



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
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February 16, 2023  
[VIA EMAIL]

Refer to HUD\_2023\_0210\_003

Mr. Christopher Burton, Director  
Planning, Building and Code Enforcement  
City of San Jose  
200 East Santa Clara Street, 3<sup>rd</sup> Floor  
San Jose, CA 95113

Re: Multifamily Affordable Housing Development Project at 1510- 1540 Parkmoor Avenue,  
San Jose, CA

Dear Mr. Burton:

The California State Historic Preservation Officer (SHPO) received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at [www.achp.gov](http://www.achp.gov).

Undertaking

Your letter informed the SHPO that the City of San Jose plans to provide funding from the U.S. Department of Housing and Urban Development (HUD) for the development of a multifamily affordable housing project located at 1510- 1540 Parkmoor Avenue. The undertaking involves the construction of a five- story building that will contain 79 units of affordable housing and two managers units.

Area of Potential Effects (APE)

The City has defined the APE as the subject site.

Identification of Historic Properties

In an effort to identify potential historic properties within the APE the City and project consultants, Michael Baker, completed a records search from the North West Information Center (NWIC) of the California Historical Resources Information System (CHRIS) as well as a Sacred Lands File Search with the Native American Heritage Commission (NAHC). An archeological survey of the APE was completed. No historic properties were identified within the APE.

Finding of Effects

The City “seeks the State Historic Preservation Officer’s concurrence” with the City’s “determination of no effect.” The SHPO does not object, pursuant to 36 CFR Part 800.4(d)(1), to the City’s finding of *No historic properties affected*.

The City may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800 in the event that historic properties are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

Mr. Burton  
February 16, 2023  
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We appreciate the City of San Jose's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Acting Supervisor for with the Local Government & Environmental Compliance Unit, at [shannon.pries@parks.ca.gov](mailto:shannon.pries@parks.ca.gov) .

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line extending to the right.

Julianne Polanco  
State Historic Preservation Officer

February 10, 2023

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

VIA Electronic Mail to [CalSHPO@parks.ca.gov](mailto:CalSHPO@parks.ca.gov) and

Re: Section 106 Consultation for the Parkmoor Community Apartments Project  
1510-1540 Parkmoor Avenue (APNs 277-22-009 and -011), San José, CA 95128  
(San José Planning File No. MP21-004)

Dear Ms. Polanco:

The City of San José requests your review and concurrence with our finding of no adverse impact on historic and archaeological resources for the Parkmoor Community Apartments Project located at 1510-1540 Parkmoor Avenue in San José, California (see site location figures, attached).

### **Project Description**

The project site is currently vacant with the exception of a cell phone tower which would be moved to the roof of the proposed building as part of the project. The proposed building would be five stories constructed on a slab foundation. The maximum depth of excavation would be six feet.

The building would consist of 79 affordable housing units and two managers units for a total of 81 units. A community youth center for Transitional Aged Youth (TAY) would use the ground floor and would be known as the Hub (“HUB”). The HUB would be owned and operated by the County. The HUB’s services would be dedicated to supporting current and former foster youth, ages 15-24. The HUB’s amenities would include an outdoor basketball half court, seating and barbeque areas, indoor classrooms, teaching kitchen, staff offices and consulting rooms. Allied Housing would own and operate the housing portion. Fifty percent of the affordable housing units are targeted for TAY. The remaining supportive housing is targeted to households between 20-60 percent of the area median income (AMI). Abode Services would provide supportive services for residents distinct from those offered at the HUB to TAY. These services would include residential and clinical case management services focusing on housing stability as a foundation from which residents can address other areas of concern such as developing job and life skills, addiction, and family stability.

### **Archaeological Resources**

#### ***Area of Potential Effects (APE)***

The archaeological APE for the project is the project site itself. This APE was determined because any ground disturbing activities would be confined to the project site and would not occur outside the project site boundaries.

### ***Findings***

The literature search conducted for the project site (see attached Historic Property Identification Report and Finding of No Historic Properties Affected for the Parkmoor HUB Project from Michael Baker International) indicated that no prehistoric or historic archaeological sites were recorded within, or immediately adjacent to the project area. While the research suggests that archaeological sensitivity is low within the project area, there is the potential to identify resources during ground disturbance activities.

In the unlikely event that ground disturbing activities uncover previously unknown archaeological resources, the project applicant would be required to implement the following City of San José standard Conditions of Approval:

**Subsurface Cultural Resources.** If prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the City's Historic Preservation Officer shall be notified, and a qualified archaeologist in consultation with a Native American Tribal representative registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3 shall examine the find. The archaeologist in consultation with the Tribal representative shall:

- 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and
- 2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to the Director of PBCE or the Director's designee, the City's Historic Preservation Officer and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials.

**Human Remains.** If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

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



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

## **Historic Resources**

### ***Area of Potential Effects (APE)***

The historical architecture direct APE for the project is the project site, and the indirect APE is 200 feet surrounding the project site.

### ***Findings***

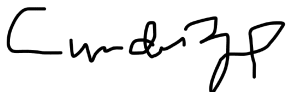
The historic resources evaluation conducted by Michael Baker International (attached) did not identify any National Register eligible structures in the direct or indirect APE.

## **Tribal Consultation**

The City requested formal consultation on July 22, 2022 with the Tribes that have a current or ancestral interest in the project area. No comments were received from the Tribes to date.

The City of San José seeks the State Historic Preservation Officer's concurrence with our determination of no effect based on the findings above.

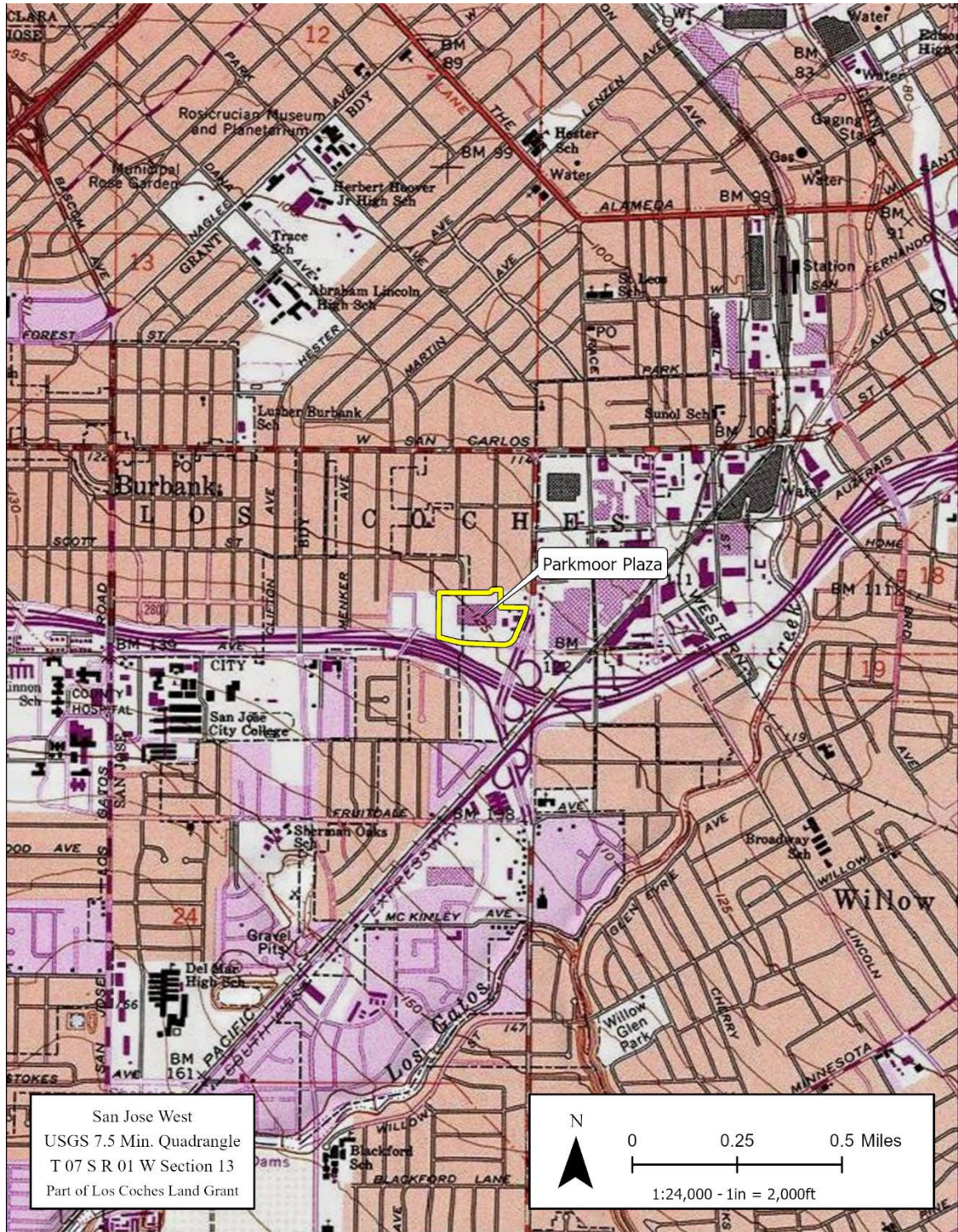
Thank you for your consideration.  
Sincerely,



Christopher Burton, Director  
Planning, Building and Code Enforcement

### **Attachments:**

- Site Location Map
- Historic Property Identification Memorandum and Finding of No Historic Properties Affected for the Parkmoor HUB Project



Site Location Map

August 19, 2022

Macy Leung  
Senior Project Manager  
Allied Housing | Adobe Services  
433 Hegenberger Road, Suite 220  
Oakland, CA 94621

**RE: HISTORIC PROPERTY IDENTIFICATION MEMORANDUM AND FINDING OF NO HISTORIC PROPERTIES AFFECTED FOR THE PARKMOOR HUB PROJECT, CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA**

Dear Ms. Leung:

The County of Santa Clara Office of Supportive Housing (County) is proposing to use US Department of Housing and Urban Development (HUD) funding for the Parkmoor HUB Project (project). The project meets the definition of an “undertaking” according to 36 Code of Federal Regulations (CFR) Section 800.16(y). In support of the project, Michael Baker International completed a Northwest Information Center (NWIC) records search; a literature, aerial photograph, and historical map review; local interested party consultation; archaeological and built environment field survey; archaeological sensitivity assessment and evaluation of historic age properties for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) to determine whether the project could result in adverse effects to historic properties in accordance with Section 106 of the National Historic Preservation Act, as amended (NHPA). The City of San Jose is the responsible entity for the undertaking. Methods, results, and recommendations are summarized below.

**PROJECT DESCRIPTION**

The development of 1510-1540 Parkmoor Avenue (Site) in San Jose is a joint effort between Allied Housing, Inc. and the County. The development will comprise 81 units of affordable housing on floors two through five accessed through a ground floor lobby (Parkmoor Community Apartments) and a community youth center for transitional-aged youth (TAY) utilizing 17,000 square feet of the ground floor (The HUB). The 1.62-acre Site is currently owned by the County and will be developed by Allied. The Site comprises two legal parcels adjacent to Highway 280 at the intersection of Parkmoor Avenue and Meridian Avenue. The Site is vacant except for a cell phone tower, which is slated to be moved to the roof of the proposed building.

