



440 W Julian Street  
San Jose, California

## Draft Historic Resources Report

November 10, 2017

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### 1. PURPOSE AND PROJECT DESCRIPTION

David J. Powers & Associates has requested Carey & Co.'s assistance in preparing a historic resources evaluation for a proposed project on the site bounded by West Julian Street, North Autumn Street, the railroad line, and New Autumn Parkway. No previously identified historic resources are located on the project site. Found to the southwest of the project site, the Dennis Residence at 237 North Autumn Street (APN 259-29-021) was previously identified as individually eligible for the National Register of Historic Places (National Register/NRHP) and California Register of Historical Resources (California Register/CRHR), and also as a San Jose City Landmark.<sup>1</sup> This report includes descriptions of structures on the project site, evaluation of significance, and identification of potential impacts to the potential and existing historic resources within and in the vicinity of the project site, as well as mitigation measures pertaining to the proposed project's potential effects on those resources.

#### *Description of the Proposed Project*

The 5.45-acre project site is comprised of 24 parcels located at the northwest corner of West Julian Street and Autumn Parkway, in the Diridon Station Area of the City of San José. The site is currently developed with industrial buildings and surface parking lots. The project site is designated *TEC – Transit Employment Center* in the General Plan and is also zoned *TEC*.

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<sup>1</sup> City of San Jose, *City of San Jose Historic Resources Inventory*, February 8, 2016; "HL05-153 Dennis Residence," City of San Jose, *San Jose Designated Historic City Landmarks*, September 21, 2012.

The project proposes to demolish the existing buildings on-site and construct three six-story buildings totaling up to 991,821 square feet of office space. The buildings would have a maximum height of 170 feet as measured at the roof line. The 24 parcels on-site would be consolidated into three parcels. The project proposes approximately 2,500 parking spaces which would consist of both above-grade and below-grade parking. The project also proposes vacation of the West Julian Street roadway segment that traverses the site, as well as the northeast and southeast corners of Autumn Street. Lastly, the project proposes abandonment and relocation of the public service easement in Howard Street.<sup>2</sup>

## 2. METHODOLOGY

Carey & Co. prepared this evaluation by conducting a reconnaissance level survey of the area properties, taking photographs, and completing archival research concerning the general area. A site visit was carried out on November 1, 2017. During the site visit Carey & Co. evaluated the existing conditions, historic features, and architectural significance of the buildings in the immediate vicinity of the project site. Carey & Co. also conducted archival research on the general history of the area, using Sanborn Fire Insurance Maps, San Jose City Directories, aerial photographs, historical photographs and newspaper articles, as well as historical references.

## 3. SUMMARY OF FINDINGS

The projects site features a mix of commercial and light industrial buildings on multiple parcels at APNs 259-25-004, 259-25-05, 259-25-007, 259-25-35, 259-25-042, 259-25-063, and 259-29-104. Surface parking lots, Guadalupe River Trail, Autumn Parkway, and the surrounding landscape occupy the rest of the project site. The following properties within and adjacent to the project site are over 50 years old:

- 345 North Autumn Street (pre-1932)
- 442 Howard Street (ca. 1960)
- 495 West Julian Street (1953)

Archival research found that no recorded historical resources have been previously identified within the project site. Dennis Residence at 237 North Autumn Street is identified as a San Jose Historic City Landmark and listed on the City of San Jose Historic Inventory as a National Register- and California Register-eligible property.<sup>3</sup> For purposes of this report, Carey & Co. did not find any changed circumstances that would affect the previous evaluation. The building appears to retain historic significance and sufficient integrity.

The following buildings within the project site do not possess enough age to be considered historically important as they are not 50 years old:

- 465 West Julian Street (1978)
- 475 West Julian Street (1978)
- 440 West Julian Street (ca. 1980)

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<sup>2</sup> Email correspondence with David J. Powers & Associates, Inc., November 9, 2017.

<sup>3</sup> City of San Jose, *City of San Jose Historic Resources Inventory*, February 8, 2016; "HL05-153 Dennis Residence," City of San Jose, *San Jose Designated Historic City Landmarks*, September 21, 2012.

