

**Appendix C**  
**Historical Evaluation**

## LETTER REPORT

February 2, 2022

TO: City of San Jose, Planning, Building, and Code Enforcement Department  
Planning Division, Historic Landmarks Commission  
200 E. Santa Clara St.  
San Jose, CA 95113

FROM: Meta Bunse, Principal / Historian  
David Hickman, Historian  
JRP Historical Consulting, LLC  
2850 Spafford Street, Davis, CA 95618

SUBJECT: Historic Resources Study for 543 & 565 Lorraine Avenue, San Jose; APNs 259-47-069 and 259-47-068

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### Summary of Findings

JRP Historical Consulting, LLC (JRP), at the request of Denise Duffy & Associates, Inc., conducted a historic resources study of two single-family residences at 543 and 565 Lorraine Avenue in San Jose, Santa Clara County (Assessor Parcel Nos. 259-47-069 and 259-47-068), as well as a reconnaissance level survey of built environment resources within 200 feet of those parcels. JRP recorded the two subject properties photographically and through written descriptions and evaluated whether they met the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a San Jose City Landmark. This study concludes that the two residences do not meet any of the criteria and are not eligible for listing in the NRHP, CRHR, or as a City Landmark, nor are they historical resources for the purposes of the California Environmental Quality Act (CEQA). These properties have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. Please see **Attachment 1** for the California Department of Parks and Recreation (DPR) 523 Form sets for physical descriptions, photographs, historic contexts, property histories, and NRHP/CRHR/City of San Jose Landmark eligibility analyses of the subject properties. **Attachment 2** presents a map and summary of the built environment resources on parcels within 200 feet of the study parcels.

### Fieldwork and Research Methodology

JRP Staff Historian David Hickman conducted a field survey of the subject properties and the built environment resources within 200 feet on January 18, 2022. Documentation included digital photography and written descriptive notes of the properties. This information is included in the attached DPR 523 Form sets for the two subject properties and in the attached 200-Foot Buffer Zone report.

JRP conducted research for this study to develop a general historic context of development in and around the study area, as well as specific histories of the construction and use of the subject residences. JRP conducted research through online and digital sources, including City of San Jose Assessor records and building permits; Sanborn fire insurance maps; historic newspapers; aerial photography; US census reports; R. L. Polk city directories; and secondary histories. JRP has completed numerous reports in the vicinity of the study area including for the Diridon Station Area Plan and the California High-Speed Rail Authority, and thus also made use of its own extensive in-house library / archives that contained materials relevant to the current study.

## Evaluation Criteria

JRP evaluated the subject properties for eligibility for listing in the NRHP and CRHR, as well as for designation as a San Jose City Landmark. Eligibility rests on twin factors of significance and integrity, and a property must have both significance and integrity to be considered eligible for listing in either the NRHP or CRHR.

*Historic significance* is judged by applying the NRHP or CRHR criteria of significance at either the local, state, or national level. The eligibility criteria for listing in the NRHP are codified in 36 CFR Part 60. They are further expanded upon in numerous guidelines published by the Keeper of the National Register.<sup>1</sup> The four National Register criteria are denominated A through D, as follows:

Criterion A: association with “events that have made a significant contribution to the broad patterns of our history”

Criterion B: association with “the lives of persons significant in our past”

Criterion C: resources “that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction”

Criterion D: resources “that have yielded, or may be likely to yield, information important to history or prehistory.”

The eligibility criteria for listing a property in the CRHR closely parallel those of the National Register. To be eligible for the CRHR, a resource must meet one of four criteria, delineated 1 through 4 codified in PRC 5024.1 (1)-(4), as follows:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

Criterion 2: Is associated with the lives of persons important in our past

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

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<sup>1</sup> The most widely accepted guidelines are contained in U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (U.S. Government Printing: 1997).

*Integrity* is evaluated by regarding the property's retention of its location, design, setting, workmanship, materials, feeling, and association to its period of significance. These seven factors can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven factors and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

To be eligible for listing as a San Jose City Landmark a property must have special historic, architectural, cultural, aesthetic, or engineering interest or value of an historical nature. The Historic Landmarks Commission may consider the following factors, as delineated in the City of San Jose Municipal Code Chapter 13.48.110 H, among other relevant factors, with respect to the subject property:

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 Jose;
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 Jose; 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.

### **543 & 565 Lorraine Avenue**

Both subject residences are modest Craftsman Bungalows that were constructed in 1923 as part of the buildout of Keiser Tract, a small neighborhood lining Lorraine Avenue and the north side of San Carlos Street between Josefa Street and Los Gatos Creek. The area developed as a working class Italian American community, housing laborers who worked in the surrounding canneries or other industries. Both bungalows had frequent turnover in occupants during the 1920s and early 1930s but stabilized between 1935 and 1940 as families established long-term residence. The buildings retain fair historic integrity, though both have later rear additions and some replacement windows and/or replacement porch components.

The properties do not meet significance criteria for listing in the NRHP or CRHR. The construction of the bungalows along Lorraine Avenue was not an event of historic importance, but rather was typical of the development of small residential tracts in San Jose and throughout California in the early twentieth century. The Keiser Tract was neither a particularly early or important residential and commercial development, and neither the tract as a whole, nor any of its individual residences has importance within local, state, or national history. The properties are

not associated with individuals of historic significance, but rather were occupied by working-class families who made contributions that were typical of their time and place. Both residences are modest examples of the Craftsman Bungalow style, and they lack the features that characterize more sophisticated examples of the type such as dormers, decorative doors and windows, rustic siding, stick work, and greater scale. Neither property is known to have been the work of a master architect, nor do they possess high artistic value.

Additionally, the properties do not meet criteria for listing as San Jose City Landmarks. While the properties were part of a working-class Italian American community, there is no distinctive architectural style or other distinguishing characteristics of the properties or the neighborhood as a whole that exemplifies the cultural and social heritage of that community. Rather, the two homes are typical of early twentieth-century residences and they lack any distinctive identification with the San Jose Italian American community.

### **Built Environment Features within 200 Feet of Subject Properties**

There are 18 legal parcels with buildings or structures on them within 200 feet of the project properties. These properties are mapped and summarized in **Attachment 2**, the 200-Foot Buffer Zone Report. Three of the properties were previously evaluated in 2020 for the Downtown West Mixed-Use Plan.<sup>2</sup> One of the properties—Democracy Hall at 580 Lorraine Avenue—was found eligible for listing in the NRHP, CRHR, and as a City Landmark for being the work of a master architect, Henry Hill. The other two properties—a commercial building at 282 South Montgomery Street and a City of San Jose Fire Department complex at 255 South Montgomery Street—were found ineligible for national, state, or local listing. The 2020 DPR 523 Form sets for those properties are included in **Attachment 2**.

All 15 unevaluated parcels are of historic age, with the exception of the modern office complex at 595 Park Avenue, north of the subject properties. Eight of the parcels contain residences of similar age and architectural character to the subject properties. Four industrial buildings were constructed in the mid-1920s along West San Carlos Street. These buildings now house automobile repair or service shops and all have been altered to various degrees, primarily by modernizing the street-front façades. A fifth industrial building, constructed in 1962, is located along Lorraine Avenue, where it replaced original residences. Finally, a nondescript 1956 commercial building of concrete block construction is located at the corner of Josefa Street and Lorraine Avenue. Typical alterations included the replacement of windows, doors, and siding materials; construction of rear additions; and removal of original detached garages. None of the buildings appear likely to meet the significance criteria for listing in the NRHP, CRHR, or as a City Landmark.

### **Preparers' Qualifications**

This study was prepared under the general direction of Meta Bunse (M.A., Public History, California State University, Sacramento), JRP president and an architectural historian with more than 30 years of experience conducting these types of studies. Ms. Bunse provided overall project direction and reviewed and edited the DPR 523 form sets. Based on her level of experience and education, Ms. Bunse meets and exceeds the Secretary of the Interior's

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<sup>2</sup> Architectural Resources Group, "Historical Resources Technical Report, Downtown West Mixed-Use Plan, San Jose, California," August 24, 2020.

Professional Qualification Standards under History and Architectural History (as defined in 36 CFR Part 61).

JRP Staff Historian David Hickman (Ph.D., History, University of California, Davis) has eight years of experience as a historian working on a variety of research and cultural resource management projects throughout California. Mr. Hickman conducted research and fieldwork for this study. He authored the DPR 523 Form sets and prepared the 200-Foot Buffer Zone Report. Mr. Hickman meets and exceeds the Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR Part 61).

JRP Research Assistant Andrew Young (B.A., History, University of California, Davis) assisted in preparation of the Buffer Zone Report.

JRP Graphics Technician Rebecca Flores (A.S., Geographic Information Systems (GIS), American River College) created the maps for the DPR 523 Form sets and the Buffer Zone Report.

**ATTACHMENT 1:**  
**Department of Parks and Recreation (DPR) 523 Forms**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier: 543 Lorraine Avenue

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Santa Clara

\*b. USGS 7.5' Quad San Jose West, Calif. Date 1961 (photorevised 1980) T 7S; R 1E; NW  $\frac{1}{4}$  of Sec 18; M.D. B.M.

c. Address 543 Lorraine Avenue City San Jose Zip 95110-2611

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Lot 7, Block 2, Keiser Tract. Assessor Parcel Number (APN): 259-47-069

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

This 0.11-acre parcel contains a 1923 Craftsman Bungalow and detached rear garage (**Photograph 1**). The single-story, 1030-square-foot residence has a rectangular footprint, clapboard siding, and a front-gable roof. A rear quarter-width addition, constructed between 1950 and 1968, is located at the northwest building corner (**Photographs 2 and 3**). The composition shingle roof has open eaves with decorative beams and exposed rafters, partially concealed behind added gutters. Wood louver vents are present at the gable peaks, and a brick chimney protrudes from the west roof slope. A one-third-width brick front porch is sheltered beneath a gable roof. The wrought-iron porch supports and matching handrails are replacements for original materials of unknown type. The centered front door is covered by a wrought-iron security door of matching design to the porch posts. The rear addition includes a secondary entrance, accessed by concrete steps with metal handrails. The original windows are double-hung wood sash, while the addition has aluminum-frame sliding windows. One original west window was replaced with a sliding window in a resized opening. All the windows are covered by metal security bars (See Continuation Sheets).

\*P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1: South façade and east elevation of 543 Lorraine Ave; facing northwest, January 18, 2022

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1923 (City directory)

\*P7. Owner and Address:  
Carl J and Cai Yun Sugg  
957 Hicks Drive  
Santa Clara, CA 95050

\*P8. Recorded by: (Name, affiliation, address)  
David Hickman  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: January 18, 2022

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: JRP Historical Consulting, LLC, Historic Resources Study for 543 & 565 Lorraine Avenue, San Jose, February 2022.

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



B1. Historic Name: 543 Lorraine Avenue

B2. Common Name: 543 Lorraine Avenue

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Residence and detached garage constructed 1923; rear addition constructed 1950-1968; shed addition at garage added at unknown date; porch materials replaced at unknown date

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

\*B8. Related Features: n/a

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be eligible for listing as a San Jose City Landmark because it does not meet the significance criteria of these programs. The property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

### Historic Context

The Craftsman Bungalow recorded on this form was constructed in 1923 on Lot 7 of Block 2 of the Keiser Tract within what was then an Italian American working-class neighborhood southwest of the Southern Pacific Railroad (later CalTrain) depot now known as Diridon Station in San Jose. The Keiser Tract was platted in 1914 by subdividing two lots of Suñol's Addition, which in turn had been created through the subdivision of the Rancho De Los Coches (see Continuation Sheet).

B11. Additional Resource Attributes: \_\_\_\_\_

\*B12. References: Historic aerial photographs; Sanborn Fire Insurance Maps; Polk City Directories; US Census population schedules; historic newspapers; and see footnotes.

B13. Remarks:

\*B14. Evaluator: David Hickman

\*Date of Evaluation: January 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



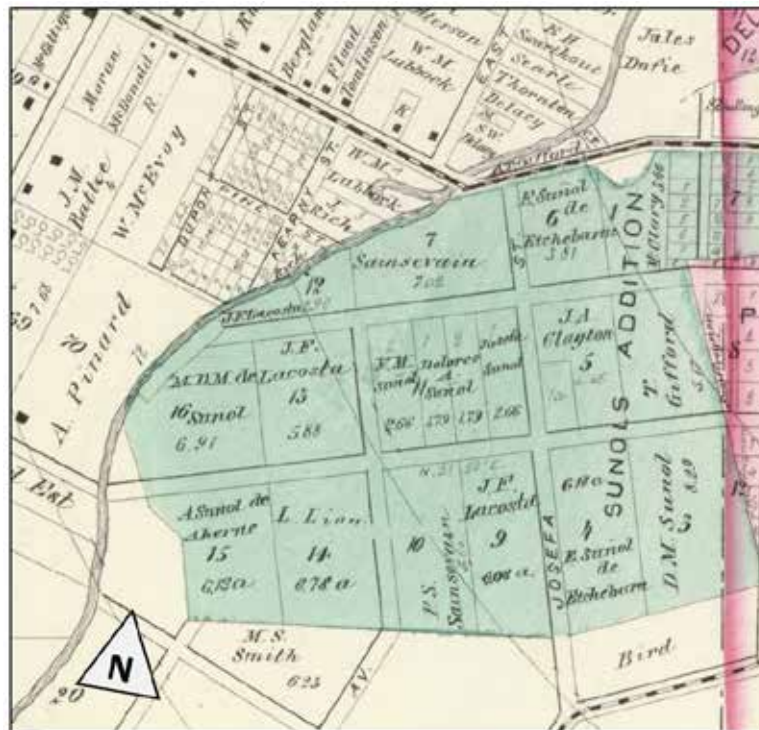
### P3a. Description (continued):

The detached, single-bay rear garage has a front-gable roof covered with composite sheet roofing. The tilt-up wood bay door is in the south gable end. A wood shed addition of informal construction wraps around the west and north sides of the garage. The shed has corrugated metal roofing and the siding is variously wood plank and lattice. The shed includes framed screen windows.

