

APPENDIX D
Historic Resources Evaluation

Milligan Parking Lot Project



North Autumn Street Parking Lot San Jose, CA Historic Resource Evaluation - Final

Prepared for
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Innovating Tradition

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INTRODUCTION

PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by David J. Powers & Associates in February of 2020 to prepare a Historic Resource Evaluation (HRE) for the properties at 407 West Saint John Street (APN #259-29-071) and 405 West Saint John Street (APN #259-29-072) in San Jose, California (**Figures 1 and 2**). The property at 405 West Saint John Street (APN #259-29-071) has a commercial structure on the site and was a loading dock and garage storage for the adjacent abandoned Milligan News Service building at 150 North Autumn Street. The property at 407 West Saint John Street is a residential site with a house and garage on the property. This report has been requested in connection with a proposed parking lot development project, "Milligan Parking Lot Project" (**Figure 3**). The parking lot project includes the above-mentioned sites that are owned by the City of San Jose. The buildings located at 405 and 407 West Saint John Street have not been previously evaluated for historical significance and are not part of an existing or identified potential historic district.

For future reference in this report, the property referred to as 407 West Saint John Street (APN #259-29-071) will be referred to as "407" and the property at 405 West Saint John Street (APN #259-29-071) will be referred to as "405". It should be noted what is now West Saint John Street was San Augustine Street.



Figure 1. Aerial view of subject property outlined in green with building highlighted in green (Google Maps, amended by author).

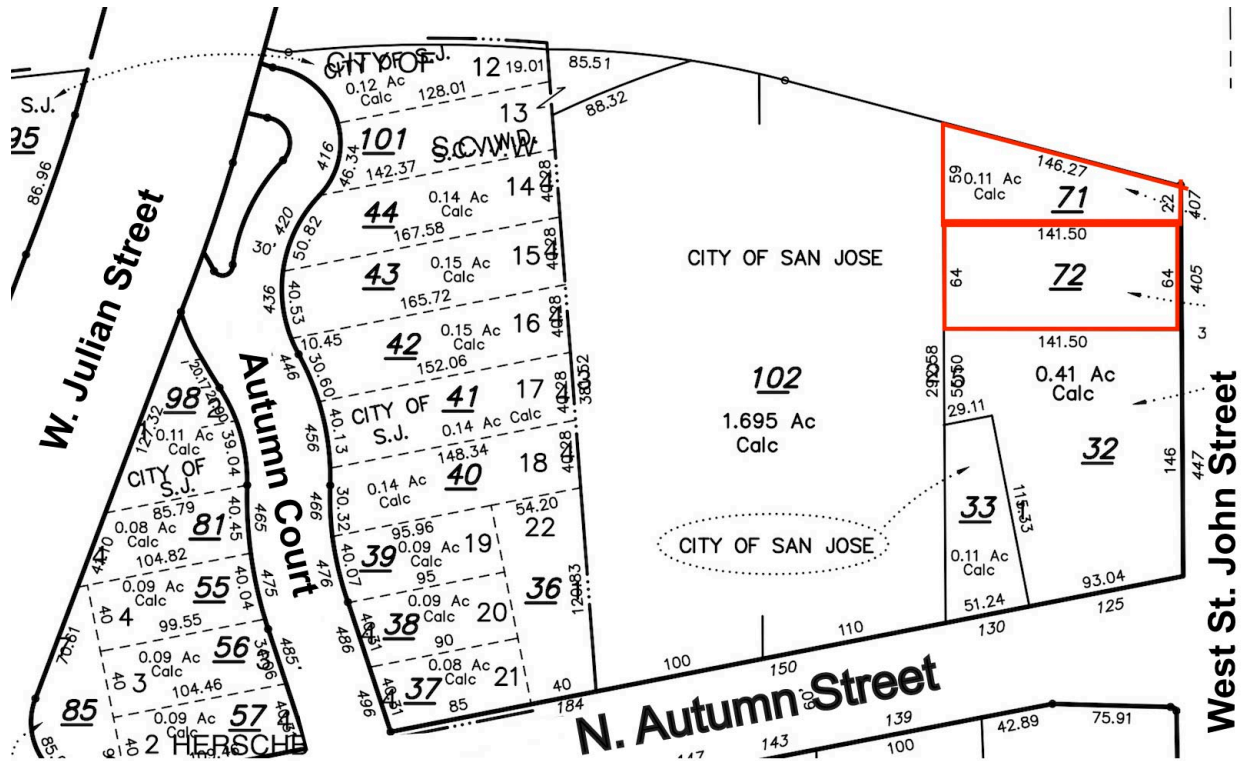


Figure 2. Parcel map with subject property outlined in red (Assessor map, Santa Clara County Assessor's Office, amended by author).



Figure 3. Proposed project map, (David J. Powers & Associates), amended by author.

Both 407 and 405 properties are currently not listed on any local, state or national historic listing. The San Jose Historic Resources Inventory was updated as of February 8, 2016 and both of these properties are not listed. This HRE will address the subject property's eligibility for possible listing as individual historic resources in the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), as contributors to any nearby historic districts and as City Landmarks.

This evaluation will determine if the buildings would be considered historic resources for the purposes of the California Environmental Quality Act (CEQA). This evaluation does not include evaluation of the building as a San Jose Structure of Merit, as Structures of Merit are not considered resources under CEQA. The City of San Jose is requiring this HRE for CEQA purposes for the construction of the Milligan Parking Lot project.

METHODOLOGY

Due to COVID19 restrictions in place at the time of this reporting Garavaglia Architecture, Inc. (GA) staff were unable to conduct a complete site visit of the subject properties. The client of the subject property with direction from G.A. Staff documented some of the building's configuration and architectural elements with photographs. Garavaglia Architecture, Inc. staff conducted a partial site visit and survey of the property's exterior in December 2021 and again in July 2021. During the December, 2021 site visit, staff was unable to access the property. The client was able to then obtain a few photos of both the exterior and interior. A staff member visited the site again in July 2021 and further documented the building's exterior features with photographs and field notes from outside the fenced area.

GA. conducted additional archival research on the subject property and surrounding area. This was heavily limited due to COVID 19 restrictions and was relegated only to the portions of the listed archives which are available online or which were accessible with the help of archival staff. The following repositories/ collections were consulted to complete the research process (see References section for complete list of resources).

- Ancestry.com
- Legacy.com
- Newspapers.com
- History San Jose
- San Jose Public Library (California Room)
- City of San Jose Planning (sjpermits.org CHRISNGen.asp)
- City of San Jose Census Documents,
- Selective EIR Reports, Studies and Master Plans for the City of San Jose
- Santa Clara County Archives
- Santa Clara County Assessor's Office

All photographs herein were taken by the client or by GA in 2020 and 2021, unless otherwise noted.

RESOURCE DESCRIPTION

SITE

407 West Saint John Street (407) is a residence, located on the north side of West St. John Street abutting to the Guadalupe River Trail on the east. On the other side of the Guadalupe River Trail is the River Street City Landmark Historic District, a local San Jose City designation. The Lost Gatos Creek Trail and the Guadalupe River Trail Park are located south of West St. John Street. The commercial property located on the west side of 407 is 405 West Saint John Street (405) and consists of a loading area and storage building for the former Milligan News Service (150 N. Autumn Street). The nearest cross street on the west is North Autumn Street. The nearest cross street on the east, past the bridge and Guadalupe River Trail is North Almaden Boulevard. The APN number for 407 is #259-29-072 and the APN number for 405 is #259-29071. The front facades of both properties face West Saint John Street. Across the street from both 407 and 405 is the Arena Green Park (**Figures 4, 5**).



Figure 4. View of 407 along W. St. John Street, facing north (GA).

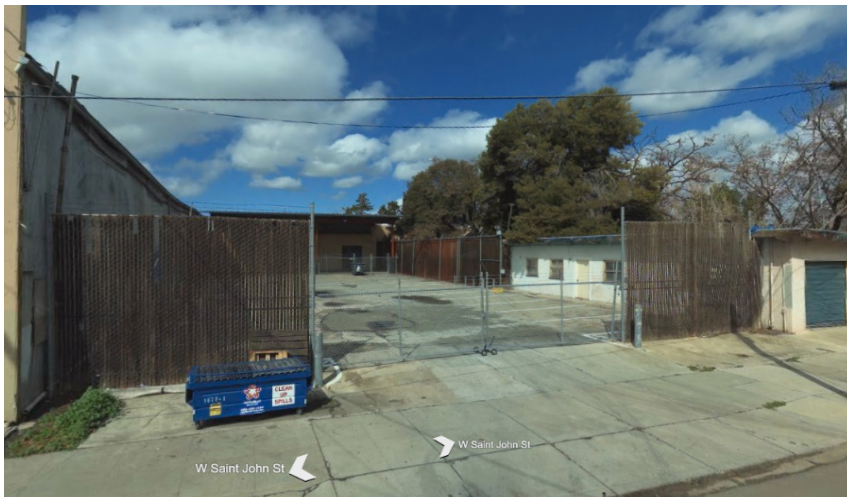


Figure 5. View of 405 along W. St. John Street, facing north (Google Maps).

BUILDING at 407 West Saint John Street (407)

The property at 407 has a two-car garage (**Figure 4**), single story house (**Figure 6**), and a storage shed (**Figure 7**). The two-car garage building with an attached living space sits at the south edge of the property, constructed around 1956. A separate house sits behind the garage on the rear property line, in the northeast quadrant. There is no setback at the rear of the house. The garage almost sits on the property line to the west and is approximately 12 inches from the property line. A metal cyclone gate is adjacent to the garage at the front facade. The short driveway to the garage is made of concrete and the driveway through gate to the house is made of gravel and brick pavers. Pavers are also seen connecting the house to the garage structure. A small, single story shed is in close proximity behind the garage, near the house. Due to overgrown vegetation, tree coverage and fences, accessibility and visibility of the properties is difficult.

House at 407

The house at 407 is classified as a simple Queen Anne Style cottage. The house sits on a raised elevation with thin horizontal wood siding, painted beige with green trim. The roof is hipped with an open central gable. The open gable has decorative diamond shaped wood siding and a central wood vent with decorative trim. The roof has composite asphalt shingles. Alterations have occurred over time to the roof and front porch area. The house has wood framed windows and doors. The west section of the roof is hipped while the east portion is flatter and suggests a portion was removed on the east side. According to the 1950 Sanborn maps shows an L-shaped porch that went along the front facade and continued to the east facade. Downspouts and porch lattice appear on the front facade. An inset porch across the front facade has lattice and mesh enclosing the area (**Figures 6, 8**).



