

APPENDIX B

Historic Report

Archives and Architecture

HISTORIC REPORT

Prepared according to the City of San José Revised Guidelines for Historic Reports (2/26/10)

For the properties located at

2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., San José, Santa Clara County, California

APNs 412-22-038, 412-22-037, 412-22-036

Prepared for

David J. Powers & Associates, Inc.
Attn: John Schwarz
1871 The Alameda, Suite 200
San José, CA 95126

Prepared by

Archives & Architecture, LLC
PO Box 1332
San José, CA 95109
(408) 297-2684
Franklin Maggi, Architectural Historian
Sarah Winder, Historian
Olivia Sawi, Assistant Historian

December 19, 2011

DOCUMENT TYPE: Cover Letter

To: John Schwarz, Preparer of Initial Study
David J. Powers & Associates, Inc., 1871 The Alameda, Suite 200, San José, CA 95126

Re: 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., San José
John DiNapoli, Applicant
JP DiNapoli Companies, Inc., 99 Almaden Blvd., Suite 565, San Jose, CA 95113

From: Franklin Maggi, Architectural Historian
PO Box 1332, San José, CA 95109

Date: December 19, 2011

Dear Mr. Schwarz:

Please find attached documents comprising a historic report, prepared for the properties at 2089, 2081, 2073 Curtner Ave., and 2677 Union Ave., in San José. This report was prepared for use in a submittal for development entitlements associated with the subject properties. According to site plans entitled Curtner/Union Retail developed by Kenneth Rodrigues & Partners, Inc. (the architectural firm), the subject properties located at the northwesterly corner of the intersection of Curtner and Union Avenues will be demolished and redeveloped as bank (4, 134 s.f.), retail (1,375 s.f.), and fast food space (3,911 s.f.). The property has been the subject of permit and land use applications and proceedings with the City of San José in the past.

A historic report is a survey and evaluation that is used to determine the significance of a historic building, site, or object. The survey contains a description of a historic resource as well as information about its historical background and surrounding area. The evaluation is based on specific historic evaluation criteria that have been developed for the City of San José, the California Register, and the National Register of Historic Places.

A historic report may be deemed necessary by the City of San José to determine the significance of a historic resource, and how a proposed project will affect its significance. The Department of Planning, Building and Code Enforcement (PBCE) sometimes requires an applicant to hire a qualified historical consultant to prepare a historic report when a project has the potential to affect a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register, or (2) designated or eligible for designation as a City Landmark.

The Department of PBCE of the City of San José uses a historic report as a resource to determine whether the project will result in a significant impact to historic resources. A project will have a

significant effect on historic resources if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register or (2) designated as a City Landmark. It is the responsibility of the Department of Planning, Building, and Code Enforcement to make a determination as to whether a project will have a significant impact on a potential resource under the California Environmental Quality Act (CEQA). If a project will not have a significant effect on the environment, the Department of PBCE will issue a Negative Declaration. Conversely, the Department of PBCE will require the preparation of an Environmental Impact Report (EIR) if it determines that the project will have significant effect on the environment.

The Department of PBCE also uses a historic report to determine whether a property is eligible for listing on the City of San José Historic Resources Inventory, and designation as a City Landmark. Attached to the DPR523 forms are completed Historic Evaluation Rating Sheets prepared according to the Historic Report Guidelines. Also included is a completed checklist developed by the City of San José of the literature cited and persons consulted. The bibliography is embedded in the DPR523 series forms, as well as a relevant annotated photo that graphically describes the character-defining features of the property.

Below is a brief narrative of Agency applications and action to date:

The attached DPR523 forms dated December 19, 2011, which we prepared, document the historical and architectural aspects of the properties on Curtner and Union Avenues, San José. The three parcels have extant buildings, originally build in unincorporated Santa Clara County in the post-World War II era, based on USGS aerial maps, ownership records, recorded occupancy, and County of Santa Clara building permits.

A portion of the properties were previously recorded by this firm in July, 2009, and this recording is an update of those forms as well as preparation of an additional form. Prior to this, these properties have not been previously surveyed for, or recorded on, any local, state, or national registers. We indicated in the DPR523 forms that the properties do not appear to qualify for listing on the California or National Registers; and that the evaluation performed according to the City of San José historic evaluation-rating system resulted in point scores of 31.92 for 2677 Union Ave., 6.88 for 2079 Curtner Ave., and 9.79 for each of the other two properties at 2081 and 2089 Curtner Ave. These point scores take into consideration the likelihood that the building at 2079 Curtner Ave. was relocated onto the site from somewhere nearby. The interiors of the properties were not viewed as a part of this investigation and evaluation.

The subject parcels remained under the ownership of the Fazekas family from the time of development, until recently, a period of over 50 years. The Fazekas family sold the property to the current owner of record, JP DiNapoli Companies, Inc. in March of 2011.

Attached to this Cover Letter are DPR523 series forms that contain a historical background of the property, historical context of the study area, and facts regarding ownership, subdivision, construction dates, occupants, and uses of the property. The forms also include a description of the property,

including style, defining features, condition, and exterior photographs. An evaluation for significance is also included in the forms, as well as an evaluation of the property's potential to contribute to a district comprised of similar resources in the area.

An impacts analysis was not conducted, as the properties are not historically significant according to the minimum requirements for listing on the California Register of Historical Resources. The scores of less than 33.0 points according to the City's Evaluation Rating System indicate that the properties would not qualify for listing on the City of San José Historic Resources Inventory as a Potential Resource.

A handwritten signature in blue ink, appearing to read 'Franklin Maggi', is positioned above the name. The signature is fluid and cursive.

Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the professional requirements to evaluate the suitability of cultural resources as defined by the National Park Service (36 CFR Part 61).

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: (Assigned by recorder) Stone House

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

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

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.

c. Address 2089 Curtner Ave. City San Jose Zip 95124

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594479mE/ 4125646mN

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

Assessor's Parcel Number: 412-22-038,

north side of Curtner Avenue between Bascom and Union Avenues.

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

This small one-story house, converted to commercial use, represents a form of vernacular residential design typical of the early-to-mid-twentieth century. Many houses in the 1930s through 1940s were built very simply in what is referred to as "Minimal Traditional" style. These designs are a vernacular transition between the revival styles of the 1920s and 30s and post-war Ranch-style houses. The low form, hipped roof, shallow eaves, stucco siding, fixed focal window with horizontal muntins, recessed concrete porch, and general lack of decorative elements are consistent with a Minimal Traditional design. The design of 2089 Curtner Ave. is not distinguished within the context of this building type, and lacks many character-defining features associated with this style.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building.

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



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

View facing northwest,
December 2011.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Ca. 1949, USGS aerials,
recorded deeds.

*P7. Owner and Address:

J.P.DiNapoli Companies, Inc.
99 Almaden Blvd, Ste 565
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, S. Winder & O. Sawi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 12/19/2011

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC, Historic Report for 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., 2011.

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

(Continued from page 1, DPR523a, P3a)

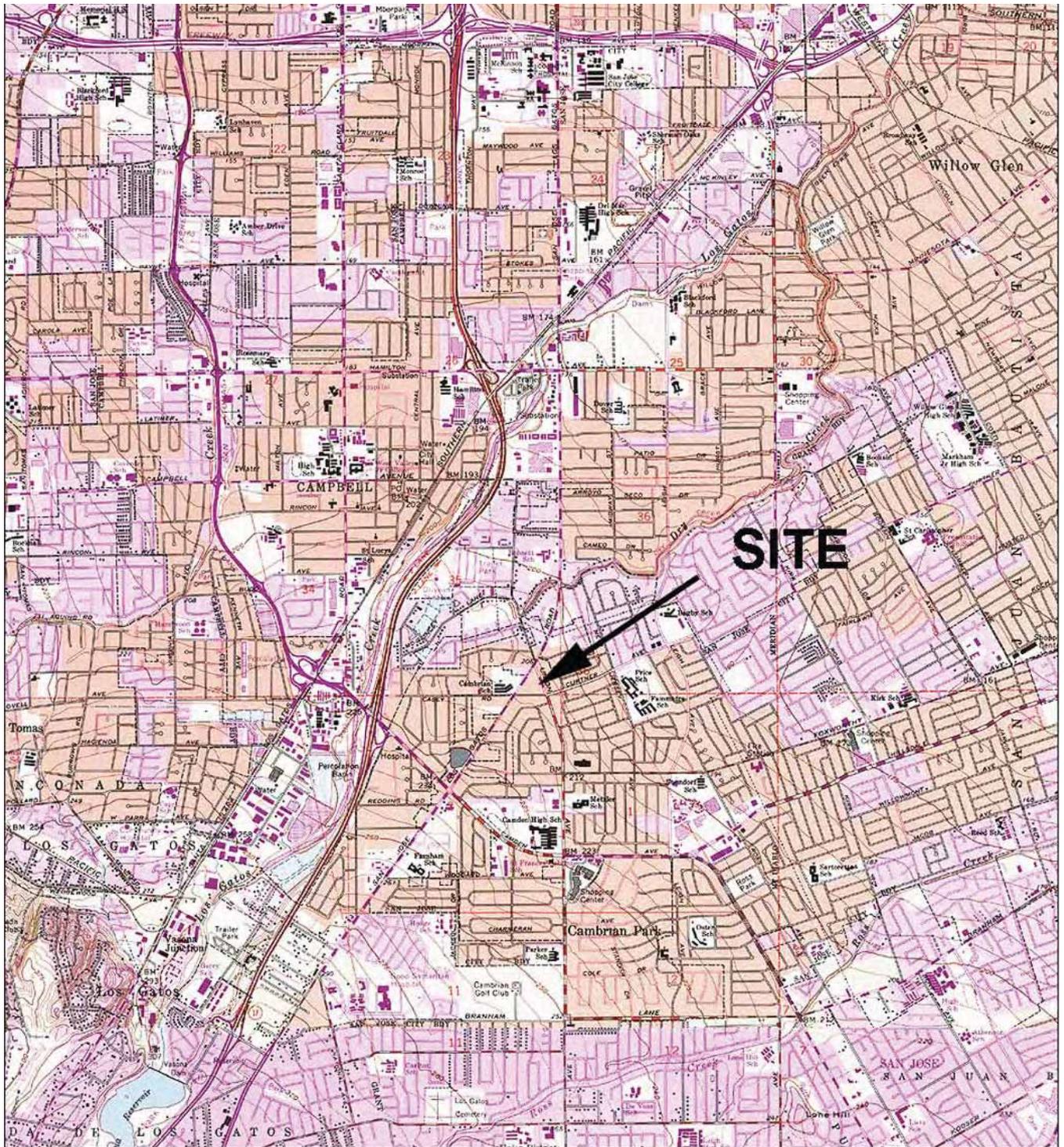
The subject parcel faces Curtner Avenue (south). There is no city sidewalk in front of the house (typical of properties developed in the unincorporated County), so the immediate setting includes a front yard that incorporates a paved parking area that extends from the street. To the west side of the house is a narrow setback bounded by a tall board fence. To the east side of the building is a gravel driveway that provides access to a detached garage at the northeast corner of the rear yard. Most of the rear landscaping is undeveloped. The back portion of the parcel is fenced separately and separates the parcel from the adjacent commercial property's parking lot. Although the building is one of a row of three buildings similar in size and scale, the surrounding area is primarily larger-scale retail construction, with associated parking lots and other strip-commercial characteristics.