### B10. Significance (continued):

#### *Keiser Tract*

Governor Manuel Micheltorena granted the Rancho De Los Coches to Roberto Balermino, a Santa Clara Valley Costanoan Ohlone Indian, in 1844. The grant encompassed a half league (approximately 2,219 acres) of the Mission Santa Clara's former grazing lands on the west bank of the Guadalupe River. Antonio Suñol, a Spanish sailor and leading settler, received the rancho three years later as a payment on a debt. Suñol later subdivided and sold portions of the rancho following the American acquisition of California. By 1876, Suñol's Addition had been platted in an area west of the incorporated city of San Jose and east of Los Gatos Creek (**Figure 1**). The subject parcel is located in what was Lot 7 of the addition, along the southeast bank of the creek, southwest of downtown. The addition developed in the nineteenth century as a horticultural district with orchards and truck farms intermixed with industries focused on agriculture, such as canneries, fruit dryers, and blacksmith shops.<sup>1</sup>



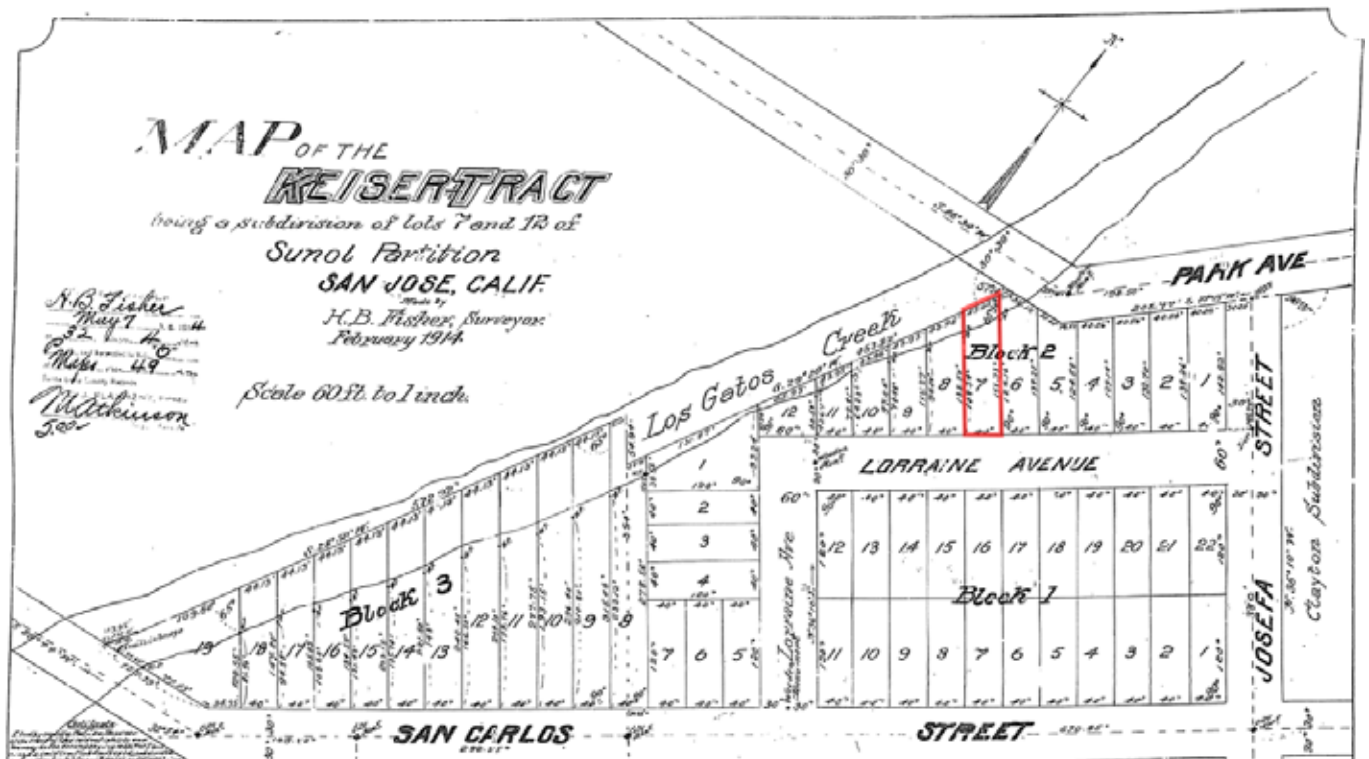
**Figure 1:** Suñol's Addition is shown on this excerpt of an 1876 map. It is bound by Park Avenue to the north and Los Gatos Creek to the west. The subject parcel is within Lot 7, along the creek.<sup>2</sup>

<sup>1</sup> Jan Otto Marius Broek, *The Santa Clara Valley, California: A Study in Landscape Change* (Utrecht, Netherlands: Oosthoek, 1932), 44; Architectural Resources Group, "Historical Resources Technical Report, Downtown West Mixed-Use Plan, San Jose, California," August 24, 2020, 8-16; Marjorie Dobkin and Basin Research Associates, "West San Carlos Street Historic Context, City of San Jose, Santa Clara County," Prepared for the City of San Jose in association with David J. Powers & Associates, April 2011, 7-8.

<sup>2</sup> Thompson and West, "City of San Jose, Fourth Ward," in Thompson and West, *Historical Atlas Map of Santa Clara County, California* (San Francisco: Thomson and West, 1876), 42.

In the late 1880s, Peter Keiser, a wagon manufacturer, purchased multiple lots within Suñol’s Addition, including the northern Lots 6, 7, and 12 along Los Gatos Creek. Keiser was born in the Lorraine region of France, on the contested border with Germany, and over the decades, US census takers variously recorded his native nationality as French or German. Keiser moved to San Jose in 1870, following the outbreak of the Franco-Prussian War. He established himself in the carriage and harness trade and lived near the intersection of Park and Delmas avenues, a quarter mile east of the subject property. Keiser died in 1907, but his widow and two children continued to own the lots.<sup>3</sup>

In 1911, the City of San Jose brought Suñol’s Addition into the city as part of its annexation of the larger Gardner District, the first expansion of the city boundaries since its incorporation. Electric interurban streetcar lines, established in 1902, also extended through San Jose in the early twentieth century. These developments opened the area west of downtown to more intensive land use. Industry spread along the major thoroughfares such as Park Avenue and San Carlos Street, while suburban tracts were constructed on the side streets. In 1914, the Keiser heirs platted a re-survey of a portion of their lands in Lots 7 and 12 of Suñol’s Addition as the Keiser Tract (**Figure 2**). The tract had a considerably different street grid than today as Barack Obama Boulevard (formerly South Montgomery Street) had not yet been extended across Los Gatos Creek from the north. Lorraine Avenue was the only newly created street in the newly defined tract. It ran west from Josefa Street before turning south to connect with San Carlos Street. (The north-south portion of Lorraine Avenue was later abandoned). The Keisers likely named the street for their homeland, which was soon to witness intense fighting as part of the western front of World War I.<sup>4</sup>



**Figure 2:** The Keiser Tract, 1914. The subject property is in Lot 7 of Block 2, highlighted in red.<sup>5</sup>

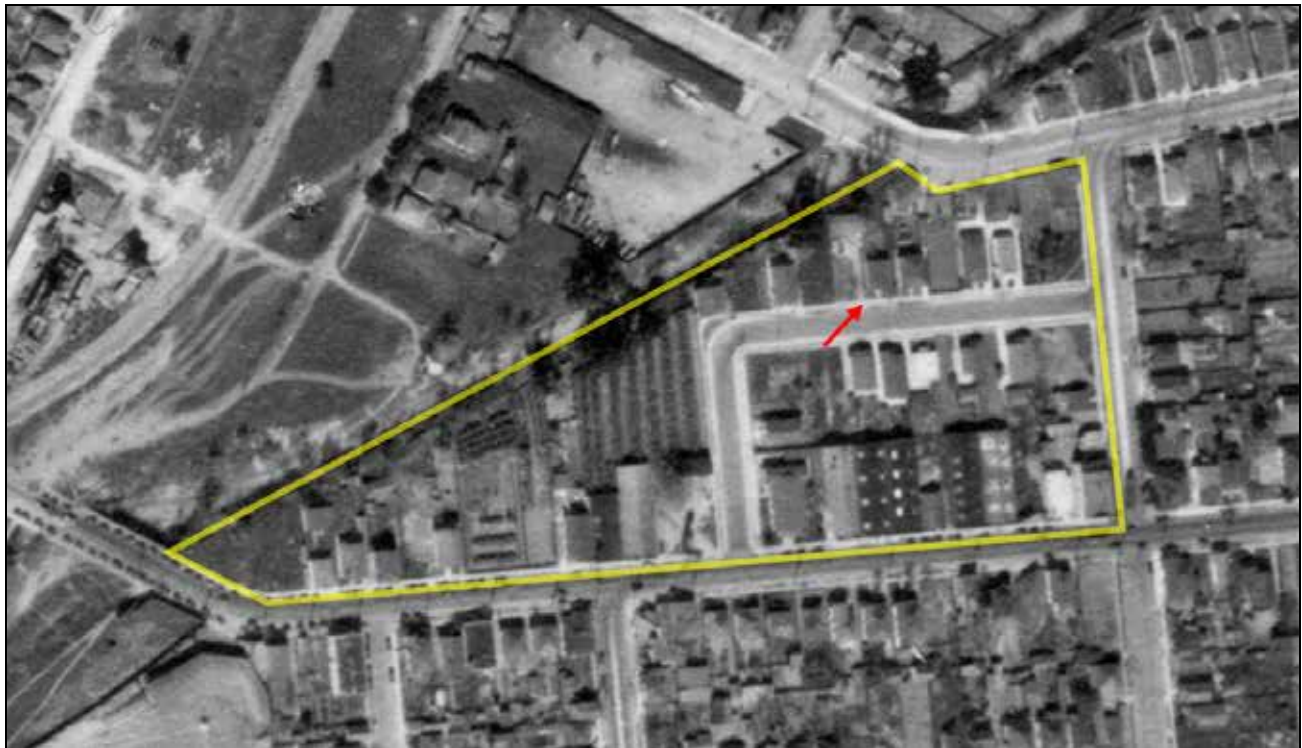
<sup>3</sup> “Real Estate Transactions,” *San Jose Herald*, January 17, 1889, 3; “Real Estate Transactions” *San Jose Mercury-News*, March 29, 1900, 6; US Bureau of the Census, *Tenth Census of the United States: 1880, Schedule No. 1: Population*, San Jose, Ward 4, Santa Clara County, California, June 15, 1880, Page No. 25; US Bureau of the Census, *Twelfth Census of the United States: 1900, Schedule No. 1: Population*, San Jose, Ward 4, Santa Clara County, California, June 4, 1900, Sheet No. B3; Architectural Resources Group, “Downtown West Mixed-Use Plan,” 21.

<sup>4</sup> Architectural Resources Group, “Downtown West Mixed-Use Plan,” 17-18; Dobkin, “West San Carlos Street Historic Context, 17-20; H. B. Fisher, “Map of the Keiser Tract,” February 1914, Maps Vol. O, 49, Santa Clara County Recorder.

<sup>5</sup> Fisher, “Map of the Keiser Tract,” February 1914.



Development did not occur within Keiser Tract in the years immediately following its subdivision. The 1915 Sanborn fire insurance map showed the entire tract as vacant, including along the north side of San Carlos Street, while cottages did line the south side of the street just beyond the tract borders. The neighborhood began to develop several years later, in the early 1920s, and residences on Lorraine Avenue were first listed in the city directory in 1922. The city graded and paved the street in 1927, and by 1931 the Keiser Tract had largely filled in (**Figure 3**). Bungalows lined both sides of the east-west portion of Lorraine Avenue (although the corner lots remained undeveloped), and the street resembled the residential neighborhoods to its east and south. A string of manufacturing plants ran along the north side of San Carlos Street, flanked by a drug store at the east end of the block and a chapel at the west end. The portion of the tract west of Lorraine Avenue remained semi-rural in character with larger lots containing orchards and vegetable gardens.<sup>6</sup>



**Figure 3:** Aerial photograph, 1931, with Keiser Tract boundaries approximately outlined. The subject property is indicated by arrow.<sup>7</sup>

Through its first decades, Keiser Tract was an Italian American working-class neighborhood. Of the 12 households along Lorraine Avenue listed in the 1930 census, eight were headed by Italian immigrants and a ninth by the son of Italian migrants. Only one of the twelve residences, that occupied by Elizabeth Davis, a widow, belonged to someone who was neither an immigrant, nor the child of one. Nearly all the adults were listed as laborers, mostly in canneries, but also in a lumber mill, dye works, a farm, or were simply listed as “general labor.” A fish salesman, hotel cook, and fireman rounded out the list of occupations. The neighborhood experienced frequent turnover through the 1930s but stabilized after 1940 as several Italian American families established long-term homes. In the 1960s, the neighborhood began to attract Hispanic families, though Italian Americans remained the predominant presence on Lorraine Avenue through the 1970s.<sup>8</sup>

<sup>6</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1915), Vol. 2, 164 and 169; Polk-Husted Directory Company, *San Jose City and Santa Clara County Directory* (Sacramento: Polk-Husted Directory Co., 1921, 1922, 1923); “Resolution of Intention No. 3694,” *San Jose Evening News*, July 18, 1927, 12

<sup>7</sup> Fairchild Aerial Surveys, Flight C-1456, Frame 31, 1:12,000, March 13, 1931.

<sup>8</sup> Bureau of the Census, *Fifteenth Census of the United States: 1930, Population Schedule*, San Jose Township, Santa Clara County, California, April 6, 1930, Sheet No 6A; R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1979).