The approximate average depth of ground disturbance is 6 feet for the footings and underground utilities. Excavations for the surface parking lot and landscaping will be shallower than 6 feet. In isolated areas for specific tasks, excavations will be deeper; notably, excavations at the elevator pit will extend to 9 feet and some utility trenches will require tie-ins to existing municipal lines



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crossing the Site at 12 to 15 feet below grade. Most of the utility trenches should be shallower; only the connection points will reach these depths.

The concrete and steel (Type I-A construction) ground-floor story for The HUB will be surmounted by four stories of wood-framed (Type V-A construction) permanent 81 supportive affordable housing units.

The HUB will be owned and operated by the County. The HUB's services will be dedicated to supporting current and former foster youth, ages 15-24. The HUB's amenities include an outdoor basketball half court, seating and barbeque areas, indoor classrooms, teaching kitchen, HUB mart, staff offices, and consulting rooms. Approximately 300 TAY are expected to use will use The HUB each month.

## **AREA OF POTENTIAL EFFECTS**

The area of direct impact (ADI) for the undertaking is composed of assessor's parcel numbers (APNs) 277-22-009 and 277-22-011, as this includes the maximum extent of ground disturbance associated with the development of the project. The area of potential effects (APE) includes APN 277-22-021 and a 200-foot buffer off the ADI that extends into Interstate 280 and Meridian Avenue, which were included in the APE in consideration of potential project-related visual, auditory, and atmospheric effects (see **Attachment 1**). Although most excavations for the project will be 6 feet or less in depth, the maximum depth of excavation is 15 feet. Therefore, the vertical ADI is 15 feet below ground surface to encompass the maximum depth of excavation anticipated. The APE is located in an urban area surrounded by existing development of a similar size and scale.

## **CULTURAL RESOURCES IDENTIFICATION METHODS**

The results of the NWIC records search, archival research, literature, historical map and aerial photograph review, field survey, local interested party consultation, Native American Heritage Commission (NAHC) Sacred Lands File search, and archaeological site sensitivity analysis are presented below.

## **NORTHWEST INFORMATION CENTER**

On June 6, 2022, Michael Baker International requested a records search from the NWIC, and results were received on July 15, 2022 (File No. NWIC 21-2059). The records search included the APE and a quarter-mile radius (**Attachment 2**). The NWIC, located at Sonoma State University, Rohnert Park, California, is part of the California Historical Resources Information System, an affiliate of the California Office of Historic Preservation (OHP). It is the official state repository of cultural resources records and reports for Santa Clara County. As part of the records search, the following federal and California inventories were reviewed:

- National Register of Historic Places (National Park Service 2020)

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- California Inventory of Historic Resources (OHP 1976)
- California Points of Historical Interest (OHP 2022a)
- California Historical Landmarks (OHP 2022a)
- Archaeological Determinations of Eligibility (OHP 2012). The directory includes the OHP determinations of eligibility for archaeological resources in Santa Clara County.
- Built Environmental Resources Directory for Santa Clara County (OHP 2022b). The directory includes resources reviewed for eligibility for the National Register and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs, including the National Register, California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

## RECORDS SEARCH RESULTS

### *Previous Studies*

Twenty-eight cultural resources studies have previously been completed within the ADI/APE, as outlined in the table below. One hundred percent of the ADI has been previously surveyed.

Study Number	Author	Date	Title	Within APE?	Historic Properties Identified within the Parkmoor HUB APE?
S-000848	David A. Fredrickson	1976	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	Yes	No
S-003453	Roy Meadows, Roy Martin, and Ann Fisher	1950	Notes on the Carmel Indians (notes taken from Roy Meadows and Roy Martin on March 4th, 1950); and Southern Costanoan-Esselen Notes (notes taken from Ann Fisher on March 4th, 1950)	Yes	No
S-004428	-	1975	HUD Community Development Block Grant: Cultural Resources	Yes	No
S-004754	Thomas M. King and Linda King	1973	Visual Inventory of Historic and Archaeological Sites, San Jose, California	Yes	No

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S-005259	Ann Hines, Pauline Pace, and Gail Woolley	1979	Santa Clara County Heritage Resource Inventory	Yes	No
S-005260	Joseph C. Winter	1978	Tamien - 6000 Years in an American City	Yes	No
S-005272	Jan Otto Marius Broek	1932	The Santa Clara Valley, California: A Study in Landscape Changes	Yes	No
S-007483	Albert B. Elsasser, R. L. Anastasio, J. C. Bard, C. I. Busby, D. M. Garaventa, S. A. Guedon, E. L. Moore, K. M. Nissen, and M. E. Tannam	1985	Revised Data Recovery Plan, Part I: Review of the Prehistory of the Santa Clara Valley Region as Part of the Guadalupe Transportation Corridor Compliance with 36 CFR Part 800	Yes	No
S-008585	Thomas King, Gary Berg, Patricia Hickman, Richard Hastings, Chester D. King, Katherine Flynn, and William Roop	1974	Archaeological Element, Environmental Impact Report on the San Felipe Water Distribution System	Yes	No
S-009462	Teresa Ann Miller	1977	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	Yes	No
S-009583	David W. Mayfield	1978	Ecology of the Pre-Spanish San Francisco Bay Area	Yes	No
S-013200	Donna M. Garaventa, Colin I. Busby, Sondra A. Jarvis, and David G. Brittin	1991	Cultural Resources Assessment for the Santa Clara County Transportation Plan - T2010 EIR	Yes	No
S-015228	Donna M. Garaventa, Stuart A.	1993	Cultural Resources Review for the City of San Jose 2020 General Plan	Yes	No

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	Guedon, and Colin I. Busby		Update, Santa Clara County, California		
S-016394	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1994	Recorded Archaeological Resources in Santa Clara County, California (Plotted on the BARCLAY 1993 LoCaide Atlas)	Yes	No
S-016394	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1995	First Supplement, Recorded Archaeological Resources in Santa Clara County, California	Yes	No
S-016394	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1996	Second Supplement, Recorded Archaeological Resources in Santa Clara County, California	Yes	No
S-016394	Colin I. Busby, Donna M. Garaventa, Stuart A. Guedon, and Melody E. Tannam	1997	Third Supplement, Recorded Archaeological Resources in Santa Clara County, California	Yes	No
S-017852	Jacquelin Jensen Kehl and Linda Yamane	1995	Ethnohistoric Genealogy Study, Tasman Corridor Light Rail Project, Santa Clara County, California	Yes	No
S-018217	Glenn Gmoser	1996	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	Yes	No
S-020395	Donna L. Gillette	1998	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	Yes	No
S-030204	Donna L. Gillette	2003	The Distribution and Antiquity of the California Pecked Curvilinear	Yes	No

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			Nucleated (PCN) Rock Art Tradition.		
S-032596	Randall Milliken, Jerome King, and Patricia Mikkelsen	2006	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	Yes	No
S-033600	Jack Meyer and Jeff Rosenthal	2007	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4	Yes	No
S-034214	-	1995	Final Report: Archaeological Collections Project for the Redevelopment Agency of the City of San Jose	Yes	No
S-046375	-	2012	County of Santa Clara Historic Context Statement	Yes	No
S-048927	Donald Scott Crull	1997	The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington	Yes	No
S-049780	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	2017	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	Yes	No
S-049780a	Julianne Polanco	2016	FHWA_2016_0615_001, Caltrans District 4 Archaeological Context	Yes	No

In addition to the studies overlapping the ADI/APE, 24 cultural resources studies have previously been completed within a quarter-mile of the APE, as outlined in the below table.



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<b>Study Number</b>	<b>Author</b>	<b>Date</b>	<b>Title</b>	<b>Within APE?</b>	<b>Historic Properties Identified within the Parkmoor HUB APE?</b>
S-006292	Donna M. Garaventa and Rebecca Loveland Anastasio	1983	A Cultural Resources Survey for Eight Parcels Bounded by Race Street, Parkmoor Avenue, Northrup Avenue and Route 280, in an Unincorporated Portion of the City of San Jose, Santa Clara County, California	No	No
S-006292a	Donna M. Garaventa and Colin I. Busby	1984	Supplement to "A Cultural Resources Survey for Eight Parcels Bounded by Race Street, Parkmoor Avenue, Northrup Avenue and Route 280, in an Unincorporated Portion of the City of San Jose, California"	No	No
S-009534	Donna M. Garaventa	1987	Vasona Corridor Project - Preliminary Literature Review for Cultural Resources (letter report)	No	No
S-012437	David Chavez and Jan M. Hupman	1990	Cultural Resources Investigation for the Vasona Transportation Corridor Project, Santa Clara County, California	No	No
S-013872	Angela M. Banet and Colin I. Busby	1991	Existing Conditions Analysis, Midtown District Specific Plan Project, San Jose, Santa Clara County, California (letter report)	No	No
S-013874	Angela M. Banet, Dave G. Brittin, Steve J. Rossa, and John Yelding-Sloan	1992	Cultural Resources Assessment for the Midtown District Specific Plan Project Area, City of San Jose, Santa Clara County, California	No	No
S-022819	Wendy J. Nelson, Maureen Carpenter, and Julia G. Costello	2000	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project, Segment WS05: San Jose to San Luis Obispo	No	No

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S-023934	-	2001	Cultural Resources Investigations for XO California, Inc. Fiber Optic Installations in San Francisco and Santa Clara Counties	No	No
S-025680	Ward Hill, Glory Anne Laffey, Charlene Duval, April Halberstadt, and Woodruff Minor	1999	Vasona Light Rail Corridor, Historic Properties Survey Report	No	No
S-025680a	Peter M. Cipolla	2005	Final Cultural Resources Report, Vasona Light Rail Transit Project	No	No
S-025680b	Daniel Abeyta and Leslie T. Rogers	2000	FTA981001A; Finding of Effect and Memorandum of Agreement Regarding the Vasona Light Rail Transit Project, Santa Clara County, California	No	No
S-025680c	-	2000	Finding of Effect (Adverse Effect), Vasona Light Rail Transit Project, Santa Clara County, California	No	No
S-025680d	Colin Busby, Donna Garaventa, Stuart Guedon, and Melody Tannam	2000	Archaeological Resources Treatment and Monitoring Plan (ARTMP), Vasona Corridor Light Rail Project, Santa Clara County, California	No	No
S-025680e	Ward Hill	2010	Addendum Historic Properties Survey Report and Finding of Effect, Vasona Light Rail Corridor Project, Extension from Winchester Station to Vasona Station and Six Platform Extensions at Existing Stations, Santa Clara County, California	No	No
S-025988	Lisa Pesnichak and Cassandra Chattan	2002	A Cultural Resources Evaluation of the Property Located on Meridian Way, 300 Feet North of Pedro Street, APN 264-07-050, San Jose, Santa Clara County	No	No