Upon completion of the survey and archival work, Carey & Co. determined none of the buildings within the project site are potential historic resources. 442 Howard Street and 495 West Julian Street were identified as built resources that were constructed over fifty year ago. Each property was assessed for potential historic eligibility for listing in the national, state, and local registries; none were found to possess sufficient historical significance for listing.



Figure 1. The approximate boundaries of the project site, outlined in red. 237 North Autumn Street is marked with a star and 345 North Autumn Street with a cloud. Edited from Google Earth, retrieved November 2, 2017.

## 4. HISTORIC RESOURCES IN THE PROJECT AREA

### 4.1 Historical Context: Development of San Jose

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what is today Market Street, San Pedro Street and Santa Clara Street, with pueblo lands extending to St. James Street to the north and to William Street to the south. By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara Streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>4</sup> San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.<sup>5</sup>

<sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, March 30, 1992, 12-13.

<sup>5</sup> PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

Hewlett-Packard was established in 1939 in Palo Alto and continued to grow during the post-war period. IBM established its first manufacturing facility in San Jose in 1943 and expanded in the 1950s. After World War II, the economy moved away from the fruit and agricultural processing; by the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries.<sup>6</sup>

In 1950, A.P. "Dutch" Hamann was appointed as the new City Manager. Hamann headed an annexation program that led to the City expanding its boundaries. He also recognized the automobile's role and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.<sup>7</sup> By 1958 construction of Interstate 280 began.<sup>8</sup> During the 1960s, the City continued to absorb the surrounding land. With the help of annexations and the increasing job market, the population of San Jose increased from 95,000 to over 500, 000 between 1950 and the 1970s, and the city spread from 17 square miles to over 120 square miles.<sup>9</sup>

The neighborhood to the west of the Guadalupe River where the project site is located developed as a residential neighborhood during the 19<sup>th</sup> century peaking in the late 1930s. It was largely ethnic Irish in the late 1860s and 1870s, later supplanted by Italian immigrants by the early 20<sup>th</sup> century. Most of the area evolved as a working class neighborhood.<sup>10</sup> The subject blocks typically featured residential uses along West Julian Street and North Autumn Street. Sanborn maps show Greco Canning Company, later replaced by Mission Valley Canning Company, facilities occupying both sides of Howard Street. The single-family houses within and immediately around the project site were mostly demolished in the 1960s and the 1970s. West Julian Street was realigned in the 1970s while tearing down the bungalows to the north of Autumn Court.<sup>11</sup>

## 4.2 Previously Evaluated Properties

### *Dennis Residence, 237 North Autumn Street (259-29-21)*

This following description of the property is taken from the DPR Form prepared by Archives & Architecture in 2005:

This one and one-half story building is a rare brick residence built in 1870 in the Greek Revival Style within what was then the edge of the city limits in San Jose's First Ward district. An imposing volume of classical proportions, the main section of the house is a simple rectangle with front and rear gables. An arched window is set prominently within the front gable, and the original composition has an offset front door and fluted corner pilasters with capitals. Above the pilasters, the solid multi-layered soffit tops the side elevations, but is discontinuous across the front and rear elevations; a character-defining feature of this style.

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<sup>6</sup> Archives & Architecture, *Historic Context Statement, County of Santa Clara*, December 2004, 46; Egon Terplan, "Shaping Downtown San Jose: The Quest to Establish an Urban Center for Silicon Valley," *The Urbanist* 522 (April 2013), <http://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose> (accessed July 20, 2017).

<sup>7</sup> PAST Consultants, *San Jose Modernism*, 27 and 32.

<sup>8</sup> *Ibid.*

<sup>9</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 10-11.

<sup>10</sup> Archives & Architecture, *Dennis House DPR Form*, May 16, 2005.

<sup>11</sup> Sanborn Maps, 1932 – 1962; 1960, 1968, and 1980 aerial photographs of the area from San Jose Public Library, California Room.

The brick walls rise the full height of the building without break other than for the multi-lite windows placed over heavy timber sills and capped with vertically placed bricks.

[...]