Road construction and alterations have repeatedly reconfigured the Keiser Tract. In 1939, Montgomery Street was extended south across Los Gatos Creek. This added a western outlet for Lorraine Avenue and removed several of the more rural lots (**Figure 4**). In the 1970s, South Montgomery Street was greatly widened, claiming more of the tract and requiring the demolition of the residence on Lot 11 at the west end of Block 2. Around the same time, the north-south leg of Lorraine Avenue was abandoned.<sup>9</sup>



**Figure 4:** Aerial photograph, 1948, with Keiser Tract boundaries and subject property indicated by arrow.<sup>10</sup>

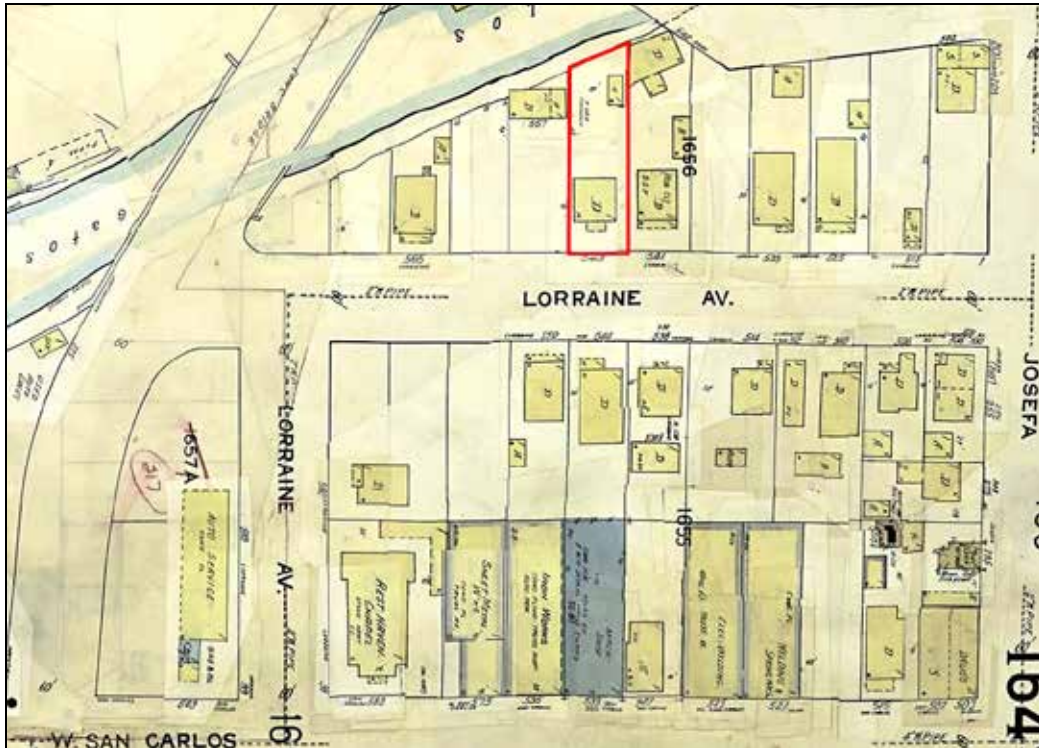
The built environment in the east half of the tract remained relatively stable over the decades, though a light industrial plant replaced two of the residences on the north side of Lorraine Avenue in 1962, but greater change came to the western portion of the tract. An automobile service station was established in the 1940s on the section of land between Lorraine Avenue and South Montgomery Street (**Figure 5**). In the 1960s, commercial development replaced the semi-rural lots west of South Montgomery Street, and in 1961, Local 11 of the International Longshore and Warehouse Union constructed an administrative office and meeting hall on the south side of Lorraine Avenue. Architect Henry Hill and his associate John Kruse designed the building, dedicated as Democracy Hall, in an angular, Midcentury Modern style. That building was determined eligible in 2020 for listing in the NRHP, CRHR, and as a local City Landmark for being an important work by a master architect (**Figure 6**). The tract experienced few major alterations after the early 1960s and it retains its character today as a mixed residential and light-industrial district.<sup>11</sup>

<sup>9</sup> “How Bridge Will Link Streets” *San Jose Evening News*, February 1, 1939, 2; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968; Western Aerial Photos, Flight GS-VEZR, Frame 2-80, 1:24:000, October 28, 1980.

<sup>10</sup> United States Geological Services (USGS), Flight AR1HR, Frame 161, 1:23,600, September 26, 1948.

<sup>11</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968; Architectural Resources Group, “Democracy Hall, 580 Lorraine Avenue,” California Department of Parks and Recreation (DPR) 523 form, September 16, 2019.





**Figure 5:** The 1950 Sanborn fire insurance map shows the Keiser Tract east of South Montgomery Street. The subject property is outlined.<sup>12</sup>



**Figure 6:** Aerial photograph, 1968, with Keiser Tract boundaries and subject property indicated by arrow. Democracy Hall is southwest of the subject property.<sup>13</sup>

<sup>12</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164.

<sup>13</sup> Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968.

*543 Lorraine Avenue*

The Craftsman Bungalow at 543 Lorraine Avenue was constructed in 1923 and Louis Deno Cordoni filed a completion notice with the county on May 2 of that year. The residence was first listed in city directories in 1924.<sup>14</sup> Cordoni was an Italian immigrant who worked as a laborer for lumber and fruit packing companies. He remained in the house for less than two years, before Peter Rosellini, another Italian laborer, replaced him. A series of widows or divorced women—Mary Pitts, Elizabeth Province, and Elizabeth Davis—lived in the residence through the late 1920s and early 1930s. They worked a variety of jobs, including as seamstresses and nurses.<sup>15</sup>

In 1935, Vincent De Maria (also listed as DeMaria), his wife Cora, and daughter Sharon moved into the residence and remained there through at least the 1970s. Vincent was the California-born child of Italian immigrants. He worked as a laborer and chauffeur in the 1930s but began working as a truck driver in 1941 for Henry J. Kaiser’s Permanente quarry, located southwest of San Jose. He remained in that position for most of the remainder of his working life.<sup>16</sup>

The De Marias made only modest alterations to the residence, adding the northwest rear extension at some point between 1950 and 1968. They resized and replaced a west side window on the original residence around the same time. A shed of amateur construction was added on the north and west sides of the detached garage at an unknown date, and the original porch columns and railings were also replaced at an unknown date.<sup>17</sup>

**Table 1:** Select directory listings for 543 Lorraine Ave (R.L. Polk San Jose City Directory).

1923	No listing
1924	Deno Cordoni
1925	Peter Rosellini
1926	Peter Rosellini
1927	Mary Pitts
1928	Vacant
1929	Elizabeth Province
1930	Elizabeth M. Davis
1935	Vincent DeMaria
1940	Vincent De Maria
1945	Vincent DeMaria
1950	Vincent DeMaria
1955	Vincent DeMaria
1960	Vincent DeMaria
1965	Vincent DeMaria
1970	Vincent R De Maria
1975	Vincent R De Maria
1979	Vincent R De Maria

*The Craftsman Bungalow Style*

Modest examples of Craftsman Bungalow-style houses, often referred to as California Bungalows, or simply Bungalows, are numerous in California. The style has its roots in the Arts and Crafts design movement in general, and more specifically with the designs of brothers Charles and Henry Greene of Pasadena. The style became especially popular with the working- and middle-classes throughout California and the West from the 1900s through the 1930s, and many were built from catalog house-building kits. Companies such as Aladdin Homes, Wilson Bungalows, Montgomery Ward, Sears and Roebuck, and Pacific Ready-Cut mass-marketed small kit house designs and materials across the country, making the Bungalow a common and easily accessible choice for many owners and builders. Because they were modestly priced and relatively easy to build, small- to mid-sized Bungalows remained popular throughout California during this period—simple, yet well built, with artistic flare. They are commonly seen in residential suburbs, such as the early-twentieth-century streetcar suburbs of urban areas, as well as in rural settings.<sup>18</sup>

<sup>14</sup> The Santa Clara County Assessor lists a 1914 build date for the subject property, but the Sanborn fire insurance maps, R. L. Polk city directories, and the published notice of completion (“Completion Notices,” *Building and Engineering News*, May 12, 1922, 38) all indicate the later construction date.

<sup>15</sup> R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1923-1930); Bureau of the Census, *Fifteenth Census of the United States: 1930, Population Schedule*, San Jose Township, Santa Clara County, California, April 6, 1930, Sheet No 6A.

<sup>16</sup> R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1979); “Permanente Truck Drivers Given Awards for Safety,” *San Jose Evening News*, March 9, 1946, 2.

<sup>17</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968.

<sup>18</sup> Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2015), 566-578; Clifford Edward Clark Jr., *The American Family Home 1800-1960* (Chapel Hill, NC: University of North Carolina Press, 1986), 171-192; Clay Lancaster, *The American Bungalow: 1880-1930* (New York: Dover Publications Inc., 1985), 111-151.



Craftsman Bungalows are usually one-story, or one-and-a-half-story houses of wood-frame construction, regular in plan with a prominent attached or engaged porch with column and pedestal roof supports. The roof usually features medium-pitch gable roofs with open eaves and exposed rafters, knee braces, lookouts, and fascia boards at the gable ends. Chimneys, foundations and lower portions of the walls tend to be rusticated brick or stone, with wood shingles or horizontal wood siding above. More elaborate examples can include decorative window arrangements with wide wood casing and rows of smaller panes above larger panes; dormers; slatted stickwork in gable ends or vents; and glazed wood doors. These residences often included a detached garage or shed, which were also modestly built, wood-frame structures, with hinged doors. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most Bungalows were modestly built, assembled either by the kit manufacturer or local carpenters.

### Evaluation

The subject property at 543 Lorraine Avenue lacks historic importance and is not eligible for listing in the NRHP, CRHR, or as a local City Landmark. Additionally, the property has diminished historic integrity because of the replacement of the original porch columns and railings, which are important character-defining features for Craftsman Bungalows.

The subject property lacks important associations with significant events or trends, and it is not eligible under NRHP Criterion A, CRHR Criterion 1, or San Jose City Landmark considerations 2 and 4. The residence was constructed in 1923 as part of the buildout of the Keiser Tract, a small subdivision that was platted in 1914 but did not begin development until the early 1920s. The neighborhood was one of many that were created in the early twentieth century in response to the growth of San Jose, and the Keiser Tract was neither an early nor demonstrably important residential or commercial development. The construction of the subject residence was part of the routine expansion of the city and did not play a historically important role in this context.

Under NRHP Criterion B, CRHR Criterion 2, and San Jose consideration 3, the subject property is associated most closely with Vincent De Maria, a truck driver for the Kaiser Permanente quarry, who lived in the house for at least 45 years. A series of renters occupied the residence prior to De Maria moving in during 1935 and none were closely associated with the property. De Maria does not appear to have made significant contributions to local, state, or national history, and the property is thus not eligible under these criteria.

The subject property lacks significance under NRHP Criterion C, CRHR Criterion 3, or San Jose considerations 6, 7, and 8 as it is not an important example of its type, period, or method of construction; nor is it a work of high artistic value or one designed by a master architect. The residence was constructed economically in the ubiquitous Craftsman Bungalow style, and is not a historically important example. The building lacks the features that characterized more sophisticated examples of the type such as dormers, decorative doors or windows, rusticated siding, stick work, and it is a small, unremarkable residence. A great many Craftsman Bungalows were constructed throughout San Jose, California, and the nation during the early twentieth century and the subject residence is not an important example of the type. No architect was identified as designing the building.

Finally, the property is not significant under NRHP Criterion D or CRHR Criterion 4 as it has not yielded and is not likely to yield data important to the understanding of history. The construction techniques and materials employed on this property were common in their time and are well documented in written sources. Also, the property's land use, the layout of the extant built environment resources, and the relationship the buildings have with the surrounding landscape, are typical for residences of the period and does not appear to provide important information within the broader economic, social, and cultural setting of the region during its historic-period occupation.

The City of San Jose recognizes important historic built environment resources as City Landmarks. The criteria for landmark designation are broadly similar to the NRHP and CRHR criteria, but also include properties that exemplify the cultural, economic, social, or historic heritage of the city, or portray the environment of a group of people in a moment characterized by a distinctive architectural style (San Jose considerations 1 and 5). While the subject property was part of a working-class Italian American community, there is no distinctive architectural style or other distinguishing characteristics of the property, or the neighborhood as a whole, that exemplifies or embodies the cultural and social heritage of that community. Rather, the home is typical of early twentieth-century residences, and it lacks any clear identification with the San Jose Italian American community. The subject property thus does not meet eligibility criteria for listing as a San Jose City Landmark.

**Photographs (continued):**



**Photograph 2:** West elevation; facing northeast, January 18, 2020.



**Photograph 3:** Rear north side of residence and northwest corner of detached garage and shed; facing southeast, January 18, 2020.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier: 565 Lorraine Avenue

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Santa Clara

\*b. USGS 7.5' Quad San Jose West, Calif. Date 1961 (photorevised 1980) T 7S; R 1E; NW  $\frac{1}{4}$  of Sec 18; M.D. B.M.

c. Address 565 Lorraine Avenue City San Jose Zip 95110-2611

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Lot 10, Block 2, Keiser Tract. Assessor Parcel Number (APN): 259-47-068

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

This 0.11-acre corner lot contains a 1923 Craftsman Bungalow with a three-quarter-width front porch (**Photograph 1**). The single-story, 1120-square-foot residence has a rectangular footprint and front gable main and porch roofs. The roofs have open eaves with exposed rafters and decorative beams with knee braces. Wood lattice vents are located at the gable peaks. The front porch has two battered, square wood columns that sit atop a solid balustrade. A short flight of concrete stairs with metal pipe handrails is centered on the front porch (**Photographs 2 and 3**). A rear shed-roof addition, constructed between 1950 and 1968, is located at the northwest building corner (**Photographs 4-6**). The addition previously contained a screened porch, but this was enclosed with plywood walls in 2014. A shed roof shelters a small rear stoop, accessed by wood stairs. A small gable-roof shed is attached to the residence east of the rear stoop. The west elevation includes an exterior brick chimney, and an interior chimney extends from the roof ridge line. The building is clad in narrow clapboard siding. All the doors and windows were covered with plywood at the time of survey (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

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

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



P5b. Description of Photo: (View, date, accession #) South façade and west elevation of 565 Lorraine Avenue; facing northeast, January 18, 2022

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1923 (City directory)

\*P7. Owner and Address:  
Montgomery 7 LLC  
13389 Folsom Blvd  
Folsom CA 95630

\*P8. Recorded by: (Name, affiliation, address)  
David Hickman  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: January 18, 2022

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: JRP Historical Consulting, LLC, Historic Resources Study for 543 & 565 Lorraine Avenue, San Jose, February 2022.

