APPENDIX G

CULTURAL AND PALEONTOLOGICAL RESOURCES STUDY AND EVALUATION

DRAFT
A CULTURAL AND PALEONTOLOGICAL RESOURCES STUDY AND EVALUATION FOR THE BASEBALLSTADIUM IN THE DIRIDON/ARENA AREA PROJECT

SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

LSA

June 2006 (Revised)

DRAFT
A CULTURAL AND PALEONTOLOGICAL RESOURCES STUDY AND EVALUATION FOR THE BASEBALL STADIUM IN THE DIRIDON/ARENA AREA PROJECT

SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

Submitted to:

Department of Planning, Building, and Code Enforcement
City of San Jose
200 East Santa Clara Street
San Jose, California 95113

Prepared by:

Randy Groza, M.A., RPA #12670
Judith Marvin, B.A., RPH #525
Benjamin Matzen, M.A.

LSA Associates, Inc.
157 Park Place
Point Richmond, California 94801
(510) 236-6810
www.lsa-assoc.com

LSA Project No. SJO530

LSA

June 23, 2006 (Revised)

TABLE OF CONTENTS

INTRODUCTION 1
LEGISLATIVE CONTEXT 1
California Environmental Quality Act (CEQA) 1
California Register of Historical Resources 5
Public Resources Code § 5097.5 5
City Of San Jose Cultural Resources Policies and Programs 6
Human Remains 8
Paleontological Resources 8
PROJECT AREA 8
BACKGROUND RESEARCH 8
Cultural Resources 8
Paleontological Resources 10
CONSULTATION 11
FIELD SURVEY 11
Cultural Resources 11
Paleontological Resources 12
CULTURAL OVERVIEW 12
Prehistory and Ethnography 12
San Jose History 12
Project Area History 13
Development Adjacent to the Project Area 20
STUDY RESULTS 20
Cultural Resources 21
Architectural Resources Evaluation 23
Historic Evaluation 30
Archaeological Resources 32
Paleontological Resources 32
PROJECT EFFECTS 33
Direct Effects 33
Indirect Effects 34
RECOMMENDATIONS 34
Significant Project Impacts 34
Potentially Significant Project Impacts 36
Less Than Significant Project Impacts 39
REFERENCES CONSULTED 41

FIGURES

Figure 1: Project Location 2
Figure 2: Project Area 3
Figure 3: Project Area Buildings 15

TABLE

Table 1: San Jose Ballpark Project Area Architectural Resources 22

APPENDICES

Appendix A: Correspondence: Native American and Historical Organizations Consultation
Appendix B: Architectural Resource Inventory Forms

INTRODUCTION

The City of San Jose is proposing the construction of a downtown ballpark in San Jose, Santa Clara County, California (Figures 1 and 2). The proposed project area is located south of West San Fernando Street, east of the Southern Pacific Railroad property, north of West San Carlos Street, and west of Los Gatos Creek. Current project plans propose to demolish all of the buildings and structures within the project area. South Autumn Street will be moved approximately 60 feet east of its current alignment and will run adjacent to Los Gatos Creek. LSA Associates, Inc. (LSA), prepared this cultural and paleontological resources report for the San Jose Downtown Ballpark Project (project) in support of environmental documentation being prepared by LSA for the proposed project.

The purpose of this study is to (1) identify cultural resources that may meet the California Environmental Quality Act (CEQA) definition of a historical resource or unique archaeological resource and that may be affected by the proposed project; and (2) identify paleontological resources (fossils) that may be significant and may be affected by the proposed project.

The cultural resources study consisted of background research, which included a records search and a literature review; consultation with potentially interested parties; and a field survey. Cultural resources were identified within and adjacent to the project area. The paleontological resources study consisted of a fossil locality search and literature review. No previously recorded paleontological resources were identified within the project area. There is, however, the possibility of paleontological resources in the Pleistocene alluvium within the project area, and the Tertiary geologic formations that underlie that alluvium. Please refer to the Study Results and Recommendations sections for details.