Figure 6. House located at the rear, east quadrant on the lot, looking north.



Figure 7. Shed between garage and house, looking east.

House Exterior - South Elevation

This elevation is the front facade with a recessed porch, off center front door and some windows. Porch is enclosed by added mesh and lattice. Due to obscured visibility the details of this elevation cannot be seen. There is a front door and windows. On the east side of the porch there is a wooden ramp and wood gate with access to the porch area. The west side of the porch has a set of stairs with two risers. Original thin, horizontal wood siding exists on the original sections of the house and painted in a light neutral color. The roof gable has diamond shaped shingles with a rectangular wood vent. The vent has decorative wood side. The main color of the house is beige with dark green for the trim. A rainwater leader and roof gutters are visible (Figures 6, 8, 9).



Figure 8. Front facade of house, south elevation, looking north.



Figure 9. Front porch of house looking east.

House Exterior - East Elevation

The east elevation is clad in vertical wood tongue and groove siding with obvious patching near the center. Some of the vertical siding dimensions are different along this elevation. A portion of the concrete foundation is visible with a floor vent seen above the foundation. There are three sets of wood frame double hung windows with, 1-over-1 single pane lites with the center window being a paired; all with wood windowsills. Exposed piping, metal exhaust pipe, electrical conduit, security light and rainwater leaders are visible. It appears the roof overhang was cut off due that there is no roof overhang. Paint coloring is consistent with front elevation (**Figure 10**).



Figure 10. East elevation of house, looking south.



Figure 11. View of southeast corner of house looking north-northwest.

House Exterior – North Elevation

There is no photo of this elevation due to difficulty to access. As seen on the Sanborn maps the house lies right on the property line. The commercial building located at the rear of the house is made of CMU and its address is 150 N. Autumn Street (**No Figure**).

House Exterior – West Elevation

Original thin, horizontal wood siding exists and appears to be the original section of the house and painted in a light neutral color. There are two sets of wood frame double hung windows, with 1-over-1 single pane lites. There is a low white picket fence, with a swinging gate and lock. The electrical power meter is located on this elevation. Paint coloring is consistent with the front and east elevations. There is no photo of the northern end of this elevation due to difficulty to access and obscured views. It appears this side the house has been altered with the roof overhang removed and an addition running perpendicular at the rear (**Figure 12**). The commercial building located on the west side of the house is metal frame structure and its address is 405 West Saint John Street (**Figure 5**).



Figure 12. West and south elevations of the house looking northeast.

Garage

Garage Exterior - South Elevation

This elevation is the front facade of the garage, fronting West Saint John Street. The building is set on a concrete foundation with plaster walls and two overhead garage doors of painted wood. The paint color of the plaster building is similar to that of the house but is faded with uneven coverage. The garage doors are made of horizontal wood with faded blue paint. A mailbox is attached to the building, on the right side of the garage doors. A three-foot high metal chain link, swinging gate is located to the right of the garage. There is a wood fence connecting the chain link gate to the bridge. The building has a low slope shed roof with a modified bitumen roof. The roof slopes in the eastern direction. On the west side of the garage at 405, there is 10 ft. high chain link fence with brown wave slats for privacy (**Figure 13**).



Figure 13. View of garage from W. St. John Street, looking north.

Garage Exterior – West Elevation

The building is less than five feet from the property line at 405. This elevation has a door and four, painted wood frame, double-hung windows with 2-over-2 lites. The door accesses the neighbor property at 405. The painted wood fascia and eaves at the roofline are worn. There are some utility meters and electrical conduit on this elevation (**Figure 14**).



Figure 14. West elevation of garage building looking east.

Garage – North Elevation

The north elevation features a three-paneled painted wood door in the dark green trim color. The door is on the left hand, or eastern side of the elevation. The exterior wall reveals both plaster wide plank wood siding. This ground covering between the house and the garage consist of brick-shaped paving tiles (**Figure 15**).



Figure 15. North elevation of garage looking southeast.

Garage – East Elevation

This elevation extends along the driveway and has vegetation blocking some of the views. The wall is not straight and projects out about on the east side. There are no door openings on this elevation. There are four windows on this elevation; one is fixed and the other three are painted wood frame, double-hung windows with 2-over-2 lites. An electrical meter, electrical conduit, two rainwater leaders and roof gutter are visible on this side. There is a painted wood fascia and overhanging rafter tails at the roofline. The fascia is painted blue like the garage door but has faded. The plaster is the same light neutral color but is worn (**Figure 16**).



Figure 16. East elevation of garage and brick pavers, looking southwest.

Shed West elevation

This rough plaster shed has a shed roof with blue fascia and rainwater leaders. The shed is not attached to neither the house, nor the garage. It has a green door on the west elevation. Brick stone pavers are seen connecting the shed to the garage (**Figure 7**).

Interior of House at 407

Kitchen/Dining Room

The kitchen space has been altered to expand the kitchen. Finishes appear to be recent. The kitchen has a vinyl tile floor. The walls have a white wainscoting. There is a white beam that does not line up with the wall between the entry to the kitchen and the sitting room. The gable feature from the roof is visible from the interior. The dining space has a dropped ceiling and a ceiling fan. Some of the walls have a painted plaster finish. A door on the western wall leads to a bedroom painted blue and the doorway on the south wall leads to the sitting room. Some of the doorframes appear to be original, due to their classical decoration. These doorframes have columnar fluted sides and a cornice with circular rounds at the top. The entry section has thin vertical wood wainscoting but the north wall appears not to have the same wainscoting (**Figures 17, 18**).



Figure 17. View of entryway, dining area, and kitchen. Looking southwest toward porch and sitting room.



Figure 18. View of kitchen and dining area, looking northwest toward bedroom 2.

Sitting Room

This square room features a flat ceiling despite being underneath the central gable. It connects the kitchen and the bedroom 1 (green). The south wall has two, painted wood frame, double-hung windows with 4-over-4 lites. Only one of the windows has a decorative wood frame. The frame is roughly the size of the door on the west wall. The doorframe is decorated with a classical relief molding, but a slightly less decorated version than what is seen in the dining area (**Figure 19**).



Figure 19. Sitting room, looking southwest, includes doorway to bedroom 1.

Bedroom 1 (Light Green)

The plaster walls are painted green and there is no crown molding. This room has a flat ceiling, and appears to have a seamless connection between the wall and ceiling. There is a window on the north wall of this room, which suggests there is a small separation between the rear of the house and the commercial building located north of the house (**Figure 20**).



Figure 20. Bedroom 1 with light green painted plaster walls, window and classical door molding.

Bedroom 2 (Dark Green)

This bedroom has a larger space and has access to house's bathroom, which connects to the laundry room. There is no crown molding but the walls have wallpaper. The doorways have simple decorative trim. The floors have sheet vinyl (**Figure 21**).

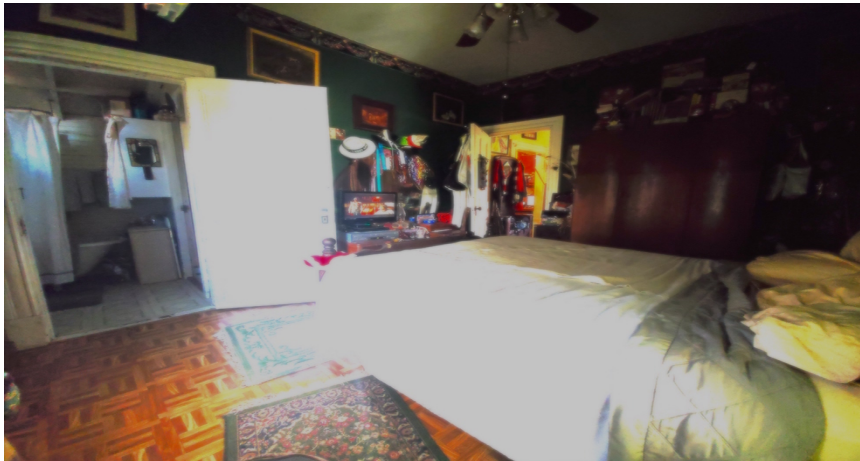


Figure 21. Bedroom 2 (Dark Green), looking east towards the kitchen.

Bathroom

The bathroom can only be accessed by way of the laundry room. It has a two-paneled wood door with cast iron and porcelain door handle. This room has a sloped open ceiling and reveals the roof framing as well as the thin horizontal wood siding that is seen on the exterior. This confirms that the bathroom was an addition. This bathroom was permitted in 1952 (**Figure 22**).



Figure 22. Bathroom, looking north toward laundry room and back entryway.

Laundry /back entry

This small room opens out to the outside. There is a large set of windows to the right of the door but they are not easily accessible.

Commercial Building at 405

The commercial building at 405 is a simple metal framed, commercial loading dock cover set back from West Saint John Street with a small parking lot in front of the building. The foundation appears to be of concrete, the structure is framed out of metal with a corrugated metal roof. Physical access to this property was not made possible but the entire structure is fully visible from the street. The property at 405 is nestled between the garage at 407 on the east and the Valaya Racing LLC. building on the west. (The Valaya building at 447 West Saint John Street was formerly the Forman's Arena built in 1926 and is on the City of San Jose Historic Resource Inventory as a Structure of Merit – it has been reviewed under a separate evaluation). The structure, as an addition to the Milligan News building, was most likely built after 1969, as the owner of 405 was Joseph Corno as shown in the building permit records. It is unclear when Milligan purchased 405 but by 1979 a survey shows his ownership of multiple properties including 405. There is a high chain link fence with a rolling chain link access gate with barbed

wire along the property line on the south end. On both the west and east sides of the gate, there are 10 ft. high chain link fences with brown wave slats for privacy (**Figure 5**).

HISTORICAL BACKGROUND / CONTEXT

CONTEXT

The following historic context is excerpted from the Downtown San Jose Historic District Design Guidelines.

Spanish/Mexican Periods

El Pueblo de San Jose Guadalupe was established in 1777. The first civilian settlement in Alta California was chartered by the King of Spain and plotted on the eastern bank of the Guadalupe River adjacent to the lands of Mission Santa Clara. As a civilian pueblo, San Jose's primary function was to grow crops and supply provisions to the military presidios at Monterey and San Francisco. [...] Gradually the settlement became a center of trade in cattle hides and tallow for the sparsely populated hinterlands located between San Francisco and Monterey.