Typical of the Minimal Traditional style, this frame building is set low on its concrete foundation. The one-story building has a roughly square main mass that is accented by an overlapping rectangular wing to the rear. The main mass is larger, so the hipped roof has a higher, pyramidal form; the rear corner is more linear. The porch is recessed at the southeast corner of the front façade. The eaves are shallow, with exposed rafter tails, and the front portion is wrapped with attached gutters in a fascia profile. The walls are clad in textured stucco, and the roof is covered with composition shingles. Fenestration consists of a 2x4-lite fixed focal window at the porch, a very small 2x3-lite fixed wood window on the front façade, some original 1/1 double-hung wood windows with a wide proportion, and a couple of aluminum and vinyl replacement windows, including one at the front façade. The focal window and double-hung units are very typical of houses built in the late 1930s and into the early 1950s. The 6-panel front door is located under the porch roof. The low concrete corner porch features a flat-arch design with a slender wood corner post and wrapped steps. At the east side of the main house is a brick chimney that includes corbelled curved brick sides above the fire box.

The detached garage has an asymmetrically gabled roof with a shake Mansard front slope. The building is clad in horizontal wood siding with no distinguishing features. It is also an example of Minimal Traditional design, but it is not a significant embodiment of that style.

Integrity

The property maintains only some of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on Curtner Avenue between Union and Bascom Avenues, but the surrounding area has changed significantly over time, from a rural orchard district between San José and Campbell, to a commercial corridor focused along Union and Bascom Avenues. The immediate setting retains some associations with its original residential landscaping, as it has the detached residential garage and open rear yard; however, the gravel front yard is not residential in use or design. The house is adjacent to two buildings of a similar size and scale; however, these related neighboring properties are inadequate to provide an historic setting for the subject property. The building retains its mid-twentieth-century residential scale and feeling and continues, through its form, massing and detailing, to illustrate some associations with vernacular design patterns in greater San José. Most of the minimal original character-defining materials and workmanship have been preserved. The exterior design of the house retains most of its integrity with a fundamentally vernacular Minimal Traditional style, including its low form, hipped roof, shallow eaves, stucco cladding, fixed focal window with horizontal muntins, recessed flat-arched concrete porch, brick chimney, and general lack of decorative elements.



TN MN
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 4 of 5

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Stone House

B1. Historic Name: Stone House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Office

*B5. Architectural Style: Minimal Traditional

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

Constructed ca. 1948.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Garage at rear.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Cambrian

Period of Significance 1948 Property Type Commercial Applicable Criteria None

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

What had once been a single-family residence on the subject property was constructed about 1948 within what had then been a rural agricultural area south of what was originally unincorporated Campbell. At the time of construction, the triangular site bounded by Union Avenue and Bascom Avenue (then known as Los Gatos-San Jose Road), and what would later be Casey and now Curtner Avenue, had been developing with small rural residential uses. South of what was Casey Road at that time and east of Union was open orchard land.

The area was historically the Cambrian District, Cambrian school located on Casey Road to the west. It was also considered the outskirts of unincorporated Campbell. Following World War II, rural agricultural properties throughout Santa Clara County began to be converted to residential subdivisions to serve the rapid population increase, as Santa Clara County transitioned from an agricultural based economy to the modern industrial region as it now exists.

The subject property was not a part of a recorded subdivision, but rather was likely created by deed.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:

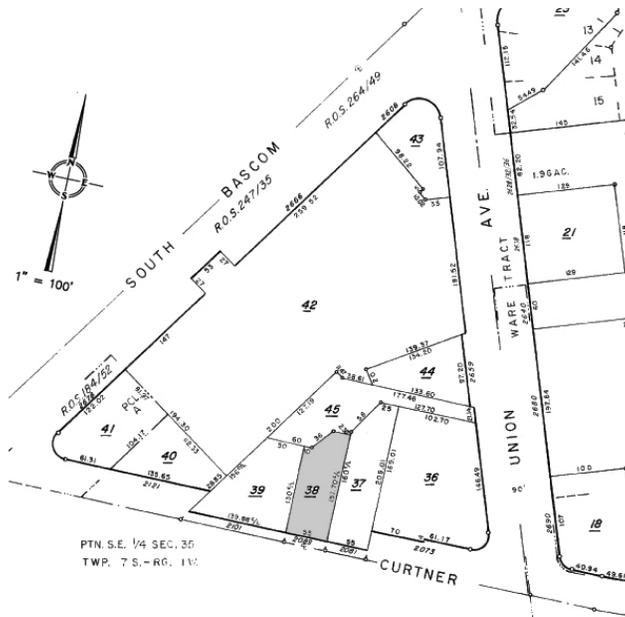
- San Jose, City of, building permits.
- San Jose city (Polk) directories.
- Santa Clara County, building permits.
- Santa Clara County Recorder, maps and deeds.
- Santa Clara County, school district maps.
- U.S. Federal Census, 1910 - 1930.
- U.S. Social Security death index.
- USGS aerial maps.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/19/2011

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10)

During the 1950s, The City of San Jose extended its sphere of influence into the rural areas of the Cambrian District that had once been associated with Campbell and Los Gatos. The South Bascom Avenue strip was annexed as a part of San Jose's growth policies under then City Manager Anthony "Dutch" Hamann that extended San Jose's sphere by the annexation of outreaching transportation corridors. This specific property was annexed in 1957 as a part of Camden No.2 (annexation #225). The subject property was addressed at that time differently than what exists today; with the eventual extension of Curtner Avenue and subdivision of properties along that thoroughfare, the addressing changed to be consistent with that in greater San Jose.

Due to the patchwork of city jurisdiction in this area in the past, Polk Directories from 1945 to 1979 intermittently show occupants of the property. The 1948 USGS aerial over this area shows no extant building on the site, although the house to the immediate east of this subject property existed at that time. By 1957, this property on Casey Road was occupied by Jean Hawkins, and in 1961 when the addressing changed, Sherman Wilkinson, a building contractor, was the owner/occupant. By 1963 the house was occupied by Lewis and Lois Clark. During the mid-1960s the house remained vacant for a few years, but by 1966 it was briefly occupied by the retired Harry and Mary Ketman. It was that year that the current owner acquired the property from Henry and Agnes Wichert (SCC OR 7384:125, May 18, 1966). The property was converted to A & E. Print Shop by 1968. The print shop remained tenants through the 1970s.

The Wicherts had acquired the property from P.A. and Mary Martin sometime in the mid-1950s. It appears that the Martins bought the property from Paul L. and Lena Stone. The Stones had bought the vacant parcel from Floyd Little in 1946 (SCC OR 1350:112, April 25, 1946), and most likely constructed the extant building. By 1949, an illness resulted on a lien on the property by the County of Santa Clara. Born in Texas in 1926, Paul Stone died in Santa Clara County in March of 1950 at age 24.

EVALUATION

The property appears to have been built by Paul L. Stone ca. 1948. The surrounding area, originally developed with residential uses, today consists primarily of commercial sites that replaced the residential uses during the later part of the twentieth century. This property contains one of the last buildings constructed for residential use. This area has not been surveyed for potential historical significance of specific districts.

The property is now detached from the fabric of the nearby residential neighborhood, existing today within a commercial zone. The property at 2089 Curtner Ave. does not individually represent important patterns of development or events, nor does it contribute to a recognized district of historical significance. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, respectively.

The property would not be eligible for the National or California Registers based on its association with personages, Criteria B and 2. Although little is known about the Stone family or subsequent owners, they do not appear in local histories, and individually only owned the property for a short time. The previous owners owned the property from 1966 to 2011, and the current owner is a commercial developer.