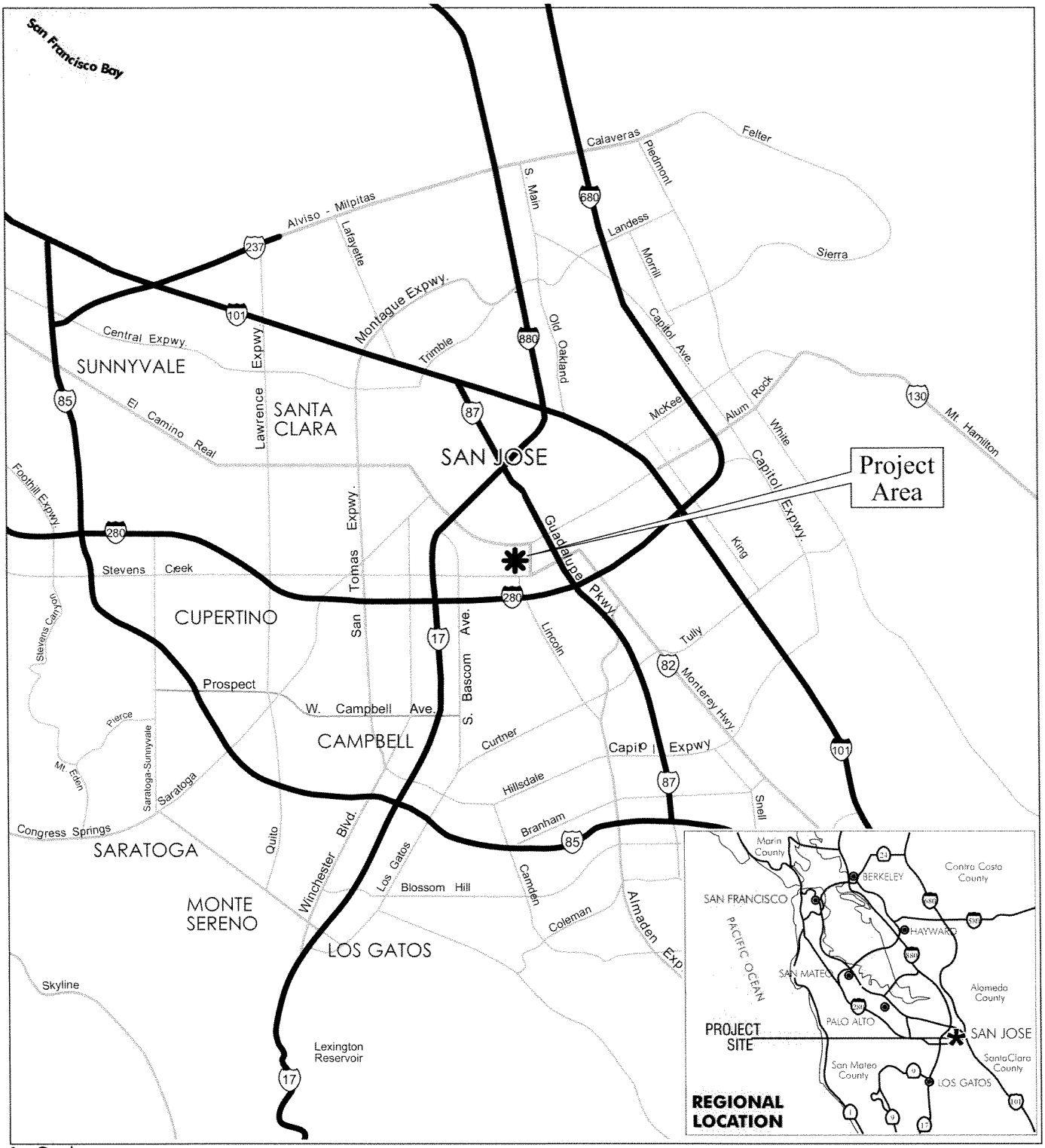
LEGISLATIVE CONTEXT

California Environmental Quality Act (CEQA)

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) § 15002(i)). CEQA states that it is the policy of the State of California to "take all action necessary to provide the people of this state with... historic environmental qualities...and preserve for future generations examples of the major periods of California history" (Public Resources Code [PRC] § 21001(b), (c)). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) § 15064.5(b)).

CEQA defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register;
- Listed in a local register of historical resources (as defined at PRC § 5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or