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

B1. Historic Name: 565 Lorraine Avenue

B2. Common Name: 565 Lorraine Avenue

B3. Original Use: Residence B4. Present Use: Vacant

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Bungalow and garage constructed 1923; rear addition constructed between 1950 and 1968 and enclosed 2014; garage removed after 1968; carport and rear shed added after 1968 and removed 2014; some windows replaced 2014

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

\*B8. Related Features: n/a

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be eligible for listing as a San Jose City Landmark because it does not meet the significance criteria of those programs. The property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

### Historic Context

The Craftsman Bungalow recorded on this form was constructed in 1923 on Lot 10 of Block 2 of the Keiser Tract within what was then an Italian American working-class neighborhood southwest of the Southern Pacific Railroad (later CalTrain) depot now known as Diridon Station in San Jose. The Keiser Tract was platted in 1914 by subdividing two lots of Suñol's Addition, which in turn had been created through the subdivision of the Rancho De Los Coches (see Continuation Sheet).

B11. Additional Resource Attributes: \_\_\_\_\_

\*B12. References: Historic aerial photographs; Sanborn Fire Insurance Maps; Polk City Directories; US Census population schedules; historic newspapers; and see footnotes.

B13. Remarks:

\*B14. Evaluator: David Hickman

\*Date of Evaluation: January 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Base map: County of Santa Clara: Sanborn Co. (2020). Data: Santa Clara County GIS (2021): RFP (2022).

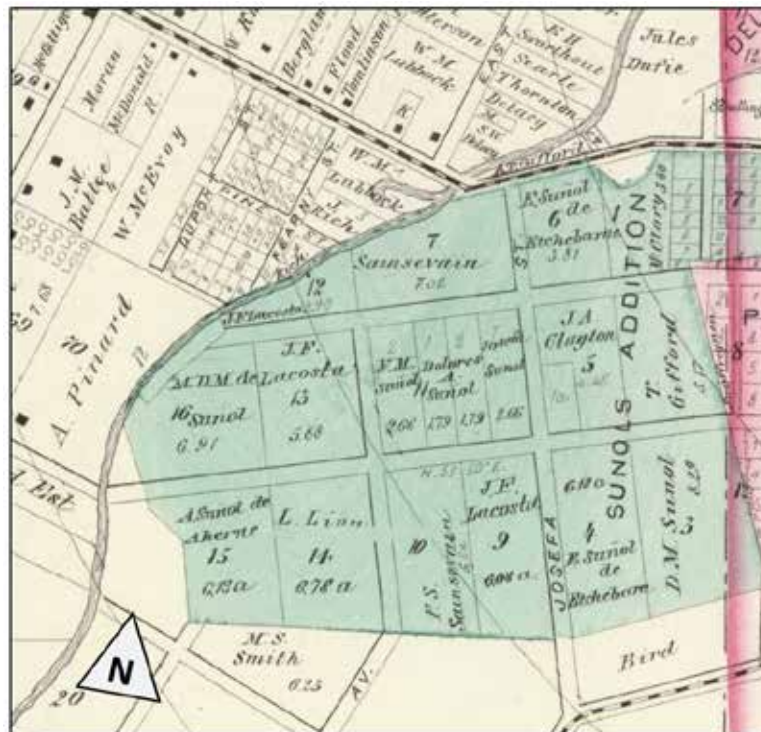
**P3a. Description (continued):**

Earlier imagery captured by Google Street View showed some of the fenestration now covered included a symmetrical south façade, with a front door with upper glazing flanked by two window groupings, each with narrow side windows surrounding a broad center pane (**Photograph 7**). The side and rear windows were principally double-hung, wood sashes, though these began to be replaced with vinyl sliding windows in 2014. A concrete driveway and pad are on the east side of the residence. A shed-roof carport and rear shed were removed in 2014. A brick planter box surrounds the front porch.

**B10. Significance (continued):**

*Keiser Tract*

Governor Manuel Micheltorena granted the Rancho De Los Coches to Roberto Balermino, a Santa Clara Valley Costanoan Ohlone Indian, in 1844. The grant encompassed a half league (approximately 2,219 acres) of the Mission Santa Clara’s former grazing lands on the west bank of the Guadalupe River. Antonio Suñol, a Spanish sailor and leading settler, received the rancho three years later as a payment on a debt. Suñol later subdivided and sold portions of the rancho following the American acquisition of California. By 1876, Suñol’s Addition had been platted in an area west of the incorporated city of San Jose and east of Los Gatos Creek (**Figure 1**). The subject parcel is located in what was Lot 7 of the addition, along the southeast bank of the creek, southwest of downtown. In the nineteenth century, the area developed as a horticultural district with orchards and truck farms intermixed with industries focused on agriculture, such as canneries, fruit dryers, and blacksmith shops.<sup>1</sup>



**Figure 1:** Suñol’s Addition is shown on this excerpt of an 1876 map. It is bound by Park Avenue to the north and Los Gatos Creek to the west. The subject parcel is within Lot 7, along Los Gatos Creek.<sup>2</sup>

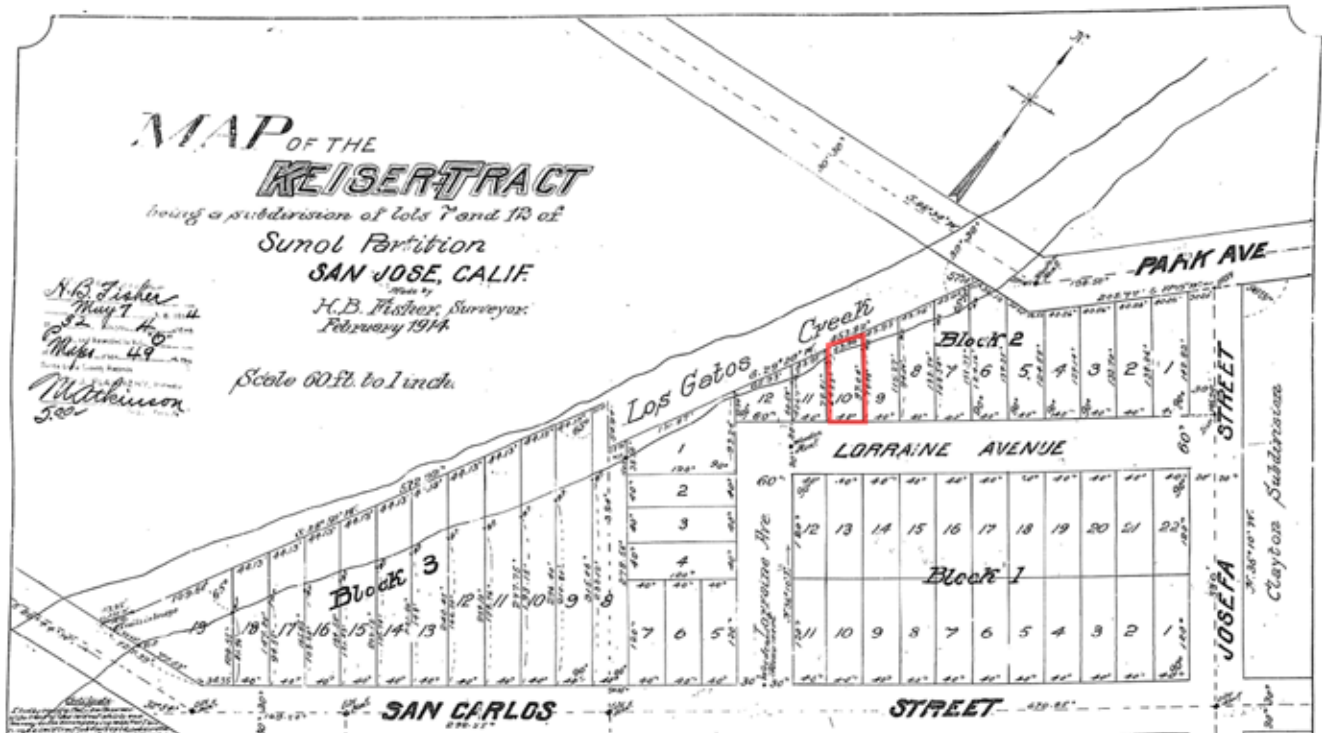
<sup>1</sup> Jan Otto Marius Broek, *The Santa Clara Valley, California: A Study in Landscape Change* (Utrecht, Netherlands: Oosthoek, 1932), 44; Architectural Resources Group, “Historical Resources Technical Report, Downtown West Mixed-Use Plan, San Jose, California,” August 24, 2020, 8-16; Marjorie Dobkin and Basin Research Associates, “West San Carlos Street Historic Context, City of San Jose, Santa Clara County,” Prepared for the City of San Jose in association with David J. Powers & Associates, April 2011, 7-8.

<sup>2</sup> Thompson and West, “City of San Jose, Fourth Ward,” in Thompson and West, *Historical Atlas Map of Santa Clara County, California* (San Francisco: Thomson and West, 1876), 42.



In the late 1880s, Peter Keiser, a wagon manufacturer, purchased multiple lots within Suñol’s Addition, including the northern Lots 6, 7, and 12 along Los Gatos Creek. Keiser was born in the Lorraine region of France, on the contested border with Germany, and over the decades, US census takers variously recorded his native nationality as French or German. Keiser moved to San Jose in 1870, following the outbreak of the Franco-Prussian War. He established himself in the carriage and harness trade and lived near the intersection of Park and Delmas avenues, a quarter mile east of the subject property. Keiser died in 1907, but his widow and two children continued to own the lots.<sup>3</sup>

In 1911, the City of San Jose brought Suñol’s Addition into the city as part of its annexation of the larger Gardner District, the first expansion of the city’s boundaries since its incorporation. Electric interurban streetcar lines, established in 1902, also extended through San Jose in the early twentieth century. These developments opened the area west of downtown to more intensive land use. Industry spread along the major thoroughfares such as Park Avenue and San Carlos Street, while suburban tracts were constructed on the side streets. In 1914, the Keiser heirs platted a re-survey of a portion of their lands in Lots 7 and 12 of Suñol’s Addition as the Keiser Tract (**Figure 2**). The tract had a considerably different street grid than is present today as Barack Obama Boulevard (formerly South Montgomery Street) had not yet been extended across Los Gatos Creek from the north. Lorraine Avenue was the only newly created street in the newly defined tract. It ran west from Josefa Street before turning south to connect with San Carlos Street. (The north-south portion of Lorraine Avenue was later abandoned). The Keisers likely named the street for their homeland in France, which was soon to witness intense fighting as part of the western front of World War I.<sup>4</sup>



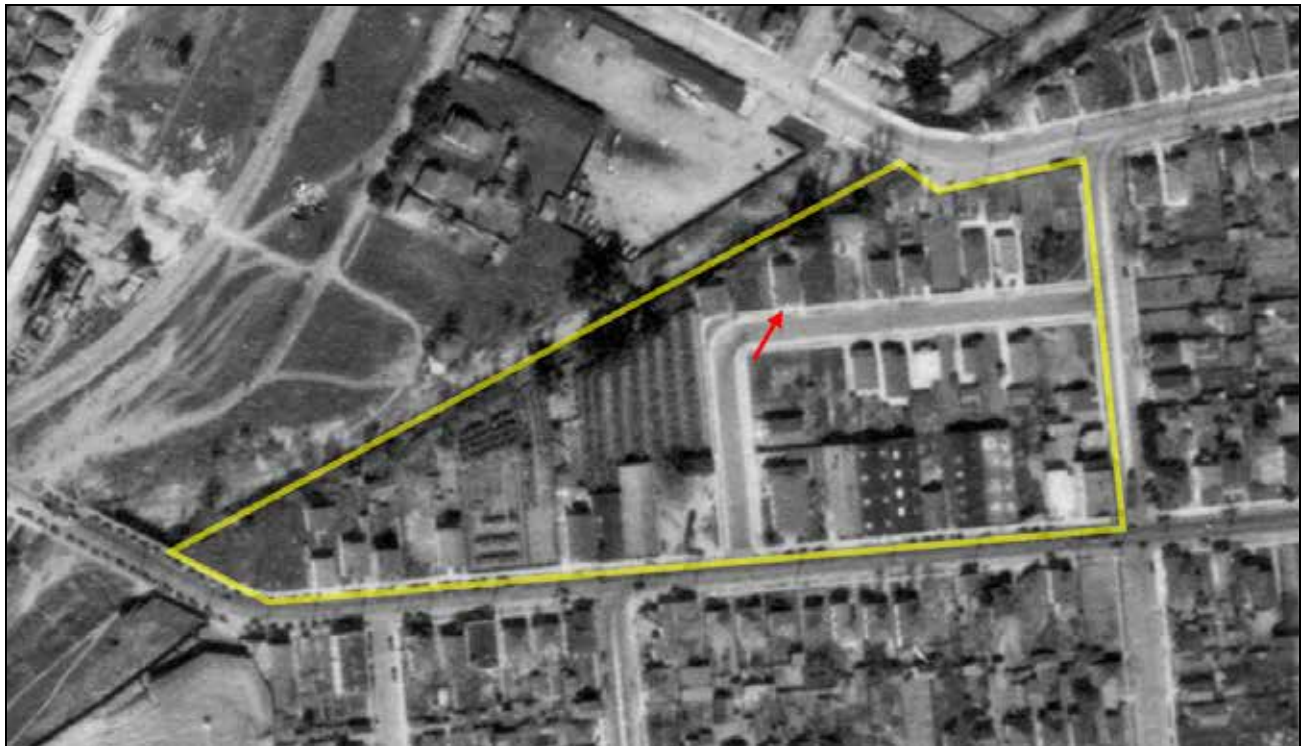
**Figure 2:** The Keiser Tract, 1914. The subject property is in Lot 10 of Block 2, highlighted in red.<sup>5</sup>

<sup>3</sup> “Real Estate Transactions,” *San Jose Herald*, January 17, 1889, 3; “Real Estate Transactions” *San Jose Mercury-News*, March 29, 1900, 6; US Bureau of the Census, *Tenth Census of the United States: 1880, Schedule No. 1: Population*, San Jose, Ward 4, Santa Clara County, California, June 15, 1880, Page No. 25; US Bureau of the Census, *Twelfth Census of the United States: 1900, Schedule No. 1: Population*, San Jose, Ward 4, Santa Clara County, California, June 4, 1900, Sheet No. B3; Architectural Resources Group, “Downtown West Mixed-Use Plan,” 21.