Following Mexican independence in 1821, the secularization of the missions and the relaxation of immigration restriction, an influx of American immigrants began making their way into California. Within two decades their numbers began to critically transform the demographic makeup of San Jose as well as the rest of Alta California. [...] As local agricultural production expanded beyond the traditional focus on hides and tallow and toward the more lucrative crops of wheat and wine grapes, San Jose became a center for a booming agricultural economy. Increasing prosperity nurtured the development of a bustling commercial settlement of adobe residences and wood-frame stores, saloons and hotels. The Gold Rush and the ensuing annexation of California by the United States in 1849 further transformed San Jose, and it soon became the primary supply center for miners taking the overland route to the gold fields. Many erstwhile miners, recognizing the rich soil and beneficial climate of the Santa Clara Valley, returned to San Jose to settle after exhausting their luck in the foothills of the Sierra Nevada.

Early American Period

John Burto, the first American alcalde of San Jose, commissioned a survey of the pueblo of San Jose no long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets east of the original Spanish/Mexican pueblo. It was in this area, bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south and Market Street to the west, that the new American commercial and retail district grew up. The first businesses developed closer to the Mexican pueblo along Post and Market Streets, but as time passed development moved north and east. The designation of the San Jose as California's first state capital in 1850 caused it to grow at an even more feverish clip for a couple of years. Although the state capital was relocated in 1852, the growth of San Jose as California's first state capital in 1850 caused it grow at an even more feverish clip for a couple of years. Although the capital was

relocated in 1852, the growth of San Jose was given continued impetus in 1864 with the completion of the railroad line between San Francisco and San Jose. Five years later, San Jose was connected by rail to the rest of the United States by a trunk line running from Niles. As a result of these developments, San Jose became part of the greater national and world economy, opening the possibility of exporting local agricultural products to the world.

Horticultural Expansion

The half-century between 1870 and 1918 corresponded with the most important era of horticultural expansion in the Santa Clara Valley. Although pioneer nurserymen had planted orchards as early as 1852, it was not until the 1870s that vast sections of the Valley floor in San Jose and the surrounding areas of Santa Clara, Los Gatos, Saratoga, Campbell, Evergreen, Milpitas and elsewhere were planted in orchards of plums, cherries and apricots. [...] Other industries related to horticultural production, such as canneries, box and can makers, and machine shops, grew up alongside the orchards and helped to round out the local economy. Fruit production, mostly apricots and prunes, peaked in the Valley of Heart's Delight in the 1920s and remained a mainstay of the regional economy until after the Second World War.

Downtown Development: 1870-1890

The wealth of the local horticultural community led to the rapid development of Downtown San Jose between 1870 and 1918. Prosperity in the vast agricultural hinterlands led to the construction of large hotels, banks, hardware stores, restaurants and saloons. Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Today clusters of buildings surviving from the 1860s still exist along Post and South First Streets, including the Wilcox Building (1867) at 93-99 South First Street and the Porter-Stock Building (1869) at 83-91 South First Street. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1866) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market [Street]; and the San Jose Post Office (1893) at 110 South Market Street.

The pioneering use of modern infrastructure and transportation systems further enabled San Jose's rapid growth. Electrical service came to San Jose in 1881, and in that year the famous San Jose Light Tower was erected over the intersection of Market and Santa Clara Streets. In 1887, Samuel Bishop built the first electrical streetcar line in America and began running cars between San Jose and Santa Clara. The 1880s witnessed the construction of some of the finest commercial buildings in Downtown San Jose, several of which still stand. Some of the best examples of Italianate and Romanesque Revival-style commercial buildings from this period include the Odd Fellows Hall (1885) at 82-86 East Santa Clara Street; the Knox-Goodrich Building (1889) at 34 South First Street; and the Letitia Building (1890) at 66-72 South First Street.

The early 1890s brought difficult times with it too; in 1892 a major fire started by a fireworks explosion burned down a substantial portion of the central business district. The destroyed buildings were quickly rebuilt and several buildings along

the southern part of First and Second Streets date from this post-fire reconstruction, including the Ryland Block (1892) at 74-86 South First Street.

San Jose Becomes a Regional Financial and Commercial Center

By 1905, local streetcar lines and interurban lines had connected Downtown San Jose with vast sections of the agricultural and suburban hinterlands. Every day thousands of customers flocked to Downtown for most of their major banking, shopping, entertainment and government needs. As the population of San Jose grew to almost 50,000 early in the 20th century, the city began to change in character from a semi-rural market town into an urban center in its own right. During [the] first three decades of the 20th century, commercial development spread north of Santa Clara Street, east of Third Street and south of San Fernando Street. The size of buildings also increased as the use of steel-frame and concrete construction enabled speculators to erect early skyscrapers, the most notable of which included the ten-story First National Bank Building (1910) at 20 West Santa Clara and the thirteen-story Bank of America Building (1925) at 12 South First Street.

Downtown San Jose Development Built Out

The onset of the Depression in 1929 put a stop to major building campaigns in Downtown San Jose. Construction during the 1930s and 1940s was primarily limited to remodeling of older structures in the Streamline Moderne style, such as the Medical Arts Building (1937) at 4248 East Santa Clara and the Bank of Italy at 64-66 West Santa Clara. Following the Second World War, San Jose's pro-development civic leaders actively recruited high technology and aerospace companies to the City such as General Electric, Lockheed and IBM. The high-tech boom attracted thousands of new residents to the city. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,9000. Meanwhile, under the aggressively annexationist policies of City Manager Dutch Hamann, the city's area expanded from 17 to 120 square miles. Thousands of acres of orchards made way for residential subdivisions and shopping centers.

Decline of Downtown San Jose

The rapid growth of San Jose's suburban hinterland, particularly the construction major shopping centers such as Valley Fair Mall, caused Downtown to decline in importance as a commercial and retail nexus for the Santa Clara Valley. Within a decade, most of the major retailers had abandoned Downtown for the malls. In response to this decline, city leaders began to actively pursue a policy of demolition in order to create more parking, thereby hoping to emulate the auto-friendly environs of the suburban shopping centers. They also encouraged the construction large-scale office buildings along Santa Clara and Market Streets, resulting in the demolition of entire blocks of historic commercial buildings. Although much of Downtown San Jose was removed, the historic core of the Downtown (an area encompassed by Santa Clara Street to the north) Fourth Street

to the east, San Fernando Street to the south and Market Street to the west) was largely spared. Gradually, the vacant stores in Downtown were leased to various businesses catering to San Jose's growing ethnic communities, giving new life to the neighborhood and a continued reason for existence.¹

1950-Today

Master Planning efforts that affect the subject properties include the Autumn Street Improvement Project, The Guadalupe River Park Project, and the Diridon Station Area Plan.

The Autumn Street Improvement Project

Both 407 and 405 are located within the Autumn Street Improvement Project. The following historic context is excerpted from the Downtown San Jose Historic District Design Guidelines.

The Autumn Street Improvement Project area is located in central San Jose, Santa Clara County California. The project area is located west of the Guadalupe River and Los Gatos Creek. The Autumn Street Improvement Project will partially realign and extend Autumn Street in the City of San Jose between Coleman Avenue and West San Carlos Street, a distance of approximately 1.1 miles. Autumn Street currently varies from two to three lanes and terminates north of Julian Street (Maps 1, 2 and 3). The architectural history APE boundaries are the Union Pacific rail tracks on the north, West San Carlos Street on the south, and South Montgomery Street on the east. The California Department of Transportation (Caltrans), acting as the lead agency under the delegated authority of the Federal Highway Administration (FHWA), is providing the project oversight as federal funds are involved. The studies conducted for this project are consistent with Caltrans responsibilities under the January 2004 Programmatic Agreement Among Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of Federal-Aid Highway Program in California for compliance with Section 106 of the National Historic Preservation Act (NHPA).²

Guadalupe River Park

Guadalupe River Park borders 407 and is instrumental to the division of the neighborhood. Some of the historic homes that today exist on N. Autumn and Autumn Court could have been considered to be included with the River Street Historic Landmark District.

Guadalupe River Park, a three-mile linear public space, is one of the largest parks in the city network, serving as the spine of downtown San José. On the eastern edge of the park, the Guadalupe River Trail runs through the heart of downtown, past the Children's Discovery Museum, the Center for Performing Arts and Adobe headquarters, connecting to a trail network that links the cities of the South Bay.

¹ "Downtown San Jose Historic Context," *Downtown San Jose Historic District Design Guidelines*, (San Jose: City of San Jose, November 4, 2003) 12-16.

² Add Footnote

The park was originally created by stitching together leftover city-owned land. One of its major challenges is the elevated freeway that runs the length of the trail, dividing it into many isolated spaces and creating noise, poor air quality and shadows. Although urban parks often provide a significant economic premium to surrounding real estate, Guadalupe River Park has not delivered on this potential. Major adjacent sites remain empty, and most nearby buildings face away from the park. The park also suffers from years of disinvestment, which has taken a significant toll.³

Diridon Station Area Plan (DSAP) (Appendix E for Area Map)

Both 407 and 405 are located in the Diridon Station Area Plan. The following historic context is excerpted from the City of San Jose, Planning, Building & Code Enforcement, Planning Division, City Planning, Area Plans:

In 2014, the City adopted the Diridon Station Area Plan (2014 Plan) to guide development in an approximately 250-acre area around Diridon Station. The 2014 Plan envisioned the transformation of the station area—an area which has been dominated by parking lots and old industrial buildings—into a dynamic mixed-use urban neighborhood anchored by a world-class transportation hub and the SAP Center.

The City began the process of amending the 2014 Plan in November 2019, informed by an extensive public outreach process for the broader Diridon Station Area that began in early 2018. The purpose of the amendment is to align the 2014 Plan with current circumstances, complement other adopted and ongoing plans, and support Plan implementation through facilitating private development and public investments....

This Plan analyzes the expansion of the 2014 Diridon Station Area and the development of land uses within the amended 262-acre plan boundary surrounding the station.