LSA

FIGURE 1

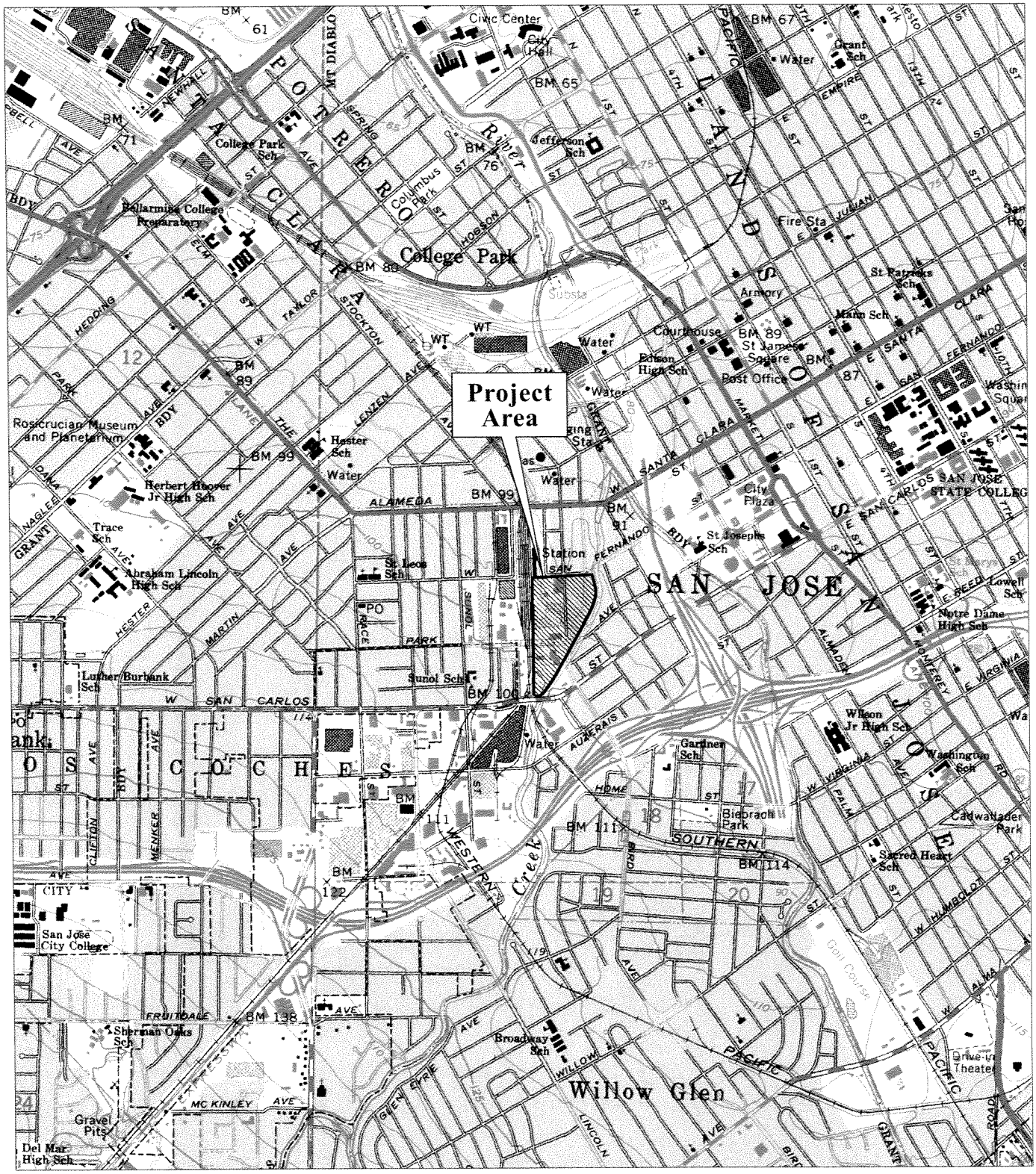
San Jose Downtown Ballpark Project
San Jose, California
Regional Location Map

N

0 3
MILES

SOURCE: LSA ASSOCIATES, INC., 2002.

P:\SJO531\g\RegionalLocation.cdr (12/12/05)



LSA

FIGURE 2

San Jose Downtown Ballpark Project
San Jose, California

Project Area

0 2000
FEET

SOURCE: USGS 7.5' QUADS - SAN JOSE WEST, CALIF.

P:\SJO531\g\ProjArea.cdr (12/13/05)

- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) § 15064.5(a)).

A historical resource consists of "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 . . . Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14(3) § 15064.5(a)(3)).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14(3) § 15064.5; PRC § 21083.2). If feasible, adverse effects to the significance of historical resources must be avoided, or the effects mitigated (CCR Title 14(3) § 15064.5(b)(4)). The significance of an historical resource is materially impaired when a project 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 the California Register of Historical Resources. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14(3) § 15065(a)).

If the cultural resource in question is an archaeological site, CEQA (CCR Title 14(3) § 15064.5(c)(1)) requires that the lead agency first determine if the site is a historic resource as defined in CCR Title 14(3) § 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered in the same manner as a historical resource (California Office of Historic Preservation 2001a:5.) If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then the archaeological site is treated in accordance with PRC § 21083.2 (CCR Title 14(3) § 15069.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource (Bass, Herson, and Bogdan 1999:105).

CEQA defines a "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC § 21083.2(g)).

If an impact is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Generally, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level of impact (California Office of Historic Preservation 2001b:6; see also CCR Title 14(3) § 15126.4 (a)(1)).

California Register of Historical Resources

The California Register of Historical Resources (California Register) is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The California Register helps government agencies identify, evaluate, and protect California's historical resources (California Office of Historic Preservation 2001b:1), and indicates which properties are to be protected from substantial adverse change (PRC § 5024.1(a)). Any resource listed in, or eligible for listing in, the California Register is to be considered during the CEQA process (California Office of Historic Preservation 2001b:4).

A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant at the local, state, or national level in accordance with one or more of the following criteria:

1) Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage;
2) Is associated with the lives of persons important in our past;
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (California Office of Historic Preservation 1999:3). The State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (California Office of Historic Preservation 1995:2).