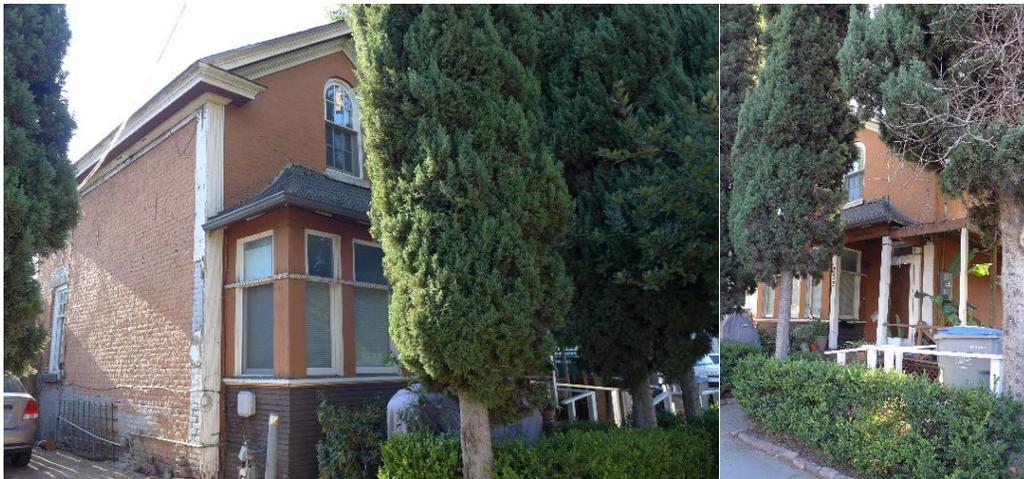
The windows have all been replaced with multi-lite double-hung wood windows as a part of the airport sound-proofing program coordinated by the City of San Jose. The new windows stylistically relate to the early windows but are not exact matches, and some of the brickwork was replaced to set the windows within the structure.

The interior of the building has some original features, such as the original fireplace and flue in the center of the large volume, and the entry hall has circa 1870s trimwork and stair railing. The front door, although not original, retains the original frame and sidelights that are visible from the inside, and a double-pane glass door has been added for soundproofing.

To the rear of the building is a two-story barn that appears on the Sanborn Maps as early as 1884. A front wing has been added to the barn, and both this wing and portions of the barn have been clad with plywood. Other small additions to the rear and side of the house also have been clad with plywood indicating their contemporary nature. The house has a large side yard with small ancillary structures and does not have a garage.<sup>12</sup>

Constructed in 1870, the single-family residence was found eligible for the National Register and the California Register under Criterion C/3, and for listing as a local historic landmark as a rare and distinctive local example of an 1870 Greek Revival brick house. The building was found to be "a significant and distinguishable entity in the context of mid-to-late 19<sup>th</sup> century residential architecture in San Jose." The property's integrity was assessed. It appears that Dennis Residence retains sufficient integrity to communicate its significance.

For purposes of this report, Carey & Co. did not find any changed circumstances that would affect the 2005 evaluation.



Figures 2 and 3. Dennis Residence at 237 North Autumn Street.

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<sup>12</sup> Archives & Architecture, *Dennis House DPR Form*, May 16, 2005.

## 5. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance. As mentioned earlier, apart from the buildings listed above, there are no additional buildings within the immediate vicinity of the project site that satisfy the criteria for historic significance at the local, state or national levels.

### Federal Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.”<sup>13</sup> The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.<sup>14</sup>

Second, for a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.”<sup>15</sup> While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.”<sup>16</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

Materials are 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...

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<sup>13</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation*, *National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

<sup>14</sup> National Park Service, *How to Complete the National Register Registration Form*, *National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.

<sup>15</sup> National Park Service, *National Register Bulletin 15*, 3.

<sup>16</sup> *Ibid.*, 44.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...

Association is the direct link between an important historic event or person and a historic property.<sup>17</sup>

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>18</sup>

### State Criteria

California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register are very similar, with emphasis on local and state significance.

They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.<sup>19</sup>

Like the NRHP, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the California Register.<sup>20</sup>

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.<sup>21</sup>

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<sup>17</sup> Ibid., 44-45.

<sup>18</sup> Ibid., 45.