The goal is to develop a sustainable and equitable plan around Diridon Station that capitalizes on an anticipated possible build-out of new transit-oriented development to allow for more urban vitality and economic activity, to act as a catalyst for similar development in surrounding neighborhoods, and to obtain environmental clearance under the California Environmental Quality Act (CEQA).⁴

Preservation Efforts

An effort started being placed on the historic value of historic sites in San Jose, following the 1976 U.S. Bicentennial invigorating effect on the historic preservation movement. In 1979, St. James

³ Add Footnote

⁴ City of San Jose, *Diridon Station Area Plan*, (Skidmore, Owings & Merrill, May 25, 2021) 10.

Historic District was designated to the National Register of Historic Places. Six years later, the City of San Jose designated St. James Square a City Landmark Historic District.⁵

Other city landmark districts are:

- Downtown Commercial National Register District
- Hensley City Landmark District
- Lakehouse City Landmark District
- Reed City Landmark District
- River Street City Landmark
- The Alameda (right-of-way) City Landmark District

River Street City Landmark Historic District (See Appendix D for Area Map)

The following historic context is excerpted from the City of San Jose, Planning, Building & Code Enforcement, Historic Resources, Historic District/ Areas:

The River Street City Landmark Historic District HD96-107, listed under the theme of Architecture and Shelter for the Horticulture period (1870-1918), is located east of N. River Street with the Guadalupe River on the west, N. Almaden Boulevard and State Highway 87 on the east, W. Julian Street on the north, and the River Park and tennis courts on the south (parcels on the south side of W. St. John). This 1875-1925 workingman's neighborhood, one of the largest concentrations of Italian immigrants in California, consists of mostly residences, but also includes the Torino Hotel, Almaden French Bakery, Prindiville Grocery, and a non-contributing machine shop in a variety of styles - Italianate, Greek Revival, Queen Anne, and Mediterranean Revival. Construction of the Guadalupe River Flood Control project resulted in the demolition of 21 buildings and the relocation of nine buildings. Most of the residences have been converted to commercial use. This neighborhood is now also known as "Little Italy".⁶

405 and 407 are located near the River Street City Landmark Historic District and were originally part of the larger workingman's neighborhood. The subject properties were originally part of a cohesive residential neighborhood similar to that of the River Street Landmark Historic District. Due to the commercial influences and San Jose city master planning efforts (i.e. Guadalupe River Trail Park and the Diridon Station Area Plan) the historic integrity of the district, its buildings, and the surrounding neighborhood has either been weakened or lost all together. Such is the case of 407 and 405 West Saint John Street. As seen in Sanborn Maps the residential character of the Autumn Avenue / West St. John neighborhood changed as commercial buildings replaced residential structures over time, eroding the residential character of the area on the west side of the Guadalupe River, and further distancing itself from the historical context related to the River Street Historic District.

⁵ CMG, Future Cities Lab, Page & Turnbull, Arup, St. James Park: Remember Imagine. Submitted October 2016, 73.

⁶ City of San Jose website, <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/river-street-city-landmark-district>

SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

SITE DEVELOPMENT

1884

The buildings at 405 and 407 first appeared on an 1884 Sanborn map but these structures are not there today. On this map what is identified as 405 is actually 409 San Augustine and what is identified as 407 is 37 San Augustine. There are no property line delineations. 409 San Augustine (407) depicts two rectangular residential structures connected together. The structure on the left is a one-story building with a porch along the front facade. The structure on the right is a two-story building with a small front porch with. 37 San Augustine (405) depicts two rectangular structures; one is a two-story house and the other smaller one is a out-house close to the edge of Guadalupe River. (St. Augustine will eventually be renamed to West St. John Street) (Figure 23).

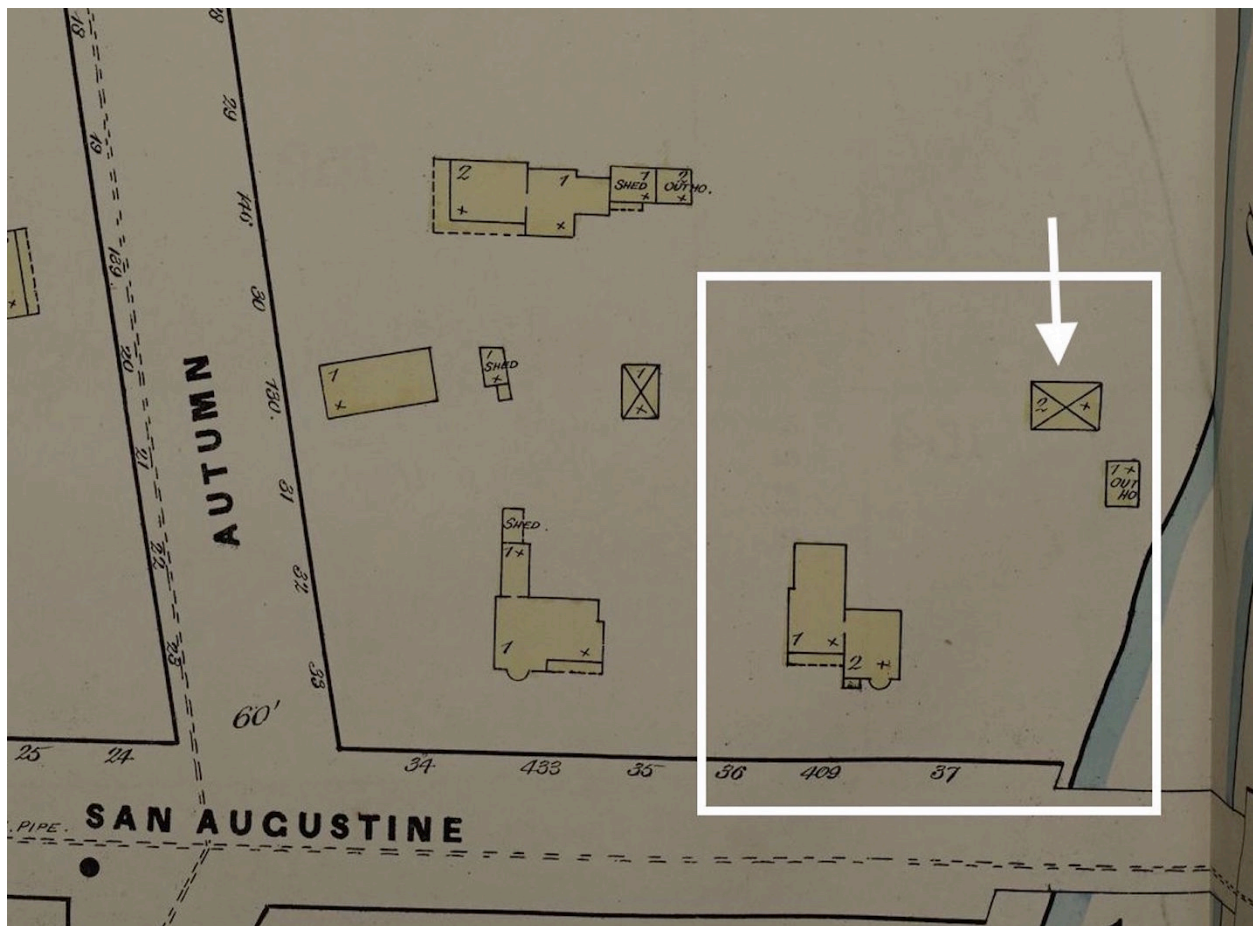


Figure 23. Sanborn Map 1884, Library of Congress

1891

The 1891 Sanborn map depicts the property lines. At this time both properties at 407 and 405 were still combined and the address was 409 San Augustine. The same structures from 1884 map are still there but there are some modifications to the buildings. The 2-story house in the rear, eastern quadrant shows a porch addition and an additional building with a porch. A new building, which was not on the previous map is in the southeast quadrant. The two connected buildings on the west side of the lot depicts porch additions to the front and rear parts of the house. (Figure 24).



Figure 24. Sanborn Map 1891, Library of Congress

1915

The 1915 Sanborn map clearly divides the 409 lot into two parcels. The map depicts 409 San Augustine, which is now 405 West Saint John Street and 407 San Augustine is 407 West Saint John Street. The current house at 407 can be seen on this map. This is the original footprint for 407 West Saint John Street. The former building at the southeast quadrant is no longer there. At 409 there is a completely different structure there. There is also a shed along the rear property line and a bocce ball court in the northwest quadrant. **(Figure 25).**



Figure 25. Sanborn Map 1915

1915 to 1950

The 1950 Sanborn map maintains the previous property lines for the two parcels. The map depicts 409 San Augustine, which is now 405 West Saint John Street and 407 San Augustine is 407 West Saint John Street. The current house at 407 can be seen on this map. This is the original footprint for 407 West Saint John Street and is the same as the 1915 Sanborn map. At 409 property, the house and bocce ball court is now gone. The shed is noted as being dilapidated. (Figure 26).



Figure 26. Sanborn Map 1915-1950

150 NORTH AUTUMN STREET PARKING LOT, SAN JOSE

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Donald A. Milligan founded Milligan News in 1935 and eventually purchased the properties at 405, 407, 447, 451 West St. John Street as well as, 150 North Autumn Street after 1956. In 1979, Milligan consolidated all of his properties on West John Street and Autumn Street in 1979 (Figure 27). Patton (Pat) Milligan, Donald's son joined the family business after college and became its president after his father's retirement in 1958. Upon Pat Milligan's death, his surviving spouse sold all of his parcels at North Autumn Street and West Saint John to the City of San Jose on March 6, 2018.