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S-028962	Colin I. Busby	2003	Vasona Corridor Light Rail Project, Archaeological Project Monitoring, C325 - Woz Way to San Jose Diridon Station, Historic Era Trash Deposit Exposed June 24-28, 2002 (letter report)	No	No
S-031583	Miley Paul Holman	2006	Cultural Resources Study of the 1088 Paula Street Property, San Jose, Santa Clara County, California (letter report)	No	No
S-033545	-	1994	Draft Comprehensive Management and Use Plan and Environmental Impact Statement, Juan Bautista de Anza National Historic Trail, Arizona and California	No	No
S-034192	Miley Paul Homan	2006	Cultural Resources Study of the Race Street General Plan Amendments and Planned Development Zoning Project, San Jose, Santa Clara County, California (letter report)	No	No
S-043368	Cher L. Peterson and Kathleen A. Crawford	2013	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SF04511A (SF511 Biebrach Park), 529 Race Street, San Jose, Santa Clara County, California (letter report)	No	No
S-043376	Wayne H. Bonner and Kathleen A. Crawford	2013	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SF04511A (SF511 Biebrach Park), 529 Race Street, San Jose, Santa Clara County, California (letter report)	No	No
S-046805	Ryan Brady	2015	Cultural Resources Monitoring at 515 Lincoln Avenue, Santa Clara County, California (letter report)	No	No
S-048227	-	2016	Summary Memorandum, Cultural Resources Sensitivity in the I-280 Corridor, Santa Clara County	No	No

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S-052976	Sunshine Psota	2019	Results of a CEQA Archaeological Literature Search for Avenues: The World School on Meridian Avenue, San Jose, Santa Clara County (letter report)	No	No
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## MICHAEL BAKER INTERNATIONAL

### RE: Historic Property Identification Report and Finding of No Historic Properties Affected for the Parkmoor HUB Project, San Jose, California

#### Previously Documented Resources

No cultural resources were identified as a result of the studies documented above within or immediately adjacent to the APE. One cultural resource was identified within a quarter mile of the APE, as summarized in the table below.

Resource Name/#	Address	Type	OHP Status Code	Historic Property	Distance from APE
T-Mobile West LLC SF04511A/SF511 Biebrach Park	529 Race Street San Jose (APN 284-08-025)	Historic era building	6Z: Found ineligible for National/California Registers or local designation through survey evaluation	No	500 feet east

#### LITERATURE, HISTORICAL MAP, AND AERIAL PHOTOGRAPH REVIEW

Michael Baker International reviewed literature, maps, and aerial photographs for historical and archaeological information about the APE and the vicinity. Below is a list of resources reviewed, followed by a narrative description of the results for the APE.

- Diseño del Rancho Los Coches (United States. District Court 1857)
- San Jose, California, 1:62,500 scale topographic quadrangle (USGS 1889)
- San Jose, California 1:62,500 scale topographic quadrangle (USGS 1897)
- San Jose, California 1:62,500 scale topographic quadrangle (USGS 1899)
- San Jose, California 1:62,500 scale topographic quadrangle (USGS 1943)
- San Jose West, California 1:24,000 scale topographic quadrangle (USGS 1953)
- San Jose, California 1:62,500 scale topographic quadrangle (USGS 1961a)
- San Jose West, California 1:24,000 scale topographic quadrangle (USGS 1961b)
- San Jose West, California 1:24,000 scale topographic quadrangle (USGS 1966)
- San Jose West, California 1:24,000 scale topographic quadrangle (USGS 1969)
- San Jose West, California 1:24,000 scale topographic quadrangle (USGS 1975)
- Nationwide Environmental Title Research, LLC (NETR 2022)
- Newspapers.com (2022)
- Ancestry.com (2022)
- *Historic Spots in California* (Hoover et al. 2002)
- *Handbook of the Indians of California* (Kroeber 1925)
- "Costanoan" (Levy 1978)
- "Native Languages of California" (Shipley 1978)

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- "Ancient DNA Analysis of Archaeological Specimens Extends Chinook Salmon's Known Historic Range to San Francisco Bay's Tributaries and Southernmost Watershed" (Lanman et al. 2021)
- *California Archaeology* (Moratto 1984)
- "Tamien Station Archaeological Project" (Hylkema 1994)
- *San Jose Modernism Historic Context Statement* (Past Consultants 2009)

## **Results**

The APE is located in the northern Santa Clara Valley on a relatively flat alluvial plain on the west side of Los Gatos Creek, a major tributary of the Guadalupe River. Before the development of the City of San Jose, the APE and vicinity would have provided rich floral and faunal resources for prehistoric and early historic inhabitants of the area. The Guadalupe River is the southernmost major river with a Chinook salmon run (Lanman et al. 2021). The river and its tributaries are also the historical home of steelhead trout, waterfowl, beaver, and other terrestrial and aquatic resources.

Archaeological data indicates that human occupation in California occurred during the Early Holocene (11,500-7,000 years before present [BP]), but archaeological sites from this period are rare, especially in areas like San Jose, which were extensively developed before the 1970 passage of the California Environmental Quality Act (CEQA). However, a few deeply stratified sites are known, and at least one, CA-SCL-178, near Coyote Creek in the southern Santa Clara Valley, has been excavated. Site CA-SCL-178 appears to have been occupied throughout the Holocene (Moratto 1984: 110). Radiocarbon dates from sites in the New Almaden Valley foothills have yielded dates as early as 6590 +/- 200 BP (Moratto 1984: 269).

In the Middle and Late Holocene, population density and cultural diversity increased, leaving more archaeological sites. In San Jose, this is particularly notable at the Holiday Inn site (CA-SCL-128), where a substantial archaeological site was destroyed but is known from salvage archaeological screening (Moratto 1984: 269). One of the best documented archaeological sites in San Jose, the Tamien Station site (CA-SCL-690), dates from this period. Located approximately 1.7 miles east of the APE, the site yielded a diverse archaeological assemblage including human burials, shell beads and pendants, projectile points, bone whistles and awls, and steatite tobacco pipes and plummets as well as radiocarbon dates ranging from 1230 +/- 70 uncalibrated years BP to 700 +/- 60 uncalibrated years BP (Hylkema 1994).

At the time of Spanish intrusion into California, the project vicinity was occupied by a group known to descendant communities and anthropologists as the Ohlone (formerly known as the Costanoans). Ohlone peoples occupied the California coast stretching from the San Francisco Bay to Monterey Bay and into the lower Salinas Valley. The Ohlone are a group of ethnically diverse peoples who traditionally spoke more than 50 related languages that together formed a sub-family of the Utian language family. Specifically, the area was occupied by speakers of the Thámien or Tamyen branch of Ohlone languages. The basic unit of Ohlone political organization was the

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tribelet, consisting of one or more villages and varying numbers of associated camps (Levy 1978; Shipley 1978). In 1777, Junipero Serra established Mission Santa Clara de Asis on the banks of the Guadalupe River, approximately 4 miles north of the APE. In 1822, the mission was moved to its current location, approximately 2.5 miles northwest of the APE.

The review of historical maps and aerial photographs indicates the APE is located on land which was formerly part of Rancho Los Coches (United States. District Court 1857; USGS 1889). Rancho Los Coches, meaning Ranch of the Pigs, was Mission Santa Clara's swine pasture. In 1836, a local Native American named Roberto Balemino constructed an adobe house on the property and lived there with his family. The adobe still stands at 770 Lincoln Avenue, approximately 0.5 miles east of the APE (Hoover et al. 2002: 426). Mexican Governor Manuel Micheltoarena granted Rancho Los Coches to Balemino in 1844. Balemino soon lost title to the land, which he deeded to Antonio María Suñol, former alcalde (mayor) of San Jose, in payment for a debt.

The APE itself was undeveloped when it first appears in USGS maps in 1889. However, it is located on the outskirts of the City of San Jose. An east-west road is immediately adjacent to the property, and the Santa Cruz Division of the Southern Pacific Railroad is located approximately 0.15 miles east. The closest mapped water source, Los Gatos Creek, flows approximately 0.65 miles east of the APE (USGS 1889). The situation is unchanged ten years later (USGS 1899). The property is an orchard in 1943 and 1953. Although USGS topographic maps indicate that the property is undeveloped in 1966, the 1969 topographic map and aerial photographs show the orchard survived as late as 1967 (USGS 1966, 1969; NETR 2022: 1968, 1980).

By 1980, Interstate 280 has been constructed immediately adjacent to the APE. The APE itself was developed with four large commercial buildings and is otherwise paved. The commercial buildings were demolished in 2022 (USGS 1975; NETR 2022: 1980).

The Parkmoor Plaza property at APN 277-22-021 within the APE and evaluated under this study is not listed in the Built Environment Resource Directory, the City of San Jose Historic Resource Inventory, or San Jose Designated Historic City Landmarks list. It is not identified as an important structure in the *San Jose Modernism Historic Context Statement* or in historic newspaper listings (OHP 2022b; City of San Jose 2016; PAST Consultants, LLC 2009; Newspapers.com. 2022).

## **INTERESTED PARTIES CONSULTATION**

### **Historical Society Consultation**

On June 7, 2022, Michael Baker International emailed a letter and a figure depicting the APE to History San Jose and the Preservation Action Council of San Jose. The letter requested any information or concerns regarding historic properties within the APE. Michael Baker International sent a follow-up email on August 1, 2022. No response has been received to date. See **Attachment 3**.

## **MICHAEL BAKER INTERNATIONAL**

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### **Native American Consultation**

On June 6, 2022, Michael Baker International sent a letter describing the project to the NAHC in Sacramento, asking the commission to review the Sacred Lands File for any Native American cultural resources that might be affected by the project. On July 8, 2022, Cody Campagne, NAHC Cultural Resources Analyst, responded via email and stated that a search of the Sacred Lands File yielded negative results. The NAHC Sacred Land File search results are presented in **Attachment 4**.

Native American consultation is being conducted by the City and will be documented separately as part of the environmental document.

### **PEDESTRIAN SURVEY**

A pedestrian archaeological survey of the ADI was conducted on June 17, 2022, by Michael Baker International Archaeologist Jacob Parsley. The entire ADI was surveyed in transects spaced approximately 10 meters (33 feet) apart. Photographs were taken of the ADI and location information for each photograph was recorded. Ground visibility ranged from 0 percent within paved portions to 90 percent off-pavement due to recent disturbances. Native soil was not observed as the property was entirely covered in imported fill and hardscaped on approximately 60 percent of the property. The fills consisted of light brown colluvial silty loam, which showed evidence of discing for vegetation abatement or agriculture. Inclusions ranged from fine gravels to large cobbles between 5 and 10 percent and included igneous rock and gravel fill. The slope ranged from 0 to 2 percent with an open aspect. Vegetation consisted of sparse oak and various non-native grasses that had recently been landscaped. Disturbances include structure construction and demolition, human occupation, landscaping, grading, bioturbation, and trash dumping. No cultural resources or historic properties were identified within the ADI.

A built environment survey of the property at APN 277-22-021 was conducted on August 12, 2022, by Michael Baker International Architectural Historian Aisha Fike and Planner Wei-Sue Kuo. Four buildings were photographed, and notes taken of each elevation and materials.