<sup>4</sup> Architectural Resources Group, “Downtown West Mixed-Use Plan,” 17-18; Dobkin, “West San Carlos Street Historic Context, 17-20; H. B. Fisher, “Map of the Keiser Tract,” February 1914, Maps Vol. O, 49, Santa Clara County Recorder.

<sup>5</sup> Fisher, “Map of the Keiser Tract,” February 1914.

Development did not occur within Keiser Tract in the years immediately following its subdivision. The 1915 Sanborn fire insurance map showed the entire tract as vacant, including along the north side of San Carlos Street, while cottages did line the south side of the street just beyond the tract borders. The neighborhood began to develop several years later, in the early 1920s, and residences on Lorraine Avenue were first listed in the city directory in 1922. The city graded and paved the street in 1927, and by 1931 the Keiser Tract had largely filled in (**Figure 3**). Bungalows lined both sides of the east-west portion of Lorraine Avenue (although the corner lots remained undeveloped), and the street resembled the residential neighborhoods to its east and south. A string of manufacturing plants ran along the north side of San Carlos Street, flanked by a drug store at the east end of the block and a chapel at the west end. The portion of the tract west of Lorraine Avenue remained semi-rural in character with larger lots containing orchards and vegetable gardens.<sup>6</sup>



**Figure 3:** Aerial photograph, 1931, with Keiser Tract boundaries approximately outlined. The subject property is indicated by arrow.<sup>7</sup>

Through its first decades, Keiser Tract was an Italian American working-class neighborhood. Of the 12 households along Lorraine Avenue listed in the 1930 census, eight were headed by Italian immigrants and a ninth by the son of Italian migrants. Only one of the twelve residences, that occupied by Elizabeth Davis, a widow, belonged to someone who was neither an immigrant nor the child of one. Nearly all the adults were listed as laborers, mostly in canneries, but also in a lumber mill, dye works, a farm, or were simply listed as “general labor.” A fish salesman, hotel cook, and fireman rounded out the list of occupations. The neighborhood experienced frequent turnover through the 1930s but stabilized after 1940 as several Italian American families established long-term homes. In the 1960s, the neighborhood began to attract Hispanic families, though Italian Americans remained the predominate presence on Lorraine Avenue through the 1970s<sup>8</sup>

<sup>6</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1915), Vol. 2, 164 and 169; Polk-Husted Directory Company, *San Jose City and Santa Clara County Directory* (Sacramento: Polk-Husted Directory Co., 1921, 1922, 1923); “Resolution of Intention No. 3694,” *San Jose Evening News*, July 18, 1927, 12

<sup>7</sup> Fairchild Aerial Surveys, Flight C-1456, Frame 31, 1:12,000, March 13, 1931.

<sup>8</sup> Bureau of the Census, *Fifteenth Census of the United States: 1930, Population Schedule*, San Jose Township, Santa Clara County, California, April 6, 1930, Sheet No 6A; R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1979).



Road construction and alterations have repeatedly reconfigured the Keiser Tract. In 1939, Montgomery Street was extended south across Los Gatos Creek. This added a western outlet for Lorraine Avenue and removed several of the more rural lots (**Figure 4**). In the 1970s, South Montgomery Street was greatly widened, claiming more of the tract and requiring the demolition of the residence on Lot 11, Block 2, immediately west of the subject residence. Around the same time, the north-south leg of Lorraine Avenue was abandoned.<sup>9</sup>



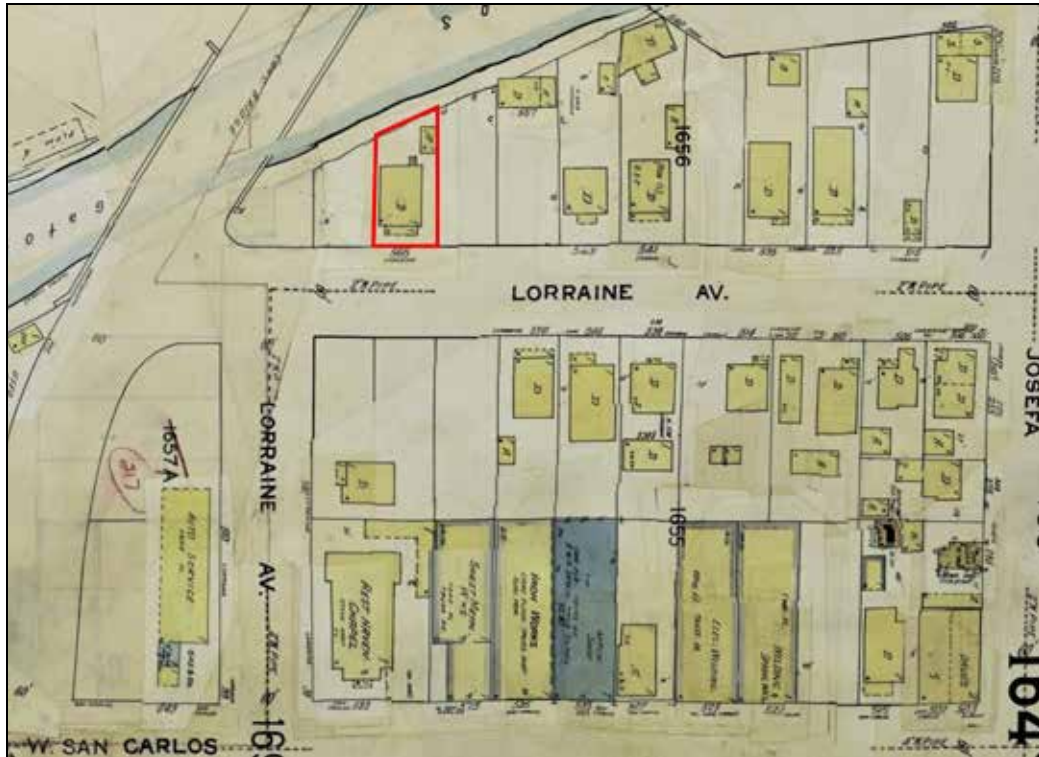
**Figure 4:** Aerial photograph, 1948, with Keiser Tract boundaries and subject property indicated by arrow.<sup>10</sup>

The built environment in the east half of the tract remained relatively stable over the decades, though a light industrial plant replaced two of the residences on the north side of Lorraine Avenue in 1962, but greater change came to the western portion of the tract. An automobile service station was established in the 1940s on the section of land between Lorraine Avenue and South Montgomery Street (**Figure 5**). In the 1960s, commercial development replaced the semi-rural lots west of South Montgomery Street, and in 1961, Local 11 of the International Longshore and Warehouse Union constructed an administrative office and meeting hall on the south side of Lorraine Avenue. Architect Henry Hill and his associate John Kruse designed the building, dedicated as Democracy Hall, in an angular, Midcentury Modern style. That building was determined eligible in 2020 for listing in the NRHP, CRHR, and as a local City Landmark for being an important work by a master architect (**Figure 6**). The tract experienced few major alterations after the early 1960s and it retains its character today as a mixed residential and light-industrial district.<sup>11</sup>

<sup>9</sup> “How Bridge Will Link Streets” *San Jose Evening News*, February 1, 1939, 2; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968; Western Aerial Photos, Flight GS-VEZR, Frame 2-80, 1:24:000, October 28, 1980.

<sup>10</sup> United States Geological Services (USGS), Flight AR1HR, Frame 161, 1:23,600, September 26, 1948.

<sup>11</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968; Architectural Resources Group, “Democracy Hall, 580 Lorraine Avenue,” California Department of Parks and Recreation (DPR) 523 form, September 16, 2019.



**Figure 5:** The 1950 Sanborn fire insurance map shows the Keiser Tract east of South Montgomery Street. The subject property is outlined. The rear garage has since been removed and an addition constructed at the northwest building corner.<sup>12</sup>



**Figure 6:** Aerial photograph, 1968, with Keiser Tract boundaries and subject property indicated by arrow. Democracy Hall is directly south of subject property.<sup>13</sup>

<sup>12</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164.

<sup>13</sup> Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968.

*565 Lorraine Avenue*

The Craftsman Bungalow at 565 Lorraine Avenue was constructed in 1923 and first listed in city directories in 1924.<sup>14</sup> Eugene Giannini, an Italian immigrant laborer, was the earliest identified occupant, though he lived there for less than a year and the property was listed as vacant the following year (**Table 1**). Other residents in the 1920s included Albert Balocchi, an Italian pasta maker; Edward Miller, a telephone cable man; and Edward Maul, a fireman and the child of German immigrants.<sup>15</sup>

The Solari family moved into the subject residence in 1938 and remained there, with a brief interruption, for the next four decades. Father Vincent Solari was born in Italy in 1888 and immigrated to the United States in 1920 at age 32. He worked as a blacksmith for canneries. Vincent died in 1950, and his son, Attilio J Solari, inherited the home. Attilio, also born in Italy, was a brick worker and general laborer. When he died in 1979, the property again passed to his son, E. R. Solari, a laborer in a winery.<sup>16</sup>

The Solaris made only minor alterations to the residence. Attilio Solari added a screened porch at the rear northwest corner after he inherited the house. The original detached garage was removed at some point after 1968 and replaced with a carport on the east side of the residence and an open shed to the rear of the property. More recently, the property was renovated in 2014, which involved enclosing the rear porch and replacing a number of original double-hung, wood-sash windows with modern vinyl sliding windows. The carport and rear shed were also removed around 2014.<sup>17</sup>

**Table 1:** Select directory listings for 565 Lorraine Ave (R.L. Polk San Jose City Directory).

1923	No listing
1924	Eugene Giannini
1925	Vacant
1926	Albert Baiocchi
1927	Edward Miller
1928	No listing
1929	Edward Maul
1930	Edward Maul
1935	S. L. DeLaughder
1938	Vincent Solari
1940	Vincent Solari
1945	L B Sanders
1950	A J Solari
1955	Attilio J Solari
1960	Attilio J Solari
1965	Attilio J Solari
1970	Attilio J Solari
1975	Attilio J Solari
1979	E R Solari

*The Craftsman Bungalow Style*

Modest examples of Craftsman Bungalow-style houses, often referred to as California Bungalows, or simply Bungalows, are numerous in California. The style has its roots in the Arts and Crafts design movement in general, and more specifically with the designs of brothers Charles and Henry Greene of Pasadena. The style became especially popular with the working- and middle-classes throughout California and the West from the 1900s through the 1930s, and many were built from catalog house-building kits. Companies such as Aladdin Homes, Wilson Bungalows, Montgomery Ward, Sears and Roebuck, and Pacific Ready-Cut mass-marketed small kit house designs and materials across the country, making the Bungalow a common and easily accessible choice for many owners and builders. Because they were modestly priced and relatively easy to build, small- to mid-sized Bungalows remained popular throughout California during this period—simple, yet well built, with artistic flare. They are commonly seen in residential suburbs, such as the early-twentieth-century streetcar suburbs of urban areas, as well as in rural settings.<sup>18</sup>

<sup>14</sup> The Santa Clara County Assessor lists a 1918 build date for the subject property, but the Sanborn fire insurance maps and R. L. Polk city directories both indicate a later construction date.

<sup>15</sup> R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1923-1930); Bureau of the Census, *Fifteenth Census of the United States: 1930, Population Schedule*, San Jose Township, Santa Clara County, California, April 6, 1930, Sheet No 6A.

<sup>16</sup> R.L. Polk & Co., *City Directory for City of San Jose* (Sacramento: R.L. Polk & Co., 1938, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1979).

<sup>17</sup> Sanborn Fire Insurance Map, San Jose, Santa Clara County, California (Sanborn Map Company, 1950), Vol. 2, 164; Cartwright Aerial Surveys, Flight CAS-2310, Frame 2-72, 1:12,000, May 6, 1968; Google Street View images, September 2007 – May 2020.

<sup>18</sup> Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2015), 566-578; Clifford Edward Clark Jr., *The American Family Home 1800-1960* (Chapel Hill, NC: University of North Carolina Press, 1986), 171-192; Clay Lancaster, *The American Bungalow: 1880-1930* (New York: Dover Publications Inc., 1985), 111-151.

Craftsman Bungalows are usually one-story, or one-and-a-half-story houses of wood-frame construction, regular in plan with a prominent attached or engaged porch with column and pedestal roof supports. The roof usually features medium-pitch gable roofs with open eaves and exposed rafters, knee braces, lookouts, and fascia boards at the gable ends. Chimneys, foundations and lower portions of the walls tend to be rusticated brick or stone, with wood shingles or horizontal wood siding above. More elaborate examples can include decorative window arrangements with wide wood casing and rows of smaller panes above larger panes; dormers; slatted stickwork in gable ends or vents; and glazed wood doors. These residences often included a detached garage or shed, which were also modestly built, wood-frame structures, with hinged doors. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most Bungalows were modestly built, assembled either by the kit manufacturer or local carpenters.

### Evaluation

The subject property at 565 Lorraine Avenue lacks historic importance and is not eligible for listing in the NRHP, CRHR, or as a local City Landmark. Additionally, the property has diminished historic integrity because of the replacement of many of the original windows and the removal of the original detached garage.

The subject property lacks important associations with significant events or trends, and it is not eligible under NRHP Criterion A, CRHR Criterion 1, or San Jose City Landmark considerations 2 and 4. The residence was constructed in 1923 as part of the buildout of the Keiser Tract, a small subdivision that was platted in 1914 but did not begin development until the early 1920s. The neighborhood was one of many that were created in the early twentieth century in response to the growth of San Jose, and the Keiser Tract was neither an early nor demonstrably important residential or commercial development. The construction of the subject residence was part of the routine expansion of the city and did not play a historically important role in this context.

Under NRHP Criterion B, CRHR Criterion 2, and San Jose consideration 3, the subject property is associated most closely with father and son Vincent and Attilio Solari, who between them lived in the house for 41 years. Vincent Solari worked as a blacksmith and Attilio worked as a bricklayer and general laborer. A series of renters occupied the residence prior to the Solaris moving in during 1938 and none were closely associated with the property. Neither Vincent or Attilio Solari appears to have made a significant contribution to local, state, or national history, and the property is thus not eligible under these criteria.