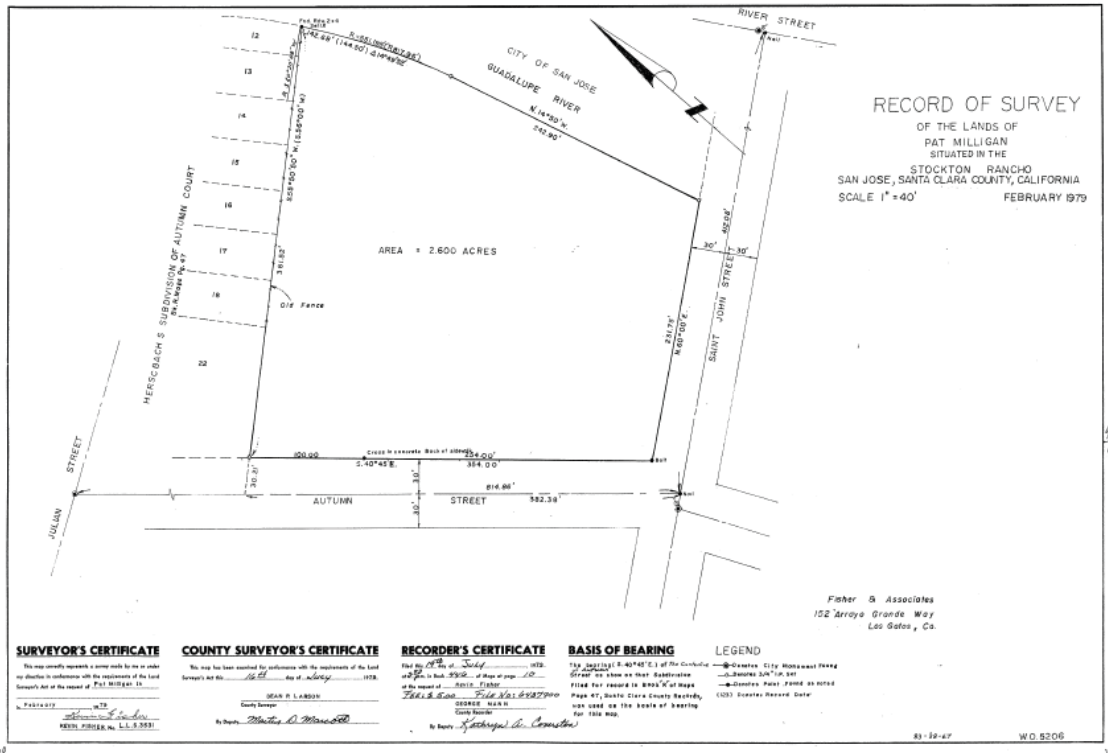


Figure 27. Survey Map of Milligan on N. Autumn Street and West Saint Jon Street parcels, February 1979.

CONSTRUCTION CHRONOLOGY**Construction Chronology for 407 West Saint John Street**

Date	Permit No.	Owner	Contractor/ Architect	Work
1915	N/A			House visible on 1915 Sanborn map (Fig. 25)
1950	N/A/			House visible on 1950 Sanborn map (Fig. 26)
10/21/1952	#15846	Joseph Corno	G. Neccio	Build foundation
11/24/1952	#1598	Joseph Corno	Unknown	Add bathroom and repairs to one family residence
7/24/1956	#24299	Joseph Corno	Unknown	One car garage

Construction Chronology for 405 West Saint John Street

Date	Permit No.	Owner	Contractor/ Architect	Work
7/10/1953	1953-01725-000-00-BD (#2336)	Joseph Corno	Joe Graglia	New building to be occupied as the Bocce Game Club House
11/6/1969	1969-001614-000-00-BD (#1614)	Joseph Corno	Bassis Electric	Electrical for office and warehouse
1/28/1966	1666-048976-000-BD (#4876)	Joseph Corno	George Field	Build platforms 3 ½ ft. high; To be occupied as a Milk Depot; Use Zone: M-1; Occupancy: F-2
12/30/1969	1969-001614-000-00 BD (2336)	Joseph Corno	Bassis Electric	Electrical motor (2 H.P.) for the office; 1 A.C welding outlet
12/2/1993	1933-994891-000-00-RA	Pat Milligan	Unknown	Sign permit; ¼" Masonite with painted lettering: "Milligan News Co."
6/16/1998	1997-985596-00-00-RA	Patton H. Milligan	Unknown	Conditional Use Permit (CUP) for off-street surface parking establishment; for San Jose Arena events; proceeds to go to Boys & Girls Club
4/19/2019	2020-112834-000-00-ENV	City of San Jose	Unknown	Milligan Surface Parking Project

OWNERSHIP/OCCUPANT HISTORY**Ownership/Occupant History for 407 & 405 West Saint John Street**

Date Range	Source	Address	Occupant	Notes
1900	1900 Census	409 W. San Augustine St. (W. St. John St.)	Manedel & Carmelita Castro (Born in California)	Occupation: carriage painter Lots 405 & 407 were one lot and identified as 409
1910	1910 Census	407 W. St. Augustine St.	Nicolas & Teresa Massaro (Born in Italy)	Occupation: Plumber
1920	1920 Census	407 W. St. Augustine St.	John Cano	Occupation: Teamster
1930				
1953 -	Building Permits	407 & 405 W. St. John Street	Joseph J. & Rita C. Corno	1966 Milk Depot
1959 - 1983	Building Permits	407 & 405 W. St. John Street	Milligan Family Donald A. & Margaret Patton H. & Joyce A.	Milligan News Co.
1983 - Present	Grant Deed	407 & 405 W. St. John Street	City of San Jose	Joyce Milligan conveyed the following properties: 150 N. Autumn St. 405 W. St. John St. 407 W. St. John St. 447 W. St. John St.

EVALUATION FRAMEWORK

THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- 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 or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.⁷

THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

⁷ U.S. Department of the Interior, national Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, accessed online August 2021.

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history
3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

SAN JOSE MUNICIPAL CODE: CHAPTER 13.48 HISTORIC PRESERVATION

The San Jose Municipal Code, Chapter 13.48 Historic Preservation defines local criteria for eligibility for designation as a City Landmark as follows:

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.⁸

⁸ San Jose Municipal Code, Chapter 13.48 Historic Preservation, 7, California Office of Historic Preservation, website. Accessed August 2021. <http://ohp.parks.ca.gov/pages/1072/files/city%20of%20san%20jose.pdf>.

HISTORIC INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

EVALUATION FINDINGS

NATIONAL REGISTER OF HISTORIC PLACES / CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 407 and 405 West Saint John Street in San Jose for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 34-36 S. 1st Street was constructed in 1889 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

Criterion 1: Events

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”⁹ When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”¹⁰

407 West Saint John Street (407) does not appear to be individually eligible under Criterion A/1 (Events). The period of significance under this criterion is 1915 - 1956, corresponding to the building’s year of completion and when it was sold to the Milligan Family. The garage was permitted in 1956. Regarding eligibility to the NRHP, the building does not appear to be eligible at the local level of significance. The house at 407 was among several homes that were built for Italian and Portuguese families but is outside the River Street Historic Local Landmark District, located on the other side of Guadalupe River. The building is not architecturally distinct but holds some importance within the pattern of residential development of “Little Italy” in San Jose but there are other better examples. In addition, a prominent citizen or owner did not commission the building, and no specific events of singular historic importance are known to have occurred at the building.

405 West Saint John Street (405) does not appear to be individually eligible under Criterion A/1 (Events). The period of significance under this criterion is 1915 - 1956, corresponding to the building’s year of completion and when it was sold to the Milligan Family. On the 1915 Sanborn map there appears to be a house with two one-bedroom additions, a shed (north) and possible a bocce court (north west) of the residential structure. There was a permit in 1953 for a Bocce Game

⁹ U.S. Department of the Interior, National Park Service, Cultural Resources staff, “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, no. 15 (1990: revised for internet 1995).

¹⁰ *Ibid.*

Club House. In the 1950 Sanborn map, the house and the bocce ball court is no longer there and the shed is noted as dilapidated, the lot is empty. The building platforms were permitted in 1966 and the current commercial building was permitted in 1969. Regarding eligibility to the NRHP, the building does not appear to be eligible at the local level of significance due to the demolition of the Bocce Game Club House and the construction of the modern commercial building currently at the site. The property is evidence of the evolution of the neighborhood from residential to commercial. The commercial building at 407 is outside the River Street Historic Local Landmark District, located on the other side of Guadalupe River. The building is not architecturally distinct. In addition, a prominent citizen or owner did not commission the building, and no specific events of singular historic importance are known to have occurred at the building.

As such, 407 and 505 West Saint John Street appear to be not individually eligible under Criterion A/1 (Events).

Criterion B/2: Individuals

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance.”¹¹

The buildings at 407 and 405 were occupied and owned by various individuals. The properties at 407 and 405 were once owned by Joseph Carno, which was a local citizen in the Italian community. Later, the properties were owned by the Milligan family in 1959 until 1983.

Though the land on which the residence at 407 and commercial building at 405 sits were once owned by the Milligan Family, who were considered locally significant, the subject properties would not be considered to be illustrative of their achievements. Properties significant under criterion B/2 are usually reflective of the time period during which the individual contributed to history. Properties that post-date an individual's significant accomplishments are not considered as having an adequate association with the individual. Additionally, under criterion B/2, when there is more than one property associated with a significant individual the properties are to be compared; the property that best represents the person's historic achievements would be considered the property that would best represent his or her productive life. The Milligan property at 150 N. Autumn Street would be more illustrative of their contributions to local history since this was the company's main office and official address.

Donald A. Milligan and his son Patton H. Milligan had a local newspaper distribution company and later converted to a local schoolbook distribution company moved to San Jose around 1958 and was a local businessman. Research has the family members, made significant contributions to the community that would result in any being considered locally important individuals meeting the level of significance required by criterion B/2. A property is not eligible if its only justification

for significance is that it was owned or used by a person who is a member of an identifiable profession. It must be shown that the person gained importance within his or her profession. Additionally, had any of these individuals been found to make significant contributions to local history, the two properties at 407 and 405 do not best represent their contributions. The location, such as a business or office, where they made their contribution would be considered to have a better association with their contributions.

Based on the research conducted on the area's history a reasonable likelihood does not exist that additional information will identify any other historically significant person associated with the subject property. Therefore, Garavaglia Architecture, Inc. does not find 407 or 405 to be eligible for consideration for the NRHP or CRHR under criterion B/1 and any level.

Criterion C/3: Design and Construction

Under this criterion, properties may be eligible if they "embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction."¹²

According to the NPS, "Type, period, or method of construction' refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history."¹³

The design of the house at 407 most closely resembles a simple Queen Anne Style cottage with its hipped and gable roof with its vent and decorative shingle pattern in the gable opening. The house has been altered significantly. The roof's overhanging eaves have been removed and altering a portion of the porch area. While the subject property has a few features associated with this architectural style, it does not embody sufficient distinctive characteristics of the style, as required to be eligible under criterion C/3. The garage and shed at 407, as well as the commercial building at 404 have no distinctive architectural characteristics. As such, the garage and shed at 407 and the building at 405 do not embody sufficient distinctive characteristics of the style, as required to be eligible under criterion C/3.