The building on this property lacks visual interest as a representative of mid-twentieth century design. The house lacks quality of design due to its vernacular nature. It does not appear eligible for the National Register under Criterion C or the California Register according to Criterion 3, as the design is not a distinctive representative of historic residential architecture.

Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory.

HISTORIC EVALUATION SHEET

Historic Resource Name: 2089 Curtner Ave.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				x
2. STYLE	Of no particular interest-no style				x
3. DESIGNER	Of no particular interest as vernacular				x
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	Garage			x	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				x
7. EVENT	None associated				x
8. PATTERNS	None of importance				x
9. AGE	1948				x

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				x
11. SETTING	No longer compatible				x
12. FAMILIARITY	Familiar to neighborhood only			x	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Some surface wear		x		
14. EXTERIOR ALTERATIONS	Fairly intact	x			
15. STRUCTURAL REMOVALS	No important structural removals	x			
16. SITE	Not moved	x			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	x			

REVIEWED BY: Franklin Maggi

DATE: 12/19/11

EVALUATION TALLY SHEET

Historic Resource Name: 2089 Curtner Ave.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		<u>3</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		<u>0</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		<u>4</u>	<u>7</u>
	<i>(SUM OF A+C) =</i>				<u>7</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	7	0.2
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	7	0.0
	.00	.03	.05	.10	0	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	7	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
								<u>0.2</u>
<i>ADJUSTED SUB-TOTAL:</i> (Preliminary total minus Integrity Deductions)								<u>6.79</u>
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			<u>9.79</u>
<i>EVALUATION TOTAL:</i> (Adjusted subtotal)								9.79

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Eitzen House

P1. Other Identifier: None

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

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.

c. Address 2081 Curtner Ave. City San Jose Zip 95124

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594534mE/ 4125655mN

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

Assessor's Parcel Number: 412-22-037,
north side of Curtner Avenue between Bascom and Union Avenues.

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

This small one-story house, converted to commercial use, represents a form of vernacular residential design typical of the early-to-mid-twentieth century. Many houses in the 1930s through 1940s were built very simply in what is referred to as "Minimal Traditional" style. These designs are a vernacular transition between the revival styles of the 1920s and 30s and post-war Ranch-style houses. The low form, cross-gabled roof, shallow eaves, stucco siding, 2/2 double-hung wood windows with horizontal muntins, and general lack of decorative elements are consistent with a Minimal Traditional design. The design of 2081 Curtner Ave. is not distinguished within the context of this building type, and lacks many character-defining features associated with this style.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property

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



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

View facing north, December 2011.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

*P7. Owner and Address:

Ca. 1947, USGS aerial maps, recorded deeds.

J.P.DiNapoli Companies, Inc.
99 Almaden Blvd, Ste 565
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, S. Winder & O. Sawi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 12/19/2011

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC, Historic Report for 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., 2011.

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

(Continued from page 1, DPR523a, P3a)

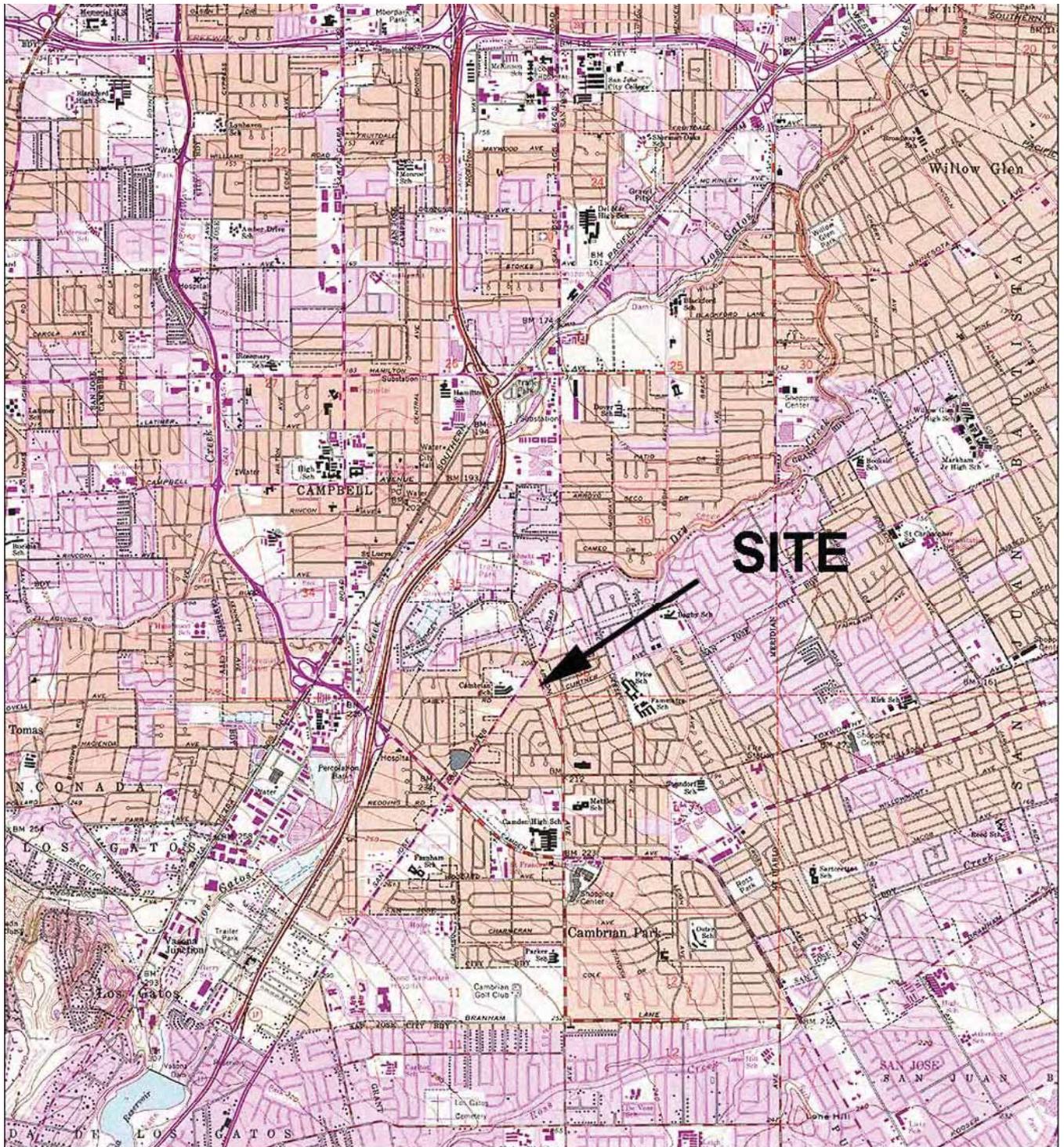
The subject parcel faces Curtner Avenue (south). In addition to a detached garage at the rear of the property, which appears related in age and design to the house, there are other utilitarian structures, including a carport and storage sheds that appear to have been added to the site subsequent to the original construction. There is no city sidewalk in front of the house (typical of properties developed in the unincorporated county), so the immediate setting includes a front yard that incorporates a paved parking area that extends from the street. To the west side of the house is a narrow setback bounded by a tall board fence. To the east side of the building is a concrete driveway; this provides access to the detached garage at the northeast corner of the rear yard. Most of the rear landscaping is undeveloped. The back portion of the parcel is fenced separately and used for parking by an adjacent commercial property. Although the building is currently in the center of a row of three buildings similar in size and scale, the surrounding area is primarily larger-scale retail construction, with associated parking lots and other strip-commercial characteristics.

Typical of the Minimal Traditional style, this frame building is set low on its concrete foundation. The one-story building has a side-gabled main roof mass that is accented by a gabled focal wing to the front. The inset porch projects under a lower-sloped shed extension of the main front roof. The east side of the house projects into a small wing with a low, gabled roof that extends from the rear corner of the main roof. The boxed eaves are shallow, with decorative returns at the gable ends. The walls are clad in textured stucco, and the roof is covered with composition shingles. Fenestration consists primarily of 2/2 double-hung windows with horizontal muntins; these windows are found on some houses built in the late 1930s and into the early 1950s. The original front door is located under the porch roof; adjacent to it is a paired 2/2 focal window. An added commercial-type door has been added to the projecting wing; it is a single-lite French door connected with a large, fixed, single-lite display window.

The detached garage has a gabled roof and stucco cladding. It is also an example of Minimal Traditional design, and it is not significant embodiment of that style.

Integrity

The property maintains only some of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location on Curtner Avenue between Union and Bascom Avenues, but the surrounding area has changed significantly over time, from a rural orchard district between San José and Campbell, to a commercial corridor focused along Union and Bascom Avenues. The immediate setting retains few associations with its original residential landscaping, as it includes many utilitarian outbuildings in the rear yard and a high proportion of paved parking. The house is adjacent to two buildings of a similar size and scale; however, these related neighboring properties are inadequate to provide an historic setting for the subject property. The building retains its mid-twentieth-century residential scale and feeling and continues, through its form, massing and detailing, to illustrate some association with vernacular design patterns in greater San José. Most of the minimal original character-defining materials and workmanship have been preserved. The exterior design of the house retains most of its integrity with a fundamentally vernacular Minimal Traditional style, including its low form, gabled roof, shallow eaves, stucco siding, 2/2 double-hung wood windows with horizontal muntins, and general lack of decorative elements; however, the main front gabled wing has a commercial storefront that does not appear original, and this affects the historic design.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 4 of 6

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Eitzen House

B1. Historic Name: Neil and Suzie Eitzen House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Office

*B5. Architectural Style: Minimal Traditional

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

Constructed ca. 1947.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Garage at rear.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Cambrian

Period of Significance ca. 1947 Property Type Commercial Applicable Criteria None

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

What had once been a single-family residence on the subject property was constructed about 1947 within what had then been a rural agricultural area south of what was originally unincorporated Campbell. At the time of construction, the triangular site bounded by Union Avenue and Bascom Avenue (then known as Los Gatos San Jose Road), and what would later be Casey Road and now Curtner Avenue, had been developing with small rural residential uses. South of what was Casey Road at that time and east of Union was open orchard land.

