure dated January 24, 1956 (County of Santa Clara Appraiser's property record).

CONTINUATION SHEET

Page 15 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update



CONTINUATION SHEET

Page 16 of 16 *Resource Name or # (Assigned by recorder) 1881 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation x Update

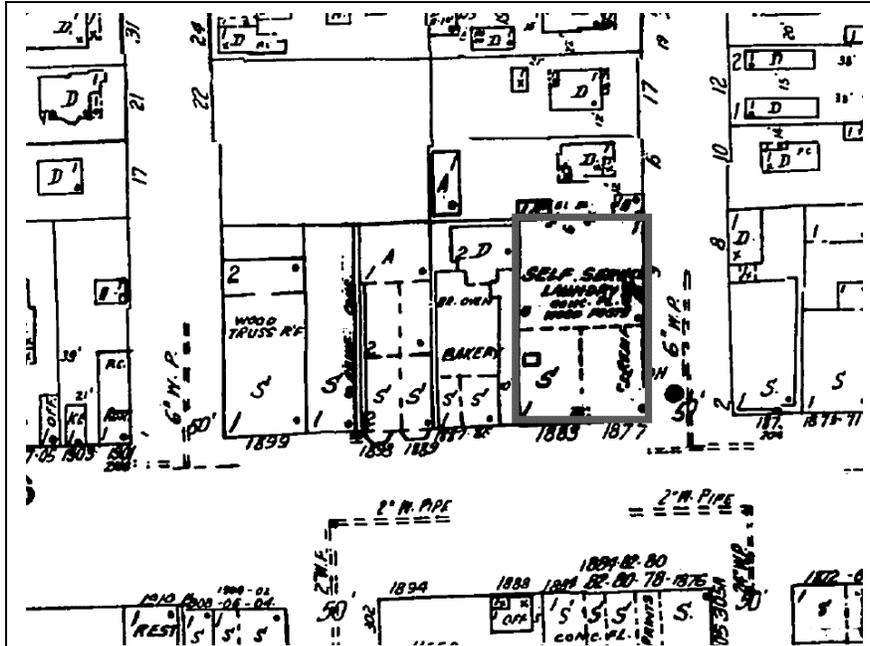


Photo 15: 1950 Sanborn map showing the former structure, then containing a laundry and retail stores.

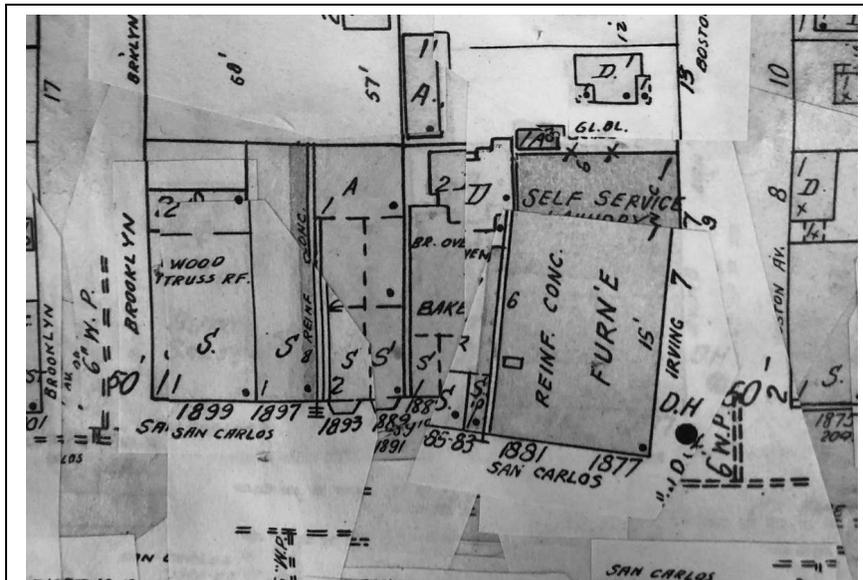


Photo 16: 1962 Sanborn map showing the recently Constructed subject structure.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16

Resource Name or # 1883-1887 West San Carlos Street

P1. Other Identifier: _____

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

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

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1883-1887 West San Carlos Street City: San Jose, CA Zip: 95126

d. UTM: 10S 5 94 962mE/41 31 328mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 274-16-052

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 1883-1887 West San Carlos Street is a single story commercial building with some art-deco elements in fair condition. The commercial building is flat roofed, with a parapeted front façade. The front façade of the original portion of the building features two recessed entries, with large fixed shop windows above a low area of ceramic tiles. Decorative beveled ended pilasters are placed at both sides of the facade, with a shortened, decorative pilaster segment beveled at the top and the bottom centrally placed on the façade. The upper portion of the facade features broad flat areas for signage, and a series of slightly recessed wooden panels between decorative miniature pilasters below. The 1950 addition repeats a slightly simplified version of the same decorative façade.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: HP06: Commercial Building

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

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



*P5b. Description of Photo: (View, date, accession #)
View of the front façade of 1883-1887 West San Carlos Street

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

Commercial building constructed circa 1925.

Rear residence constructed circa 1908.

(Based upon County of Santa Clara Appraiser's records and visual evaluation).

*P7. Owner and Address:

Paul Dorsa
140 West Main Street
Los Gatos, CA 95030

*P8. Recorded by:

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

*P9. Date Recorded: 8/9/2021

*P10. Survey Type: Intensive

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

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street

B1. Historic Name: M. E. Richter Bakery

B2. Common Name: Briarwood Antiques

B3. Original Use: Commercial (retail) B4. Present Use: Commercial (retail)

*B5. Architectural Style: Art Deco elements

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

County of Santa Clara Appraiser's Documentation lists the construction date for the rear residence as circa 1908, and the residence can be seen on the 1915 Sanborn Map. The primary (commercial) structure was originally constructed circa 1925. As shown on the 1932 Sanborn map, this structure had already been connected to the rear residence by that year. A building permit for an addition was issued for the structure in 1949 (B-14085) however Appraiser's documents note that this was "not to be built". An additional permit was issued in 1950 (B-17164) for a bakery. Based upon Sanborn maps, this permit added the third store front to the structure, giving it a common wall with 1881 West San Carlos. This work was completed by W. M. Caldwell.

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

*B8. Related Features:
None

B9a. Architect: unknown

b. Builder: W.M. Caldwell (1950 addition)

*B10. Significance: Theme Commerce Area Burbank

Period of Significance Inter-War Property Type Private Commercial Applicable Criteria N/A
In 1842 a missionized Ohlone Native American named Roberto Antonio Balermينو was granted the 2,219 acre Rancho de los Coches by Governor Manuel Micheltorena. This rancho included portions of southwest San Jose and the Burbank district. After Balermينو's death in 1847 the rancho was acquired by Antonio Suñol, who divided the property into three parts, one third for himself, a third for his daughter Paula Suñol de Sainsevain, and a third which was sold to Henry Morris Naglee, which includes the subject property. By 1876 the subject property made up a portion of the 160 acre lands of E. I. Bradley. 1883-1887 W. San Carlos Street makes up a portion of Lots 26 and 27 in Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21.