The subject property lacks significance under NRHP Criterion C, CRHR Criterion 3, or San Jose considerations 6, 7, and 8 as it is not an important example of its type, period, or method of construction; nor is it a work of high artistic value or one designed by a master architect. The residence was constructed economically in the ubiquitous Craftsman Bungalow style, but it is not a historically important example. The building lacks the features that characterized more sophisticated examples of the type such as dormers, decorative doors or windows, rusticated siding, stick work, and is a small, unremarkable residence. A great many Craftsman Bungalows were constructed throughout San Jose, California, and the nation during the early twentieth century and the subject residence is not an important example of the type. No architect was identified as designing the building.

Finally, the property is not significant under NRHP Criterion D or CRHR Criterion 4 as it has not yielded and is not likely to yield data important to the understanding of history. The construction techniques and materials employed on this property were common in their time and are well documented in written sources. Also, the property's land use, the layout of the extant built environment resources, and the relationship the building has with the surrounding landscape, are typical for residences of the period and does not appear to provide important information within the broader economic, social, and cultural setting of the region during its historic-period occupation.

The City of San Jose recognizes important historic built environment resources as City Landmarks. The criteria for landmark designation are broadly similar to the NRHP and CRHR criteria, but also include properties that exemplify the cultural, economic, social, or historic heritage of the city, or portray the environment of a group of people in a moment characterized by a distinctive architectural style (San Jose considerations 1 and 5). While the subject property was part of a working-class Italian American community, there is no distinctive architectural style or other distinguishing characteristics of the property or the neighborhood as a whole that exemplifies or embodies the cultural and social heritage of that community. Rather, the home is typical of early twentieth-century residences, and it lacks any clear identification with the San Jose Italian American community. The subject property thus does not meet eligibility criteria for listing as a San Jose City Landmark.



**Photographs (continued):**



**Photograph 2:** South façade and east elevation; facing northwest, January 18, 2022.



**Photograph 3:** Front porch detail; facing northwest, January 18, 2022.



**Photograph 4:** Rear north side of residence; facing south, January 18, 2022.



**Photograph 5:** Detail view of rear addition; facing southeast, January 18, 2022.





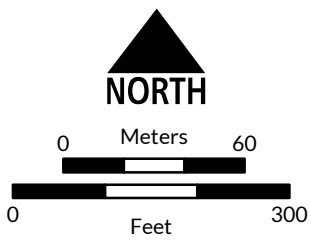
**Photograph 6:** Rear north end of west elevation, showing rear addition; facing east, January 18, 2022.



**Photograph 7:** A May 2011 image captured by Google Street View shows the former appearance of the south façade; view facing north.



**ATTACHMENT 2:  
200-Foot Buffer Zone Map and Report**



LEGEND	
	Study Area
	200 foot buffer
	Previously determined eligible for NRHP, CRHR, and local listing
	Previously determined ineligible for NRHP, CRHR, or local listing
	Assessor Parcel within buffer (built resources)
	Assessor Parcel within buffer (vacant)



MR Number: 1      APN: 259-47-040

Address: 580 Lorraine Ave San Jose 95510

Year Built: 1961      Property Type: Social Hall

Owner: Google LLC

Description: A former union hall with complex footprint and angular, multi-planar roofline. This building (Democracy Hall) was evaluated in 2019 and found eligible for listing in NRHP, CRHR, and as a City of San Jose Landmark.



Date Surveyed: 1/18/2022

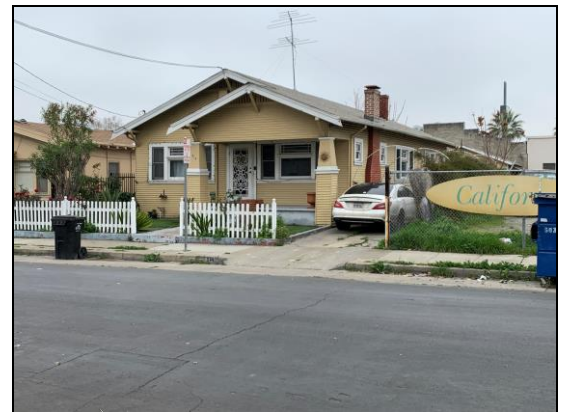
MR Number: 2      APN: 259-47-042

Address: 544 Lorraine Ave San Jose 95110

Year Built: 1927      Property Type: Residence

Owner: 575 West San Carlos Street LLC

Description: Craftsman Bungalow with half-width front porch.



Date Surveyed: 1/18/2022

MR Number: 3      APN: 259-47-043

Address: 538 Lorraine Ave San Jose 95110

Year Built: 1924      Property Type: Residence

Owner: Google LLC

Description: Craftsman Bungalow with one-third width porch.



Date Surveyed: 1/18/2022

MR Number: 4      APN: 259-47-044

Address: 522 Lorraine Ave San Jose 95110

Year Built: 1952      Property Type: Residence

Owner: Josefa Street Properties LLC

Description: Craftsman Bungalow with half-width front porch and Minimal Traditional duplex



Date Surveyed: 1/18/2022

MR Number: 5      APN: 259-47-046

Address: 510 Lorraine Ave San Jose 95110

Year Built: 1914      Property Type: Residence

Owner: Josefa Street Properties LLC

Description: Craftsman Bungalow with half-width front porch.



Date Surveyed: 1/18/2022

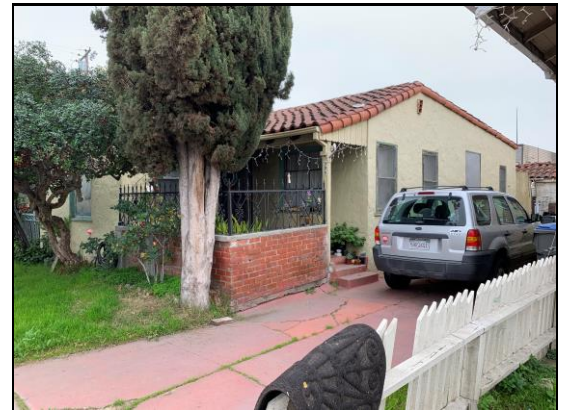
MR Number: 6      APN: 259-47-047

Address: 506 Lorraine Ave San Jose 95110

Year Built: 1938      Property Type: Residence

Owner: Josefa Street Properties LLC

Description: Spanish Revival Bungalow with inset porch and Spanish tile roof.



Date Surveyed: 1/18/2022

MR Number: 7      APN: 259-47-067

Address: 541 Lorraine Ave San Jose 95110

Year Built: 1962      Property Type: Industrial Building

Owner: 541 Lorraine Ave LLC

Description: Light-industrial building with corrugated metal roofing and siding.



Date Surveyed: 1/18/2022

MR Number: 8      APN: 259-47-054

Address: 535 Lorraine Ave San Jose 95110

Year Built: 1925      Property Type: Residence

Owner: 541 Lorraine Ave LLC

Description: Craftsman Bungalow with half-width front porch.



Date Surveyed: 1/18/2022

MR Number: 9      APN: 259-47-051

Address: 235 Josefa St San Jose 95110

Year Built: 1956      Property Type: Commercial Building

Owner: 541 Lorraine Ave LLC

Description: Single-story commercial building of concrete block construction with flat roof and carport.



Date Surveyed: 1/18/2022



MR Number: 10      APN: 259-47-050  
Address: 203 Josefa St San Jose 95110  
Year Built: 1926      Property Type: Residence  
Owner: 575 West San Carlos Street LLC  
Description: Craftsman-influenced duplex with L-shaped footprint.



Date Surveyed: 1/18/2022

MR Number: 11      APN: 259-48-055  
Address: 503 Park Ave San Jose 95110  
Year Built: 1925      Property Type: Residence  
Owner: Eleonore R. Dominguez (Trustee)  
Description: Spanish Revival house with cross-gable roof.



Date Surveyed: 1/18/2022

MR Number: 12      APN: 259-48-057  
Address: 595 Park Ave San Jose 95110  
Year Built: 1983      Property Type: Commercial Building  
Owner: 595 Park Avenue LLC  
Description: Three-story modern office building.



Date Surveyed: 1/18/2022

MR Number: 13      APN: 259-47-033

Address: 521 W. San Carlos St      San Jose      95126

Year Built: 1925; 1950-1956      Property Type: Industrial Building

Owner: Nicholas & Rae D. Arpino (Trustees)

Description: Automotive service shop with rectangular footprint and gable roof behind false-front façade.



Date Surveyed: 1/18/2022

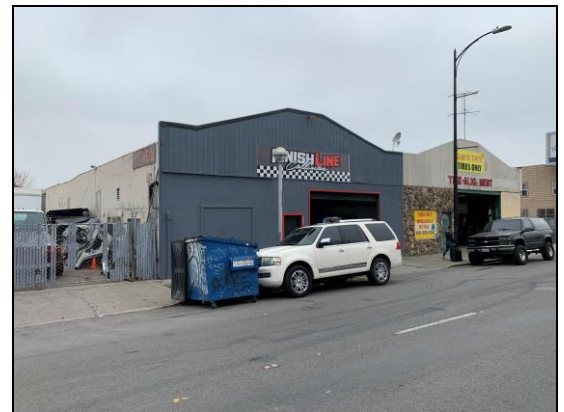
MR Number: 14      APN: 259-47-034

Address: 525 W. San Carlos St      San Jose      95126

Year Built: 1925      Property Type: Industrial Building

Owner: Josefa Street Properties LLC

Description: Automotive service shop with rectangular footprint and gable roof behind false-front façade and parapet walls.



Date Surveyed: 1/18/2022

MR Number: 15      APN: 259-47-036

Address: 533 W. San Carlos St      San Jose      95126

Year Built: 1925      Property Type: Industrial Building

Owner: 575 West San Carlos Street LLC

Description: Automotive service shop with rectangular footprint and gable roof behind false-front façade and parapet walls.



Date Surveyed: 1/18/2022



MR Number: 16      APN: 259-47-037

Address: 575 W. San Carlos St      San Jose      95126

Year Built: 1925      Property Type: Industrial Building

Owner: 575 West San Carlos Street LLC

Description: Automotive service shop with generally L-shaped footprint and multi-sectional roof. Front section consists of two formerly independent industrial shops with gable roofs built between 1915-1931 and later joined behind a single false-front facade after 1950. Rear section is a 1950-1956 addition.



Date Surveyed: 1/18/2022

MR Number: 17      APN: 259-47-080

Address: 282 Montgomery St      San Jose      95110

Year Built: 1944; 1959      Property Type: Commercial Building

Owner: Google LLC

Description: Commercial building with a rounded south corner and two aluminum-and-glass storefronts. This building was evaluated in 2020 and found ineligible for listing in the NRHP, CRHR, or as a local landmark.



Date Surveyed: 1/18/2022

MR Number: 18      APN: 261-37-031

Address: 200 E Santa Clara St      San Jose      951313

Year Built: 1931-1950; 1968-1980      Property Type: Government Building

Owner: City of San Jose

Description: San Jose Fire Department compound consisting of administrative building, six-bay engine house, training tower, warehouse/garage, and several prefabricated or ancillary buildings. This property was evaluated in 2020 and found ineligible for listing in the NRHP, CRHR, or as a local landmark.



Date Surveyed: 1/18/2022

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 3S**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or # (Assigned by recorder): Democracy Hall, 580 Lorraine Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T ; R ; \_ of \_ of Sec ; \_ B.M.

c. Address 580 Lorraine Avenue City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone \_ , \_ mE/ \_ mN

e. Other Locational Data: APN 259-47-040

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

This one-story, wood frame union hall is irregular in plan and comprises two building sections: a two-story diamond-plan section with a shed roof that slopes upward from east to west, and a one-story, irregular-plan section with a shed roof that slopes downward from east to west. Both roofs feature a broad eave overhang, and the upper roof has open eaves with exposed rafters while the lower roof has boxed eaves. The exterior of the building is largely clad in cast stone blocks set in a stacked bond pattern, with fluted concrete masonry units comprising the northern and southern walls of the one-story section. [See continuation sheet.]

\*P3b. **Resource Attributes:** HP13. Community center/social hall

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



**P5b. Description of Photo:** (view, date, accession #) North façade, view south (September 18, 2019)

**P6. Date Constructed/Age and Source:** 1961 (City of San José Building Permit No. 34581)

**\*P7. Owner and Address:**  
To be provided by the City of San José.

**\*P8. Recorded by**  
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

**\*P9. Date Recorded:** September 16, 2019

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Architectural Resources Group, "Downtown West

Mixed-Use Plan Historical Resources Technical Report," Draft January 2020.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Democracy Hall, 580 Lorraine Avenue  
Page 2 of 9

\*NRHP Status Code 3S

B1. Historic Name: Democracy Hall

B2. Common Name: N/A

B3. Original Use: assembly/union hall B4. Present Use: vacant

\*B5. Architectural Style: Midcentury Modern

\*B6. Construction History: Constructed in 1961.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\* B8. Related Features:

B9a. Architect: Henry Hill and John W. Kruse b. Builder: Louis Cohn/Mills Construction Company

\*B10. Significance: Theme Midcentury Modern Architecture Area Downtown West San José  
Period of Significance 1961 Property Type union hall Applicable Criteria C/3 (National/California Register), Local

[See continuation sheet.]

B11. Additional Resource Attributes:

\*B12. References: [See continuation sheet.]

B13. Remarks:

\*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

\*Date of Evaluation: January 2020

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

Page 3 of 7

**\*P3a. Description (Cont.):** Windows are steel fixed-pane units of varied size and configuration: the northern façade of the one-story section features a clerestory and a short ribbon of narrow, vertically oriented lights between the eaves and the roof of the two-story section. The two-story section features a glazed wall and door on the eastern half of its northern façade and a ribbon of windows across the length of its western façade. A secondary entrance, a metal single-leaf door, is located in the southern façade of the two-story section. Site features include minimal vegetative landscaping across the northern façade and a paved parking area surrounding the building to the west and south. The building remains in good condition with no evidence of any substantial alterations to the exterior.