The area was historically the Cambrian District, Cambrian school located on Casey Road to the west. It was also considered the outskirts of unincorporated Campbell. Following World War II, rural agricultural properties throughout Santa Clara County began to be converted to residential subdivisions to serve the rapid population increase, as Santa Clara County transitioned from an agricultural based economy to the modern industrial region as it now exists.

The subject property was not a part of a recorded subdivision, but rather was likely created by deed.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:

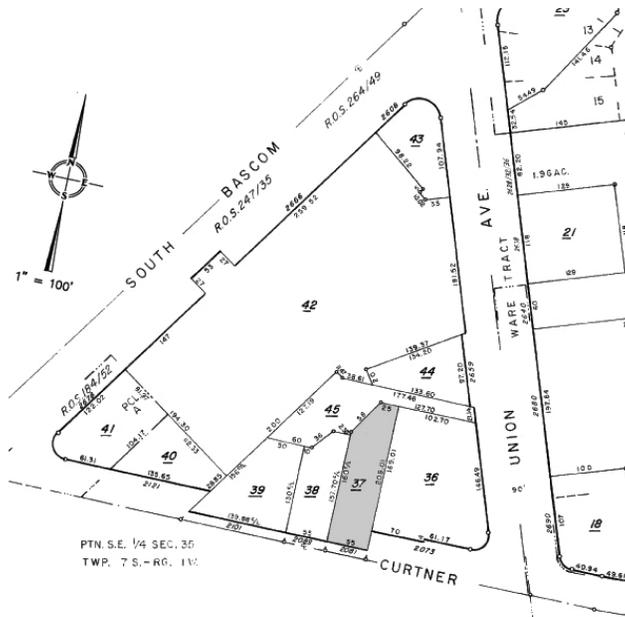
- San Jose, City of, building permits.
- San Jose City (Polk) Directories.
- Santa Clara County, building permits.
- Santa Clara County Recorder, maps and deeds.
- Santa Clara County, school district maps.
- U.S. Federal Census, 1910 - 1930.
- U.S. Social Security death index.
- USGS aerial maps.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/19/2011

(This space reserved for official comments.)



*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update

(Continued from previous page, DPR523b, B10)

During the 1950s, The City of San Jose extended its sphere of influence into the rural areas of the Cambrian District that had once been associated with Campbell and Los Gatos. The South Bascom Avenue strip was annexed as a part of San Jose's growth policies under then City Manager Anthony "Dutch" Hamann that extended San Jose's sphere by the annexation of outreaching transportation corridors. This specific property was annexed in 1957 as a part of Camden No.2 (annexation #225). The subject property was addressed at that time differently than what exists today; with the eventual extension of Curtner Avenue and subdivision of properties along that thoroughfare, the addressing changed to be consistent with that in greater San Jose.

Due to the patchwork of city jurisdiction in this area in the past, Polk Directories from 1945 to 1979 intermittently show occupants of the property. The 1948 USGS aerial over this area shows the existing building extant at that time. By 1957, 2081 Casey Road is occupied by Ralph Dillen, and in 1961 when the addressing changed, Jessa Daniels was occupant. Daniels remains only briefly, and by 1963 K. L. Ostrom is listed as the owner/occupant, however, this directly listing is incorrect, as the property was acquired in 1961 by L. Fazekas from Ben and Nattie Kliever (SCC OR 5262:594, August 14, 1961). The Klievers had acquired the property previously most likely from members of the Eitzen family, who had owned the property at least as early as 1950 when Neil and Suzie Eitzen had transferred ownership to their son Kenneth and his wife Mary Eitzen. The Klievers also purchased adjacent property to the north from P.A. and Mary Martin in 1955, who also owned at that time the residential property to the west. A review of County building permit index from 1947 forward shows no definitive permit for this property. As late as 1944 Neil and Suzie Eitzen were living in Fresno County. Both were born in Oklahoma of parents who had emigrated from Russia. By 1978 the Eitzens were living in Reedley when Neil, died that year at age 71. Suzie Eitzen also died in Reedley in 1999 at age 92. It is not known for certain if the Eitzens ever lived at the subject property.

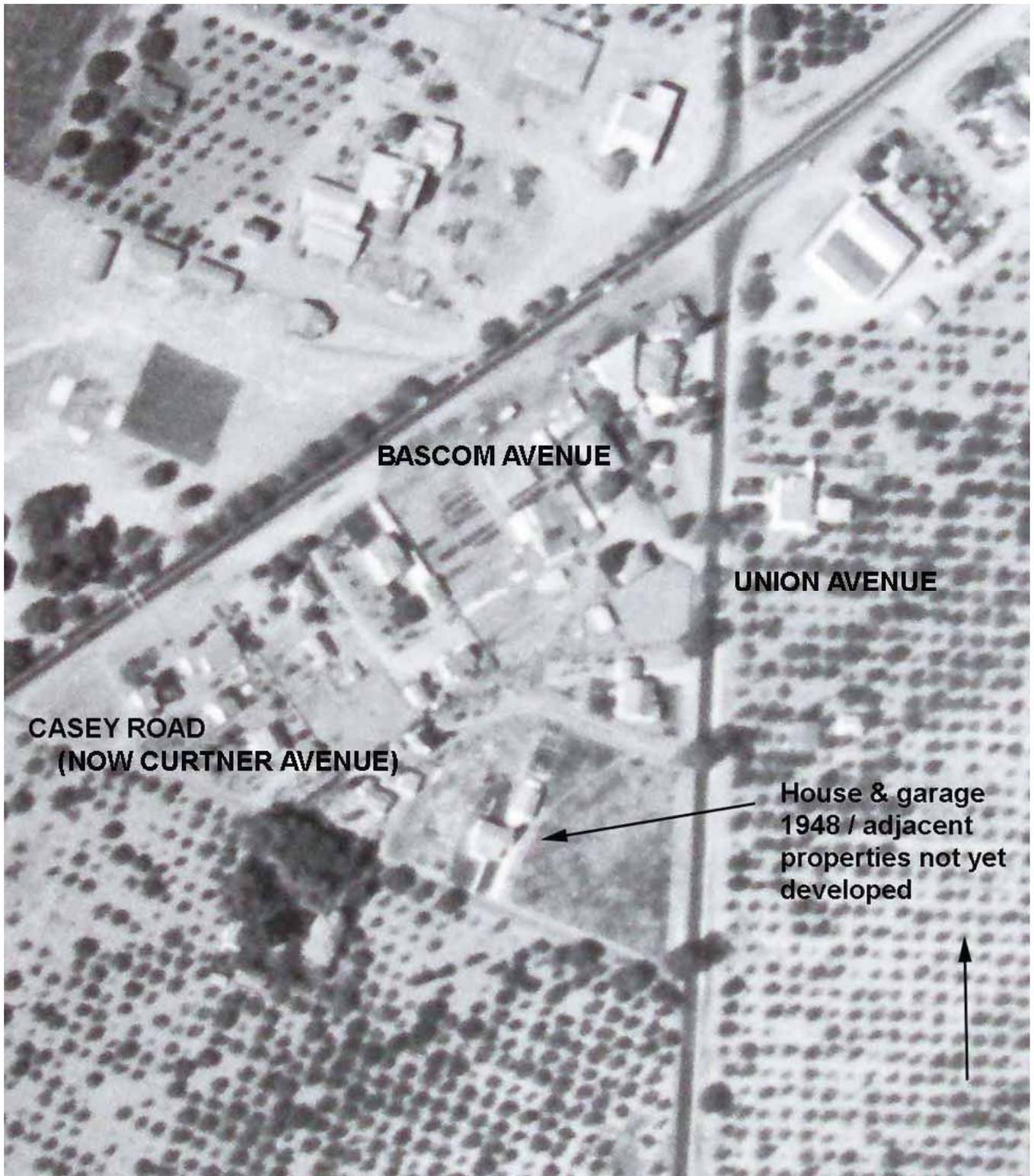
For the first time in 1964 the property is identified as commercial in city directories, with DOT Real Estate as the tenant for the following two years. By 1968, Lou's Studio of Massage occupied the building, remaining here for a few years, but by 1971, Betty's Custom Draperies occupied the building, and in 1972 it became Hollywood Draperies, renamed to Famous Fabrics Carpets and Draperies the following year. The last identified tenant is a trading and import shop called Young Trading Company.

EVALUATION

The property appears to have been developed by Neil and Suzie Eitzen about 1947. The surrounding area, originally developed with residential uses, today consists primarily of commercial sites that replaced the residential uses during the later part of the twentieth century. This property contains one of the last buildings constructed for residential use. This area has not been surveyed for potential historical significance of specific districts.

The property is now detached from the fabric of the nearby residential neighborhood, existing today within a commercial zone. The property at 2081 Curtner Ave. does not individually represent important patterns of development or events, nor does it contribute to a recognized district of historical significance. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, respectively. The property would not be eligible for the National or California Registers based on its association with personages, Criteria B and 2. Although little is known about the Eitzen family, they do not appear in local histories, and only owned the property for a short time. The Fazekas family owned the property from 1961 to 2011. The building on this property lacks visual interest as a representative of mid-twentieth century design. The house lacks quality of design due to its vernacular nature, and does not appear eligible for the National Register under Criterion C or the California Register according to Criterion 3, as the design is not a distinctive representative of historic residential architecture.

Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory.



1948 USGS aerial map showing extant house.

HISTORIC EVALUATION SHEET

Historic Resource Name: 2081 Curtner Ave.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				x
2. STYLE	Of no particular interest-no style				x
3. DESIGNER	Of no particular interest				x
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	Garage			x	x

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				x
7. EVENT	None associated				x
8. PATTERNS	None of importance				x
9. AGE	1947				x

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				x
11. SETTING	No longer compatible				x
12. FAMILIARITY	Familiar to neighborhood only			x	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Some surface wear		x		
14. EXTERIOR ALTERATIONS	Fairly intact	x			
15. STRUCTURAL REMOVALS	No important structural removals	x			
16. SITE	Not moved	x			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	x			

REVIEWED BY: Franklin Maggi

DATE: 12/19/11

EVALUATION TALLY SHEET

Historic Resource Name: 2081 Curtner Ave.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		3	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		0	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	7
<i>(SUM OF A+C) =</i>					7			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	7	0.2
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	7	0.0
	.00	.03	.05	.10	0	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	7	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
							0.2	
<i>ADJUSTED SUB-TOTAL:</i> (Preliminary total minus Integrity Deductions)								6.79
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			9.79
<i>EVALUATION TOTAL:</i> (Adjusted subtotal)								9.79

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Fazekas Rental

P1. Other Identifier: None

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

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.

c. Address 2073 Curtner Ave. City San Jose Zip 95124

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594580mE/ 4125647mN

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

Assessor's Parcel Number: 412-22-036,
northwest corner of Curtner and Union Avenues.

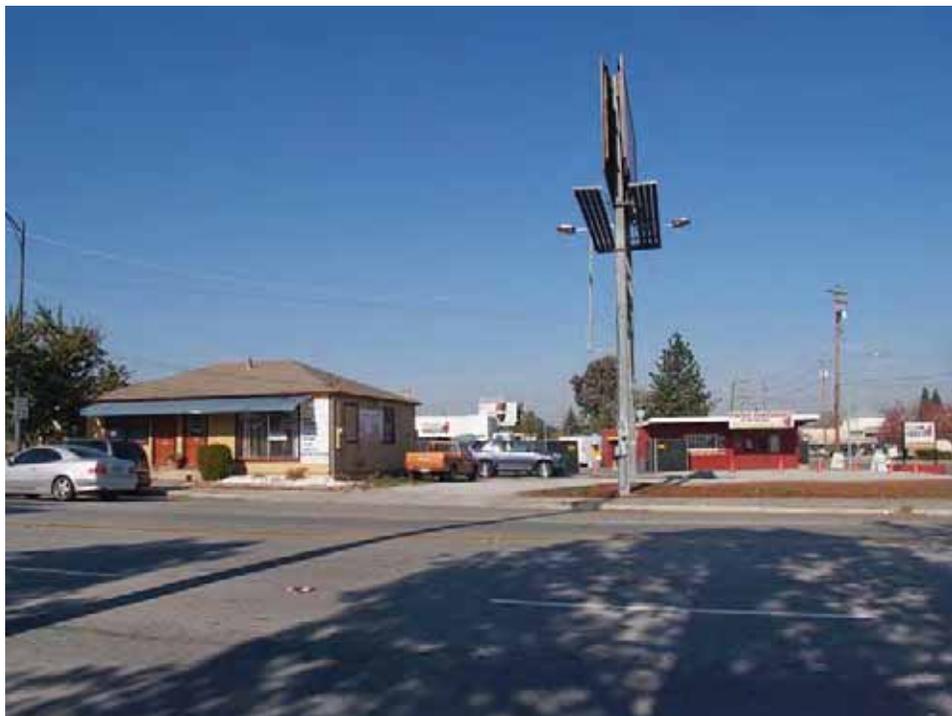
*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small one-story building, now used as a beauty salon, is a vernacular design from the mid-twentieth century. Many buildings constructed beginning in the post-World War II period were built very simply in what is referred to as "Minimal Traditional" style. These designs are a vernacular transition between the revival styles of the 1920s and 30s and post-war Ranch-style houses that became popular in the 1950s. The low form, hipped roof, shallow eaves, wide v-groove horizontal siding, proportionately wide 1/1 double-hung wood windows, and general lack of decoration (including, in this case, a lack of front entry porch) are consistent with vernacular Minimal Traditional designs. The building at 2073 Curtner Ave. is not distinguished within the context of this building type, and lacks many character-defining features associated with this simple style.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Property

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



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

View facing north, December 2011.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1949, Santa Clara County building permit.

*P7. Owner and Address:

J.P.DiNapoli Companies, Inc.
99 Almaden Blvd, Ste 565
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, S. Winder, O. Sawi
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 12/19/2011

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC, Historic Report for 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., 2011.

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

(Continued from page 1, DPR523a, P3a)

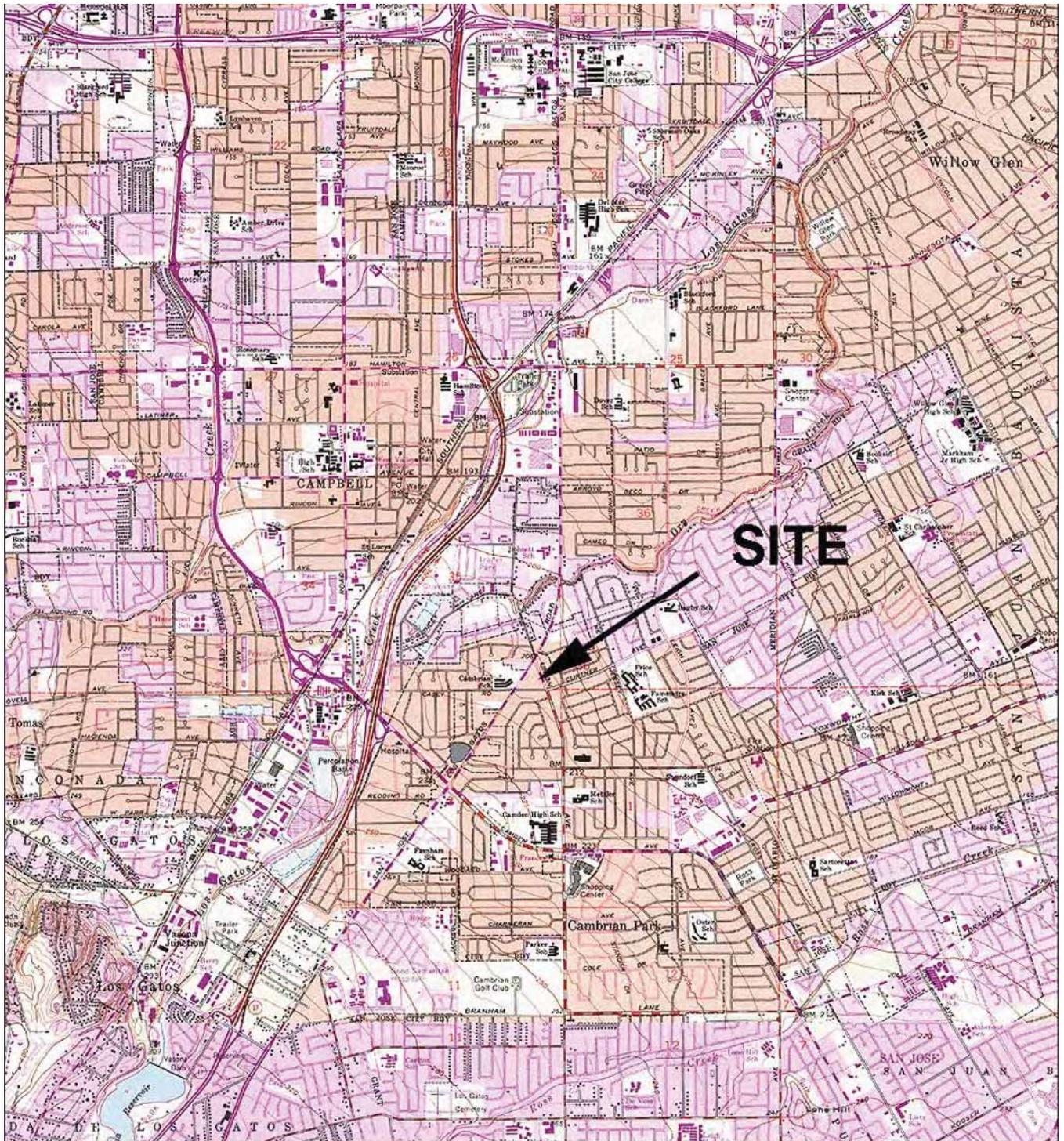
The subject parcel faces Curtner Avenue (south), at the northwest corner of Curtner and Union Avenues. There are other buildings, fences, and objects on the parcel; however, these are utilitarian structures, such as billboards and storage sheds, and do not appear to be fifty years old or older. The immediate setting includes a very shallow front yard that is landscaped with decorative gravel and flowers. To the west side is a narrow setback bounded by a tall board fence. To the immediate east side of the building is an open gravel driveway; this connects to the larger parcel to the east and north; farther east is a separately fenced, un-landscaped open corner with two billboards. The small rear yard includes an extension of the driveway, as well as an un-landscaped area with low vegetation; to the rear of the yard area is a fenced area with utilitarian structures and parking. Although the building is currently one of three in a row of a similar size and scale along Curtner Avenue, the surrounding area is primarily larger-scale retail construction, with associated parking lots and other strip-commercial characteristics. Houses that once existed on the larger block have since been removed to accommodate the construction of Cosentino's (now Lunardi's) Market at 2666 South Bascom Ave. Cosentino's began on this block as a roadside stand in 1948, and constructed the current store in 1972.