See Continuation Sheet, Page 4

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

*B12. References:
See Continuation Sheet, Page 8

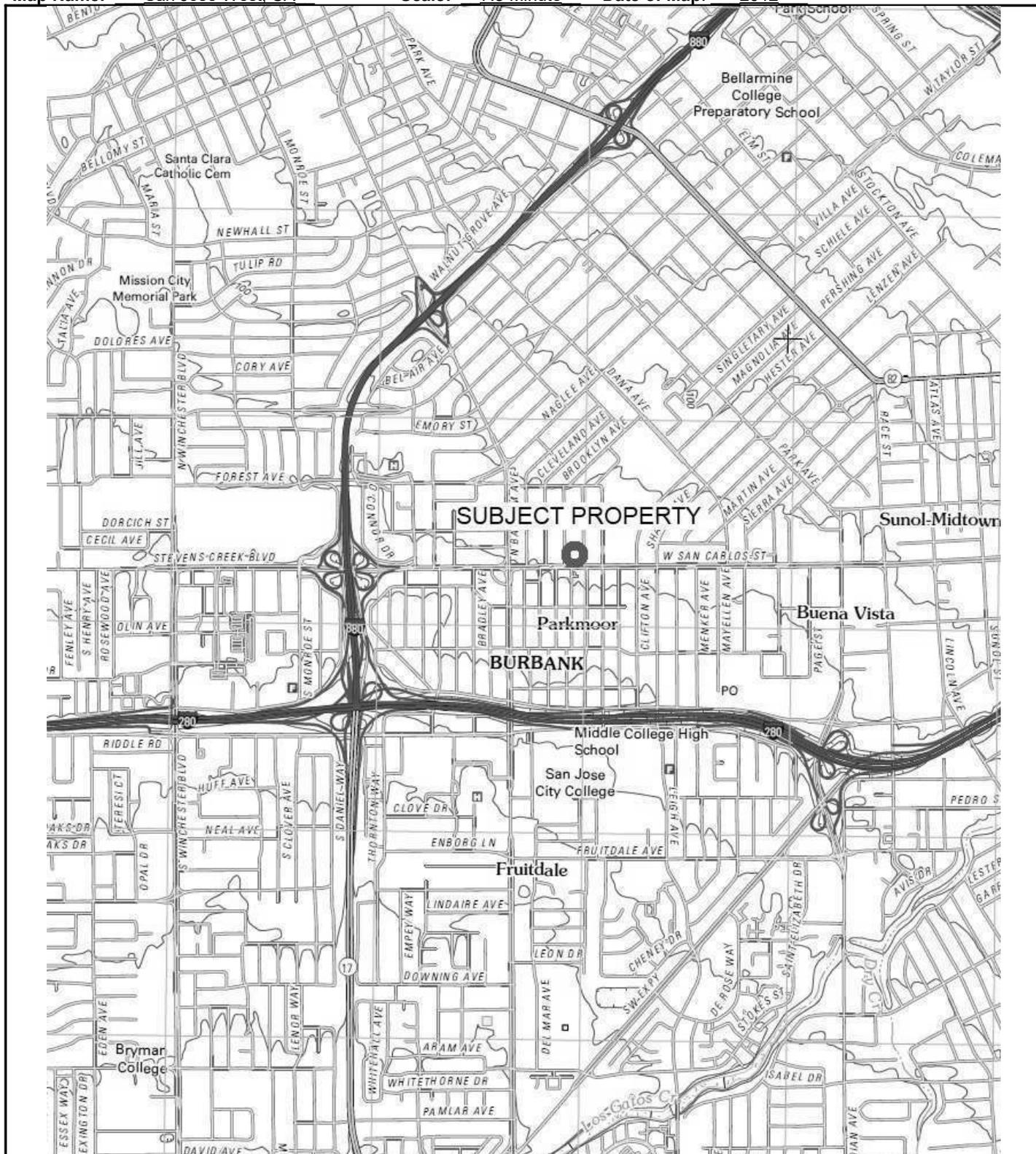
B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 8/9/2021

(This space reserved for official comments.)

LOCATION MAP



CONTINUATION SHEET

Page 4 of 16 *Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation x Update

Continued from P3a:

Rear Residence

The structure extends to the rear of the property where it connects to a previously existing residence. Most distinguishing features of the former front façade of the residence have been entirely obscured by its attachment to the commercial building. The residence features a hipped roof surfaced with composition shingles, moderately broad eaves with exposed rafters, and is primarily surfaced with narrow horizontal wooden siding. Multiple small additions appear to have been made to the rear and side of this structure, further obscuring its original character.

Continued from B10:

The single family residence on the property was constructed circa 1908. This residence can be seen on the 1915 Sanborn map of the property. Based upon Polk Directory listings, by 1911 the home was occupied by James E. and Ida Doolittle. James is listed as a salesman of general merchandise. In 1920 the property was also listed as occupied by J. E. Doolittle. By 1925, when the commercial structure was built, the property was owned by John and Cornelia Klitsch. On September 7, 1927 the property was sold to Constantino Maggi (Book 341 of Official Records (OR), Page 600). Constantino, along with his wife Georgia, sold the property on March 1, 1934 to Guiseppe & Adele Prandi (Book 673 OR, Page 559). Guiseppe died in 1952, after which his interest in the property passed to his wife Adele (Book 2532 OR, Page 569). Adele retained ownership of the property until December 10, 1968, when it was sold to Earl M. and Bernice E. Bennett (Book 8369 of Official Records, Page 517). On February 28, 1973 the property was granted to Nick L. and Eva Alice Zurich (Book A258 OR, Page 156). On October 3, 1985 the property was sold to Stephen Willard and Shirley Anne Dorsa (Book J971 OR, Page 78). The property has remained in the Dorsa family until the present day, and the property is currently listed under the ownership of Paul Dorsa (Assessor's Doc# 22334116).

The earliest known occupant of the commercial property was M.E. Richter, who is listed as a baker and grocer in the Polk Directory for the City of San Jose in 1931. At this time the property address was 2309 West San Carlos. The M.E. Richter Bakery is listed at this address until 1933. In 1934 the address was changed to 2071 West San Carlos. Richter's Bakery is listed at this address in 1934, along with the Samuel Loprotto Restaurant at 2071 ½. In 1937 the occupant of 2071 West San Carlos Street is listed as Guiseppe Prandi, baker. Steve Voykovich, watchmaker is listed at 2073 West San Carlos Street. By 1943 and up until 1950 the property is listed under 1885 West San Carlos Street (Guiseppe Prandi, Baker) and 1887 West San Carlos Street (Steven Voykovich, Jeweler). In 1952 (after the 1950 addition) all three of the modern address are listed, with Leland Bedoni, Accountant at 1883, Burbank French Bakery at 1885, and T. R. Fischer, Jewelry at 1887.

1883 West San Carlos Street is listed as Guarantee Furniture Company in 1955. From 1956 to 1960 it is listed as House of Crystal. In 1961 Franklin Life Insurance occupied this portion of the structure. After a couple years of vacancy, 1883 is listed as Peppy's Shoe Repair from 1964 into the early 1980s. After another period of vacancy, it is listed as Mendoza Jewelers in 1986, then San Jose Leather Design from 1987 to 1991. From 1992 to 2008 it was the location of Bruce's Antiques and Collectibles. In 2009 it was listed as Rose Garden Vintage and More. Nothing is listed at the address from 2010 to 2015.

1885 West San Carlos was listed as Burbank French Bakery until 1957. After a few years of vacancy, in 1961 and 1962 it was listed as Arturo's Bakery. From 1963 to 1965 this address housed Original Foreign Car Parts. The address was then listed as vacant for several years. From 1975 to 1981 it held Tucker TV Rental. Multiple TV rental stores were listed at the address in 1981. From 1982 to 1987 it was listed as World's Greatest TV. Evelyn's Antiques occupied the space from 1988 to 1990. From 1992 to the present the address has been listed as Briarwood Antiques.

1887 West San Carlos Street is listed as Luchetti Frozen Foods in 1956. After a period of vacancy it was the location of Billie LaBat Real Estate in 1959-1960. Vacant for the next few years, from 1963 to 1966 it held Lester E. Gesell Real Estate. After another brief vacancy, Graham Realty was listed from 1969 to 1973.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 16 *Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

Bead world was the next listed occupant, from 1976 to 1977. Vacant for the following few years, the address then housed Bob's Plumbing and Sewer in 1981. In 1985 and 1986 the address is listed as "Hats N Hands." From 1988 to 2010 the address was the location of Annette's Antiques and Collectibles. Briefly vacant in 2011, from 2012 to the present the address has housed Phoenix Antique Lighting.