### **BURIED ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS**

Sensitivity for buried archaeological historic properties is low. The soils within the ADI have been mapped by the US Department of Agriculture. Approximately 50.7 percent of the project ADI is mapped as Urban land-Elpaloalto complex, 0 to 2 percent slopes. The remaining approximately 49.3 percent of the ADI is mapped as Urban land-Campbell complex, 0 to 2 percent slopes (NCRS 2022). These late Holocene deposits forming on alluvial fans have the potential to conceal buried archaeological deposits, and the close proximity of the ADI to Los Gatos Creek would ordinarily indicate an elevated sensitivity for buried cultural resources. However, the ADI has been subject to considerable disturbance from the last half of the twentieth century to the present, including interstate construction, utilities installation, and building construction, which would be expected to have impacted the underlying soils to a considerable depth. Additionally, the project vicinity has been subjected to numerous archaeological studies, but no archaeological sites are



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documented within the ADI or search area. Therefore, based on soils, previous disturbance, and lack of previously identified resources in the area, the ADI's buried site sensitivity is low.

## **BUILT RESOURCE EVALUATION**

The following includes an evaluation of the commercial parcel (Parkmoor Plaza) within the APE, for its eligibility to the National Register and California Register. It has been evaluated in accordance with Section 106 of the NHPA. The property contains four buildings at APN 277-22-021 (1501-1545 Parkmoor Avenue) in San Jose. The evaluation and description of the property including site photographs are presented in the California Department of Parks and Recreation (DPR) 523 forms in **Attachment 5**.

### **National Register of Historic Places and California Register of Historical Places Evaluation**

*National Register/California Register Criterion A/1* – The subject property was converted from an orchard to a shopping and automobile service plaza at the intersection of Parkmoor and Meridian Avenues in west San Jose in ca. 1967. It was developed near the end of the mid-century period of growth in San Jose during City Manager A.P. Hamann's tenure when large swaths of land were redeveloped from orchard to commercial strip malls and commercial shopping plazas. The property is one of many such developments occurring in San Jose and is not significantly associated with this period in history. Further, the property is not known to have made a significant contribution to other broad patterns of local, regional, state, or national culture and history. As such, the property is recommended not eligible under National Register Criterion A and California Register Criterion 1.

*National Register/California Register Criterion B/2* – The original owners and/or developers of the retail and automobile plaza appear on city permits as Arthur Spitzer, listed as the owner in a 1964 permit to construct the gas station building, and Carl Swenson in a 1975 permit for electrical and gas at Buildings 1-3. Research into Spitzer and Swenson did not reveal any relevant information and generated a large number of people with the name Carl Swenson living in Santa Clara County on Ancestry.com. The property housed a number of commercial retail and auto-related businesses throughout its history. Neither the owners nor the business tenants are known to have contributed significantly to the commercial plaza development in the San Jose area. Therefore, the property is recommended not eligible under National Register Criterion B and California Register Criterion 2.

*National Register/California Register Criterion C/3* – The commercial and industrial buildings at Parkmoor Plaza use some of the basic principles and characteristic features of the Commercial Modern style in their lack of ornamentation, expressed structural material of concrete, flat roof, and glass windows. However, many of the original ca. 1967 façade design features and materials have been removed and redesigned on Building 1, and the buildings do not use many of the defining features of the style, such as the extensive use of glass and characteristic cladding materials of the era (e.g., Roman brick and glass block). The buildings also no longer have the ca. 1960s large and freestanding commercial advertising sign. Further, they are not significant examples of the Commercial Modern style type found in San Jose. Other more characteristic

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examples of the style include the glass curtain and ceramic tile, single-story building at 1150 West Carlos Street (see Photograph 8 in Continuation Sheet), the glass expanse building with Roman brick facing, prominent business sign; and the retail strip building with large and prominent business advertising at 349 South Bascom Ave (Past Consultants, LLC 2009). The property is also not associated with a known master architect or builder. Therefore, the property is recommended not eligible under National Register Criterion C and California Register Criterion 3.

*National Register/California Register Criterion D/4* – The property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, or architectural style. Therefore, the property is recommended not eligible for listing under National Register D and California Register Criterion 4.

*Conclusion* – Lacking historic significance, the subject property is recommended not eligible for listing in the National Register and the California Register. As such, the property is not a historic property as defined under 36 CFR Section 800.16(l)(1).

## **SUMMARY OF FINDINGS AND RECOMMENDATIONS**

The NWIC records search, historical society consultation, literature, map, and aerial photograph review, NAHC Sacred Lands File search, archaeological and built field survey, and National Register and California Register evaluation of Parkmoor Plaza did not identify any historic properties within the APE. Additionally, a buried archaeological sensitivity assessment determined low sensitivity for buried archaeological resources within the APE. Therefore, a finding of no historic properties affected is appropriate for this undertaking.

While research suggests that archaeological sensitivity is low within the project area, there is the potential to identify resources during earth-moving activities. Impacts to archaeological resources and human remains will be avoided through implementation of the following recommendations:

**Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered during earth-moving activities, it is recommended that all work within 50 feet be halted until an archaeologist can evaluate the findings and make recommendations. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The archaeologist may evaluate the find in accordance with federal, state, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2, to assess the significance of the find and identify avoidance or other measures as appropriate. If suspected prehistoric or

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historical archaeological deposits are discovered during construction, all work within the immediate area of the discovery shall be redirected and the find must be evaluated by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology.

**Human Remains Inadvertent Discovery.** If human remains are found, those remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains.

## **PREPARER QUALIFICATIONS**

This memorandum was prepared by Michael Baker International Senior Archaeologist Marc A. Beherec, PhD, RPA. Archaeologist Jacob Parsley, BA, conducted the pedestrian survey and contributed to the memorandum. Senior Architectural Historian Aisha Fike, MA, reviewed the built environment survey and evaluated the historic age properties in the APE. It was reviewed for quality control by Senior Cultural Resources Manager Margo Nayar.

**Marc A. Beherec, PhD, RPA, Principal Investigator/Senior Archaeologist,** has more than 20 years of experience in prehistoric and historical archaeology and cultural resources management. His experience includes writing technical reports, including National Environmental Policy Act (NEPA), NHPA, and CEQA compliance documents. He has supervised and managed all phases of archaeological fieldwork, including survey, Phase II testing and evaluations and Phase III data recovery, and monitoring at sites throughout Southern California. Dr. Beherec meets the Secretary of the Interior's Professional Qualification Standards for prehistory and historical archaeology.

**Aisha Fike, Senior Architectural Historian,** is an architectural historian with 15 years of experience in cultural resource management; she meets the Secretary of the Interior's Professional Qualifications for history and architectural history. She is skilled in conducting historic research and completing field inventories and site assessments. Ms. Fike has completed numerous documentations in support of a range of projects requiring compliance with CEQA, NEPA and various local agency regulations. As the lead architectural historian on multiple California-based development, redevelopment, and transportation projects, Ms. Fike has acquired expertise in assessing both direct and indirect impacts to historic resources and in preparing Historic Resource

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Inventory and Evaluation Reports, California DPR 523 forms, cultural resources sections of environmental documents, finding of effects documents, and Secretary of the Interior Standards analyses. Ms. Fike served on the board of the Northern California Chapter of the Documentation and Conservation of buildings, sites, and neighborhoods of the modern movement (Docomomo/Noca).

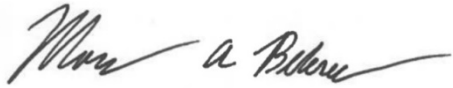
**Jacob Parsley, BA**, has worked in various capacities in cultural resource management since 2018. He has participated in projects in several phases of archaeology: Phase I pedestrian surveys and Extended Phase I shovel test surveys, Phase II testing, Phase III data recovery, and Phase IV monitoring. His project highlights include archaeological surveying to update and verify cultural resources found mostly in remote areas of California, many of which have included prehistoric components. Other project responsibilities include identifying and flagging historic and prehistoric resources, delineating best access routes and conducting post impact assessments, and reporting.

**Margo Nayyar, Senior Cultural Resources Manager**, is a senior architectural historian with 12 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and NHPA Section 106, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources sections for CEQA environmental documents, including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

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**RE: Historic Property Identification Report and Finding of No Historic Properties Affected for the Parkmoor HUB Project, San Jose, California**

Sincerely,



Marc Beherec, PhD, RPA  
Senior Archaeologist



Aisha Fike, MA  
Senior Architectural  
Historian



Jacob Parsley, BA  
Archaeologist

Attachments:

**Attachment 1** – Figures

**Attachment 2** – Northwest Information Center Records Search Results

**Attachment 3** – Historical Society Consultation

**Attachment 4** – Native American Heritage Commission Sacred Lands File Search Results

**Attachment 5** – DPR 523 Forms

## MICHAEL BAKER INTERNATIONAL

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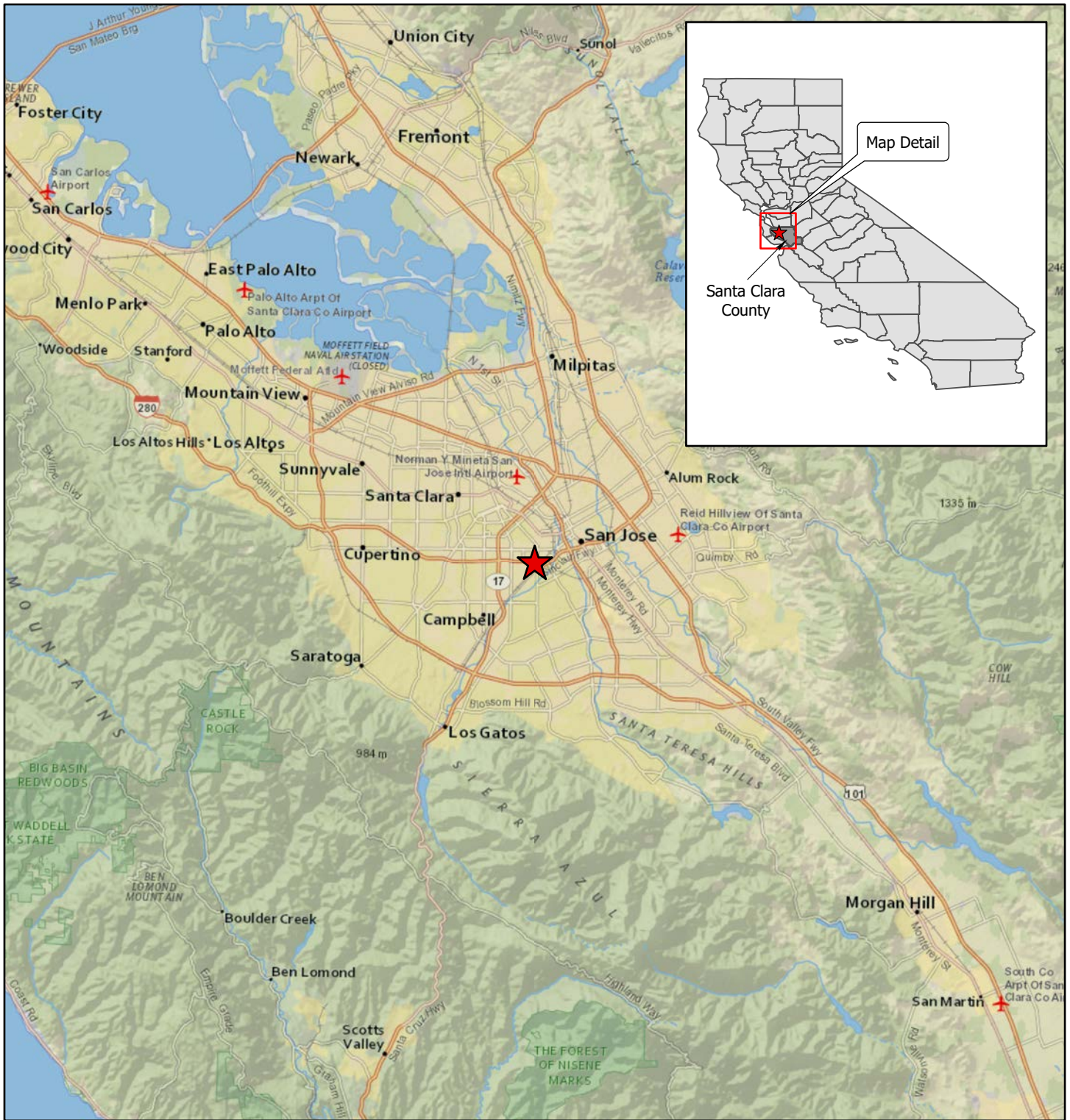
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———. 1975. San Jose West, California 1:24,000 scale topographic quadrangle.