Typical of the Minimal Traditional style, this frame building is set low on its concrete foundation. The one-story building has an L-shaped main mass that extends to the rear in plan. The roof is hipped and the eaves are shallow, with applied gutters in an ogee profile. The front entry is flush with the front wall. The walls are clad with horizontal v-groove siding with a wide reveal; the corners are trimmed with flat-board trim, and the roof is covered with composition shingles. Fenestration consists primarily of 1/1 double-hung windows placed individually. At the front façade are two entries with recent doors. A large fixed display window is associated with one of the businesses; a paired double-hung focal window is near the other end of the façade. A full-width awning protects both storefronts.

Integrity

The property maintains only some of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location at the corner of Curtner and Union Avenues. The surrounding area has changed significantly over time, from a rural Campbell orchard district near San José, to a commercial corridor focused along South Bascom and Union Avenues. The immediate setting of the building retains few associations with its original residential setbacks or assumed landscaping. The property includes full-scale billboards and utilitarian outbuildings as well as a high proportion of gravel driveway and parking areas. The building is adjacent to two buildings original constructed as houses that are of a similar size and scale; however, these related neighboring properties are inadequate to provide an historic setting for the subject property.

Although used for commercial purposes, the building retains its mid-twentieth-century neighborhood scale and feeling and continues, through its form, massing and detailing, to illustrate some associations with vernacular mid-century design patterns in greater San José. The exterior of the building retains most of its integrity with a fundamentally vernacular Minimal Traditional style, including its low form, hipped roof, shallow eaves, wide v-groove horizontal siding, proportionately wide 1/1 double-hung wood windows, and general lack of decoration. Other buildings of this era have more complex design features, such as porch and window configuration and trim; however, the limited original character-defining materials and workmanship have been preserved.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 4 of 7

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Fazekas Rental

B1. Historic Name: Fazekas Rental

B2. Common Name: Beaute Hair Salon

B3. Original use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Minimal Traditional

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

The building may have been relocated to this site in 1949.

*B7. Moved? No Yes Unknown Date: 1949 Original Location: n/a

*B8. Related Features:

Paper shredding center on Union Avenue.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Cambrian

Period of Significance 1949 Property Type Commercial Applicable Criteria None

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

The small vernacular structure on the subject property was apparently moved onto this site in 1949 within what had then been a rural agricultural area south of what was originally unincorporated Campbell. At the time of property development, the triangular site bounded by Union Avenue and Bascom Avenue (then known as Los Gatos San Jose Road), and what would later be Casey Road and now Curtner Avenue, had been developing with small rural residential uses. South of what was Casey Road at that time and east of Union was open orchard land.

The area was historically the Cambrian District, Cambrian school located on Casey Road to the west. It was also considered the outskirts of unincorporated Campbell. Following World War II, rural agricultural properties throughout Santa Clara County began to be converted to residential subdivisions to serve the rapid population increase, as Santa Clara County transitioned from an agricultural based economy to the modern industrial region as it now exists.

The subject property was not a part of a recorded subdivision, but rather was likely created by deed.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:

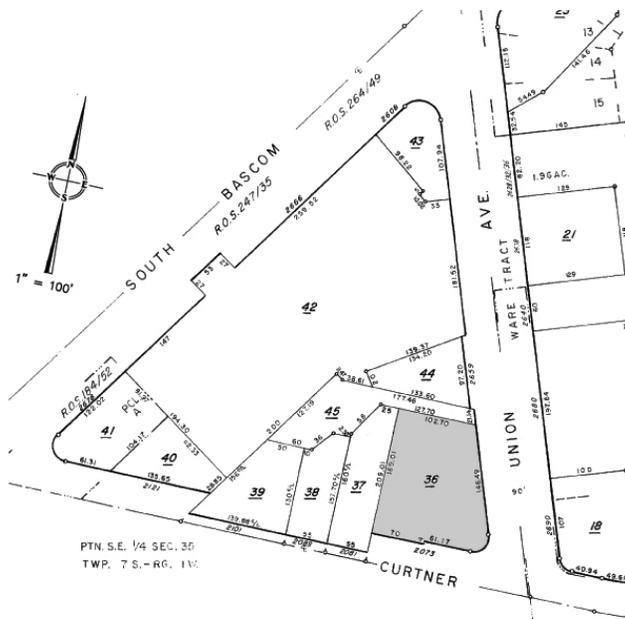
- San Jose, City of, building permits.
- San Jose City (Polk) Directories.
- Santa Clara County, building permits.
- Santa Clara County Recorder, maps and deeds.
- Santa Clara County, school district maps.
- USGS aerial maps.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/19/2011

(This space reserved for official comments.)



*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update

(Continued from previous page, DPR523b, B10)

During the 1950s, The City of San Jose extended its sphere of influence into the rural areas of the Cambrian District that had once been associated with Campbell and Los Gatos. The South Bascom Avenue strip was annexed as a part of San Jose's growth policies under then City Manager Anthony "Dutch" Hamann that extended San Jose's sphere by the annexation of outreaching transportation corridors. This specific property was annexed in 1957 as a part of Camden No.2 (annexation #225). The subject property was addressed at that time differently than what exists today; with the eventual extension of Curtner Avenue and subdivision of properties along that thoroughfare, the addressing changed to be consistent with that in greater San Jose.

In 1946 Edythe Thomas sold what was then a 0.761 acre parcel to Leslie Fazekas, the property owner until 2011(SCC OR 1490:145, recorded July 29, 1947). Edyth Thomas had owned the property since the 1930s, buying it from William Woodbury. Fazekas appears to have obtained a building permit two years later from the County of Santa Clara to construct this building, which an informant from his family has indicated was moved onto the site (BP#12179, 5/13/1949). The City of San Jose building database shows an incorrect construction date of 1963.

Due to the patchwork of city jurisdiction in this area in the past, Polk Directories from 1945 to 1979 intermittently show occupants of the property. The 1948 USGS aerial over this area does not show the subject building yet on the site. By 1961, 2073 Casey Road is occupied by Gundel Realty, but by 1965 the building is vacant, soon to be occupied by Music Village until 1972, when Golden State Optical moved into the building, staying at least through the 1970s.

The open corner of the lot has been used as a Christmas tree lot, and presently a paper shredding facility operates on the northerly portion of the property.

EVALUATION

The property was originally developed by the previous owner around 1949. The surrounding area, originally developed with mostly residential uses, today consists primarily of commercial sites that replaced the residential uses during the later part of the twentieth century. This area has not been surveyed for potential historical significance of specific districts.

This property is now detached from the fabric of the nearby neighborhood, existing today within a mostly commercial block. The property at 2073 Curtner Ave. does not individually represent important patterns of development or events, nor does it contribute to a recognized district of historical significance. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, respectively.

The property would not be eligible for the National or California Registers based on its association with personages, Criteria B and 2. The current owners are the same as those that constructed the building in the 1940s.

The building on this property lack visual interest as representatives of mid-twentieth century design. The building lacks quality of design due to its vernacular nature, and does not appear eligible for National Register listing under Criterion C or the California Register according to Criterion 3, as their design is not a distinctive representative of historic architecture.

Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory.

Page 6 of 7 *Resource Name or # (Assigned by recorder) Fazekas Rental

*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update



View facing west, December 2011.

Page 7 of 7 *Resource Name or # (Assigned by recorder) Fazekas Rental

*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update



View of whole parcel APN 412-22-036 facing northwest, December 2011.

HISTORIC EVALUATION SHEET

Historic Resource Name: 2073 Curtner Ave.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				x
2. STYLE	Of no particular interest-no style				x
3. DESIGNER	Of no particular interest as vernacular				x
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	None				x

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				x
7. EVENT	None associated				x
8. PATTERNS	None of importance				x
9. AGE	1949				x

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				x
11. SETTING	No longer compatible				x
12. FAMILIARITY	Familiar to neighborhood only			x	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Some surface wear		x		
14. EXTERIOR ALTERATIONS	Little change to exterior	x			
15. STRUCTURAL REMOVALS	No important structural removals	x			
16. SITE	Likely moved, original location unknown			x	

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	x			

REVIEWED BY: Franklin Maggi

DATE: 12/19/11

EVALUATION TALLY SHEET

Historic Resource Name: 2073 Curtner Ave.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total	
1. EXTERIOR	16	12	6	0	0				
2. STYLE	10	8	4	0	0				
3. DESIGNER	6	4	2	0	0				
4. CONSTRUCTION	10	8	4	0	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0		
<u>B. HISTORY / ASSOCIATION</u>									
	E	VG	G	FP	Value				
6. PERSON / ORGANIZATION	20	15	7	0	0				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	0				
9. AGE	8	6	3	0	0		0		
<u>C. ENVIRONMENTAL / CONTEXT</u>									
	E	VG	G	FP	Value				
10. CONTINUITY	8	6	3	0	0				
11. SETTING	6	4	2	0	0				
12. FAMILIARITY	10	8	4	0	4		4	4	
	<i>(SUM OF A+C) =</i>				4				
<u>D. INTEGRITY</u>									
	E	VG	G	FP	Value				
13. CONDITION	.00	.03	.05	.10	0.03	x	4	0.1	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	4	0.0	
	.00	.03	.05	.10	0	x	0	0.0	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	4	0.0	
	.00	.10	.20	.40	0	x	0	0.0	
16. SITE	.00	.10	.20	.40	0.2	x	0	0.0	
								0.1	
	<i>ADJUSTED SUB-TOTAL:</i> (Preliminary total minus Integrity Deductions)							3.88	
<u>E. REVERSIBILITY</u>									
	E	VG	G	FP	Value				
17. EXTERIOR	3	3	2	2	3			6.88	
<i>EVALUATION TOTAL:</i> (Adjusted subtotal)							6.88		

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Jersey Farms Milk Depot Drive-In

P1. Other Identifier: None

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

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.

c. Address 2677 Union Ave. City San Jose Zip 95124

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594580mE/ 4125647mN

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

Assessor's Parcel Number: 412-22-036,
northwest corner of Curtner and Union Avenues.