California Register of Historic Resources Criteria

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

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

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 1883-1887 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of art deco commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

National Register Criteria

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

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

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

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

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

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

The structure at 1883-1887 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The building is not a significant example of Art Deco commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

San Jose Historic Resources Inventory Criteria

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The structure at 1883-1887 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Steve Dorsa owned the property along with his wife Shirley from 1985 until his death in 1993. Although Steve was a locally active business person in Burbank and San Jose, he does not appear to have "significantly contributed to the local, regional, state, or national culture or history", thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Art Deco commercial architecture, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

CONTINUATION SHEET

Page 8 of 16 *Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street

*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation x Update

Continued from B12:

Arbuckle, C.

1985 *Clyde Arbuckle's History of San Jose.* San Jose: Smith and McKay.

Assessor's Office, County of Santa Clara

2019 Record search of assessed value and associated taxes for the property at
1883-1887 West San Carlos Street

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural
Details from 1485 to the Present, Revised Edition.* New York: Simon
& Schuster.

City Directories

1883- Record search of City Directories on file at the California Room, Dr. Martin
1979 Luther King, Jr. Main Library, San Jose Public Library, San Jose,
California.

City of San Jose

2016 The Alameda Urban Village Plan, City of San Jose.

Dobkin, M. & Basin Research Associates

2011 West San Carlos Street Historic Context, City of San Jose, County of Santa Clara.

Douglas, J.

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

McAlester, Virginia and Lee McAlester

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

Payne, S.

1987 *Santa Clara County: Harvest of Change.* Northridge, California: Windsor Publications.

Recorder's Office, County of Santa Clara

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Thompson & West

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

US Department of the Interior

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

US Department of the Interior

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

Whiffen, Marcus

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



Photo 1: View of 1883-1887 West San Carlos Street.



Photo 2: View of the façade of 1887 West San Carlos Street.



Photo 3: Detail of the upper façade at 1887.



Photo 4: View of the entry of 1885 West San Carlos Street.



Photo 5: Detail of the upper façade and signage at 1885.



Photo 6: View of the entry to 1883 West San Carlos Street.



Photo 7: Detail of the upper façade and signage at 1883.



Photo 8: Oblique view of the structure from the southeast.



Photo 9: View of the rear façade of the attached residence.



Photo 10: View of the rear addition to the residence.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 16 *Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update



Photo 11: Oblique view of the residence showing western



Photo 12: Photo of the subject structure dated December 13, 1954 (County of Santa Clara Appraiser's property record).

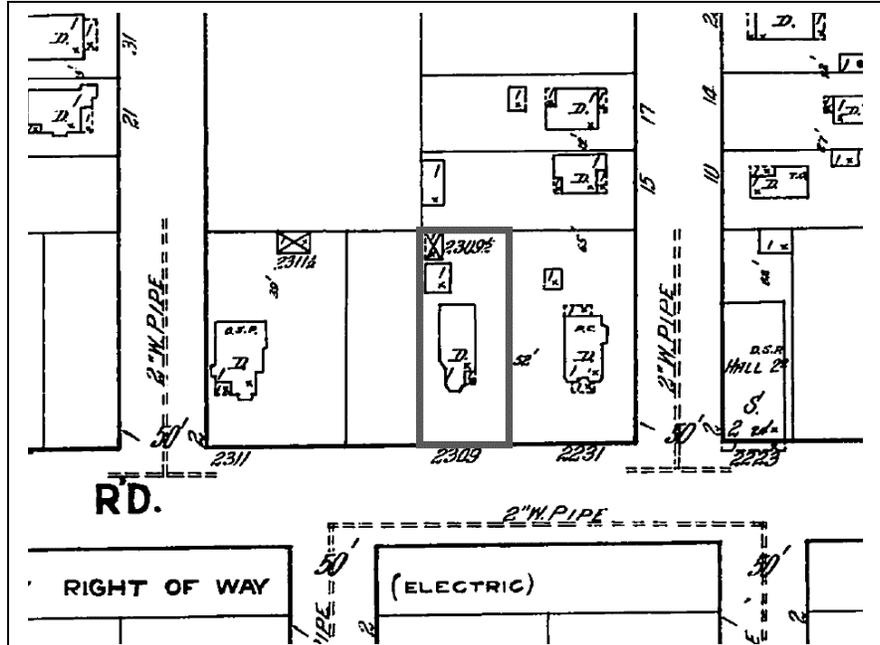


Photo 13: 1915 Sanborn map (subject property outlined) showing

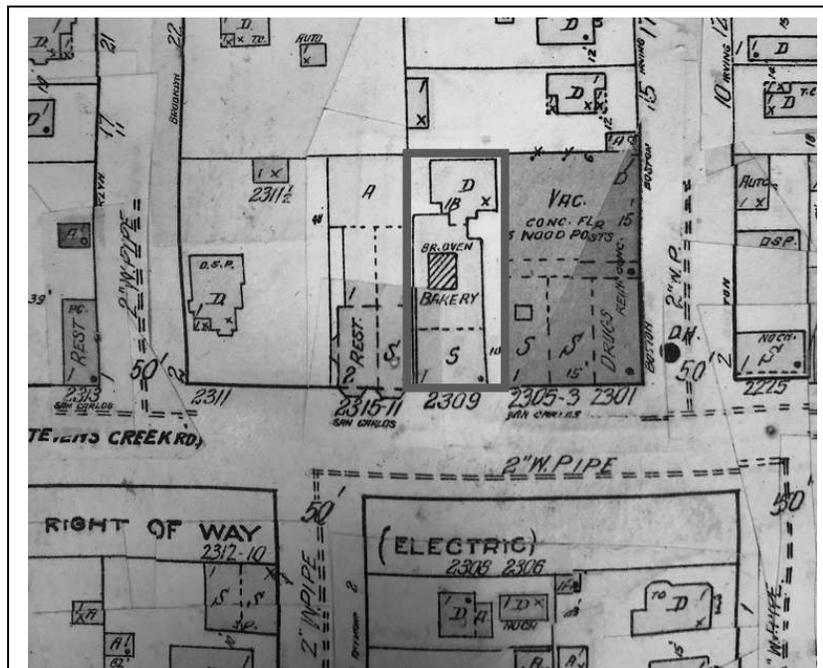


Photo 14: 1932 Sanborn map showing the subject structure (connected to original residence at the rear).

CONTINUATION SHEET

Page 16 of 16 *Resource Name or # (Assigned by recorder) 1883-1887 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

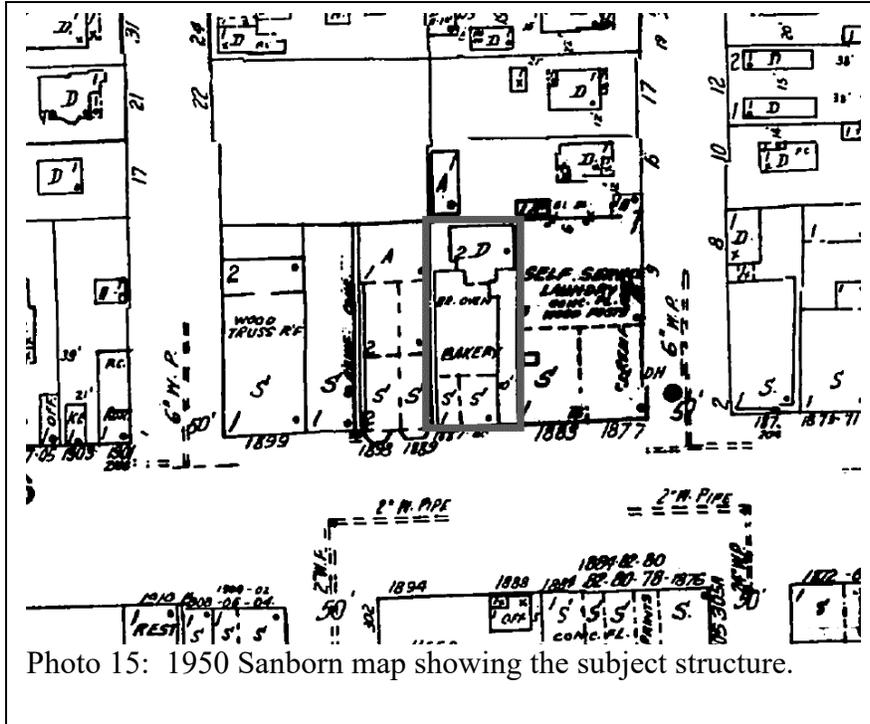


Photo 15: 1950 Sanborn map showing the subject structure.