**\*B10. Significance (Cont.):**

### *Property History*

According to Sanborn Fire Insurance maps, the subject property at 580 Lorraine Avenue, as well as most of the parcels on the block and adjacent blocks, were empty and undeveloped as late as 1915. By 1932, the subject property was occupied by a one-story dwelling with a square footprint set far back on the lot. By this time, Lorraine Avenue had developed its residential character, with almost every parcel on the small street developed with residences. The opposite side of the block, which fronts W. San Carlos Street, was developed with commercial and industrial businesses. At the mid-century, the street grid was altered, and S. Montgomery Street was extended southward over Los Gatos Creek, connecting Lorraine Avenue with S. Montgomery Street. Today, the neighborhood has largely retained its mixed residential and commercial character that it has had since the early 1930s.

On October 31, 1960, ground was broken at 580 Lorraine Avenue in San José for the erection of a dispatching and meeting hall for the International Longshore and Warehouse (ILWU) Union Local 11.<sup>1</sup> The ILWU is a labor union organization that represents the interests of workers in the West Coast of the United States, Alaska, Hawaii, and British Columbia. The union was established in 1937, born out of the 1934 West Coast Waterfront Strike, a significant moment in American labor history in which unionizing longshoremen effectively shut down all shipping ports on the West Coast for 134 days.<sup>2</sup> The ILWU, still operational today, has been a consistent advocate for worker's rights and social justice issues.

The Local 11 of the ILWU primarily represented workers employed in the dried fruit packing houses of the greater Bay Area, from Sonoma to San Benito County.<sup>3</sup> Architect Henry Hill and his associate, John W. Kruse, designed their meeting hall at 580 Lorraine Avenue, which was dedicated as Democracy Hall.<sup>4</sup> Hill, prior to his work in San José, had won a competition to design the ILWU's hiring hall in San Francisco at 400 North Point Street (current home of the ILWU Local 10).<sup>5</sup> Democracy Hall was formally dedicated on July 22, 1961. (Archival research revealed that a brass plaque commemorating the building's dedication was installed on the building; however, it is unclear if that plaque is extant today.) The ILWU's newsletter *The Dispatcher* reported that the new meeting hall was "a great step forward in the drive for ILWU homes in keeping with the dignity and progress of the union."<sup>6</sup>

The Local 11 shared its space with the ILWU Local 6, Peninsula division, since the opening of Democracy Hall in 1961. The Local 6 of the ILWU was a considerably larger organization than the Local 11, with divisions in San Francisco, East Bay-Oakland, North

<sup>1</sup> *Dispatcher* 18, no 23 (November 4, 1960): 5.

<sup>2</sup> "The ILWU Story," *International Longshore and Warehouse Union*, accessed January 20, 2020, <https://www.ilwu.org/history/the-ilwu-story/>.

<sup>3</sup> *Dispatcher* 31, no 3 (February 9, 1973): 3.

<sup>4</sup> *Dispatcher* 19, no 15 (July 28, 1961): 5.

<sup>5</sup> Inventory of the Henry Hill and John Kruse Collection, UC Berkeley Environmental Design Archives, accessed January 20, 2020 via Online Archive of California, [https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/).

<sup>6</sup> *Dispatcher* 19, no 15 (July 28, 1961): 5.

## CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

Page 4 of 7

Bay-Crockett, and Stockton, in addition to the Peninsula division.<sup>7</sup> In turn, the Peninsula division was a minor operation within the larger Local 6 union structure, with most of the significant political and social activity of the organization occurring out of the San Francisco and East Bay divisions. On January 30, 1973, the Local 11 voted to merge with the Local 6.<sup>8</sup> The Greater Church of Jesus Christ would later occupy the subject property; however, the building appears to have been vacant since as early as 2007.<sup>9</sup>

### *Henry Hill and John Kruse*

Albert Henry Hill, known professionally as Henry Hill, was a San Francisco Bay Area architect whose work helped to define the Second Bay Tradition of architecture during the mid-twentieth century. Hill was born in England in 1913 and moved to Berkeley with his family as a young boy. He attended the University of California, Berkeley before receiving a master's degree in Architecture from Harvard in 1938, where he studied under German architect Walter Gropius. Following the completion of his studies, Hill returned to the Bay Area and began practicing at the office of John Ekin Dinwiddie. Hill became partner at the firm in 1939. Not long after, he returned to England to serve in the U.S. Army Corps of Engineers during World War II. Upon his return to the United States, he rejoined Dinwiddie along with Erich Mendelsohn, a European Modernist who fled his home of Germany during the Third Reich.

In 1947, Hill began his own independent practice, working primarily in the design of residential buildings throughout the Bay Area, but also in Southern California, Illinois, Connecticut, and Kentucky. While most known for his residential work, Hill's prolific career included a variety of project types beyond residential, including large-scale commercial and civic projects. In the 1950s, he served as a consultant on the design of prototype steel homes for U.S. Steel and was commissioned to design staff housing for State Department employees at the U.S. Embassy in Vienna. In 1955, his designs won a competition for the hiring hall of the ILWU in San Francisco, a project that led to his work on San José's Democracy Hall.

In 1965, Hill partnered with John Kruse and formed Hill and Kruse Associates. Kruse, born in 1918 in Davenport, Iowa, was educated at Cornell University and MIT. Prior to settling in San Francisco in 1948, he served as a lieutenant in the U.S. Navy during World War II. Hill and Kruse began working together in 1948, with Hill serving as the designer and Kruse the structural expert. Kruse and Hill would remain partners in business and design until Hill's passing in 1984. Together, Hill and Kruse designed over 500 buildings and won numerous awards for their work, both collectively and individually.

Hill, the more renowned of the pair, is regarded as a Master Architect according to the San Francisco City and County Planning Department's "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," a document which provides a framework for the evaluation of San Francisco's Modern design buildings and landscapes. Hill's integration of the International style with regional and vernacular forms, as well as his emphasis on the interaction between the built environment and its natural surroundings, are his most enduring contributions to the architectural tradition of the Bay Area.<sup>10</sup> The subject property incorporates a number of hallmarks of Hill's designs, including the elongated, multi-planar roof forms and an emphasis on natural light and views outward from the interior, as evidenced by the building's generous window placements.

<sup>7</sup> *Dispatcher* 30, no 20 (November 10, 1972): 6.

<sup>8</sup> *Dispatcher* 31, no 3 (February 9, 1973): 3.

<sup>9</sup> Imagery of the subject property accessed through Google Maps.

<sup>10</sup> Inventory of the Henry Hill and John Kruse Collection, UC Berkeley Environmental Design Archives, accessed January 20, 2020 via Online Archive of California, [https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/); Mary Brown, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," *San Francisco City and County Planning Department*, September 30, 2010: 222-223; "Hill, Albert Henry, Architect," *Pacific Coast Architecture Database*, accessed January 20, 2020, <http://pcad.lib.washington.edu/firm/618/>; Dave Weinstein, "Flamboyant Modernism/Henry Hill's stellar taste and love for the arts is reflected in the homes he designed," *SFGate*, June 11, 2005, accessed January 20, 2020, <https://www.sfgate.com/homeandgarden/article/Flamboyant-modernism-Henry-Hill-s-stellar-taste-2451374.php>.

## CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

Page 5 of 7

Despite a prolific career of design throughout the Bay Area, the union hall at 580 Lorraine Avenue appears to be the only known project of Hill's in San José.<sup>11</sup>

### *Works by Henry Hill and John Kruse*

- Hill House, Berkeley, CA (1939; Hill only)
- Eldred House, Pacific Grove, CA (1949)
- 65 Villa Terrace, San Francisco, CA, residence (1951)
- Foster House, Orinda, CA (1953)
- Tanner Dental Building, San Anselmo, CA (1954)
- Moline Public Hospital Chapel, Moline, IL (1958-1959)
- Longshoreman's Memorial Association Auditorium and Administration Building (1959)

### *Evaluation*

#### *National Register/California Register Criteria*

##### *National Register Criterion A/California Register Criterion 1*

The subject property at 580 Lorraine Avenue is affiliated with the ILWU, a noteworthy organization in the history of labor in the United States. Despite this affiliation, research did not reveal that Democracy Hall is notably associated with significant moments in the history of the labor movement at the local, state, or federal level. Both the Local 11 and the Local 6 Peninsula division were relatively minor operations within the broader ILWU organization and do not appear to have significantly contributed to its major activities. As such, it does not appear individually eligible for the National and California Register under this criterion.

##### *National Register Criterion B/California Register Criterion 2*

Research did not identify persons associated with the subject property who would be considered historically significant at the local, state, or national levels. As such, it does not appear individually eligible for the National and California Register under this criterion.

##### *National Register Criterion C/California Register Criterion 3*

Henry Hill and his associate John W. Kruse designed the union hall at 580 Lorraine Avenue. Hill is regarded as a master architect, known for his integration of the International style with regional architectural forms. Hill is most renowned for his residential buildings, and the subject property constitutes a rare typology within his oeuvre. The building is also an excellent example of Hill's hallmark design features, which includes its elongated, multi-planar roofline and its emphasis on fenestration. Therefore, as an intact example of a work by a master architect, the subject property appears eligible for listing on the National and California Register at the local level under this criterion.

##### *National Register Criterion D/California Register Criterion 4*

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

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<sup>11</sup> Based on the inventory of the Henry Hill and John W. Kruse Collection at UC Berkeley's Environmental Design Archives, which lists over 250 projects by Hill and Kruse, only one of which, the property at 580 Lorraine Avenue, is located in San José.



## CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

Page 6 of 7

### *San José Historic Resources Inventory—Candidate City Landmark Criteria*

To be eligible for listing as a local City Landmark, the City uses the following criteria:

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 subject property is eligible for listing as a local City Landmark under Criterion 7 above for the following:

Henry Hill is regarded as a master architect, and the union hall at 580 Lorraine Avenue constitutes an intact example of his work in a typology that is rare within his body of work. Furthermore, it is the only known example of a work by Henry Hill extant in San José. As such, it is recommended as eligible as a Candidate City Landmark under this criterion.

### *Integrity Assessment*

The Democracy Hall building at 480 Lorraine Avenue has not been significantly altered since its construction in 1961 and retains its integrity of design, materials, and workmanship. It has not been moved and retains integrity of location. Some demolition and redevelopment have occurred in the immediate vicinity; however, the neighborhood largely retains its mixed residential and commercial character, and the property retains integrity of setting. The subject property was built and occupied by the ILWU for most of its history, but no longer retains integrity of association with this group. Through material and design integrity, it retains integrity of feeling.

### *Conclusion*

The subject property is recommended as eligible for listing on the National and California Registers under Criterion C/3. The subject property also satisfies one of the eight criteria considered in determining a resource's eligibility for listing on the City of San José Historic Resources Inventory as a Candidate City Landmark. As such, it is considered a historical resource for the purposes of CEQA.

### **\*B12. Reference (Cont.):**

Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement." Prepared by San Francisco City and County Planning Department, January 2011.

City of San José building permit record.

## CONTINUATION SHEET

Property Name: Democracy Hall, 580 Lorraine Avenue

Page 7 of 7

Google Earth.

"Hill, Albert Henry, Architect." *Pacific Coast Architecture Database*. Accessed January 20, 2020,  
<http://pcad.lib.washington.edu/firm/618/>.

ILWU Dispatcher Archives.

Inventory of the Henry Hill and John Kruse Collection. UC Berkeley Environmental Design Archives. Accessed January 20, 2020 via  
Online Archive of California, [https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/)

Sanborn maps (1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962).

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980).

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

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

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

**\*Resource Name or #** (Assigned by recorder): 282 S. Montgomery Street

**P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** ; **R** ;  of  of **Sec** ;  **B.M.**

**c. Address** 282 S. Montgomery Street **City** San José **Zip** 95110

**d. UTM:** (Give more than one for large and/or linear resources) **Zone**    **mE/**    **mN**

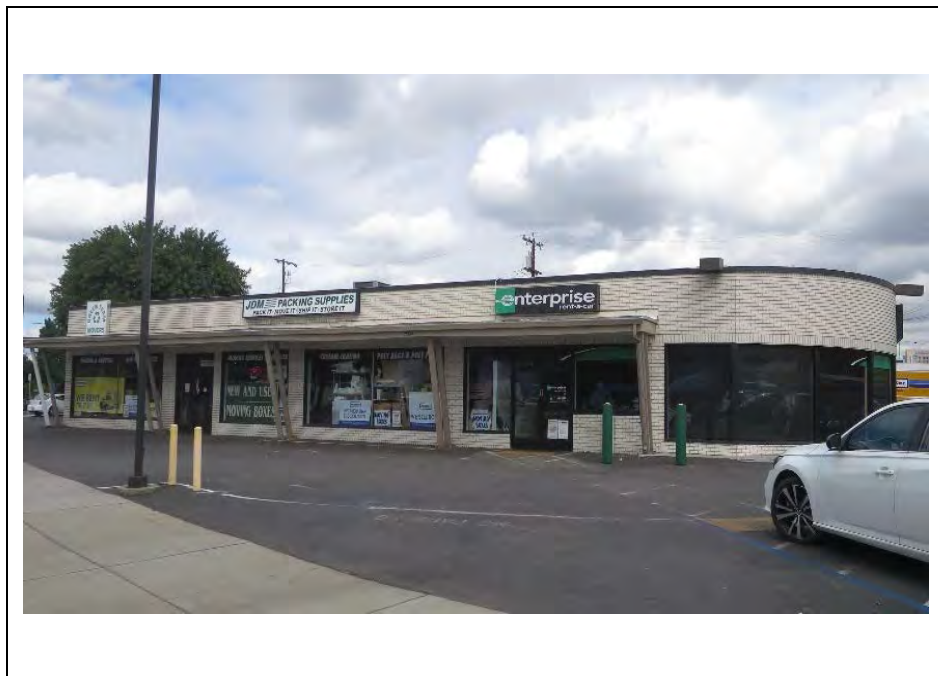
**e. Other Locational Data:** APN 259-47-080

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

This one-story commercial building is generally rectangular in plan, with a rounded corner joining the southwestern and southeastern façades. The building has painted brick veneer cladding and a flat roof. The brick veneer is set in a running bond pattern and features soldier courses at the eaves and atop the window casing. Windows are metal-framed, fixed storefront units that appear individually or in groups of two or more. A ribbon of windows curves around the southern corner of the building. The primary (southwestern) façade feature two pairs of fully-glazed double doors sheltered beneath an extended shed-roofed porch supported by paired sets of angled posts. Site features include several bollards and a paved parking lot that surrounds the building on all sides.