The California Register also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (California Office of Historic Preservation 1999:2).

Resources that are significant, meet the age guidelines, and possess integrity will generally be considered eligible for listing in the California Register.

Public Resources Code § 5097.5

California Public Resources Code § 5097.5 prohibits excavation or removal of any "vertebrate paleontological site…or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands." Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. § 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

City Of San Jose Cultural Resources Policies and Programs

The City of San Jose is a "Certified Local Government" which has authority from the California Office of Historic Preservation (OHP) to operate its own historic preservation program while receiving expertise and assistance from OHP. The City's Historic Preservation Ordinance (Municipal Code Chapter 13.48), adopted in 1975, authorizes San Jose to maintain an inventory of historic resources, establish a historic landmarks commission, preserve historic properties using a landmark designation process, require historic preservation permits for additions or alterations to designated City Landmarks or buildings within City Historic Districts, and provide financial incentives through the Historic Property Contracts program.

The City of San Jose's historic preservation policies and programs are briefly summarized below.

City Landmarks Program. The City of San Jose Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), promotes preservation of historic landmarks and districts in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the City's general plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures. Buildings and sites that qualify based on historical, architectural, cultural, aesthetic, and engineering interest or value are evaluated according to the following criteria:

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 surrounds 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.

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 significance if a more distinctive, significant or important example thereof no longer exists.

A historic district may be established if the City Council finds that the following criteria are satisfied: (1) that said proposed historic district is a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development, and (2) the district has special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature.

Historic Evaluation Procedure. The San Jose Historic Landmarks Commission has established a quantitative process, based on the work of Harold Kalman (1980), by which historical resources are evaluated for significance. The Guidelines for Historic Reports published by the City's Department of Planning, Building and Code Enforcement, as last revised on October 19, 1999, provide direction for using the Historic Evaluation Criteria and the related Evaluation Rating Sheets.

This numerical evaluation system has the following categories of significance:

- 67-134 points Candidate City Landmark
- 33-66 points Structure of Merit
- 1-32 points Evaluated but found to be non-significant

The City of San Jose administrative policy defines designated City Landmarks and Candidate City Landmarks as those properties scoring 67 points and above as the threshold for determining significant historic resources under CEQA review. Properties scoring 33- 67 points have historical importance, but for purposes of CEQA, are not considered historically significant unless they are:

- Listed or formally determined eligible for the National Register
- Listed in or eligible for the California Register; or
- The City determines that the property is historically significant.

The criteria set forth in San Jose's Historic Preservation Ordinance is targeted at local significance and, while similar, varies somewhat from that set forth for either the National or California Registers.

San Jose 2020 General Plan. San Jose's General Plan reaffirms the City's commitment to preserve its cultural heritage. The following policies from the Historic, Archaeological and Cultural Resources sub-section of the Aesthetic, Cultural and Recreational Resources Element of the General Plan:

Aesthetic, Cultural and Recreational Resources

- Historic, Archaeological and Cultural Resources *Policy 5*: New development in proximity to designated historic landmark structures and sites should be designed to be compatible with the character of the designated historic resources. In particular, development proposals located within the Areas of Historic Sensitivity designation should be reviewed for such designed sensitivity.

- Historic, Archaeological and Cultural Resources *Policy 8*: For proposed development sites which have been identified as archaeologically sensitive, the City should require investigation during the planning process in order to determine whether valuable archaeological remains may be affected by the project and should also require that appropriate mitigation measures be incorporated into the project design.

- Historic, Archaeological and Cultural Resources *Policy 9*: Recognizing that Native American burials may be encountered at unexpected locations, the City should impose a requirement on all development permits and tentative subdivision maps that upon discovery of such burials during construction, development activity will cease until professional archaeological examination and reburial in an appropriate manner is accomplished.

Human Remains

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Paleontological Resources

Paleontological resources consist of fossils and fossiliferous deposits. CEQA requires that a determination be made as to whether a project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature (CEQA Appendix G(v)(c)). If an impact is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) § 15126.4 (a)(1)).

The Society of Vertebrate Paleontology has identified vertebrate fossils, their taphonomic and associated environmental indicators, and fossiliferous deposits as significant nonrenewable paleontological resources. Botanical and invertebrate fossils and assemblages may also be considered significant resources (Conformable Impact Mitigation Guidelines Committee 1995).