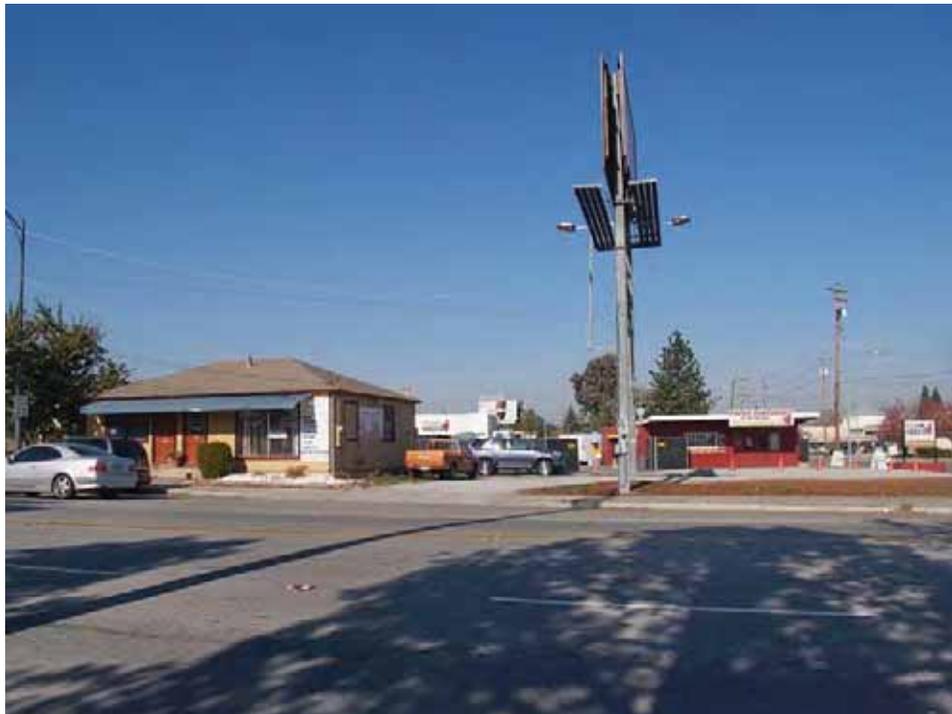
*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located at the northwest corner of Curtner and Union Avenues, this commercial site contains two small one-story commercial buildings that are about 50 years old, built to provide neighborhood commercial services in what was then the intersection of two country roads. Now used for commercial recycling drop-off, they are of vernacular design.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial property

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



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

View facing north, December 2011.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1960, USGS aerial maps and City Directory.

*P7. Owner and Address:

J.P.DiNapoli Companies, Inc.
99 Almaden Blvd, Ste 565
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi, S. Winder & O. Sawi
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 12/19/2011

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC, Historic Report for 2089, 2081, 2073 Curtner Ave. and 2677 Union Ave., 2011.

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

(Continued from page 1, DPR523a, P3a)

The most southerly structure that is closest to the corner originally served as a retail dairy store with a drive-up beginning in 1960, and visually has some minor association with Google-style architecture that had evolved during the 1950s. The second building appears to have been original built to provide ancillary support to the primary building at the corner. The current footprint is rectangular, slightly different than the original L-shaped structure that can be viewed in historic aerials. It is likely that this building has been modified or replaced in the recent past, and the mansard roof that edges the building today appears related to 1970s-1980s building adornments that were popular in the later time period.

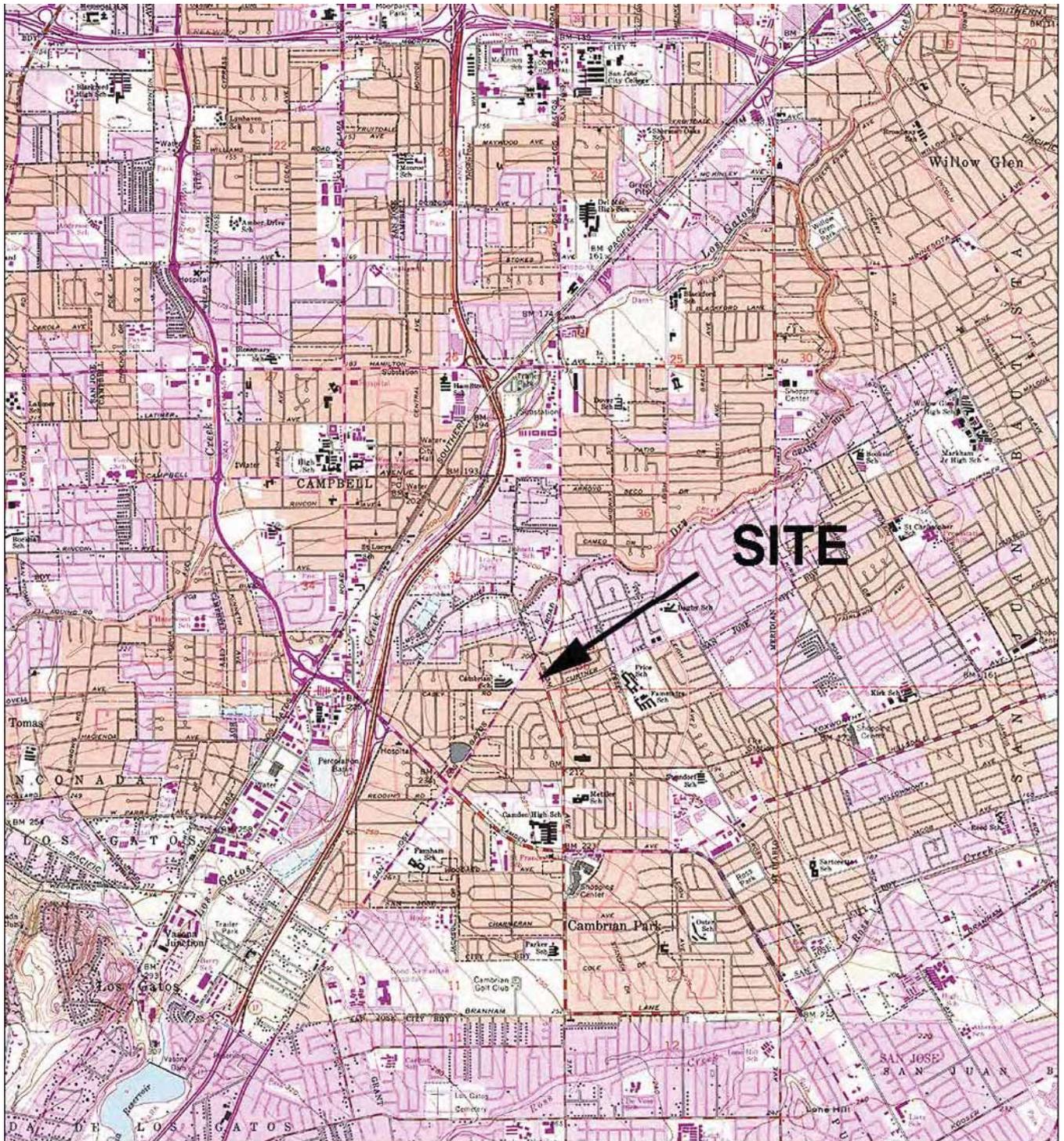
The subject parcel faces Curtner Avenue (south), at the northwest corner of Curtner and Union Avenues. There are other buildings, fences, and objects on the parcel; however, these are utilitarian structures, such as billboards and storage sheds, and do not appear to be fifty years old or older. The structure addressed as 2073 Curtner Ave. is recorded in a separate DPR523 form, and is located to the west of the subject commercial buildings, on the same parcel.

The area around the buildings is paved, with entrances off both Union and Curtner Avenues. A section of the site along the west boundaries has been fenced off and is used for storage. The rear or north part of the site is adjacent to the parking lot of the former Cosentino's (now Lunardi's) Market at 2666 South Bascom Ave. Cosentino's began on this block as a roadside stand in 1948, and constructed the current store in 1972, which in March of 2011 became Lunardi's. The surrounding area is primarily larger-scale retail construction, with associated parking lots and other strip-commercial characteristics. The interface that melds these two sites together has been adjusted in the recent past. The rear division of property use does not follow the rear property line, but has been adjusted to provide better access to parking from Union Avenue to the food market. The subject site has no other improvements beyond paved parking and access areas.

The low form of the front or main building, its reversed low-sloped roof uplifting at the long elevation sides, shallow eaves but deep canopy, plywood siding (some with false grooves, and what appears to be a metal mansard roof are typical of the period. The building lacks any decoration otherwise and is consistent with early modern designs of mid-century in the Greater Bay Area. The uplifting canopies can be considered roadside character-defining features, and are found on many distinctive architectural designs of the period, but were also used on vernacular buildings. Fenestration is minimal, and consisted mainly of service windows associated with what was probably a walk-up use. The two buildings are not distinguished within the context of the commercial building types of roadside architecture, and lack many character-defining features associated with simple mid-century architecture.