**\*P3b. Resource Attributes:** HP6. 1-3 story commercial building

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



**P5b. Description of Photo:** West (primary) facade, view north (September 18, 2019)

**P6. Date Constructed/Age and Source:** 1944 (San José Building Permit No. 2951A)

**\*P7. Owner and Address:**  
To be provided by the City of San José.

**\*P8. Recorded by**  
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

**\*P9. Date Recorded:** September 18, 2019

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Architectural

Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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



State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 282 S. Montgomery Street

\*NRHP Status Code 6Z

Page 2 of 4

- B1. Historic Name: N/A  
 B2. Common Name: N/A  
 B3. Original Use: Auto body shop B4. Present Use: Commercial

\*B5. Architectural Style: Contractor Modern

\*B6. Construction History: 1944: building erected to be used as an auto body shop; 1959: alterations made to the interior and exterior to convert building into a dry cleaners (aerials from 1968 indicate that the southwest corner of the building was curved; this change was likely made in conjunction with the 1959 alterations to the exterior); c. 1968: a small square addition abuts the west façade of the building; 1974: permit is granted to John J. Schiro to alter an existing auto sales building; 1976: permit is granted to California Motorcycle Association to alter the interior of the building; 1979: property is rezoned to a C-3 commercial district.

\*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area Downtown West San José  
 Period of Significance N/A Property Type N/A Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*Property History*

The present address of the property is 282 S. Montgomery Street; however, prior to 1959 the address was 649 W. San Carlos Street. Sanborn maps and aerials indicate that the street grid changed between 1932 and 1948. The addresses reflected in the following city directory research are for 649 W. San Carlos prior to 1959 and 282 S. Montgomery after 1959. According to the building permit record for 649 W. San Carlos, the subject property was built in 1944 by John J. Schiro for use as an auto service building Street (San José Building Permit no. 2951A). Prior to the changes made to the street grid and the current building, a small auto repair shop was located on the parcel ca. 1932. The neighborhood at this time was largely characterized by a mix of residential, commercial, and light industrial development. [See continuation sheet].

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

\*B12. References: [See continuation sheet]

B13. Remarks:

\*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

\*Date of Evaluation: January 2020

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name:

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**\*B10. Significance (Cont.):** Following Schiro, the subject property was subsequently occupied by several gas stations and auto repair businesses until 1959 when True's Drive-In Dry Cleaners assumed occupancy. It was in this year that the address changed to 282 S. Montgomery Street. Frank S. Shank (vice-president) and Robert L. Randall (president) operated the business. A second dry cleaning company with the name Shank and Randall Cleaners operated at the subject property in 1965. Directories indicate that Frank S. Shank operated a number of additional dry-cleaning businesses in 1960, including Golden Rule Dry Cleaners, Plaza Dry Cleaners and Shirt Laundry, Shank's Drive-In Cleaners, and Willows Laundry. By 1975, Shank and Randall's dry-cleaning businesses were no longer at the property. Two motorcycle businesses—Suzuki of San José and California Motorcycle Accessories—operated out of the subject property for the remainder of the 1970s. The property's current tenants include Enterprise Rent-A-Car, JDM Packing Supplies, and Green Team Movers.

Frank S. Shank was a prominent businessman within the local and statewide professional community of dry cleaners. He operated a number of dry-cleaning businesses throughout San José for upwards of thirty years, including Golden West Dry Cleaners at 29 S. Third Street, Shank's Drive-In Dry Cleaners at 275 E. Williams Street, Plaza Dry Cleaners at 14414 Union Avenue, Golden Rule Dry Cleaners at 1335 Lincoln Ave, and Willows Laundry at 800 Willow Street. A building permit was granted to Shank in 1959 to remodel the interior and the exterior of the subject property at 282 S. Montgomery Street. The changes made by Shank are reflected in the overall appearance of the building today, including the transformation of the building's footprint to have a curved southwest corner (prior to Shank's occupancy, the building had a rectangular footprint). Throughout his life, Shank held positions on various civic and business organizations, including the presidencies of the San José Co-Operative Cleaners and Dryers Association and the California Dry Cleaner's Association. In 1967 Shank was appointed by Governor Ronald Reagan to the state Board of Dry Cleaners, a position he held until his passing in 1973.<sup>1</sup>

### *Evaluation*

The subject property was evaluated in a streamlined evaluation conducted by PBS&J as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).<sup>2</sup> This study found the subject property ineligible as a historic resource due to its age, citing an inaccurate construction date of 1980. ARG has updated this evaluation based on current archival research.

### *National Register/California Register Criteria*

#### *National Register Criterion A/California Register Criterion 1*

This parcel was developed with an auto repair shop by 1920, and the surrounding neighborhood infilled with residential, commercial and light industrial buildings by the mid-twentieth century. The redevelopment of the property in 1948 with an auto body shop did not spur significant new development in San José. The property is not associated with significant historical events or broad patterns of local, state, or national history. As such, the subject property does not meet the significance threshold for this criterion.

#### *National Register Criterion B/California Register Criterion 2*

Frank S. Shank ran a string of successful dry-cleaning businesses throughout San José during the mid-twentieth century, the subject property at 282 S. Montgomery being among them. Though Shank appears to have been a well-known figure in the dry-cleaning business locally and within the state of California, research did not indicate that the dry-cleaning trade is a major industry

<sup>1</sup> Shank Clippings File, *Mercury News*, on file at History San José.

<sup>2</sup> PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."

## CONTINUATION SHEET

Property Name:

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that has great local or statewide significance. As such, the subject property does not meet the significance threshold under this criterion.

*National Register Criterion C/California Register Criterion 3*

The subject property incorporates some elements of the Modern style; however, its application of these architectural gestures is not particularly distinctive. The building is not associated with a known architect or builder and does not display a high degree of artistic merit. As such, the subject property does not meet the significance threshold for this criterion.

*National Register Criterion D/California Register Criterion 4*

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

### *Candidate City Landmark/Structure of Merit Assessment*

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

### *Conclusion*

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

### **\*B12. References (Cont.):**

Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement." Prepared by San Francisco City and County Planning Department, January 2011.

City of San José Building Permit Record.

Google Earth.

JRP Historical Consulting Services. "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." January 2003.

*Mercury News.*

*PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.*

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)



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

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

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or # (Assigned by recorder): 255 S. Montgomery Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T ; R ; \_ of \_ of Sec ; \_ B.M.

c. Address 255 S. Montgomery Street City San José Zip 95110

d. UTM: (Give more than one for large and/or linear resources) Zone \_ \_\_ mE/ \_\_ \_\_ mN

e. Other Locational Data: APN 261-37-031

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

The subject property at 255 S. Montgomery Street occupies a large, irregularly shaped parcel on the west side of S. Montgomery Street. The parcel is bound to the north by Park Avenue, to the south and southeast by S. Montgomery Street and Los Gatos Creek, and to the west by the Southern Pacific Railway right-of-way. The site is entirely paved and composed of numerous buildings and structures. [See continuation sheet.]

\*P3b. Resource Attributes: HP8. Industrial building

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



\*P5b. Description of Photo: East façade, view west (September 18, 2019)

\*P6. Date Constructed/Age and Source: ca. 1948 (aerial photograph), 1970s

\*P7. Owner and Address:  
To be provided by the City of San José.

\*P8. Recorded by  
Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

\*P9. Date Recorded: September 18, 2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: Architectural Resources Group, "Downtown West Mixed-Use Plan Historic Resources Technical Report," Draft January 2020.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 255 S. Montgomery Street

\*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Truck servicing B4. Present Use: Fire department training center

\*B5. Architectural Style: Industrial \*B6. Construction History: ca. 1932: one-story building constructed along Park Avenue; ca. 1948: one-story concrete warehouse built as an addition to the exiting building; ca. 1968: ca. 1932 building is demolished and a large addition is made to the south façade of the ca. 1948 building; ca. 1974: training tower is present on the site; 1977: a T-shaped building added to the north-west corner of the site

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme N/A Area Downtown West San José

Period of Significance N/A Property Type N/A Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

### Property History

Sanborn maps from 1915 indicate that the subject property at 255 S. Montgomery was previously composed of multiple parcels occupied by one-story dwellings with several associated sheds, outbuildings, and water storage tanks. By 1932, several parcels were amalgamated and a one-story warehouse building occupied was constructed along Park Avenue, spanning the width of the parcel. This is generally in-keeping with the pattern of development occurring in the neighborhood at the time, which was transitioning from residential to light industrial. At the time, S. Montgomery Street terminated at Park Avenue (it would later be extended southward to W. San Carlos Street) and the subject property was listed at 600 Park Avenue. The parcel was bound by Park Avenue to the north, Los Gatos Creek to the east, Kearney Street to the west, and the adjacent plot to the south (Kearney Street no longer exists). The property was occupied at this time by Pacific Truck Services, a trucking company which was owned by Albert T. Smith. [See continuation sheet.]

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

\*B12. References: [See continuation sheet.]

B13. Remarks:

\*B14. Evaluator: Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111

\*Date of Evaluation: January 2020

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 255 W. San Carlos Street

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**\*P3a. Description (Cont.):** The main building on the site occupies the northeast portion of the parcel and is composed of two attached structures—a one-story, concrete warehouse building to the north (ca. 1948) and a one-story office building clad in stacked red brick to the south. The buildings have an L-shape configuration and feature flat roofs. The northern warehouse building features five metal roll-up garage doors on its west façade that are capped with concrete awnings. The brick office building features a ribbon of aluminum frame, fixed-pane windows with mirrored glazing that is capped with a boxed metal awning. The main entry to the office on the south façade features a single glazed aluminum door with a canvas awning. Other structures on the site include a six-story concrete block fire training tower (ca. 1974), a T-shaped building with a gabled roof clad in corrugated metal (1977), as well as numerous contemporary sheds and shipping containers which are not visible from the public right of way. Site features include a chain link fence that encloses the eastern perimeter of the property, a concrete retaining wall that is a component of the Park Avenue grade change, and a series of bushes and shrubs along the eastern perimeter of the office building.

**\*B10. Significance (Cont.):** Aerial photographs indicate that by 1948 a large, one-story addition was made to the existing building, creating a T-shaped footprint. Sanborn maps from 1950 indicate that the remaining parcels on the block were incorporated into the property and all domestic buildings and their related structures were cleared for open-air truck storage. The property was occupied by Pacific Truck Services until ca. 1968, at which time the City of San José Fire Department had purchased the property.

In 1968, a permit was granted to demolish the ca. 1932 building fronting Park Avenue (City of San José Building Permit no. 59509). By 1974, the fire training tower at the south end of the parcel appears in aerial photographs and a second building was appended to the south façade of the ca. 1948 building, creating an L-shaped configuration. By this time, S. Montgomery Street was extended southward and connected with W. San Carlos Street, and Kearney Street had been eliminated. Consequently, the parcel expanded into what was formerly Kearney Street and was now bound to the west by the Southern Pacific Railway right-of-way. A permit in 1977 was granted to the City of San José to build a one-story fire department storage building. This is likely the T-shaped gabled roof building at the northwest corner of the property that appears in aerial photographs from 1980. Since this time, numerous additions have been made to the site that are not visible from the public right-of-way, but can be seen in aerial imagery on Google Earth. The property continues to be used by the City of San José Fire Department as a training facility.

### *Evaluation*

PBS&J conducted a streamlined evaluation of the subject property as part of the Historic Architectural Survey Report (HASR) prepared in 2011 for the San Francisco to San José Section of the California High-Speed Train Project (S-48738a).<sup>1</sup> The study found that the property was ineligible for consideration as a historic resource due to age, citing a construction date of ca. 1970. ARG has updated this evaluation as delineated below.

### *National Register/California Register Criteria*

#### *National Register Criterion A/California Register Criterion 1*

This parcel was previously composed of multiple parcels occupied by an assortment of dwellings, sheds, and outbuildings. By 1932, the parcel was developed with a long, narrow building along Park Avenue that was later expanded upon with a large addition ca. 1948. This original building was demolished in 1968, and the property underwent numerous expansions and additions throughout the twentieth century. Its construction was not a part of a significant pattern of development in the San José, nor did it spur further development. Research did not reveal the subject property to be associated with significant historical events or broad patterns of local, state, or national history. As such, it does not meet the significance threshold for this criterion.

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<sup>1</sup> PBS&J, "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report."



## CONTINUATION SHEET

Property Name: 255 W. San Carlos Street

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### *National Register Criterion B/California Register Criterion 2*

Research did not reveal any individuals associated with the subject property to have made a significant impact in local, state, or national history. As such, the property does not meet the significance threshold under this criterion.

### *National Register Criterion C/California Register Criterion 3*

The complex of buildings at 255 S. Montgomery street are composed of a mix of materials and forms constructed in a generic industrial style. They do not possess high artistic merit, nor are they the work of a master. As such, the property does not meet the significance threshold under this criterion.

### *National Register Criterion D/California Register Criterion 4*

Criterion D/4 is generally applied to archaeological resources, and the evaluation of the property for eligibility under this criterion was beyond the scope of this study.

### *Candidate City Landmark/Structure of Merit Assessment*

The subject property does not maintain significant associations with historical persons, eras, or events, nor is it a distinctive or important example of its architectural style or building type. The property does not rise to a level of significance that would render it eligible for listing on the City of San José Historic Resources Inventory and, as such, is not recommended as a Candidate City Landmark or Structure of Merit.

### *Conclusion*

The subject property does not rise to the level of significance required for inclusion on the National or California Registers, nor is it recommended for listing on the City of San José Historic Resources Inventory. As such, the subject property is not considered a historical resource for the purposes of the California Environmental Quality Act (CEQA).

### **\*B12. References (Cont.):**

City of San José Building Permit Record.

Google Earth.

PBS&J. "California High-Speed Train Project EIR/EIS: San Francisco to San José Section, Historic Architectural Survey Report, Technical Report." March 2011.

Sanborn maps (1884, 1891, 1915, 1932, 1950, 1955, 1957, 1958, 1962)

San José city directories.

USGS.gov aerial photographs (1948, 1960, 1968, 1974, 1980)