# **Attachment 1**

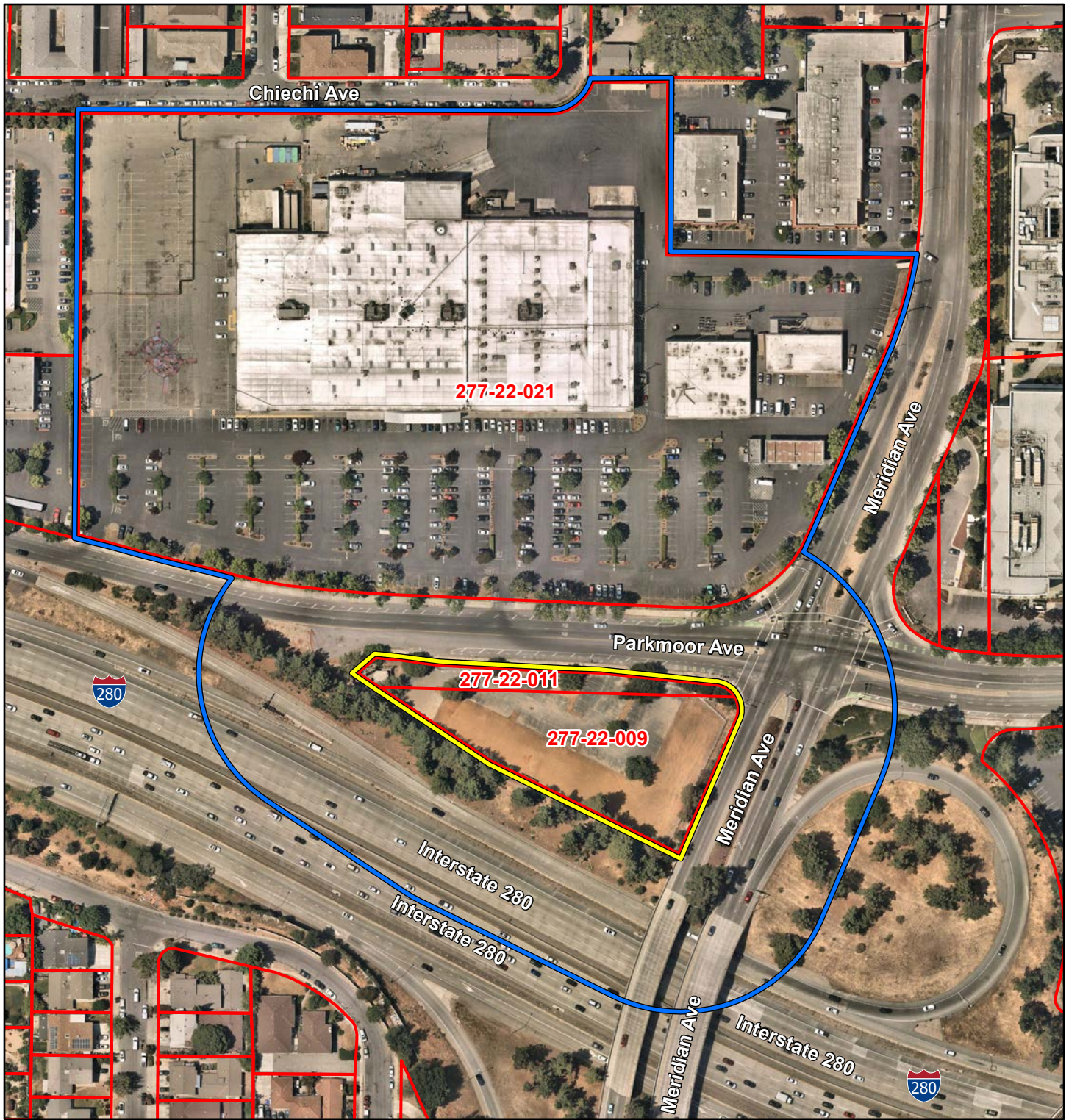
## **Figures**





 Project Location





## **Attachment 2**

# **Northwest Information Center Records Search Results**



CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
1400 Valley House Drive, Suite 210  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://nwic.sonoma.edu>

7/15/2022

NWIC File No.: 21-2059

Marc Beherec  
Michael Baker International  
801 S. Grand Avenue, #250  
Los Angeles, CA 90017

Re: Parkmoor Hub

The Northwest Information Center received your record search request for the project area referenced above, located on the San Jose West USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a ¼ mi. radius:

Resources within project area:	None listed
Resources within ¼ mi. radius:	P-43-003024
Reports within project area:	[24] Please see attached list, page 3
Reports within ¼ mi. radius:	[19] Please see attached list, page 4

**Resource Database Printout (list):** enclosed  not requested  nothing listed**Resource Database Printout (details):** enclosed  not requested  nothing listed**Resource Digital Database Records:** enclosed  not requested  nothing listed**Report Database Printout (list):** enclosed  not requested  nothing listed**Report Database Printout (details):** enclosed  not requested  nothing listed**Report Digital Database Records:** enclosed  not requested  nothing listed**Resource Record Copies:** enclosed  not requested  nothing listed**Report Copies:** [within] enclosed  not requested  nothing listed**OHP Built Environment Resources Directory:** enclosed  not requested  nothing listed**Archaeological Determinations of Eligibility:** enclosed  not requested  nothing listed**CA Inventory of Historic Resources (1976):** enclosed  not requested  nothing listed**GLO and/or Rancho Plat Maps:** enclosed  not requested  nothing listed**Historical Maps:** enclosed  not requested  nothing listed

**Local Inventories:**

enclosed  not requested  nothing listed

**Caltrans Bridge Survey:**

enclosed  not requested  nothing listed

**Ethnographic Information:**

enclosed  not requested  nothing listed

**Historical Literature:**

enclosed  not requested  nothing listed

**Shipwreck Inventory:**

enclosed  not requested  nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

*Annette Neal*

Researcher

## Reports Within Project Area

DocCo	DocNo
S-	000848
S-	003453
S-	004428
S-	004754
S-	005259
S-	005260
S-	005272
S-	007483
S-	008585
S-	009462
S-	009583
S-	013200
S-	015228
S-	016394
S-	017852
S-	018217
S-	020395
S-	030204
S-	032596
S-	033600
S-	034214
S-	046375
S-	048927
S-	049780

## Reports In 0.25 mi. buffer

DocCo	DocNo
S-	006292
S-	009534
S-	012437
S-	013872
S-	013874
S-	022819
S-	023934
S-	025680
S-	025988
S-	028962
S-	031583
S-	033545
S-	034192
S-	043368
S-	043376
S-	046805
S-	048227
S-	052976

**Attachment 3**  
**Historical Society Consultation**



## Beherec, Marc

---

**From:** Beherec, Marc  
**Sent:** Tuesday, June 7, 2022 5:20 PM  
**To:** info@preservation.org  
**Subject:** Parkmoor Hub Project  
**Attachments:** Fig 02 APE.pdf; PAC San Jose letter.pdf; Fig 01 Regional Vicinity.pdf

Dear Preservation Action Council:






Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

The purpose of this letter is to request your help identifying any historic properties which may be impacted by the proposed project. Please see the attached letter and maps for details.

Thank you very much for your time and any information you can provide.

Sincerely,

Marc

**Marc Beherec, Ph.D., RPA** | Principal Investigator, Archaeology  
801 South Grand Avenue, Suite 250 | Los Angeles, CA 90017 | [C] 951-296-7561  
[marc.beherec@mbakerintl.com](mailto:marc.beherec@mbakerintl.com) | [www.mbakertnl.com](http://www.mbakertnl.com)     

**Michael Baker**

| We Make a [

June 7, 2022

**PRESERVATION ACTION COUNCIL OF SAN JOSE**  
1650 SENTER ROAD  
SAN JOSE, CA 95112  
VIA EMAIL: INFO@PRESERVATION.ORG

**RE: PARKMOOR HUB PROJECT, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA**

Dear Preservation Action Council:

Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose (see **Attachments 1 and 2**). The project is a joint effort between Allied Housing, Inc., and the County of Santa Clara Office of Supportive Housing. The development will comprise 81 units of affordable housing on floors two through five accessed through a ground floor lobby (Parkmoor Community Apartments) and a community youth center for Transitional Aged Youth (TAY) utilizing the remaining 17,000 square feet of the ground floor (The HUB). The 1.62 site is owned by the County and will be developed by Allied. The site is comprised of two legal parcels adjacent to Highway 280 at the intersection of Parkmoor Avenue and Meridian Avenue. The site is vacant except for a cell phone tower which is slated to be moved to the roof of the proposed building. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

The purpose of this letter is to request your help identifying any historic properties which may be impacted by the proposed project. Please notify us if your organization has any information or concerns about historic properties on the project site. This is not a request for research; it is solely a request for public input related to any concerns that the Preservation Action Council of San Jose may have. To ensure your concerns are taken into consideration, we request that you contact us no more than 30 days from the receipt of this letter. If you have any questions or comments, please contact me at your earliest convenience at [marc.beherec@mbakerintl.com](mailto:marc.beherec@mbakerintl.com) or 951-296-7561. Thank your assistance.