<sup>19</sup> California Office of Historic Preservation, *California Register and National Register: A Comparison, Technical Assistance Series 6* (Sacramento, CA: California Department of Parks and Recreation, 2001), 1.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid., 2.

In addition to separate evaluations for eligibility to the California Register, the state will automatically list resources if they are listed or determined eligible for the NRHP through a complete evaluation process.<sup>22</sup>

### City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
  - a. Of an architectural style, design or method of construction;
  - b. Of a master architect, builder, artist or craftsman;
  - c. Of high artistic merit;
  - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
  - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

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<sup>22</sup> All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*. Technical Assistance Series 5 (Sacramento, CA: California Department of Parks and Recreation, n.d.) 1.

The ordinance also provides a definition of a district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

Although the definitions listed are the most important determinants in evaluating the historic value of San Jose resources, the City of San Jose also has a numerical tally system that must be used in identifying potential historic resources. The "Historic Evaluation Sheet" requires resources to be rated according to visual quality/design; history/association; environment/context; integrity; reversibility; interior quality and conditions; and NRHP/CRHR status.

A points-based rating system is used to score each building according to the extent to which it meets the criteria listed above. The final tallies are broken into two categories:

- Potential Historic Resource (evaluate for possible status as a City Landmark/California Register resource: 33+ points,
- Non-Significant structure: 0-32.<sup>23</sup>

According to the City of San Jose's *Guide to Historic Reports*, a City Landmark is "a significant historic resource having the potential for landmark designation as defined in the Historic Preservation Ordinance. Preservation of this resource is essential."<sup>24</sup> The list of potentially historic and/or architecturally significant structures in San Jose is called the "Historic Resources Inventory."

### **California Environmental Quality Act**

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

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<sup>23</sup> City of San Jose, *Revised Guidelines for Historic Reports*, 2-26-2010.  
<http://www.sanjoseca.gov/DocumentCenter/Home/View/668> (accessed July 10, 2017), 13.

<sup>24</sup> Ibid.

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

## 6. EVALUATION OF HISTORIC SIGNIFICANCE

The following properties were reviewed for eligibility as potential historic resources.

### **442 Howard Street (259-25-042)**

Constructed ca. 1960, these attached one-story, light-industrial buildings are rectangular in plan. Vertically oriented corrugated metal panels clad the exterior walls. The built-up, gable roofs are

pierced with ventilation openings. Metal garage doors, mostly roll-up, punctuate several façades. Alterations to the buildings include replacing sections of the corrugated metal siding and the covering of windows on the Autumn Street façade. The overall condition of the utilitarian buildings is fair.

Based on the Sanborn maps and aerials, the buildings seem to have been constructed sometime between 1958 and 1960.<sup>25</sup> The architect or builder is unknown; the original building permit was not located at the City of San Jose's Online Permit Center.



Figure 4. 442 Howard Street.

The 442 Howard Street property does not appear eligible for listing on the NRHP or CRHR, as it does not appear to be eligible under any of the established criteria. Constructed ca. 1960, the building was noted as the Mission Valley Canning Co. warehouse on the 1962 Sanborn map. It was part of a larger facility, which was demolished in the 1980s, occupying both sides of Howard Street. Although the building is associated with the agricultural history of the area, it is not associated with the history of the city in an individually significant way. Therefore, the property does not appear eligible for listing under Criterion A/1. No persons of significance are known to be associated with the property; thus, it does not qualify under criterion B/2. The stand-alone structure was constructed in a utilitarian style; it appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion C/3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion D/4.

The building scored a 9.69 on the City's Evaluation Tally Sheet and does not appear eligible for listing on the City of San Jose's local resource inventory.

#### ***495 West Julian Street (259-29-035)***

Constructed in 1953, this one story, commercial/light industrial building is rectangular in plan. The building has stucco cladding and a built-up, shallow barrel vaulted roof hidden by a straight parapet at the front façade. The commercial storefront facing Julian Street features a single

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<sup>25</sup> 1958 Sanborn Maps, Volume 2, Sheet 127; 1960 aerial photograph of the area from San Jose Public Library, California Room.

paneled wood door with an arched transom and sidelights flanked by large aluminum-sash fixed windows. Multi-lite metal-sash windows and two large sliding doors punctuate the other elevations. Notable features include tile signage at the front façade and a tiled patio with palm trees at the front. A loading and parking area is located to the east. Alterations to the building include window replacements and addition of security bars at some windows. The overall condition of the building is good.