Criterion D/4: Information Potential

The buildings at 407 and 405 exemplify common methods of construction and do not appear likely to yield important information about historic construction, methods, materials or technologies. Therefore Garavaglia Architecture, Inc. does not find the properties eligible for consideration for the National Register under Criterion D/4 at any level.

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's potential for archaeological resources that would be eligible for the NRHP or CRHR under Criterion D/4.

¹² U.S. Department of the Interior, National Park Service, Cultural Resources staff, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin, no. 15 (1990: revised for internet 1995).

¹³ *ibid*

ELIGIBILITY AS A SAN JOSE CITY LANDMARK

The buildings at 407 and 405 West Saint John are not currently not designated as San Jose City Landmarks, and are not listed in the San Jose Historic Resource Inventory.¹⁴ The building's landmark designation was adopted by the San Jose City Council in Resolution 62435, August 21, 1990.

The following evaluation is for 407 West St. John Street. 405 West St. John Street has a metal loading area cover that was built after 1969 and has no historical importance.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.

The subject building has no significant character, interest, and value to the cultural development of San Jose given its primary association with a workingman's district is no longer evident.

As such, the building does not appear to be eligible under Landmark Criterion 1.

2. Its location as a site of a significant historic event.

The subject building is not known to be the location of a significant historic event. Rather, the building is one of many which are representative of a broader pattern of residential development in San Jose during the late nineteenth and early twentieth centuries. Its association with more cohesive examples if this pattern of development has been eroded and is no longer recognizable.

As such, the building does not appear to be eligible under Landmark Criterion 2.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.

The subject building was owned and occupied by various working class families with associated jobs. None individually made significant contributions to the areas culture or history.

As such, the building does not appear to be eligible under Landmark Criterion 3.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José.

The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of many early 20th century residential structures that once associated with working person's housing. That connection was severed with the development around the River Street park development.

¹⁴ San Jose Historic Resource Inventory, updated February 8, 2016.

As such, the building does not appear to be eligible under Landmark Criterion 4.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

The subject building does not appear to portray the environment of a group of people in an era of history through a distinct architectural style. It was originally designed in the early 1900's with very limited identifying architectural character in a common style of the time.

As such, the building does not appear to be eligible under Landmark Criterion 5.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

The subject building does not embody the distinct characteristics of an architectural type or specimen. Very limited detailing suggest a design period but are not distinctive.

As such, the building does not appear to be eligible under Landmark Criteria 6.

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.

Research did not identify an architect or master builder responsible or attributed with design or construction of the subject building and does not reflect the result of a serious design effort.

As such, the building does not appear to be eligible under Landmark Criterion 7.

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 building does not embody elements of architectural or engineering design, detail, materials, or craftsmanship that appear to be significant innovations or are unique. The style of the building show very limited use of architectural ornament and has ben altered over time, rendering any architectural style almost moot.

As such, the building does not appear to be eligible under Landmark Criterion 8.

Finding

407 West St. John Street does not appear to be eligible for designation as a City Landmark under any Criteria, as described above.

An analysis of historic integrity not necessary since they are not eligible as a City Landmark.

HISTORIC INTEGRITY

The subject buildings and properties at 407 and 405 West Saint John Street have not been found to be potentially significant, and as such their integrity will not be evaluated.

Historic Integrity Summary

The subject properties and buildings at 407 West Saint John Street (house, garage and shed) and 405 West Saint John Street (commercial building) do not have any historic significance and therefore lack historic integrity.

CONCLUSION

The subject properties at 407 West Saint John Street with APN#259-29-071 and 405 West Saint John Street with APN#259-29-072 are located near the downtown corridor of San Jose adjacent to Little Italy, Guadalupe River Trail Park, Autumn Street Court and the Diridon Transit Station. These two properties have buildings that were constructed at different times.

The house located at 407 West Saint John Street (407) on the rear northeast quadrant of the property was constructed around 1915 as seen on the Sanborn Maps and compares to what exists there today. The house has been altered over the years, enclosing exterior portions of the porch and removing the roof on the east side and adding elements on the west side. The interior has also been severely altered over the years. The garage located at the front of the lot, near Saint John Street was permitted in 1956. There is no permit for the garden shed located rear of the garage structure. Portuguese and Italian families have occupied the parcel at 407 over the years. The Milligan family purchased the property from Joseph Corno in 1956 and ultimately deeded it to the City of San Jose in 2018. The structures (house, garage and shed) at 407 do not have historic significance nor do they retain historical integrity. As such, the buildings at 407 do not meet any of the four criteria for historic eligibility: events, persons, design/ construction or potential information.

The commercial shed structure located at 405 West Saint John Street (405) was most likely constructed after 1969 according to the City of San Jose building permit records. The property was owned by Joseph Corno and sold to the Milligan family after 1969. The Bocce Game Club House, which existed in 1915, was gone from the site in 1950. The current loading dock cover structure at 405 does not have historic significance. As such, the building at 405 does not meet any of the four criteria for historic eligibility: events, persons, design/ construction or potential information.

In summary, the subject properties at 407 and 405 West Saint John Street do not display a level of historical significance or integrity that would qualify it for listing as a historic resource on the National Register of Historic Places or on the California Register of Historical Places. Further, 407 and 405 West Saint John Street does not display a level of significance or integrity that would qualify it for designation as a local city of San Jose Landmark at the local level.

REFERENCES

Include books, articles, and maps here. Verify that citations are made properly in Chicago Style.

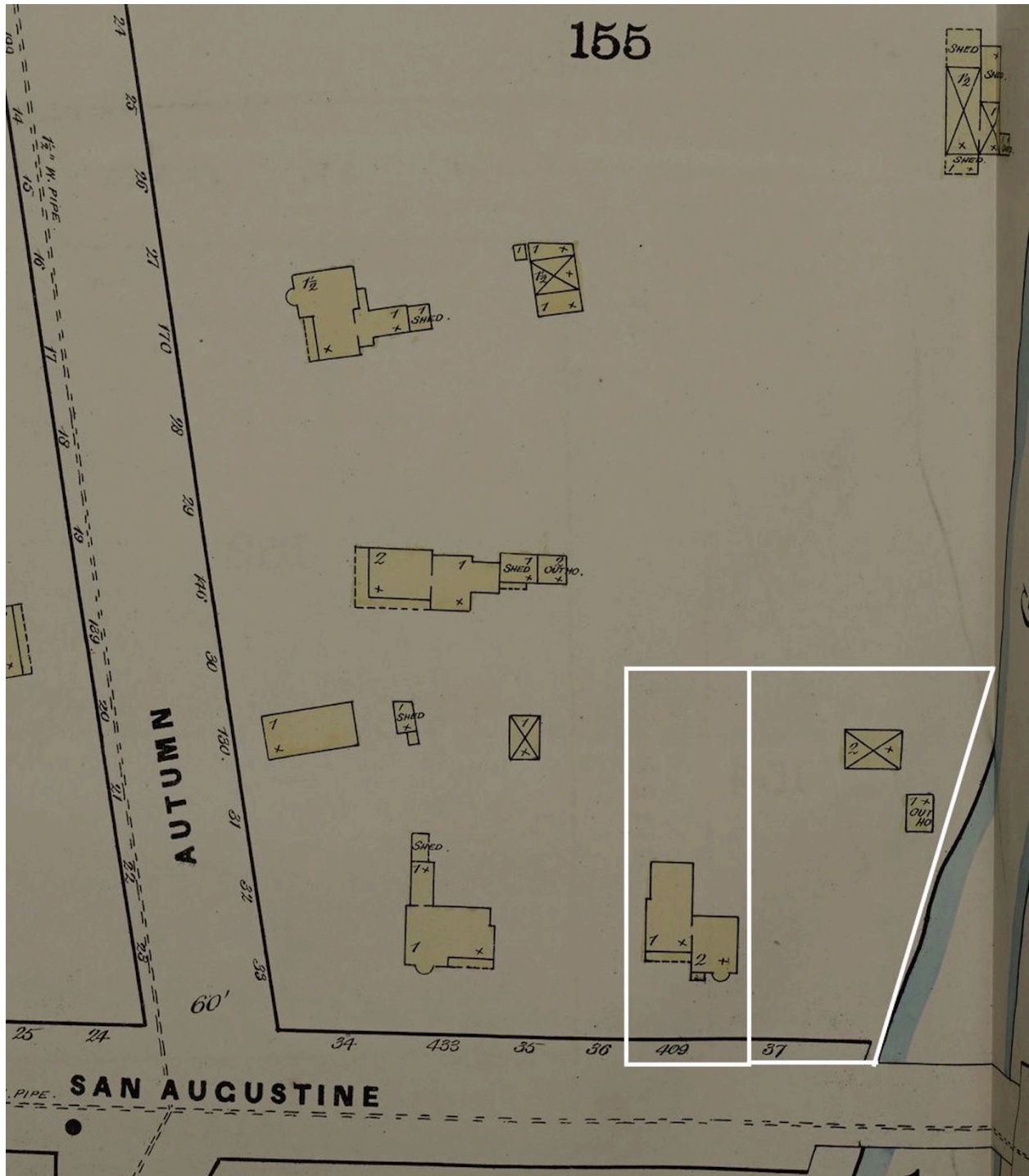
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APPENDIX A: HISTORIC PHOTOGRAPHS (NONE)