PROJECT AREA

The project area, within the former Rancho Las Coches, consists of approximately 19 acres on level terrain south of West San Fernando Street, east of the Southern Pacific Railroad tracks, north of West San Carlos Street, and west of Los Gatos Creek, in San Jose, in northern Santa Clara Valley. The project area is south of San Francisco Bay, approximately 100 feet above mean sea level, lying on Holocene (Recent – 10,000 years [ka]) alluvium that is underlain by older Late Pleistocene (10 – 40 ka) alluvium (Helley et al. 1979). These alluvial layers are underlain by Miocene (5 – 25 million years [ma]) bedrock of the Briones Formation sandstones at depths as great as 100 or more feet. Project area soils consist of the Yolo series which is comprised of well drained, medium and moderately fine textured soils, underlain by sedimentary alluvium. Soils are approximately 5 feet deep (Soil Conservation Service 1968:193). Los Gatos Creek runs north to San Francisco Bay and is south and east of the project area. The original native flora was valley oak savannah which consists of broad-leaved deciduous trees with woody undergrowth (Küchler 1977:22). Currently, the project area consists of paved areas with commercial buildings, a PG&E substation, and one residence.

BACKGROUND RESEARCH

Cultural Resources

Background research was conducted to identify previously-recorded cultural resources and previous cultural resource studies within and adjacent to the project area. The background research consisted of a records search and a literature review.

Records Search. A records search (# 05-298) was conducted on September 29, 2005, at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resource records and reports for Santa Clara County.

One cultural resource, the KNTV building, was previously identified within the project area and one cultural resource, the National Register listed Southern Pacific Depot, was previously identified adjacent to the project area. Four cultural resources studies have been conducted within portions of the current project area (Baker 1997; Basin Research Associates 2000; Winter n.d.). Winter (n.d.) completed an archaeological reconnaissance of a parcel on South Autumn Street and did not identify any archaeological resources. Baker's study (1997:5) involved a cursory survey of the northwest portion of the project area and recommended that, based on the prehistoric archaeological sensitivity of the area, an archaeologist monitor subsurface ground disturbance. Basin Research Associates (2000) completed a survey of the project area north of Park Avenue for the City of San Jose for a proposed housing development. Basin (2000:11-12) recommended additional study to determine the presence of subsurface American Period archaeological remains for properties slated for development. Basin (2000:13) also recommended that an architectural historian evaluate buildings not previously evaluated for their significance.

Two cultural resources studies have been conducted that included the current project area (Banet et al. 1992; Basin Research Associates 1991). These studies identified cultural resources within and adjacent to the current project area for the Midtown District Specific Plan Project. Basin (1991) completed background research for the Midtown District Specific Plan project and recommended a cultural resources inventory be done of the project area, the results of which are presented in Banet et al. (1992). Based on the general sensitivity of the area, Banet et al. (1992:17) recommended that an archaeological monitoring program be implemented for subsurface ground disturbance and that buildings in the project area be evaluated for their significance.

Adjacent to the project area, a potential Mid-town Industrial District appeared National Register eligible under Criteria A due to its association with transportation and fruit processing between 1915 and 1947 (Laffey 1998). The area is west of the current project area, bounded by The Alameda to the north, Cahill to the east, the Calpak warehouse to the south, and Wilson and Sunol streets to the west, Ward Hill (1998) however, did not concur, stating the potential district did not retain sufficient characteristics to convey its period of significance, and was therefore ineligible for both the National and California registers.

As part of the records search, LSA reviewed the following State of California and City of San Jose inventories for cultural resources in and adjacent to the project area:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);

- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *San Jose Designated Historic City Landmarks* (City of San Jose, September 30, 2005a);
- *City of San Jose Historic Resources Inventory* (City of San Jose, September 30, 2005b); and
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation, August 8, 2005). The directory includes the listings of the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

Five buildings within the project area and two buildings adjacent to the project area are listed on the *City of San Jose Historic Resources Inventory*. Additionally, the Southern Pacific Depot (Diridon Station), adjacent to the project area, is listed in the National Register, on the *City of San Jose Historic Resources Inventory,* and is a City Landmark. See the Study Results section of this document for details regarding these resources. These inventories list no other cultural resources within or adjacent to the project area.

Historical research for this study was conducted at the History Park Research Library in San Jose, the San Jose Library and the California Room, Special Collections, and Sourisseau Academy within the library, Santa Clara County Recorder, the City of San Jose's online Planning, Building and Code Enforcement website, and the City of San Jose Development Services Department at City Hall.

Literature Review. LSA reviewed numerous publications and maps for archaeological, historical, ethnographic, and environmental information about the project area and its vicinity. Thompson and West (1876:42) depict the subdivided project area within San Jose's Fourth Ward. The 1891 Sanborn map depicts the Electric Improvement Company facility at the same location as today's Pacific Gas & Electric (PG&E) facility. The 1915 Sanborn depicts the PG&E complex and a building at 102 South Montgomery Street that are extant. The Gillespie Lumber Yard, no longer extant, is depicted at the approximate locations of 140 and 150 South Montgomery. The 1950 Sanborn map depicts PG&E, and the current buildings at 102, 105, 145, and 150 South Montgomery Street, 510 and 530 West San Fernando Street, and 115 South Autumn Street. Adjacent to the project area, the 1884 Sanborn map depicts railroad tracks to the west; extant canneries are depicted south of West San Carlos Street by 1915 (Sanborn Map Company 1915); east of Los Gatos Creek is depicted as residential and today continues to be residential (Sanborn Map Company 1884, 1891, 1915, 1950). Residences are depicted to the north in 1884 and T.J. Gillespie's Hardwood Planing Mill Company is depicted adjacent and to the north by 1915. The mill buildings apparently no longer existed by 1950 by which time the area had become more residential than commercial (Sanborn Map Company 1884, 1915, 1950).