495 West Julian Street was built for wholesale and retail use in 1953 by general contractors Jangrus & Rosso.<sup>26</sup> Born in San Jose, Anthony Jangrus was recorded in the San Jose City Directories first as a carpenter, and later as a general contractor. He served briefly in the US Army during World War II, and built numerous residential and commercial structures as well as several public facilities in the San Jose area.<sup>27</sup>



Figure 5. 495 West Julian Street.

495 West Julian Street does not appear eligible for listing on the NRHP or CRHR, as it does not appear to be eligible under any of the established criteria. Constructed in 1953, the building was part of the light-industrial/commercial development of the block. However, it is not associated with this period in an individually significant way. Therefore, it does not appear to be eligible under Criterion A/1. No persons of significance are known to be directly associated with the property; thus, it does not appear to be eligible for under Criterion B/2. The building's utilitarian commercial design fails to be an exemplary representative of an architectural style. The building appears to be of common construction and materials with no notable or special attributes. Constructed by Jangrus & Rosso, the building fails to be the work of a master, or architecturally significant in any other respect. Based in San Jose, Jangrus was listed as a general contractor in the city directories but does not appear particularly significant or influential. Therefore, it does not appear eligible for listing under Criterion C/3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion D/4.

The building scored an 11.53 on the City's Evaluation Tally Sheet and does not appear eligible for listing on the City of San Jose's local resource inventory.

<sup>26</sup> "495 W. Julian, Application for Building Permit," Permit No. 16177, San Jose Online Permit Center.

<sup>27</sup> San Jose City Directories, 1938 – 1976; "Anthony Jangrus," Legacy.com, <http://www.legacy.com/obituaries/mercurynews/obituary.aspx?pid=111132898> (accessed November 7, 2017); Don Gagliardi, "Northside Oral History Project, Tony Angrus: Avid sportsman 'hooked' by childhood crush," *Northside: Newsletter of the Northside Neighborhood Association*, Spring 2004.

### **345 North Autumn Street (259-25-028)**

Constructed between 1915 and 1932, this one-story, vernacular style house with Victorian detailing is rectangular in plan. The wood-frame building has horizontal wood siding and an asphalt shingle-clad hipped roof. The primary window type is vinyl-sash, double-hung with some windows featuring divided lites. A multi-lite vinyl-sash slider window and wood-sash fixed window are visible under fixed wood transoms. A partial-width entry porch with a single square wood post with minimal profiling shelters the main entrance, which consists of a contemporary paneled wood door. The stairs to the porch feature a simple wood railing. Notable features include the wide box cornice, simple trim at the doors and windows, and the wood transoms with diamond-shaped mullions above the front windows. Alterations to the house include a rear addition and window replacement. The overall condition of the house is good.

Based on the Sanborn maps, the house seems to have been constructed sometime between 1915 and 1932.<sup>28</sup> The architect/builder is unknown; the original building permit was not located at the City of San Jose's Online Permit Center. The outbuildings visible on the earlier Sanborn maps and aerial photographs were demolished by 1980.<sup>29</sup>



Figure 6. 345 North Autumn Street.

345 North Autumn Street does not appear eligible for listing on the NRHP or CRHR, as it does not appear to be eligible under any of the established criteria. The house is associated with the residential development of the area—which occurred during the late 19<sup>th</sup> century peaking in the late 1930s—but not in an individually significant way.<sup>30</sup> Therefore, it does not appear eligible for listing under Criterion A/1. No persons of significance are known to be associated with the property; thus, the property does not qualify under criterion B/2. Constructed between 1915 and 1932, this vernacular style house fails to be an exemplary representative of its style; it appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion C/3. The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion D/4.

<sup>28</sup> 1915 Sanborn Maps, Volume 2, Sheet 127; 1932 Sanborn Maps, Volume 2, Sheet 127.