Sincerely,



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Attachments:

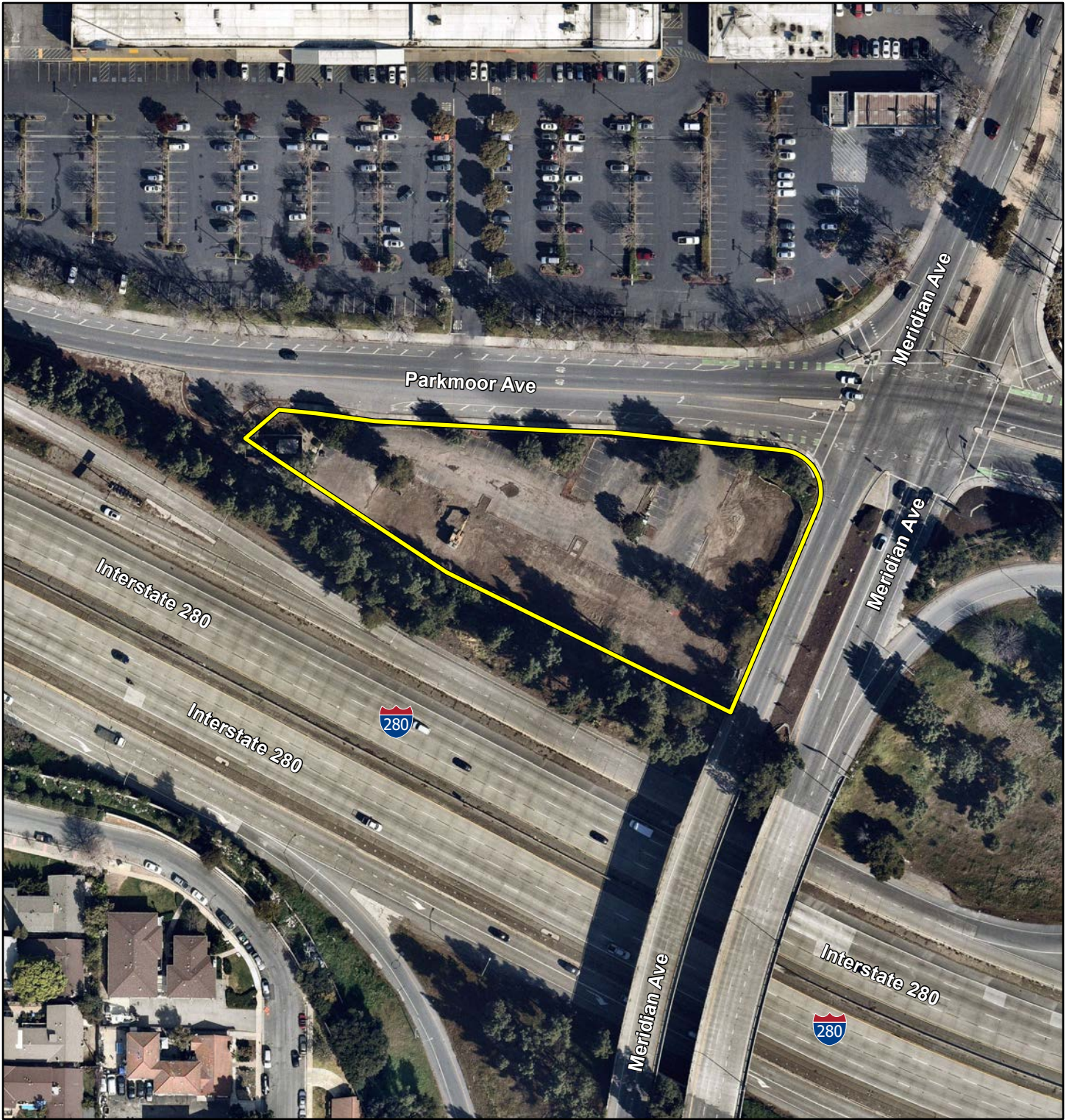
**Attachment 1** - Figure 1: Regional Vicinity Map

**Attachment 2** - Figure 2: Area of Potential Effects Map



 Project Location





PARKMOOR HUB PROJECT  
SAN JOSE, CA

## Area of Potential Effects

Figure 2

**Michael Baker**  
INTERNATIONAL

N



0 50 100 200  
Feet

Source: Esri, ArcGIS Online, 2021 Nearmap Imagery: San Jose, California

## Beherec, Marc

---

**From:** Beherec, Marc  
**Sent:** Monday, August 1, 2022 4:29 PM  
**To:** info@preservation.org  
**Subject:** RE: Parkmoor Hub Project

Dear Preservation Action Council:

This is just to follow up on my June 7 email. If the Preservation Action Council would like to comment on the project then please get back to us at your earliest convenience.

Thank you!

Marc

---

**From:** Beherec, Marc  
**Sent:** Tuesday, June 7, 2022 5:20 PM  
**To:** info@preservation.org  
**Subject:** Parkmoor Hub Project

Dear Preservation Action Council:






Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

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Thank you very much for your time and any information you can provide.

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**Michael Baker**

| We Make a [



## Beherec, Marc

---

**From:** Beherec, Marc  
**Sent:** Tuesday, June 7, 2022 5:20 PM  
**To:** info@preservation.org  
**Subject:** Parkmoor Hub Project  
**Attachments:** Fig 02 APE.pdf; PAC San Jose letter.pdf; Fig 01 Regional Vicinity.pdf

Dear Preservation Action Council:






Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

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**Michael Baker**

| We Make a [

June 7, 2022

**MR. WILLIAM P. SCHROH, JR., PRESIDENT & CEO**  
**HISTORY SAN JOSE**  
1650 SENTER ROAD  
SAN JOSE, CA 95112  
VIA EMAIL: BSCHROH@HISTORYSANJOSE.ORG

**RE: PARKMOOR HUB PROJECT, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA**

Dear Mr. Schroh:

Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose (see **Attachments 1 and 2**). The project is a joint effort between Allied Housing, Inc., and the County of Santa Clara Office of Supportive Housing. The development will comprise 81 units of affordable housing on floors two through five accessed through a ground floor lobby (Parkmoor Community Apartments) and a community youth center for Transitional Aged Youth (TAY) utilizing the remaining 17,000 square feet of the ground floor (The HUB). The 1.62 site is owned by the County and will be developed by Allied. The site is comprised of two legal parcels adjacent to Highway 280 at the intersection of Parkmoor Avenue and Meridian Avenue. The site is vacant except for a cell phone tower which is slated to be moved to the roof of the proposed building. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

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Attachments:

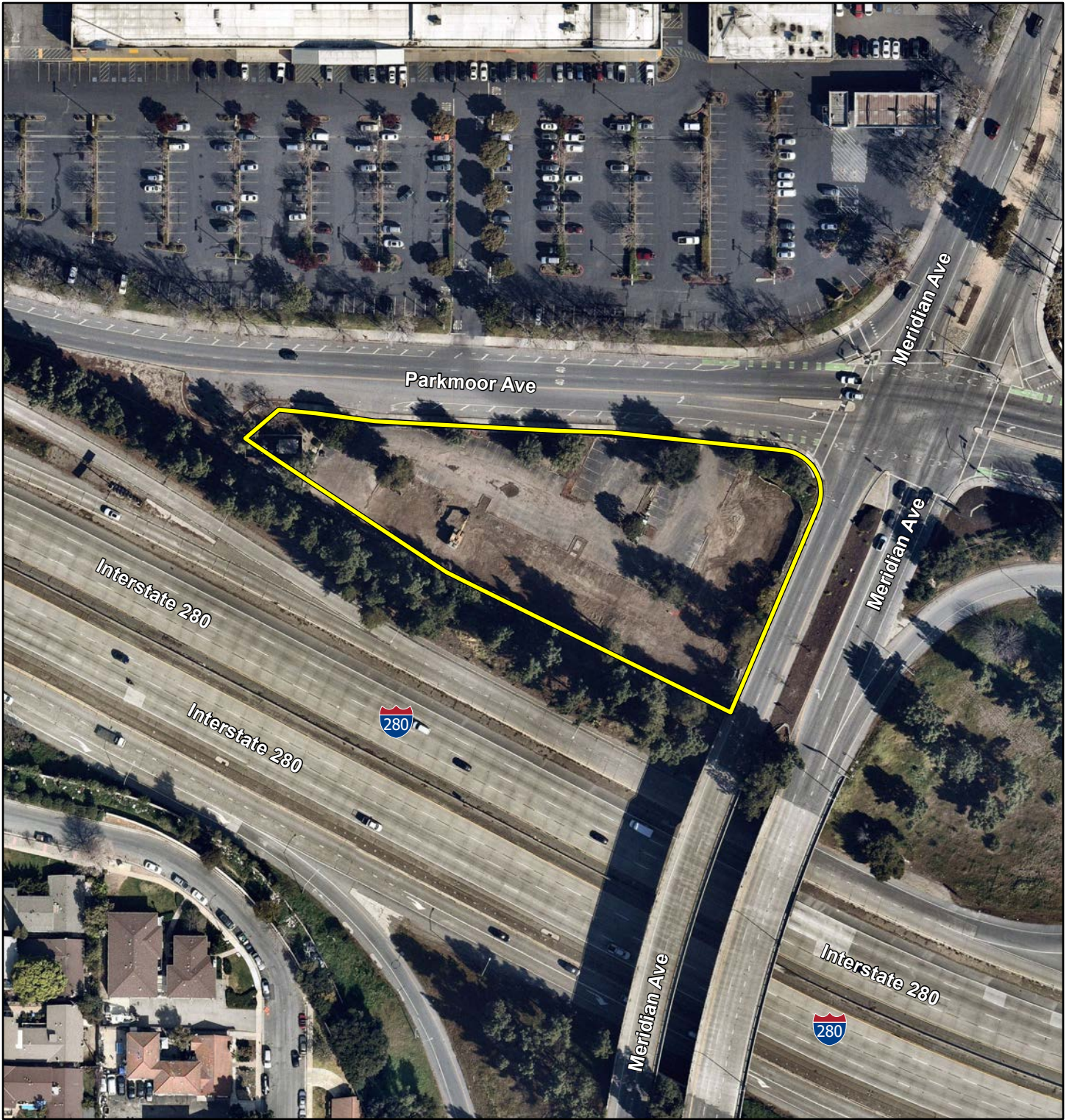
**Attachment 1** - Figure 1: Regional Vicinity Map

**Attachment 2** - Figure 2: Area of Potential Effects Map



 Project Location





 Area of Potential Effects

## Beherec, Marc

---

**From:** Beherec, Marc  
**Sent:** Monday, August 1, 2022 4:28 PM  
**To:** 'bschroh@historysanjose.org'  
**Subject:** RE: Parkmoor Hub Project

Dear Mr. Schroh:

This is just to follow up on my June 7 email. If History San Jose would like to comment on the project then please get back to us at your earliest convenience.

Thank you!

Marc

---

**From:** Beherec, Marc  
**Sent:** Tuesday, June 7, 2022 5:22 PM  
**To:** bschroh@historysanjose.org  
**Subject:** Parkmoor Hub Project

Dear Mr. Schroh:





Michael Baker International is conducting a cultural resources study in support of the Parkmoor Hub Project (project) in San Jose, California, located at 1510-1540 Parkmoor Avenue in the City of San Jose. The project will be funded in part by the US Housing and Urban Development (HUD), is an undertaking as defined in 36 Code of Federal Regulations (CFR) 800, and therefore must comply with Section 106 of the National Historic Preservation Act (NHPA) by identifying, assessing, and mitigating effects to historic properties.