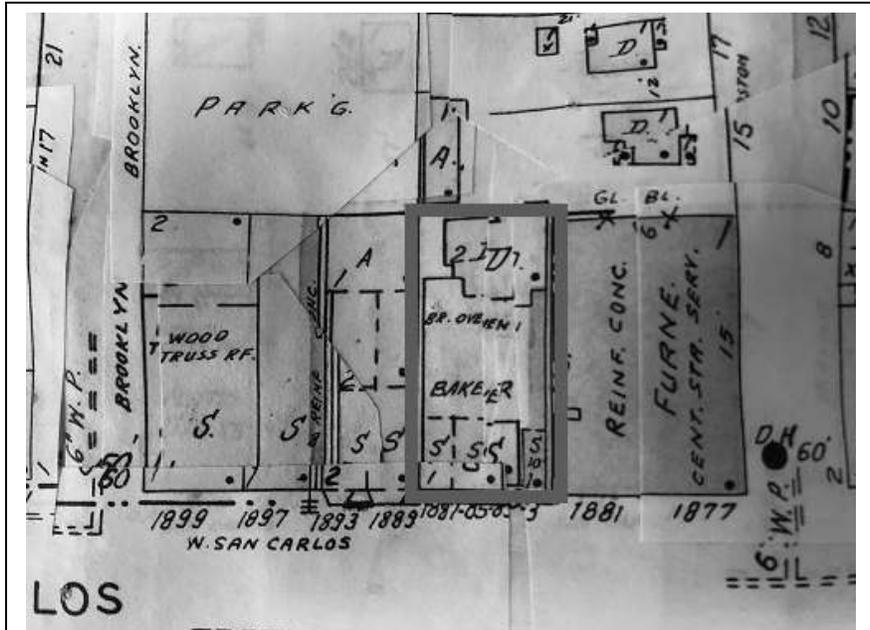


Photo 16: 1962 Sanborn map showing the 1950 addition.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16

Resource Name or # 1891-1895 West San Carlos Street

P1. Other Identifier: _____

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

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

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1891-1895 West San Carlos Street City: San Jose, CA Zip: 95126

d. UTM: 10S 5 94 962mE/41 31 328mN

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

APN 274-16-053

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 1891-1895 West San Carlos Street is a two story neo-classical building in fair condition. Retail space takes up the front of the first floor, with residential apartments above and to the rear. The roof is flat, with a low pediment along the top of the front façade. The front facade features two prominent bay windows. The walls are surfaced with stucco cladding, painted off-white. Two recessed glass entry doors flanked by large shop windows, give access to the retail area, and makes up the lower portion of the front facade. A small arched vestibule is centrally placed on the façade, allowing ingress to the residential apartments.

See Continuation Sheet Page 4

*P3b. Resource Attributes: HP06: Commercial Building

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

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



*P5b. Description of Photo: (View, date, accession #)
Oblique view of the front façade of 1891-1895 West San Carlos Street

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

Constructed circa 1925 based upon County of Santa Clara Appraiser's records.

*P7. Owner and Address:

Zurich Properties LP
2515 Day Road
Gilroy, CA 95020

*P8. Recorded by:

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

*P9. Date Recorded: 8/9/2021

*P10. Survey Type: Intensive

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

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1891-1895 West San Carlos Street

B1. Historic Name: 1893 West San Carlos

B2. Common Name: Burbank Antiques

B3. Original Use: Commercial (retail) & Residential **B4. Present Use:** Commercial (retail)

***B5. Architectural Style:** Neo-classical

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

County of Santa Clara Appraiser's Documentation lists the construction date for the structure at 1891-1895 West San Carlos Street as circa 1925. Sanborn maps show that a large garage was present at the rear of the structure between 1932 and 1962. This garage area appears to have been demolished. No major structural modifications appear to have been made to the structure since that time, although minor modifications have been made to signage reflecting the change in businesses operating at this location (see Photo #2).

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

***B8. Related Features:**

None

B9a. Architect: unknown

b. Builder: Unknown

***B10. Significance: Theme** Commerce

Area Burbank

Period of Significance Inter-War **Property Type** Private Commercial **Applicable Criteria** N/A

In 1842 a missionized Ohlone Native American named Roberto Antonio Balermino was granted the 2,219 acre Rancho de los Coches by Governor Manuel Micheltorena. This rancho included portions of southwest San Jose and the Burbank District. After Balermino's death in 1847 the rancho was acquired by Antonio Suñol, who divided the property into three parts, one third for himself, a third for his daughter Paula Suñol de Sainsevain, and a third which was sold to Henry Morris Naglee, which includes the subject property. By 1876 the subject property made up a portion of the 160 acre lands of E. I. Bradley. 1891-1895 W. San Carlos Street makes up Lot 14 and a portion of Lot 26 in Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21. According to Sanborn Fire Insurance maps for the City of San Jose, in 1915 the subject property was vacant. Based upon available documentation, the subject structure was constructed circa 1925. At that time the property was owned by John and Cornelia Klitsch. On September 7, 1927 the property was sold to Constantino Maggi (Book 341 of Official Records (OR), Page 600).

See Continuation Sheet, Page 4

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

***B12. References:**

See Continuation Sheet, Page 8

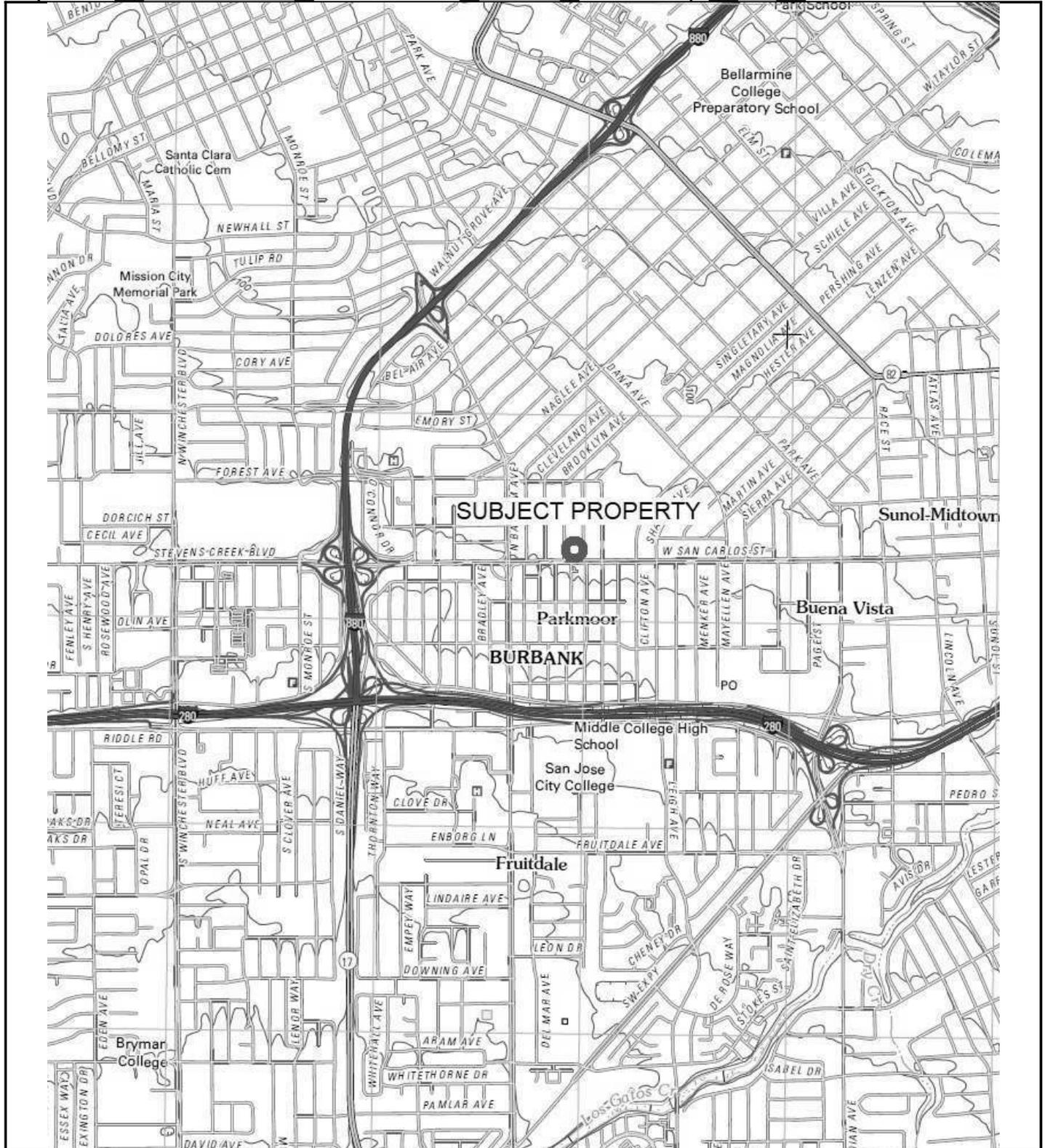
B13. Remarks:

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

***Date of Evaluation:** 8/9/2021

(This space reserved for official comments.)

LOCATION MAP



CONTINUATION SHEET

Page 4 of 16 *Resource Name or # (Assigned by recorder) 1891-1895 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

Continued from P3a:

The structure is built against the structure at 1883 West San Carlos, and separated from 1899 West San Carlos by a narrow alleyway, partially obscured by an extension of a small portion of the façade across this gap. The structure also features a modest sign which extends from the eastern end of the front façade, reading "Furniture Burbank Antiques."

Continued from B10:

Maggi owned the property until January 31, 1950, when it was granted to Frank Neves (Book 1927 OR, Page 241). Frank owned the property with his wife Mary Neves until his death, after which it passed to Mary. Following her death, on January 6, 1966 the property was granted by her estate to Lydia Santone, Edward Nevis, and Eulalia Rose (Book 7256 OR, Page 642). On March 14, 1969 the property was granted to Earl M. and Bernice E. Bennett (Book 848 OR, Page 410). On February 28, 1973 the property was granted to Nick L. and Eva Alice Zurich (Book A258 OR, Page 156). The property remains in the Zurich family today, and is currently listed under the ownership of Zurich Properties LP (Assessor's Doc# 13908694).

Based on Polk Directories the earliest known occupants of the structure at 1891-1895 West San Carlos Street appear to have been William Wedgewood (2315 W. San Carlos), Woodfill Garage (2317 W. San Carlos) and Economy Cleaners (2319 W. San Carlos). By 1933 the garage was listed as Burbank Garage. By 1934 the structure was occupied by Edward Grace Restaurant, Mabel Pierce Restaurant, William Wedgewood, and Economy Cleaners. In 1937 occupants included Warburton & Moore Fruits, Rose Lee Women's Clothing, and Constantino Maggi (the owner) along with other residential tenants. From 1938 to 1941 tenants included the R. E. Foreman Variety Store, Genevieve Davis Women's Clothing, along with Maggi and other residents. As of 1943 four addresses were listed for the property with some consistency, these addresses are discussed individually below.

1889 W. San Carlos remained the location of the R. E. Foreman Variety Store from 1943 to 1945. In 1947 this address was listed as the A. D. Clink Variety Store. By 1949 it was the location of the Mrs. Rosetta Wilcox Gift Shop. From 1952 to 1979 the address is listed as The Burbank Club Tavern. In 1981 it is listed as "Sal's Burbank Club," and by 1985 as "The San Jose Burbank Club." This address appears unused after this date.

1891 West San Carlos Street was the address used for the upstairs rental apartments for most of the history of the building. Constantino Maggi, who owned the property from 1934 until 1950, is listed at this address along with others between 1937 and 1950. After that period the apartments appears to have housed many short term residential tenants, with one business, "My Dad's Moving Assistants" listed at 1891 from 1999 to 2000, followed by intermittent residential tenants to the present.

1893 West San Carlos was the location of Genevieve Davis' Women's Clothing in 1943. By 1944 it was H.C. Hubbard's Notions. In 1945 R. C. Cox Used Furniture was listed at the address, followed by LeRoy Duberg Used Furniture in 1947. From 1949 to 1950 Samuel Rosenthal is listed as the occupant. In 1952 the property is listed as Beibrach, Buch, and Moore Real Estate. In 1954 it was House of English Real Estate. In 1955 Clink Variety Store warehouse was listed at this address. The Beverly Burbank Pharmacy occupied 1893 West San Carlos from 1956 to 1963. The address was listed as vacant or unlisted from then until 1969, when it was listed as Quality House Thrift Shop. From 1970 to 1975 it appears to have been the location of Bob's Plumbing. After another period of vacancy, in 1985 the address is listed as Copy Land, Fay's Art Studio, MDE, and Mechanical Design. From 1986 to 1997 Copy Land is the sole business listed at this address. In 1998 to the present Burbank Antiques have operated from this address.

California Register of Historic Resources Criteria

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

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

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 1891-1895 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of Neo-Classical commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

CONTINUATION SHEET

Page 6 of 16 *Resource Name or # (Assigned by recorder) 1891-1895 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

National Register Criteria

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

- A. That are associated with events that have made a significant contribution to broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
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Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

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

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

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

The structure at 1891-1895 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The building is not a significant example of Neo-Classical commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

San Jose Historic Resources Inventory Criteria

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The structure at 1891-1895 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. The property is not identified with a person or persons who have "significantly contributed to the local, regional, state, or national culture or history", thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of Neo-Classical commercial architecture, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

CONTINUATION SHEET

Page 8 of 16 *Resource Name or # (Assigned by recorder) 1891-1895 West San Carlos Street

*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation x Update

Continued from B12:

Arbuckle, C.

1985 *Clyde Arbuckle's History of San Jose*. San Jose: Smith and McKay.

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US Department of the Interior

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

Whiffen, Marcus

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



Photo 1: Oblique view of 1891 West San Carlos Street.



Photo 2: View of the Burbank Antiques Sign.



Photo 3: View along the lower portion of the front facade.



Photo 4: View of the front facade.



Photo 5: View of the upper story window bays.



Photo 6: Detail of decorative transom above the central door.



Photo 7: View of the central door (1891 apartments).



Photo 8: View of the 1893 Burbank Antiques entrance.



Photo 9: View of the second shop entrance.



Photo 10: View of the rear façade.



Photo 11: View along alley, west side of the structure.



Photo 12: Photo of the subject structure dated December 13, 1954.
(County of Santa Clara Appraiser's property record).