Integrity

The property maintains most of its integrity as per the National Register's seven aspects of historical integrity. It maintains its original location at the corner of Curtner and Union Avenues. The surrounding area has changed significantly over time, from a rural Campbell orchard district near San José, to a commercial corridor focused along South Bascom and Union Avenues. The property includes full-scale billboards and utilitarian outbuildings as well as a high proportion of gravel driveway and parking areas. The two buildings are adjacent to three buildings original constructed as houses that are of a similar size and scale; however, these related neighboring properties are inadequate to provide an historic setting for the subject property. Used for commercial purposes, the building retains its mid-twentieth-century neighborhood scale and feeling and continues, through its form, massing and detailing, to illustrate some associations with vernacular mid-century design patterns in greater San José. The exterior of the building retains most of its integrity with a fundamentally vernacular roadside style, including its low form, sloped roof, deep canopy eaves, Plywood siding, simple service windows, and general lack of decoration. The rear building appears to have been modified in the late 1970s and stylistically lacks integrity to the mid-century construction. The original features of the front building however, appear to have been preserved over time.



TN / MN
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 4 of 7

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Jersey Farms Milk Depot Drive-In
 B2. Common Name: Red Dog Shred
 B3. Original use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Roadside

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

The original buildings were constructed for use as a dairy in 1960, and the secondary ancillary rear building was remodeled in the late 1970s.

*B7. Moved? No Yes Unknown Date: 1960 Original Location: n/a

*B8. Related Features:

Hair salon located on Curtner Ave.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commerce Area Cambrian
 Period of Significance 1960 Property Type Commercial Applicable Criteria None

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

The two small structures on the subject property were apparently built in 1960 within what had then been a rural agricultural area south of what was originally unincorporated Campbell. At the time of property development, the triangular site bounded by Union Avenue and Bascom Avenue (then known as Los Gatos San Jose Road), and what would later be Casey Road and now Curtner Avenue, had been developing with small rural residential uses. South of what was Casey Road at that time and east of Union was open orchard land.

The area was historically the Cambrian District, Cambrian school located on Casey Road to the west. It was also considered the outskirts of unincorporated Campbell. Following World War II, rural agricultural properties throughout Santa Clara County began to be converted to residential subdivisions to serve the rapid population increase, as Santa Clara County transitioned from an agricultural based economy to the modern industrial region as it now exists. However, the County continued to be dotted with enclaves of agricultural businesses, many of which were adjacent to or located within the new residential subdivisions and commercial districts. The subject property was not a part of a recorded subdivision, but rather was likely created by deed.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:

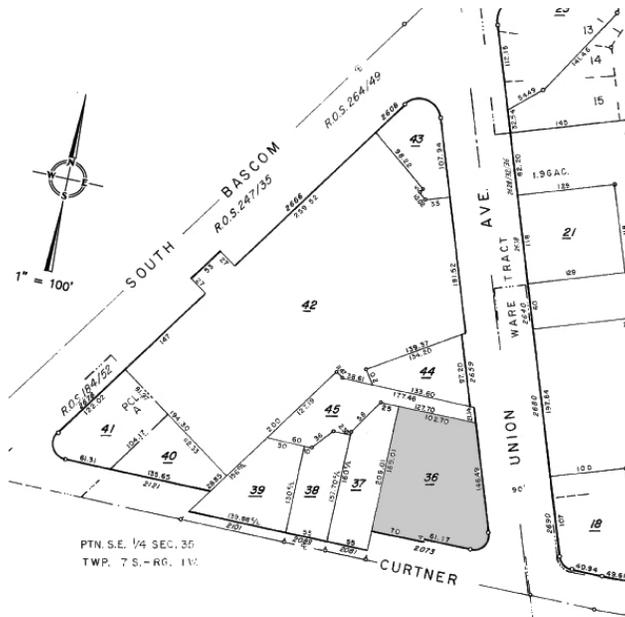
- San Jose, City of, building permits.
- San Jose City (Polk) Directories.
- Santa Clara County, building permits.
- Santa Clara County Recorder, maps and deeds.
- San Jose Telephone Directories.
- USGS aerial maps.
- San Jose Mercury News articles.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/19/2011

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10)

During the 1950s, The City of San Jose extended its sphere of influence into the rural areas of the Cambrian District that had once been associated with Campbell and Los Gatos. The South Bascom Avenue strip was annexed as a part of San Jose's growth policies under then City Manager Anthony "Dutch" Hamann that extended San Jose's sphere by the annexation of outreaching transportation corridors. This specific property was annexed in 1957 as a part of Camden No.2 (annexation #225). The subject property was addressed at that time differently than what exists today; with the eventual extension of Curtner Avenue and subdivision of properties along that thoroughfare, the addressing changed to be consistent with that in greater San Jose.

The 1931 and 1948 USGS aerials over this area do not show the subject buildings yet on the site. In 1946 Edythe Thomas sold what was then a 0.761 acre parcel to Leslie Fazekas (SCC OR 1490:145, recorded July 29, 1947). Edyth Thomas had owned the property since the 1930s, buying it from William Woodbury. In 1960 (based upon USGS aerials of the site), the northeast portion of the parcel was developed from an empty lot into a dairy by Stanley R. Keck, Leon E. Accorne, and James A. Hopson, and the main extant structure was built. The front main building footprint has remained the same, while the back ancillary building which has always existed in the same location, underwent a remodel sometime in the late 1970s, changing its footprint from an L-shape into its current rectangular shape. The Jersey Farms Milk Depot Drive-In is listed in the city directories and the phone directories from 1961 until 1979. James A. Hopson was also the owner of a dairy in the Evergreen area of San Jose, located off of Quimby Road. He was also elected President of the California Dairy Association in 1962, a position he held throughout the 1960s. The 1981 Pacific Telephone Directory lists a new business at 2677 Union Ave., the King & Sons Worm Farm. By 1985, the Worm Farm had evolved into the B & B Bait and Tackle.

The open corner of the lot has been used as a Christmas tree lot during the late 1990s, and presently a paper shredding facility called Red Dog Shred operates out of the former dairy buildings.

EVALUATION

The parcel was originally developed by L. Fazekas in 1949 with the construction of a residence on the westerly portion, addressed as 2073 Curtner Ave. In 1960, the remaining easterly portion of the parcel was further developed as a dairy, which operated on the site for the next 20 years at 2677 Union Ave. The surrounding area, originally developed with mostly residential uses, today consists primarily of commercial sites that replaced the residential uses during the later part of the twentieth century. This area has not been surveyed for potential historical significance of specific districts.

This property is now detached from the fabric of the nearby neighborhood, existing today within a mostly commercial block. The property at 2677 Union Ave. does not individually represent important patterns of development or events, nor does it contribute to a recognized district of historical significance. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, respectively.

The property would not be eligible for the National or California Registers based on its association with personages, Criteria B and 2. The current owners are the same as those that constructed the building in the 1940s.

The building on this property lack visual interest as representatives of mid-twentieth century design. The building lacks quality of design due to its vernacular nature, and does not appear eligible for National Register listing under Criterion C or the California Register according to Criterion 3, as their design is not a distinctive representative of historic architecture.

Under the City of San Jose evaluation rating system, the property does not meet the threshold for listing on the San Jose Historic Resources Inventory.

Page 6 of 7 *Resource Name or # (Assigned by recorder) Jersey Farms Milk Depot Drive-In

*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update



View facing northwest, December 2011.

Page 7 of 7 *Resource Name or # (Assigned by recorder) Jersey Farms Milk Depot Drive-In

*Recorded by Franklin Maggi, Sarah Winder & Olivia Sawi *Date 12/19/2011 Continuation Update



View of whole parcel APN 412-22-036 facing northwest, December 2011.

HISTORIC EVALUATION SHEET

Historic Resource Name: 2677 Union Ave.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				x
2. STYLE	Roadside style			x	
3. DESIGNER	Of no particular interest as vernacular				x
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	Secondary ancillary building			x	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Hopson-President of CA Dairy Association		x		
7. EVENT	None associated				x
8. PATTERNS	Roadside development			x	
9. AGE	1960				x

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				x
11. SETTING	No longer compatible				x
12. FAMILIARITY	Familary to neighborhood only			x	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Some surface wear		x		
14. EXTERIOR ALTERATIONS	Some change to exterior		x		
15. STRUCTURAL REMOVALS	No important structural removals	x			
16. SITE	Original location	x			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	x			

REVIEWED BY: Franklin Maggi

DATE: 12/19/11

EVALUATION TALLY SHEET

Historic Resource Name: 2677 Union Ave.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		7	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP	Value			
6. PERSON / ORGANIZATION	20	15	7	0	15			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	0		20	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP	Value			
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	31
					(SUM OF A+C) =	11		
<u>D. INTEGRITY</u>								
	E	VG	G	FP	Value			
13. CONDITION	.00	.03	.05	.10	0.03	x	31	0.9
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	11	0.6
	.00	.03	.05	.10	0.03	x	20	0.6
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	11	0.0
	.00	.10	.20	.40	0	x	20	0.0
16. SITE	.00	.10	.20	.40	0	x	20	0.0
							2.1	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								28.92
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP	Value			
17. EXTERIOR	3	3	2	2	3			31.92
EVALUATION TOTAL: (Adjusted subtotal)								31.92