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**Michael Baker**

| We Make a [



## **Attachment 4**

# **Native American Heritage Commission Sacred Lands File Search Results**

## NATIVE AMERICAN HERITAGE COMMISSION

July 8, 2022

Marc Beherec  
Michael Baker International

Via Email to: [marc.beherec@mbakerintl.com](mailto:marc.beherec@mbakerintl.com)

### Re: Parkmoor Hub Project, Santa Clara County

Dear Mr. Beherec:

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

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

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

If you have any questions or need additional information, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

*Cody Campagne*

Cody Campagne  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Deutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok/Nisenan

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

**Attachment 5**  
**DPR 523 Forms**

# PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: Parkmoor Plaza

P1. Other Identifier: N/A

\*P2. Location:  Unrestricted

\*a. County Santa Clara and

\*b. USGS 7.5' Quad *San Jose West, Calif.* Date 1980 edition T 7S; R 1W; Sec. 13 Rancho Los Coches; M.D.B.M

c. Address 1501-1545 Parkmoor Avenue City San Jose Zip 95128

d. UTM: Zone 10S, 595900mE/ 4130679mN (west end of parcel); 596210mE/ 4130679mN (east end of parcel)

e. Other Locational Data: APN 277-22-021

\*P3a. Description:

The commercial plaza property (1501-1545 Parkmoor Avenue) is an approximately 13-acre parcel constructed ca. 1967 and located at the northwest corner of Parkmoor and Meridian Avenues in the southwest area of San Jose. The parcel is bound by Chicchi Avenue to the north and Interstate 280 to the south of Parkmoor Avenue. The property contains three commercial buildings and one gas station and pump structure (see sketch map for building locations and associated descriptive numbers). A large parking lot with rows of planted trees along Parkmoor Avenue fronts the buildings.

Building 1 (1523-1545 Parkmoor Avenue): The large, two-story commercial retail building is at the center of the parcel, was built ca. 1967, and has gone through many façade alterations since the 1980s including a rear addition ca. 1975. It measures approximately 244 feet by 520 feet, covering an area of 3 acres. The concrete building contains four separate storefront bays of varying sizes, the largest being the central bay. The building is capped by a flat roof and the walls are covered in stucco with full-height narrow concrete square pilasters. The main façade (south) contains gabled entrance porticos at each storefront and above the ground floor metal-frame windows and doors (see Photographs 1-3 in Continuation Sheet). The building houses the following businesses: FoodMaxx, 24 Hour Fitness, CMT Creative Arts Center and Vive (see Continuation Sheet).

\*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure

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



P5b. Description of Photo:

Photograph 1. Overview of Parkmoor Plaza, showing Buildings 1 and 2. View north from Parkmoor Avenue. August 12, 2022.

P6. Date Constructed/ Age and Source:

Historic

Ca. 1967 (USGS 1961: 1966/1969 edition; NETR 2022: 1968)

\*P7. Owner and Address:

Inwalle Properties  
1501 Parkmoor Avenue  
San Jose, CA 95128

\*P8. Recorded by:

Aisha Fike and Wei-Sue Kuo  
Michael Baker International  
3100 Zinfandel Drive, Suite 125  
Rancho Cordova, CA 95670

\*P9. Date Recorded:

August 12, 2022

\*P10. Survey Type: Intensive Pedestrian

\*P11. Report Citation: Beherec, Marc, Jacob Parsley, and Aisha Fike. 2022. "Historic Property Identification Memorandum and Finding of No Historic Properties Affected for the Parkmoor HUB Project, City of San Jose, Santa Clara County, California." Rancho Cordova, CA: Michael Baker International.

\*Attachments:  Location Map  Continuation Sheet  Building, Structure, and Object Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

\*Resource Name or # Parkmoor Plaza

- B1. Historic Name: Parkmoor Plaza/Repo Depo/Day & Nite Transmission
- B2. Common Name: Food Maxx/Big O Tires/76
- B3. Original Use: Commercial Plaza
- B4. Present Use: Commercial Plaza
- \*B5. Architectural Style: Commercial Modern
- \*B6. Construction History: A building application was filed for the property with the City of San Jose on February 4, 1964 (City of San Jose 1964). Historic aerial images, however, indicate that all four buildings were constructed in 1967 (USGS 1961: 1966, 1969 editions; NETR 2022: 1960, 1968). By 1975, Buildings 2 and 3 were moved approximately 60 feet west for the realignment of Parkmoor and Meridian Avenues to accommodate the construction of Interstate 280 just south of Parkmoor Avenue. The gas station and pump structure were also moved approximately 180 feet north of the parcel for the freeway expansion (USGS 1961: 1975 edition; NETR 2022: 1980). A rear extension to Building 1 was added by 1980 and the prominent sign above the roof on Building 2 was removed (NETR 2022: 1968, 1980). Google street view historical images and visual inspections indicate multiple façade changes to Building 1; the current façade largely dates to the 1990s and the most recent main entrance portico changes between 2011 and 2013 (Google Maps 2022).
- \*B7. Moved?  No Date: NA Original Location: NA
- \*B8. Related Features: N/A
- B9a. Architect: Unknown b. Builder: Unknown
- \*B10. Significance: Theme: Mid-Century Commercial Development Area: West San Jose  
 Period of Significance: 1967 Property Type: Commercial Building Applicable Criteria: NA

**San Jose Mid-Twentieth Century Growth**

In the years during and following World War II, San Jose and the Santa Clara Valley experienced a period of unprecedented population growth. The World War II defense housing efforts, combined with new San Jose City Manager A.P. Hamann’s expansion efforts from 1950 to 1970 via land acquisitions to meet the population demand, resulted in a new scale of residential and commercial construction in the City. The subject parcel was annexed to the City of San Jose in September 1954 (City of San Jose 2022). Commercial development increased in the 1960s to serve the newly expanded communities. When Hamann became City manager in 1950, San Jose was a community of 92,000 residents in a 17-square-mile area; when he retired in late 1969, San Jose had grown to a major metropolis with a population of 460,000 in a 135-square-mile area. Hamann’s legacy is expressed in the hundreds of Modernists buildings in the city (Past Consultants, LLC 2009).

As suburban expansion continued to boom in the Santa Clara Valley in the 1960s and 1970s, strip malls, shopping plazas, and adjacent parking lots were built along major arterial avenues and expressways to accommodate the growth. The area around the subject property remained orchards well into the mid-1960s, and by 1980, west San Jose was nearly entirely built up. The style of these commercial and retail buildings near numerous automobile commercial strips and exits along major expressways were common subtypes of the Commercial Modern style constructed between 1945 and 1975 (Past Consultants, LLC 2009; NETR 2022: 1968, 1980; USGS 1961: 1975 edition). (See Continuation Sheets)

B11. Additional Resource Attributes: N/A

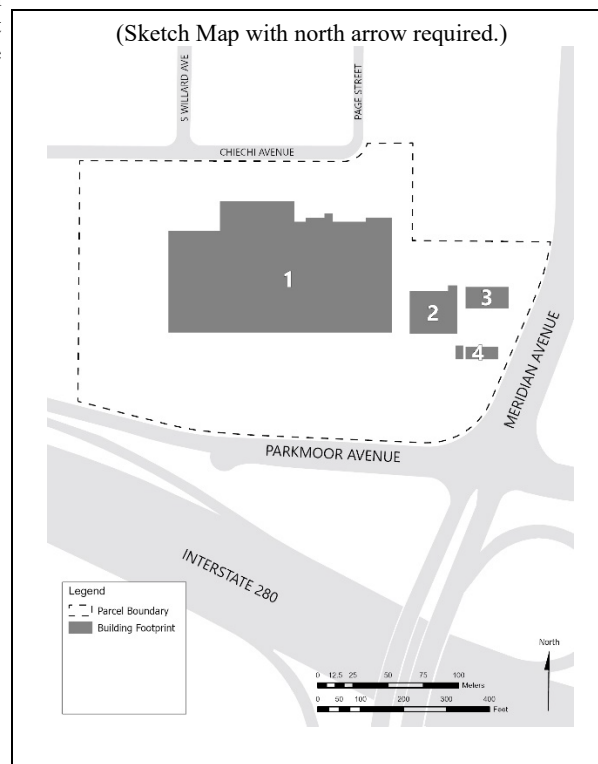
\*B12. References: (See Continuation Sheet)

B13. Remarks: N/A

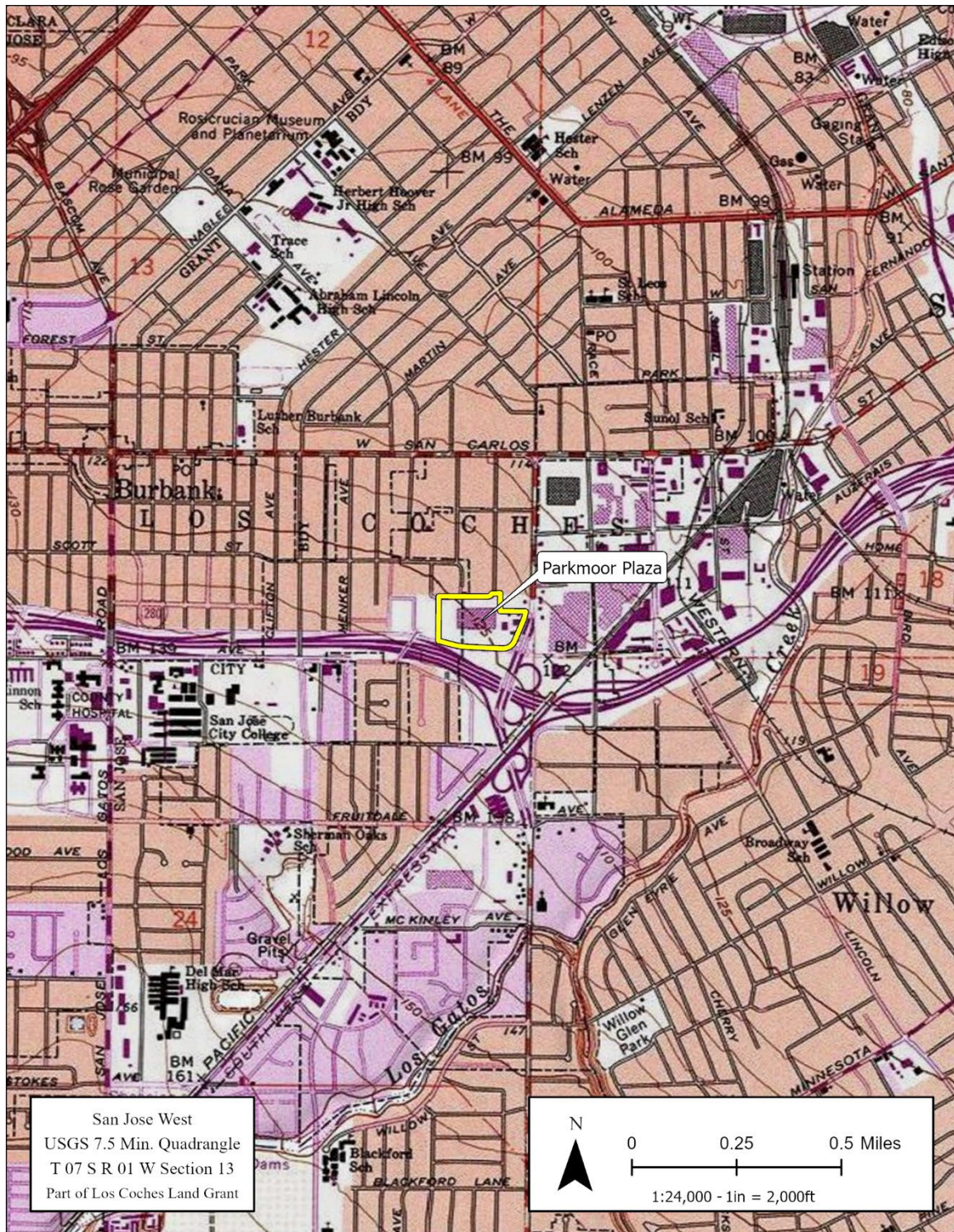
\*B14. Evaluator:  
 Aisha Fike, Architectural Historian  
 Michael Baker International  
 3100 Zinfandel Drive, Suite 125  
 Rancho Cordova, CA 95670

\*Date of Evaluation: August 15, 2022

(This space reserved for official comments.)