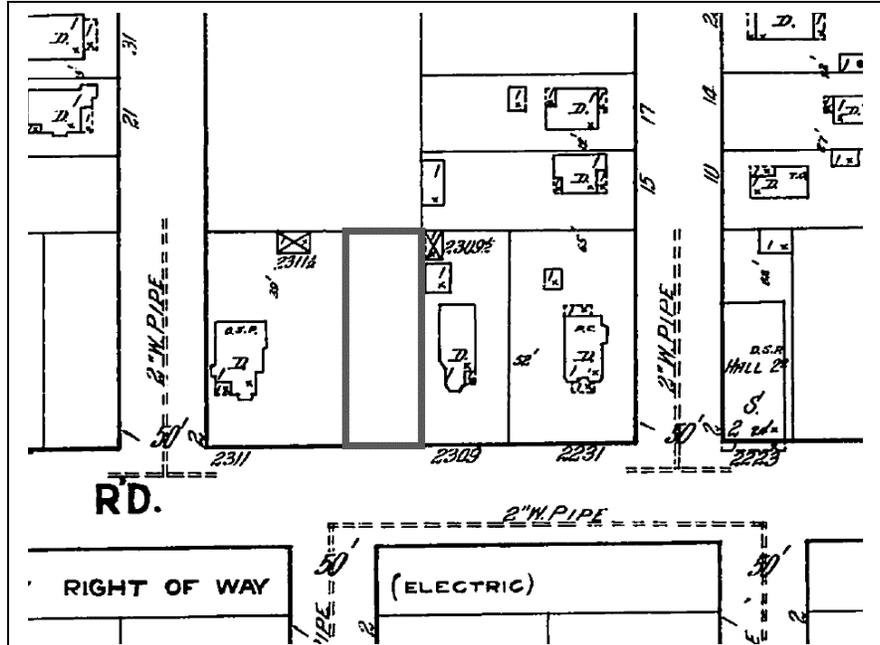


Photo 13: 1915 Sanborn map (subject property outlined) showing

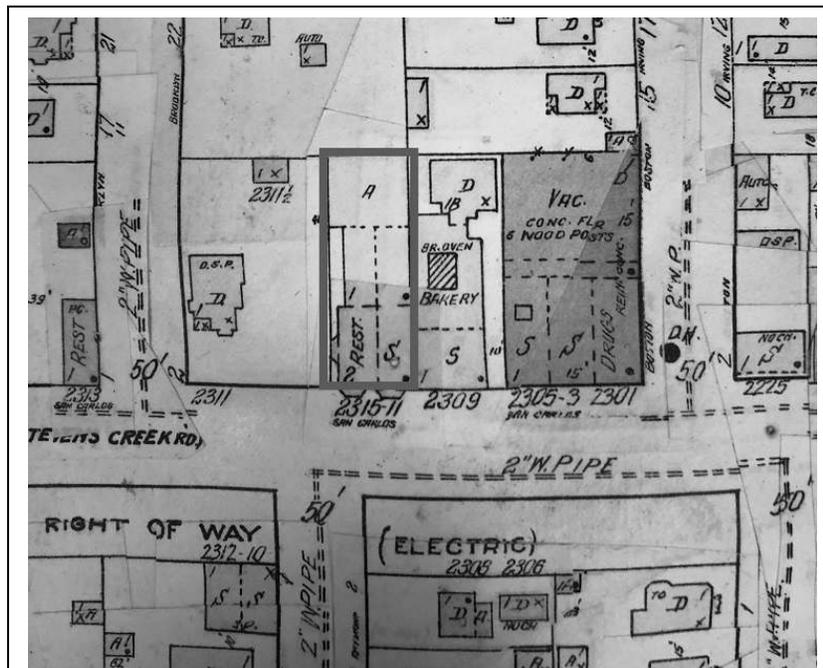


Photo 14: 1932 Sanborn map showing the subject structure, note rear area (marked "A") since demolished.

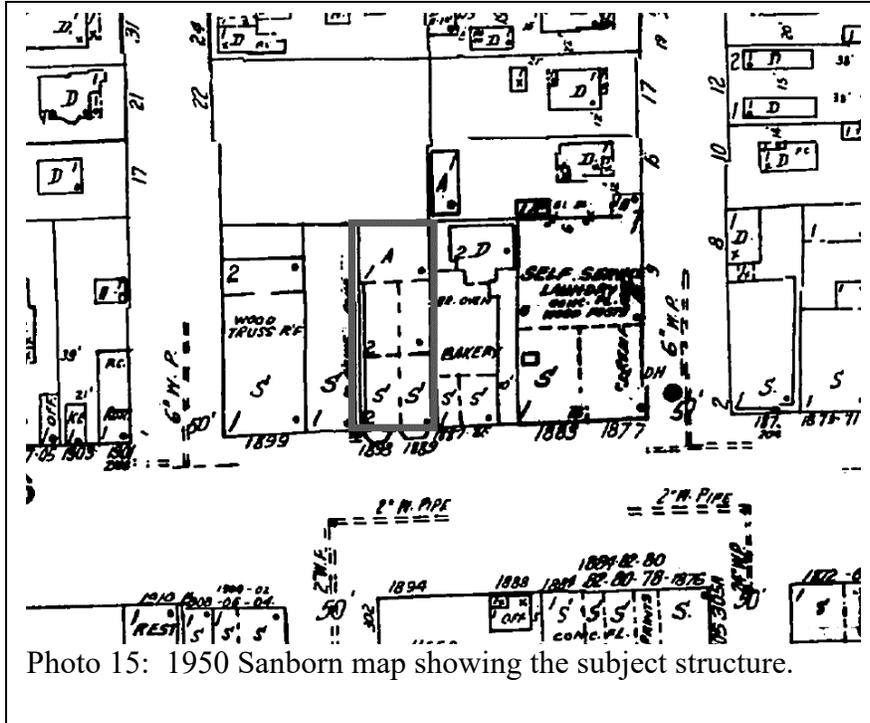


Photo 15: 1950 Sanborn map showing the subject structure.

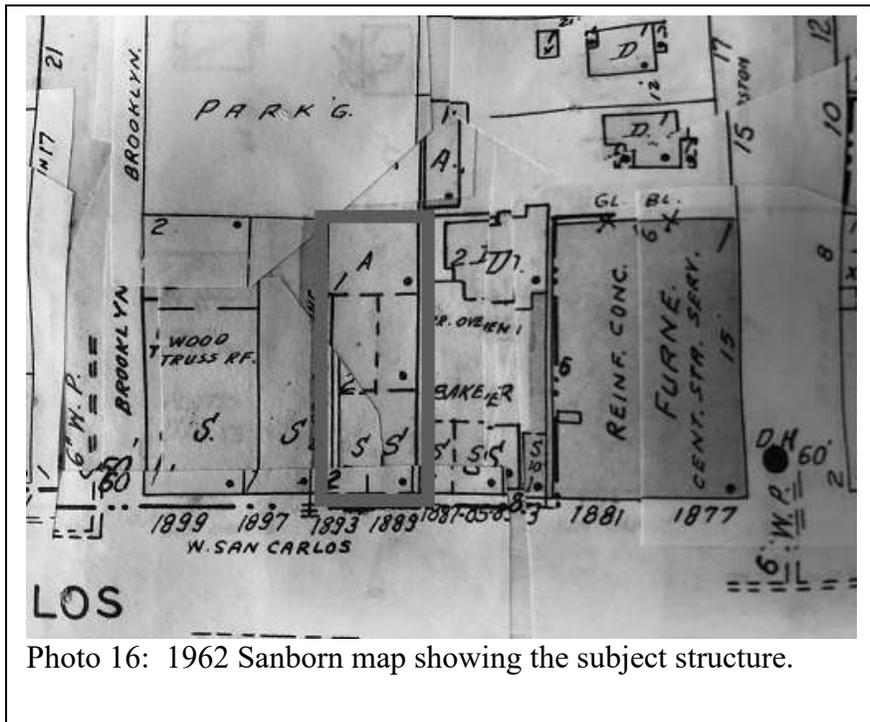


Photo 16: 1962 Sanborn map showing the subject structure.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 16

Resource Name or # 1897-1899 West San Carlos Street

P1. Other Identifier: _____

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

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

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1897-1899 West San Carlos Street City: San Jose, CA Zip: 95126

d. UTM: 10S 5 94 962mE/41 31 328mN

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

APN 274-16-069

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

The structure at 1897-1899 West San Carlos Street is a single story (two story at the rear) commercial building in fair condition. The structure features a long wooden truss barrel vaulted roof, with flat roofed sections to the front and rear. The exterior walls are surfaced with stucco, painted gray on the front and side façade, and off-white to the rear. The front façade features little in the way of architectural detailing. The upper portion of the façade features a broad flat open area providing space for business signage. Below this is a long ribbon of large plate glass shop windows, with one glass entry door for each address. The two story rear addition is utilitarian in character, however an animal themed mural (apparently dating to the 2000's when Kiddie World occupied this address) has been added to the rear façade.