No other cultural resources are depicted within or adjacent to the project area. Please see the References Consulted for the publications and maps reviewed.

Paleontological Resources

Background research was conducted to identify paleontological resources in and adjacent to the project area. This research consisted of a fossil locality search and a review of paleontological and geological literature.

Fossil Locality Search. A fossil locality search was conducted on November 8, 2005, using the Berkeley Natural History Museum (BNHM) online database, specifically data from the University of California Museum of Paleontology (UCMP). The purpose of this search was to (1) identify previous studies and known paleontological sites within and near the project area; and (2) identify the geologic formations and types of fossils that might be expected within and adjacent to the project area based on the existing geological and paleontological data. The locality search identified one fossil locality within one mile of the project area and two fossil localities within approximately five miles of the project area. The nearest fossil locality is from bedrock beneath the alluvium that underlies the project area. The other two fossil localities are from alluvial sediments similar to those that directly underlie the project area.

Literature Review. LSA reviewed paleontological and geological literature relevant to the project area and its vicinity. This literature was reviewed to (1) identify locations where paleontological resources are known to occur; and (2) identify the geological formations and paleontological resources that may occur in the project area. No fossil resources or localities are recorded within or adjacent to the project area, however, the geologic formations within and adjacent to the project area are known to contain paleontological resources. Please see References Consulted for the literature reviewed.

CONSULTATION

On October 12, 2005, LSA faxed a letter with maps depicting the project area to the Native American Heritage Commission (NAHC) requesting a review of their sacred lands file for any Native American cultural resources that might be affected by the proposed project. Ms. Debbie Pilas-Treadway, NAHC Environmental Specialist III, responded in a faxed letter dated October 26, 2005, that the sacred lands file showed no known Native American sites "in the immediate project area".

On October 12, 2005, LSA sent a letter with maps depicting the project area to the San Jose Historical Landmarks Commission, asking if they had any concerns about the project area. On October 31, 2005, LSA received a call from Sally Zarnowitz, City of San Jose Historic Preservation. Ms. Zarnowitz stated the Landmarks Commission will review historic properties within the project area as part of the Draft EIR submission.

On October 12, 2005, LSA sent a letter with maps depicting the project area to the Preservation Action Council of San Jose (PAC*SJ), asking if they had any concerns about the project area. On October 31, 2005, LSA received a letter from Kathleen Pinna, PAC*SJ Business Manager. Ms. Pinna stated the PAC*SJ does not have information or concerns about the proposed project at this time. However, she did note the City's requirement to evaluate any "threatened building or structure 50 years old or older."

FIELD SURVEY

Cultural Resources

LSA archaeologist Randy Groza conducted a pedestrian survey of the approximately 19-acre project area on November 10, 2005. Judith Marvin, LSA architectural historian, reviewed the project area's buildings' exteriors as well as the project vicinity on December 12, 2005. Most of the project area is covered with asphalt, paving, and buildings. The few areas of soil surface in the project area were

scraped clear of obstructions and examined for archaeological deposits. Areas adjacent to Los Gatos Creek, east of and adjacent to the project area, were intensively surveyed. The southern portion of Los Gatos Creek has been channelized; the creek is fenced and inaccessible. The survey was documented with field notes, photographs, and maps.

Paleontological Resources

The extensive urbanization of the project area precluded effective survey, and a paleontological field survey was not conducted.

CULTURAL OVERVIEW

Prehistory and Ethnography

California was probably settled by native Californians between 12,000 and 6,000 years ago (Moratto 1984:76). Penutian-speaking peoples migrated into central California around 4,500 year ago and were settled around San Francisco Bay by 1,500 years ago. The descendants of the native groups who lived between the Carquinez Strait and the Monterey area prefer to be called Ohlone, although they are often referred to by the name of their linguistic group, Costanoan. San Jose is within the ethnographic territory of the Tamyen tribelet of Ohlone, who occupied a large area in the South Bay. Tamyen, or Santa Clara Costanoan, was one of eight Ohlone languages (Levy 1978:485-486).