<sup>29</sup> 1932 and 1950 Sanborn Maps, Volume 2, Sheet 127; 1960, 1968, and 1980 aerial photographs of the area from San Jose Public Library, California Room.

<sup>30</sup> Archives & Architecture, *Dennis House DPR Form*, May 16, 2005.

The building scored a 23.64 on the City's Evaluation Tally Sheet and does not appear eligible for listing on the City of San Jose's local resource inventory.

## 7. IMPACTS AND MITIGATION MEASURES

Historical resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources (as defined in Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on a historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Archival research found that no recorded historical resources have been previously identified within the project site bounded by West Julian Street, North Autumn Street, the railroad line, and New Autumn Parkway. Upon completion of the survey and archival work, Carey & Co. determined none of the buildings within the project site are potential historic resources. Two properties (442 Howard Street and 495 West Julian Street) were identified as built resources that were constructed over fifty year ago. Each property was assessed for potential historic eligibility for listing in the national, state, and local registries. None were found to possess sufficient historical significance for listing. In summary, there are no identified historic resources within the project site, therefore the proposed project has no potential to cause an adverse change in the significance of a historical resource as defined under CEQA.

The Dennis Residence at 237 North Autumn Street was previously identified individually eligible for the National Register and California Register, and identified as a San Jose City Landmark. Located on the south side of West Julian Street, the house is more than 200 feet away from the project site. At this distance, the property far enough away from the proposed project so that no impacts to the historic resource are anticipated and no mitigation measures are necessary.

## 8. REFERENCES

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## **9. APPENDIX**

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 442 Howard Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

	<u>RATING</u>	<u>VALUE</u>
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: Quality of composition, detailing and artistic merit	FP	0
2. STYLE: Utilitarian	FP	0
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: of no particular interest	FP	0
5. SUPPORTIVE ELEMENTS: no supportive elements	FP	0
<b>SUBTOTAL A:</b>		<b>0</b>

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: light industrial development	G	5
9. AGE: Built circa 1960	FP	0
<b>SUBTOTAL B:</b>		<b>5</b>

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: not in API or ASI	FP	0
11. SETTING: compatible with surroundings	G	2
12. FAMILIARITY: not particularly conspicuous or familiar	FP	0
<b>SUBTOTAL C:</b>		<b>2</b>

<b>SUBTOTAL A + SUBTOTAL C:</b>	<b>2</b>
<b>SUBTOTAL B:</b>	<b>5</b>
<b>PRELIMINARY TOTAL (A+B+C):</b>	<b>7</b>

<b>D. INTEGRITY</b>	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: surface wear	VG	0.03	7	0.21
14. EXTERIOR ALTERATIONS: covering windows and sheet metal siding repairs	VG	0.05	2	0.1
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	2	0
16. SITE: not moved	E	0.00	5	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				<b>0.31</b>

<b>ADJUSTED TOTAL:</b>	<b>6.69</b>
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	<u>RATING</u>	<u>VALUE</u>
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: alterations appear to be reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>		
18. INTERIOR/VISUAL QUALITY: not applicable	FP	0
19. HISTORY/ASSOCIATION OF INTERIOR: not applicable	FP	0
20. INTERIOR ALTERATIONS: not applicable	FP	0
21. REVERSIBILITY/INTERIOR: not applicable	FP	0
22 NATIONAL OR CALIFORNIA REGISTER: doesn't appear eligible	FP	0

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	<b>3</b>
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	<b>9.69</b>
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REVIEWED BY: Carey & Co.

DATE: 11-10-17

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 495 West Julian Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

	<u>RATING</u>	<u>VALUE</u>
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: Quality of composition, detailing and artistic merit	FP	0
2. STYLE: Utilitarian	FP	0
3. DESIGNER: Jangrus & Rosso (contractor)	G	2
4. CONSTRUCTION: of no particular interest	FP	0
5. SUPPORTIVE ELEMENTS: no supportive elements	FP	0
<b>SUBTOTAL A:</b>		<b>2</b>

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: light industrial development	G	5
9. AGE: Built in 1953	FP	0
<b>SUBTOTAL B:</b>		<b>5</b>