*P3b. Resource Attributes: HP06: Commercial Building

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

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



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

Oblique view of the front façade of 1897-1899 West San Carlos Street

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

Constructed 1939 based upon County of Santa Clara Appraiser's records.

*P7. Owner and Address:

James V. and Pat Thomason
37269 N. Wild Barley Path
San Tan Valley, AZ 85140

*P8. Recorded by:

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

*P9. Date Recorded: 8/9/2021

*P10. Survey Type: Intensive

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

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1897-1899 West San Carlos Street

B1. Historic Name: Ferrero Bro's Grocery

B2. Common Name: 1899 West San Carlos

B3. Original Use: Commercial (Grocery) B4. Present Use: Commercial (retail)

*B5. Architectural Style: vernacular commercial

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

County of Santa Clara Appraiser's Documentation lists the construction date for the structure at 1897-1899 West San Carlos Street as 1939. A large addition appears to have been made to the rear of the structure in 1948 (Building Permit #8556). A second permit was issued for remodeling the store in 1957 (Building Permit# B 51275).

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

*B8. Related Features:
None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Commerce

Area Burbank

Period of Significance Inter-War Property Type Private Commercial Applicable Criteria N/A

In 1842 a missionized Ohlone Native American named Roberto Antonio Balermino was granted the 2,219 acre Rancho de los Coches by Governor Manuel Micheltorena. This rancho included portions of southwest San Jose and the Burbank District. After Balermino's death in 1847 the rancho was acquired by Antonio Suñol, who divided the property into three parts, one third for himself, a third for his daughter Paula Suñol de Sainsevain, and a third which was sold to Henry Morris Naglee, which includes the subject property. By 1876 the subject property made up a portion of the 160 acre lands of E. I. Bradley. 1899 W. San Carlos Street makes up Lots 12 and Lot 13 in Block 14 of the "Interurban Park Tract" map recorded in November of 1904 in Book "K" of Maps, Page 21. Based upon Sanborn Fire Insurance maps for the City of San Jose, by 1915 a single family residence and related improvements were located on the subject property.

See Continuation Sheet, Page 4

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

*B12. References:
See Continuation Sheet, Page 8

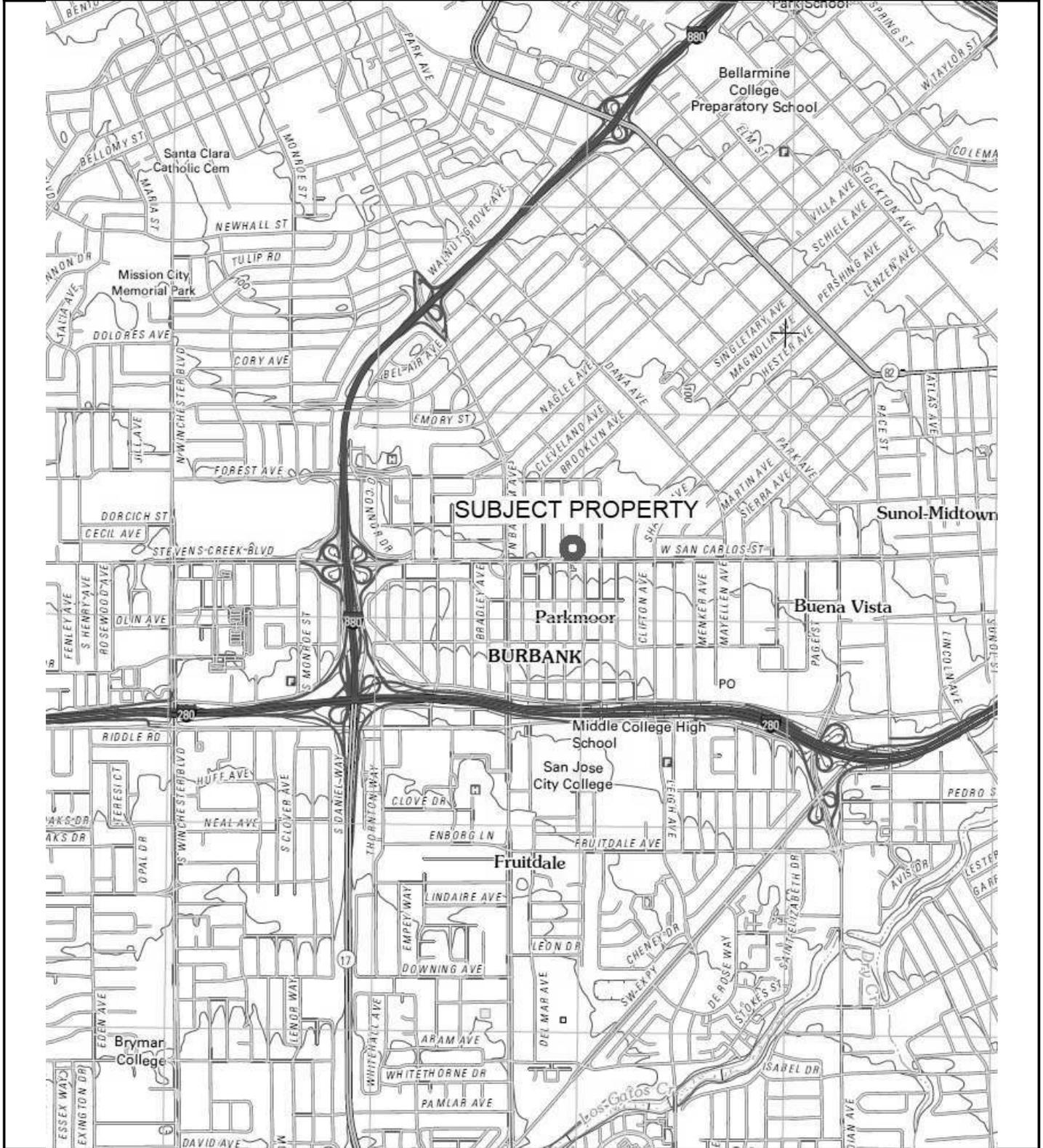
B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 8/9/2021

(This space reserved for official comments.)

LOCATION MAP



CONTINUATION SHEET

Page 4 of 16 *Resource Name or # (Assigned by recorder) 1897-1899 West San Carlos Street
*Recorded by Archaeological Resource Management Date 10/30/20 Continuation Update

Continued from B10:

In 1932 this same residence was present. Based upon available documentation and visual evaluation, the structure at 1899 West San Carlos originally constructed in 1939. At that time, the property was owned by Clyde L. and Esther C. Fischer, and Franks and Florence M. Lopes. On April 13, 1939 the property was sold to Joseph and Eletta Ferrero, Mario and Lorraine Ferrero, and Aldo Ferrero (Book 925 of Official Records (OR), Page 376). On July 13, 1951 Mario and Aldo granted their interest in the property to the Ferrero Bro's Partnership (Book 2249 of Official Records, Page 458). The partnership was dissolved after Mario Ferrero's death, and on May 11, 1957 the estate of Mario Ferrero granted his interest in the property to Aldo Ferrero (Book 4227 OR, Page 679). On November 29, 1983 the property was granted by Aldo and Lorraine Ferrero to J. Vernon and Patricia Thomason (Assessor's Doc# 7905203). The property remains under their ownership today. (Assessors Doc#21888200).

Based on Polk Directories for the City of San Jose, the earliest occupant of the structure at 1897-1899 West San Carlos Street was the Ferrero Brother's Grocery store, listed from 1941 to 1952. By 1949 to 1956 Clink Variety store was also present at the 1897 address. From 1956 to 1960, 1899 West San Carlos was listed at Kiddie World Nursery Furniture and Toys. The structure was vacant in 1961. In 1962 1899 was listed as Star Furniture. From 1963 to 1966 the structure housed Casey Jones Furniture. In 1968 and 1969 it was listed as D & F Furniture. The store was known as Décor Furniture from 1971 to 1981. In 1985 the address was listed as Carpet Clearance Center. Beginning in 1986 the structure housed Collectibles Outlet until 2002. The secondary location was taken up by multiple businesses during this period including Carpet Clearance Center, Anderson's Interiors, Budget Furniture Rentals, Fantasy Theatrical Costumes, and Rosewood Antiques. From 2004 to 2006 the address was the location of Kiddie World Gym Sets. It also housed Cost Less Baby Furniture during this period. From 2007 to 2011 the address was listed as Kiddie World Center Inc. After a brief vacancy in 2012 it was listed as The World of Stereo from 2013 to 2015. 1897 West San Carlos is currently the address of Teen Challenge Thrift Store. 1899 West San Carlos houses Pro Audio World.