The basic Ohlone social unit was the family household, which was made up of about 15 individuals (Harrington 1933:3; Broadbent 1972). Households grouped together to form villages. In the San Jose area, many of these villages were located along the Guadalupe River, Coyote Creek, and Los Gatos Creek. Ohlone culture was radically transformed when European settlers moved into northern California. These settlers set up the mission system, which used the native peoples for labor, and almost destroyed the native culture by exposing the Ohlone to diseases to which they had no immunity. After the secularization of the missions in 1834, native people in the Bay Area moved to ranchos, where they worked as manual laborers (Levy 1978:485-495).

San Jose History

San Jose, California's oldest civil settlement, was founded in November 1777 under orders from Governor Felipe de Neve. The settlement was first established on the banks of the Guadalupe River, at what is now the corner of Hobson and Vendome streets. The *acequia*, San Jose's original irrigation system, ran through San Jose. In 1849, San Jose served briefly as California's first capital. In the years following the Civil War, San Jose continued to grow. Trinity Episcopal Church, the City's oldest surviving religious building, was built in 1863 of redwood at the corner of Second and St. John streets. In 1892, both the First Unitarian Church on St. James Square and the City's first federal building, the old post office at 110 Market Street (which contains a portion of the San Jose Museum of Art) were completed. San Jose's first residential neighborhoods grew up around its downtown commercial core (Gudde 1998:337; Hoover et al. 1990:401-412).

San Jose was actively involved in the agriculture industry, which was of major importance to the Santa Clara Valley economy. When Louis Pellier successfully introduced the French prune to wild plums trees in his San Jose nursery, a new and vibrantly lucrative crop was created. During the 1930s and 1940s, approximately 25,000 men, women, and children found seasonal employment in San

Jose's two dozen fruit canneries. Fruit production and processing continued to be the mainstay of San Jose's economy until the 1960s (Beilharz and DeMers, Jr. 1980).

San Jose has always been known for being on the cutting edge of developments in electronics. In 1909, the City was the site of a successful electronic endeavor: the world's first radio broadcast station was established at the corner of First and San Fernando Streets by Dr. Charles Herrold. In the years following World War II the Santa Clara Valley experienced tremendous growth, with electronics, aviation, and semiconductor companies opening offices and factories in "Silicon Valley," creating thousands of jobs for returning military personnel, defense workers, and their families. San Jose was transformed from a market town with an agricultural economic base to a business and residential community known for its high-technology companies. The City has more technology firms than any other city in the world. Today San Jose has an ethnically diverse population of more than 900,000 and is a modern thriving city (City of San Jose 2005c).

Project Area History

During the Mission period from 1797 until 1834, the project area served as pastures for pigs. In 1842, the lands were granted to Roberto, a Christianized Indian of Mission Santa Clara. Rancho Los Coches was named for the pigs that formerly resided on the property. In 1857, the lands were sold to the Suñol family and Henry M. Naglee. The Suñols built an adobe, approximately ½-mile southwest of the project area, that is now a local landmark (Hoover et al 1990:409-410).

Henry M. Naglee subdivided his property, including the project area, into lots in 1860 (Healey 1860). North Street (today's West San Fernando); South Street (today's Park Avenue); and East Street (today's South Montgomery Street) are depicted on Healey's 1860 map. The proposed project area contains two lots and portions of two additional lots. Lot 29 was bounded by North Street, South Street, East Street, and Los Gatos Creek to the east. Lots 27 and 28 were just west of Lot 29; today's Southern Pacific Railroad tracks would run through the center of Lot 27. Lot 62 was the southernmost lot and Southern Pacific Railroad tracks would also cross through the western portion of the lot. Through time, these lots were subdivided resulting in numerous small lots.

Naglee, a distinguished Civil War officer, did not build his home within the project area but chose what is today Naglee Park, from Eleventh Street to Coyote Creek. The project area was agricultural land with a few homes and little need for further subdivision. By 1876, the area was identified as being within San Jose's Fourth Ward and contained four buildings (Thompson and West 1876:42). The 1884 Sanborn depicts several single-family dwellings, multi-family dwellings, a boarding house and outbuildings within the project area. Due to the rural location, few lots were further subdivided by 1891 (Sanborn Map Company 1891).

The project area and vicinity, known by various names including West End, West Side, and Crandallville, was just beyond the city limits. Crandall Street, approximately 700 feet north of the project area is named after Oliver L. Crandall. Crandall & Sons opened a grocery store, the first commercial enterprise within the vicinity, in the early1870s. The completion of the South Pacific Coast Railroad in 1877 led to additional development. The Southern Pacific Coast narrow gauge line ran from Alameda County through San Jose and on to Santa Cruz. The Westside Depot, also opened in 1877, was northwest of and adjacent to the project area. The same year, West San Fernando and South Montgomery streets were laid out. In 1891, Jacob Rich's First Street line constructed an

extension for his electric trolley cars, along West San Fernando and north on Cahill to the Westside Depot.