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: not in API or ASI	FP	0
11. SETTING: compatible with surroundings	G	2
12. FAMILIARITY: not particularly conspicuous or familiar	FP	0
<b>SUBTOTAL C:</b>		<b>2</b>

<b>SUBTOTAL A + SUBTOTAL C:</b>	<b>4</b>
<b>SUBTOTAL B:</b>	<b>5</b>
<b>PRELIMINARY TOTAL (A+B+C):</b>	<b>9</b>

<b>D. INTEGRITY</b>	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: minor surface wear	VG	0.03	9	0.27
14. EXTERIOR ALTERATIONS: door replacement and security bars	VG	0.05	4	0.2
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	4	0
16. SITE: not moved	E	0.00	5	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				<b>0.47</b>

<b>ADJUSTED TOTAL:</b>	<b>8.53</b>
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	<u>RATING</u>	<u>VALUE</u>
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: alterations appear to be reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>		
18. INTERIOR/VISUAL QUALITY: not applicable	FP	0
19. HISTORY/ASSOCIATION OF INTERIOR: not applicable	FP	0
20. INTERIOR ALTERATIONS: not applicable	FP	0
21. REVERSIBILITY/INTERIOR: not applicable	FP	0
22 NATIONAL OR CALIFORNIA REGISTER: doesn't appear eligible	FP	0

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	<b>3</b>
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	<b>11.53</b>
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REVIEWED BY: Carey & Co.

DATE: 11-10-17

# CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 345 North Autumn Street

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

	<u>RATING</u>	<u>VALUE</u>
<b>A. VISUAL QUALITY/DESIGN</b>		
1. EXTERIOR: Quality of composition, detailing and artistic merit	G	6
2. STYLE: Vernacular with Victorian	G	4
3. DESIGNER: unknown	FP	0
4. CONSTRUCTION: use of traditional building materials	G	4
5. SUPPORTIVE ELEMENTS: no supportive elements	FP	0
<b>SUBTOTAL A:</b>		<b>14</b>

<b>B. HISTORY/ASSOCIATION</b>		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: San Jose residential development	G	5
9. AGE: Built circa 1930	G	3
<b>SUBTOTAL B:</b>		<b>8</b>

<b>C. ENVIRONMENTAL/CONTEXT</b>		
10. CONTINUITY: not in API or ASI	FP	0
11. SETTING: not compatible with surroundings	FP	0
12. FAMILIARITY: not particularly conspicuous or familiar	FP	0
<b>SUBTOTAL C:</b>		<b>0</b>

<b>SUBTOTAL A + SUBTOTAL C:</b>	<b>14</b>
<b>SUBTOTAL B:</b>	<b>8</b>
<b>PRELIMINARY TOTAL (A+B+C):</b>	<b>22</b>

<b>D. INTEGRITY</b>	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: minor surface wear	VG	0.03	22	0.66
14. EXTERIOR ALTERATIONS: rear addition	VG	0.05	14	0.7
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	14	0
16. SITE: not moved	E	0.00	8	0
<b>INTEGRITY DEDUCTIONS SUBTOTAL:</b>				<b>1.36</b>

<b>ADJUSTED TOTAL:</b>	<b>20.64</b>
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	<u>RATING</u>	<u>VALUE</u>
<b>E. REVERSIBILITY</b>		
17. EXTERIOR: alterations appear to be reversible	VG	3

<b>F. ADDITIONAL CONSIDERATIONS/BONUS POINTS</b>		
18. INTERIOR/VISUAL QUALITY: not applicable	FP	0
19. HISTORY/ASSOCIATION OF INTERIOR: not applicable	FP	0
20. INTERIOR ALTERATIONS: not applicable	FP	0
21. REVERSIBILITY/INTERIOR: not applicable	FP	0
22 NATIONAL OR CALIFORNIA REGISTER: doesn't appear eligible	FP	0

<b>REVERSIBILITY + BONUS POINTS SUBTOTAL:</b>	<b>3</b>
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<b>ADJUSTED TOTAL (Plus Bonus Points):</b>	<b>23.64</b>
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REVIEWED BY: Carey & Co.

DATE: 11-10-17