**\*P3a. Description (continued):**

Building 2 (1515 Parkmoor Ave): This commercial retail building was constructed ca. 1967, and it does not appear to have had any major façade alterations. The changes include front-entry business sign letterings and the removal of the large business sign on its roof visible in the ca. 1975 historic aerials. The building was moved approximately 60 feet west by 1975, for the realignment of Parkmoor and Meridian Avenues to accommodate the construction of Interstate 280 just south of Parkmoor Avenue. It is east of Building 1, one story in height, 412 square feet in size, and square shaped in plan. It sits on a concrete foundation and is capped by a flat roof sheathed in concrete tiles. The storefront façade (south) contains an aluminum-frame glass wall at the center with three recessed entrances under a shallow concrete awning. The current tenant is Cycle Gear (see Photographs 4 and 5).

Building 3 (1509 Parkmoor Ave): This auto service building was constructed ca. 1967 and other than changes to the business sign lettering, no major façade alterations were identified from the visual inspection. The building, however, was moved approximately 60 feet west by 1975, for the realignment of Parkmoor and Meridian Avenues to accommodate the construction of Interstate 280 just south of Parkmoor Avenue. It is east of Building 2, one story in height, approximately 300 square feet in size, and rectangular shaped in plan. It sits on a concrete foundation and is capped by a flat roof with slight concrete eaves and sheathed in concrete tiles. The east bay contains two open service bays, and the west bay contains the storefront with fixed aluminum-frame windows and a metal-frame entrance below a fabric awning. The current tenant is Big O Tires (see Photograph 6).

Building 4 (1501 Parkmoor Ave): The gas station and pump structure was constructed ca. 1964-1967 and appears to have had some alterations to the pump canopy structure in 1990s, based on visual inspection. The gas station building and pump structure were moved approximately 180 feet to the north of the parcel for the freeway expansion ca. 1975. The building is an approximately 90-square-foot gas station building with a pump station below a 200-square-foot concrete canopy on concrete supports. The gas station building is of concrete construction with a flat roof and stucco walls with concrete brick (see Photograph 7).

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

**Site Ownership History:**

Each building in the Parkmoor Plaza parcel has had multiple tenants over the years. Permit research indicates the original developer or owner was Arthur Spitzer and Carl Swenson by 1975 (City of San Jose 1964; 2002). Research into historical genealogy sources on Ancestry.com generated large number of people with the name Carl Swenson living in San Jose and Santa Clara County, and no records were available for Arthur Spitzer (or Spitzer) residing in Santa Clara County. No relevant historical information about Spitzer or Swenson was revealed from newspaper research. City directories for San Jose at this site only list tenants of each building. The large central storefront at Building 1 was a Repo Depot, a large used furniture warehouse and store from 1978 through 1993, after which it became a Food4Less grocery store until 2001. Business advertisements in local newspapers indicate Repo Depot consolidated its three California stores in 1993 at the subject property. Newspaper research indicates Repo Depot was started in the 1940s in Iowa. The first ad for a California chain was in 1956 in Los Angeles, Fresno in 1972, Burlingame in 1973 and the subject location in San Jose in 1978 (Ancestry.com 2022; Newspapers.com 2022).

Research did not reveal any information regarding ownership of Building 2. Building 3 was designed as an auto repair and service center and in newspaper ads from the 1970s and 1980s was leased by Day & Nite Transmission Services. Research did not reveal any pertinent historical information regarding this auto business. Building 4 was designed as a gas service station and continues this use; it is currently operated by 76 Gas Station (Ancestry.com 2022; City of San Jose 2022; Newspapers.com 2022; Past Consultants, LLC 2009).

**Architect/Builder**

The original detailed building permit(s) was not available from the San Jose Planning Department's online database. Online archival research failed to identify information regarding the original architect and/or builder (Ancestry.com 2022; City of San Jose 2022; Newspapers.com 2022; Past Consultants, LLC 2009).

**Architectural Style**

Buildings 1 and 2 were designed ca. 1967 in the Commercial Modern style and Building 3 as an auto industrial subtype of the style. The design principle of Modernist buildings was fundamentally for the building to express design through its materials and a lack of ornamentation. The main design emphasis, however, was to communicate the business type and efficiently house and display the business wares. Expedient and low-cost construction was also a goal. The minimal decoration was usually applied as large letters, prominently presented on the main façade of the building, displaying the type and name of business to be easily seen from a passing car. (See Continuation Sheet.)

### Architectural Style (continued)

The character-defining features of the style are horizontal, angular massing; flat or low-pitched roofs; extensive use of glass, commonly set within flush-mounted steel or aluminum frames; expressed structural system in concrete or steel; large commercial advertising mounted directly to building; large, freestanding advertising signs located prominently along the road; and use of modern cladding materials, such as Roman brick, porcelain enamel, ceramic tile, prismatic glass, and glass block (Past Consultants, LLC 2009).

The façade of Building 1 has been heavily altered from its ca. 1967 design. Buildings 2-3 maintain much of their original design elements such as concrete construction materials and a façade of concrete tiles, glass window and door openings with replacement materials, original vehicular service bays on Building 3, and a commercial vehicular garage entrance at the rear wall of Building 2. The Building 4 gas station retains its original commercial use as an automobile-related business and service. Buildings 2-3 retain much of their original design concept such as size, shape and massing, and like the significant example of the style (the commercial building at 1150 West San Carlos Street; see Photograph 8), Buildings 2 and 3 feature a rectangular shape, horizontal façade, flat roof, and glass entrances and windows. However, unlike the example on West San Carlos Street, Buildings 2 and 3 do not use many of the key characteristic elements of the style such as extensive use of glass and characteristic cladding materials of the era (e.g., Roman brick and glass block).

### Resource Evaluation

The following includes an evaluation of the commercial parcel (Parkmoor Plaza) with four buildings at 1501-1545 Parkmoor Avenue in San Jose for potential listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register).

#### National Register of Historic Places and California Register of Historical Resources Evaluation

*National Register/California Register Criterion A/1* – The subject property was converted from an orchard to a shopping and automobile service plaza at the intersection of Parkmoor and Meridian Avenues in west San Jose ca. 1967. It was developed near the end of the mid-century period of growth in San Jose during City Manager A.P. Hamann’s tenure when large swaths of land were redeveloped from orchard to commercial strip malls and shopping plazas. The property is one of many such developments in San Jose and is not significantly associated with this period in history. Further, the property is not known to have made a significant contribution to other broad patterns of local, regional, state, or national culture and history. As such, the property is recommended not eligible under National Register Criterion A and California Register Criterion 1.

*National Register/California Register Criterion B/2* – The original owners and/or developers of the retail and automobile plaza appear on city permits as Arthur Spitzer, listed as the owner in a 1964 permit to construct the gas station building, and Carl Swenson in a 1975 permit for electrical and gas at Buildings 1-3. Research into Spitzer and Swenson did not reveal any relevant information and generated a large number of people with the name Carl Swenson living in Santa Clara County on Ancestry.com. The property housed a number of commercial retail and auto-related businesses throughout its history. Neither the owners nor the business tenants are known to have contributed significantly to the commercial plaza development in the San Jose area. Therefore, the property is recommended not eligible under National Register Criterion B and California Register Criterion 2.

*National Register/California Register Criterion C/3* –The commercial and industrial buildings at Parkmoor Plaza use some of the basic principles and characteristic features of the Commercial Modern style in their lack of ornamentation, expressed structural material of concrete, flat roof, and glass windows. However, many of the original ca. 1967 façade design features and materials have been removed and redesigned on Building 1, and the buildings do not use many of the defining features of the style, such as the extensive use of glass and characteristic cladding materials of the era (e.g., Roman brick and glass block). The buildings also no longer have the ca. 1960s large and freestanding commercial advertising sign. Further, they are not significant examples of the Commercial Modern style type found in San Jose. Other more characteristic examples of the style include the glass curtain and ceramic tile, single-story building at 1150 West Carlos Street (see Photograph 8 in Continuation Sheet), the glass expanse building with Roman brick facing, prominent business sign; and the retail strip building with large and prominent business advertising at 349 South Bascom Ave (Past Consultants, LLC 2009). The property is also not associated with a known master architect or builder. Therefore, the property is recommended not eligible under National Register Criterion C and California Register Criterion 3.

**National Register and California Register Evaluation (continued)**

*National Register/California Register Criterion D/4* – The property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, or architectural style. Therefore, the property is recommended not eligible for listing under National Register D and California Register Criterion 4.

*Conclusion* - Lacking historic significance, the subject property is recommended not eligible for listing in the National Register and the California Register. As such, the property is not a historic property as defined under 36 CFR 800.16(l)(1) or a historical resource as defined under Section 15064.5(a) of the CEQA Guidelines.

**P5a. Photographs (continued):**



Photograph 2. Central storefront entrance at Building 1. South façade, view northeast. August 12, 2022.



Photograph 3. Corner view of Building 1 with south (main façade) and east walls. View northwest. August 12, 2022.



Photograph 4. Building 2 corner view of south (main façade) and west walls. View northeast. August 12, 2022.



Photograph 5. Building 2 rear corner view showing vehicular garage entrance, north rear and west side walls. View northeast. August 12, 2022.



Photograph 6. Building 3 south (main façade). View north. August 12, 2022.



Photograph 7. Building 4 gas station with pump station and canopy. View northwest. August 12, 2022.



Photograph 8. One-story building at 1150 West San Carlos Street listed as an example of the Commercial Modern style in San Jose Historic Modernism Historic Context statement. Source: PAST Consultants, LLC 2009.

**\*B12. References (continued):**

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