APPENDIX B: SANBORN MAPS





1884 Sanborn Map, amended by author.

C





1891 Sanborn Map, amended by author.



1915 Sanborn Map, amended by author.

APPENDIX C: ASSESSOR MAP



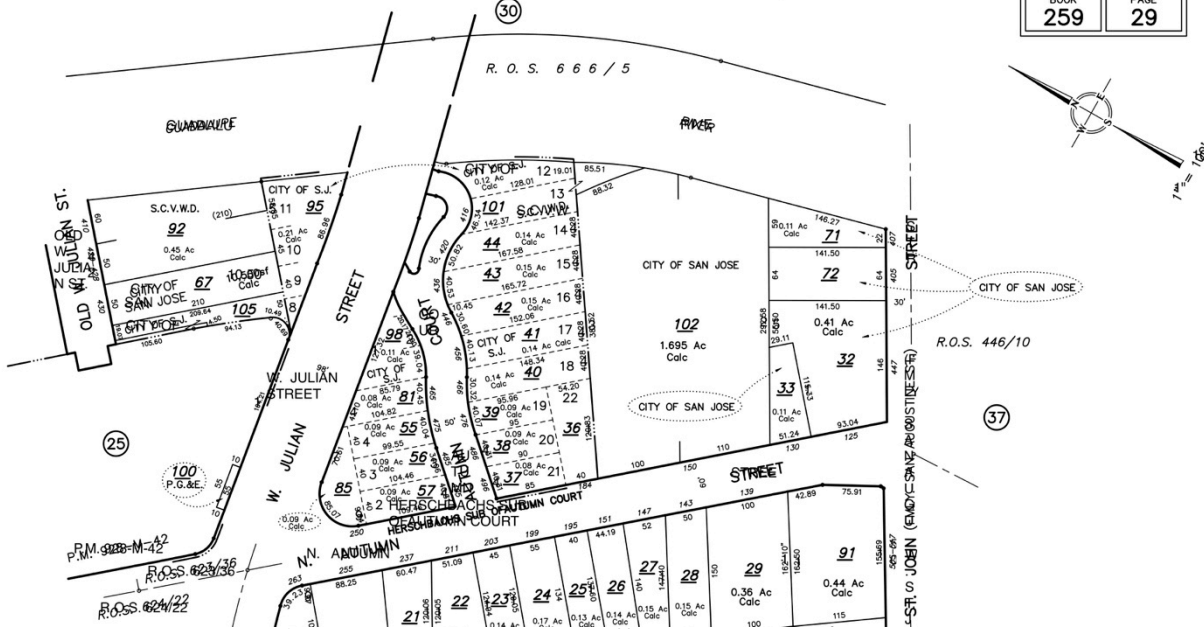
150 NORTH AUTUMN STREET PARKING LOT, SAN JOSE

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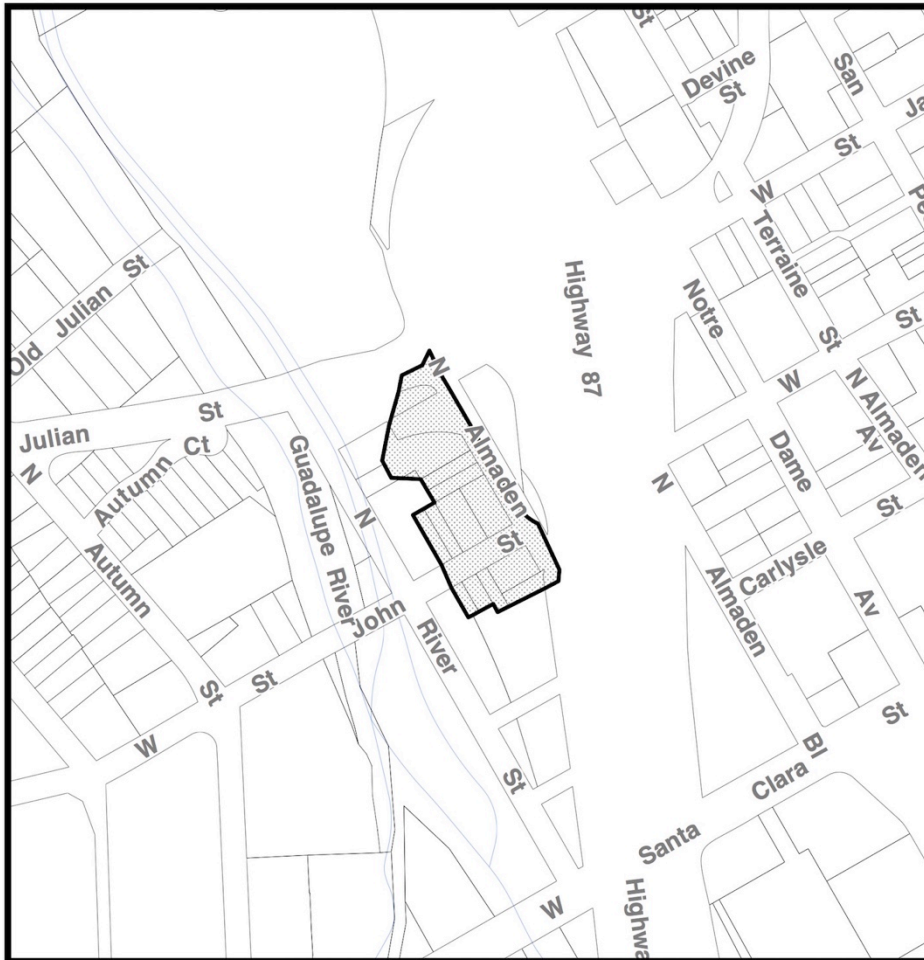
Assessor's Map, Santa Clara County Assessor's Office

H



APPENDIX D: RIVER STREET CITY LANDMARK HISTORIC DISTRICT

River Street City Landmark Historic District



Map Prepared by: City of San Jose, Planning Division, May 2008



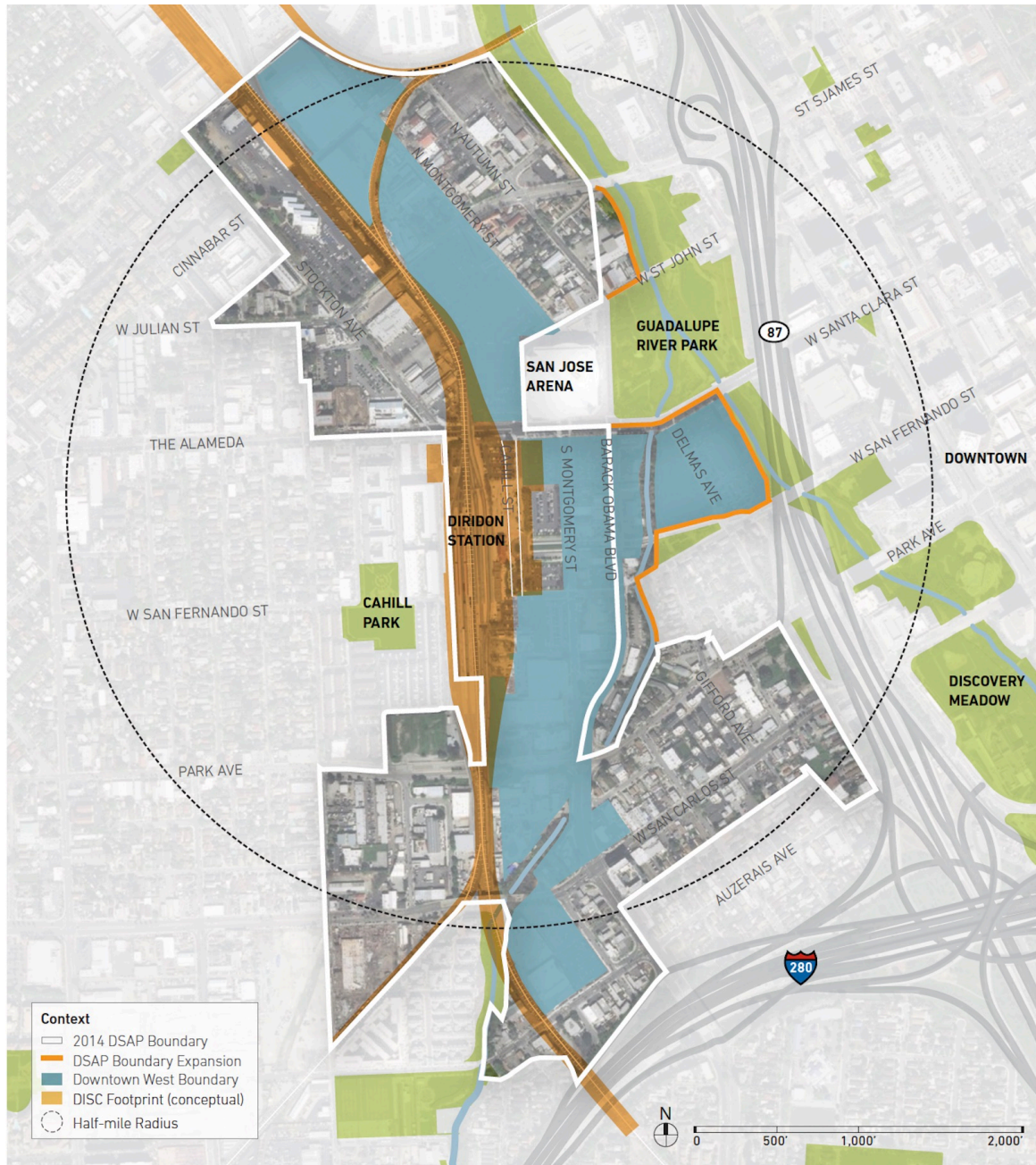
Scale: 1 inch = 300 feet

River Street City Landmark Historic District, Accessed August 20, 2021.



APPENDIX E: DIRIDON STATION AREA MAP





Diridon Station Area Map, accessed August 20, 2021. From City of San Jose, Diridon Station Area Plan, (Skidmore, Owings & Merrill, May 25, 2021)

APPENDIX F: Grant Deed

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
TITLE COMPANY:
First American Title Company
National Commercial Services
1737 North 1st Street, Ste. 500
San Jose, CA 95112
FILE #:

When Recorded mail to:
City of San José
Real Estate Services
200 East Santa Clara St., 12th Floor
San José, CA 95113

**This document was electronically submitted
to Santa Clara County for recording**

23885718

Regina Alcomendras
Santa Clara County - Clerk-Recorder
03/12/2018 02:09 PM

Titles: 1 Pages: 5
Fees: \$0.00
Tax: \$0.00
Total: \$0.00

SPACE ABOVE THIS LINE FOR RECORDER

APN: 259-29-071

GRANT DEED

The Undersigned Grantor Declares: DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;
Recorded for the benefit of the City of San Jose and is exempt from transfer tax per Revenue and
Taxation Code Section 11922 and exempt from recording fee per Government Code Section 6103.

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area: City of San Jose, and
- Signature of Declarant

By: Joyce Ann Milligan
Print Name: Joyce Milligan
Title: _____

Joyce Ann Milligan, Surviving Trustee of the Revocable Trust of Patton H. Milligan and Joyce Ann Milligan dated March 01, 1983 ("GRANTOR"), does hereby GRANT to the CITY OF SAN JOSE, a municipal corporation of the State of California, ("GRANTEE"), all that certain real property situated in the City of San José, County of Santa Clara, State of California, described in Exhibit "1" attached hereto and made a part hereof.