California Register of Historic Resources Criteria

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

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

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 1897-1899 West San Carlos Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The structure is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The structure is not a significant example of vernacular commercial architecture. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

CONTINUATION SHEET

Page 6 of 16 *Resource Name or # (Assigned by recorder) 1897-1899 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation Update

National Register Criteria

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

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

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

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

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

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

The structure at 1897-1899 West San Carlos Street is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The building is not a significant example of vernacular commercial architecture, thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

San Jose Historic Resources Inventory Criteria

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The structure at 1897-1899 West San Carlos Street is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure does not appear to have character, interest or value as part of local, regional, state, or national history, thus it does not appear to qualify under Criterion 1. It is not known to be the site of any significant historical event, thus it does not appear to qualify under Criterion 2. Although one of the property owners at the time of construction was Clyde Fischer, a prominent local business person and mayor of San Jose at the time, Fischer owned the property for less than a full year after construction, a very minor association; thus the structure does not appear eligible under Criterion 3. The structure does not exemplify the cultural, economic, social or historic heritage of the City of San José, thus it does not appear eligible under Criterion 4. The structure does not portray of the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Criterion 5. The property is an example of vernacular commercial architecture,, however it is not a particularly fine or unusual example of this style. Thus the structure does not appear to qualify as eligible under Criterion 6. It is not an example of the work or a master architect or builder, thus it does not appear to qualify as eligible for inclusion under Criterion 7. It does not embody elements of architectural or engineering which are innovative or unique, thus it does not appear to qualify as eligible for inclusion under Criterion 8.

CONTINUATION SHEET

Page 8 of 16 *Resource Name or # (Assigned by recorder) 1897-1899 West San Carlos Street
*Recorded by Archaeological Resource Management Date 8/9/2021 Continuation x Update

Continued from B12:

Arbuckle, C.

1985 *Clyde Arbuckle's History of San Jose*. San Jose: Smith and McKay.

Assessor's Office, County of Santa Clara

2019 Record search of assessed value and associated taxes for the property at
1897-1899 West San Carlos Street

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural
Details from 1485 to the Present, Revised Edition*. New York: Simon
& Schuster.

City Directories

1881- Record search of City Directories on file at the California Room, Dr. Martin
1979 Luther King, Jr. Main Library, San Jose Public Library, San Jose,
California.

City of San Jose

2016 The Alameda Urban Village Plan, City of San Jose.

Dobkin, M. & Basin Research Associates

2011 West San Carlos Street Historic Context, City of San Jose, County of Santa Clara.

Douglas, J.

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

McAlester, Virginia and Lee McAlester

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

Payne, S.

1987 *Santa Clara County: Harvest of Change*. Northridge, California: Windsor Publications.

Recorder's Office, County of Santa Clara

2019 Record search of recorded information for the property at 1897-1899 West San Carlos Street.

Thompson & West

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

US Department of the Interior

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

US Department of the Interior

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

Whiffen, Marcus

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



Photo 1: Oblique view of 1897-1899 West San Carlos Street.



Photo 2: View of the front façade from the southwest.



Photo 3: View of the front façade of 1897 West San Carlos.



Photo 4: View of the front façade of 1899 West San Carlos.



Photo 5: View of the southwest corner of the structure.



Photo 6: View along the western façade.



Photo 7: View of the rear addition from the west.



Photo 8: View of the northwest corner of the structure.



Photo 9: Oblique view of the rear façade.



Photo 10: View of the rear façade from the north.



Photo 11: Detail of animal mural on the rear façade.



Photo 12: Photo of the subject structure circa 1962.
(County of Santa Clara Appraiser's property record).

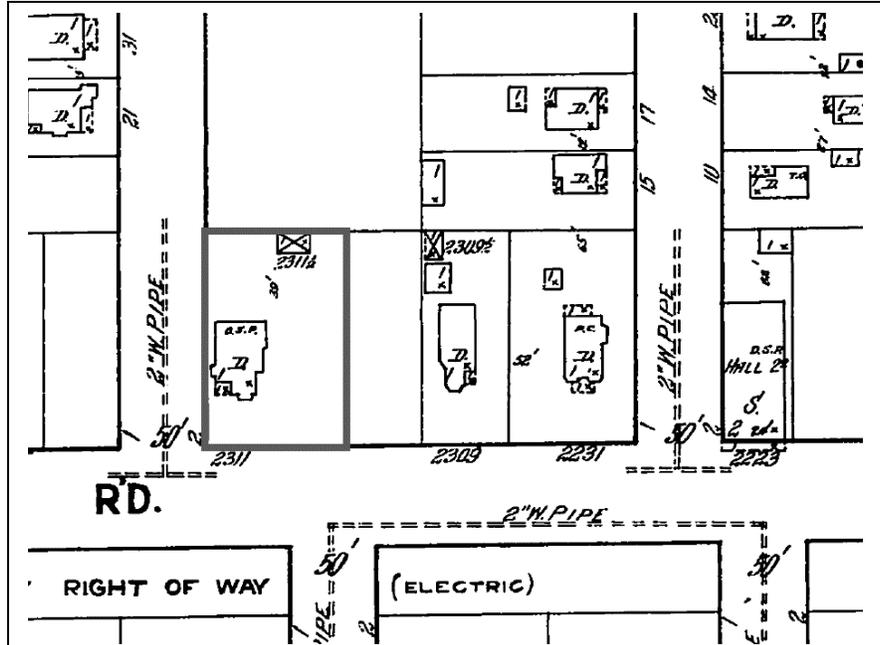


Photo 13: 1915 Sanborn map (subject property outlined) showing

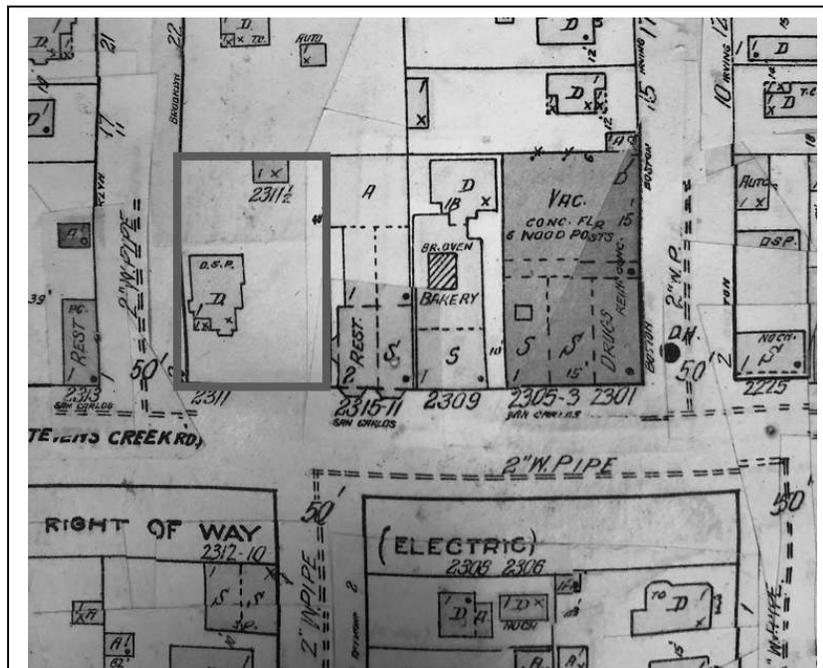


Photo 14: 1932 Sanborn map showing the same residence remained on the property at that time.