Dated: 3/6 2018

"GRANTOR"

Revocable Trust of Patton H. Milligan and Joyce Ann Milligan dated March 01, 1983

By: Joyce Ann Milligan
Name: Joyce Ann Milligan, surviving trustee



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGEMENT

State of California,
County of Santa Clara

On March 6, 2018 before me, Cynthia Routhier, notary public
(insert name and title of officer)

Personally appeared Joyce Ann Milligan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal

Signature Cynthia Routhier (Seal)



**Exhibit 1 to Grant Deed
Legal Description**

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

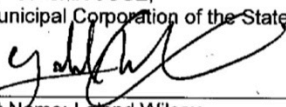
BEGINNING AT A POINT ON THE NORTHERLY LINE OF ST. JOHN STREET, FORMERLY SAN AUGUSTINE STREET DISTANT THEREON 210 FEET EASTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE EASTERLY LINE OF AUTUMN STREET; BEING ALSO THE MOST SOUTHERLY CORNER OF LAND CONVEYED TO F. E THOMPSON BY DEED RECORDED IN BOOK 182 OF DEEDS, PAGE 156, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ST. JOHN STREET 22 FEET TO THE MOST SOUTHERLY CORNER OF LAND CONVEYED TO THE CITY OF SAN JOSE, BY DEED RECORDED IN BOOK 179 OF DEEDS, PAGE 389, THENCE NORTH 15° 50' WEST ALONG THE WESTERLY LINE THEREOF; 146.27 FEET TO THE MOST WESTERLY CORNER THEREOF, ON THE SOUTHERLY LINE OF LAND CONVEYED TO KATE M. OWEN, BY DEED RECORDED IN BOOK "V" OF DEEDS, PAGE 148; THENCE WESTERLY PARALLEL WITH THE SAID NORTHERLY LINE OF ST. JOHN STREET AND ALONG THE SOUTHERLY-LINE OF SAID OWEN PARCEL, 59 FEET TO THE MOST WESTERLY CORNER OF THE, ABOVE MENTIONED THOMPSON PARCEL; THENCE SOUTHERLY AT A RIGHT ANGLE ALONG THE WESTERLY LINE OF SAID THOMPSON PARCEL 141.50 FEET TO THE POINT OF BEGINNING BEING PORTION OF STATION RANCHO.

Deed Acceptance
APN: **APN: 259-29-071**

DEED ACCEPTANCE

This is to certify that the interest in real property conveyed by Grant Deed, dated March 6, 2018, from Joyce Ann Milligan, Surviving Trustee of the Revocable Trust of Patton H. Milligan and Joyce Ann Milligan dated March 01, 1983 is hereby accepted by the undersigned officer of said City on behalf of the City Council of the City of San Jose, pursuant to authority conferred by the City Council of the City of San Jose on October 31, 2017. The Grantee consents to recordation thereof by its duly authorized officer.

CITY OF SAN JOSE,
A Municipal Corporation of the State of California

By: 
Print Name: Letand Wilcox
Title: Chief of Staff, Office of the City Manager



Q

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

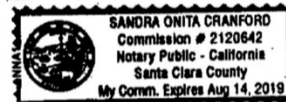
On March 6, 2018 before me, Sandra Onita Cranford ^{Notary} _{Public}
(insert name and title of the officer)

personally appeared Leland Wilcox
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandra Onita Cranford (Seal)



APPENDIX G: AVAILABLE BUILDING PERMITS



All building permits found at the City of San Jose's permit center online portal, accessed August 2021.

150 N. Autumn

Tract No. _____ Lot No. _____

CITY OF SAN JOSE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Date 6/13, 19 68 Permit No. 57605-FE

Application is hereby made for a permit to AUTUMN INT

a 1 story, Type FIN BUS Building _____ Use Zone M-2

at 150 N. AUTUMN AVE Occupancy FE-2

to be occupied only as PUBLISHING DISTR Parking Space NO CHANGE

in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____

Estimated Value of Improvements, \$ 2700

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner MILLIGAN NEWS SERVICE Address 150 N. AUTUMN

By [Signature] EM. Address P.O. Box 803

RECORD OF INSPECTION

Foundation _____ Frame 6-18-68 Doctor

Stucco _____ Finish 6-27-68 Doctor

150 N. Autumn Milligan News Service

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner statement filed

Applicant attests that his State of California Contractor's License # _____ is in full force and effect and properly authorizes this application.

San Jose City Business License # _____

Form 280-1 2/68 10M

T



405 W. St. John ~~San Augustine~~

CITY OF SAN JOSE **BUILDING DEPARTMENT**

APPLICATION FOR BUILDING PERMIT

Date 7-10 1953 Permit No. 17265

Application is hereby made for a permit to BLD

a 1 story, Type V Bus. Building

at 405 San Augustine

to be occupied only as Bocaire Game Club House

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 16000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Joe Corno Address _____

By Joe Graglia Contractor, Agent Address 738 North 4th

FORM 280 - 405 San Augustine Joe Corno

405 W. St. John

CITY OF SAN JOSE **BUILDING DEPARTMENT**

APPLICATION FOR BUILDING PERMIT

Tract No. _____ Lot No. _____

Date 1-28, 1966 Permit No. 48976

Application is hereby made for a permit to BLD Plat for

a _____ story, Type V 7 1/2' hi plat for bus Bar Building

at 405 W. St. John Use Zone A-1

to be occupied only as Milk Depot Occupancy F-2

in accordance with Plans, Specifications and Plot-plan filed herewith. Parking Space _____

Estimated Value of Improvements, \$ 1000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Joe Corno Address _____

Contractor George Field Address _____

By Agent _____

405 W. St. John

U



405 W. St. John

Building Permit Confirmed
 Not Required

CITY OF SAN JOSE BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 12-30-69 19... Permit No. 2336

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 185969-C10 is in full force and effect and properly authorizes this application.

San Jose City Business License # 40-00666

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER JOSEPH CORNO

ADDRESS 405 W. ST. JOHN ST.

USE OF BUILDING OFFICE

FIRM BASSIS ELECT. SIGNED Thomas Bassis

FORM 280-10 (5/68) 10M

405 W. St. John Bassis

ITEMIZE THE FOLLOWING

		New	Old
Outlets _____	Panels, Cabinets _____	Size Service Conduit <u>2"</u>	
Switches _____	Switchboards _____	Size Service Wires <u>3-10</u>	
Receptacles <u>25</u>	Panelboards _____	Size Service Switch <u>200A</u>	
Fixtures _____	Festoon Lamps _____	Size Sub Feed Conduit _____	
Mercury Lamps _____	Dryers _____ KW _____	Size Sub Feed Wires _____	
Ranges _____ KW _____	Heaters _____ KW _____	Number of Circuits _____	
Signs _____	Transformers _____	Motors _____	Number of Meters <u>1</u>
HP _____	Phase _____	Ampere Loads _____	Lighting _____ Power _____
Miscellaneous <u>+ A.C. Welding outlet</u>			
Rough Inspection _____	By _____		
Final Inspection <u>12-29-69</u>	By <u>Walter</u>		
Remarks: <u>11-17-69 O.K. for reconnect. Change to 12 wires</u>			

V



407 W. St. John ~~San Augustine~~

CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date Oct. 21 1952 Permit No. 15846

Application is hereby made for a permit to build foundation

a 1 story, Type R Building

at 407 San Augustine St.

to be occupied only as _____

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 740

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner G. Corno Address _____

By G. Corno Address _____
 Contractor, Agent

FORM 200 - 407 San Augustine G. Corno

ITEMIZE THE FOLLOWING

New Old

Outlets _____	Panels, Cabinets _____	Size Service Conduit _____		
Switches _____	Switchboards _____	Size Service Wires _____		
Receptacles _____	Panelboards _____	Size Service Switch _____		
Fixtures _____	Festoon Lamps _____	Size Sub Feed Conduit _____		
Mercury Lamps _____	Dryers _____ KW _____	Size Sub Feed Wires _____		
Ranges _____ KW _____	Heaters _____ KW _____	Number of Circuits _____		
Signs _____	Transformers _____	Motors <u>1</u> _____	Number of Meters _____	
HP <u>2 HP</u> _____	Phase _____	Ampere Loads _____	Lighting _____	Power _____
Miscellaneous <u>1 A.C. welding outlet</u>				

Rough Inspection _____ By _____

Final Inspection 1-2-70 By Waters

Remarks:



407 W. St. John ~~San Augustine~~
CITY OF SAN JOSE **BUILDING DEPARTMENT**
APPLICATION FOR BUILDING PERMIT

Date Oct. 21 1952 Permit No. 15846
 Application is hereby made for a permit to build foundation
 a 1 story, Type R Building
 at 407 San Augustine St.
 to be occupied only as _____
 in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 740
 It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner G. Corno Address _____
 By G. Corno Address _____
 Contractor, Agent

FORM 280 - 407 San Augustine G. Corno

Building Permit No. For work done at 407 San Augustine (later W. St John Street), Oct. 1952

407 W. St. John ~~San Augustine~~
CITY OF SAN JOSE **BUILDING DEPARTMENT**
APPLICATION FOR BUILDING PERMIT

Date 11-24 1952 Permit No. 15986
 Application is hereby made for a permit to add bath & repair
 a 1 story, Type R Building
 at 407 San Augustine
 to be occupied only as 1 fam Res
 in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 2000
 It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Joseph Corno Address 407 SAN AUGUSTINE ST.
 By _____ Address _____
 Contractor, Agent

FORM 280 - 407 San Augustine Joseph Corno

Building Permit no. 15986, for work at 407 W. St John (listed as 407 San Augustine), 1952. located from City of San Jose's Permit Center



407 W. San Augustine St. John
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date 7-24 1956 Permit No. 24299
 Application is hereby made for a permit to Old
 a 1 story, Type I Am Building
 at 407 San Augustine
 to be occupied only as 1 car gar
 in accordance with Plans, Specifications and Plot-plan filed herewith.
 Estimated Value of Improvements, \$ 300
 It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Joseph Corno Address 407 San Augustine St
 By _____ Address _____
 Contractor, Agent

Form 280-1 407 San Augustine 7-24-56 Joseph Corno

Permit No. 24299 for work on 407 San Augustine, 1956.

Y