In 1911, the project area, along with the Gardiner District, was the first area to be annexed to the City of San Jose since 1850 (Arbuckle 1986:304). According to Sanborn Insurance Maps and City Directories, the project area was residential while adjacent areas contained a mix of residential, commercial, and industrial enterprises. Project area residents included cannery workers, Southern Pacific engineers and workers, laborers, and warehouse workers.

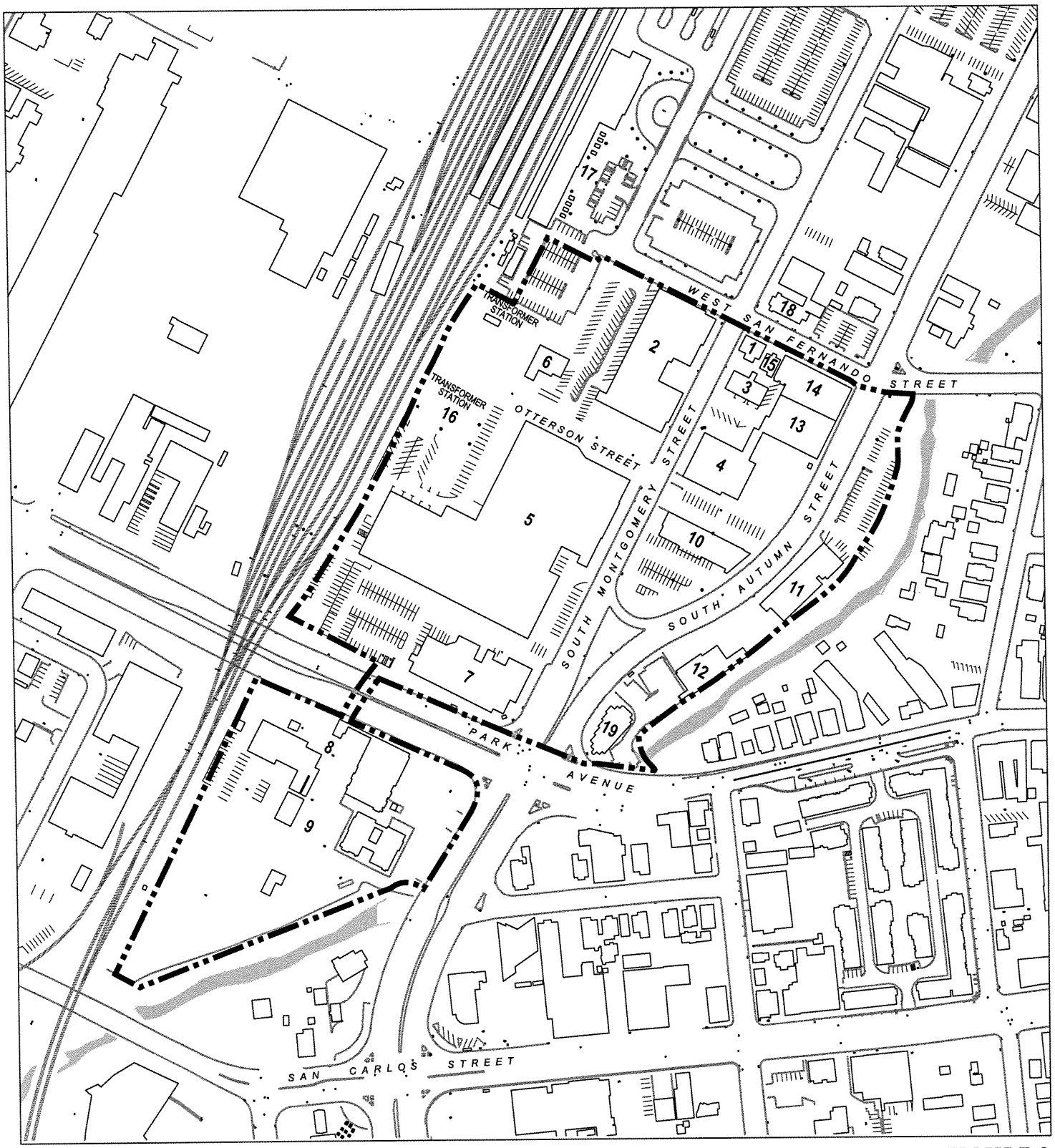
The first industry within the project area was the 1889 Electric Improvement Company, and slowly, beginning in the 1930s, commercial and industrial buildings replaced residences. The increase in commercial and industrial development within the project area and vicinity was the result of new construction related to the Southern Pacific Depot (today's Diridon Station). Construction of Cahill Station, as it was originally named, and associated railroad tracks, tunnels and underpasses, began in 1928 and was completed in 1935. This Depression Era project was one of the largest railroad projects in the United States and added more than three million dollars to the local economy. The depot construction provided jobs at a time when many people were destitute (Gilbert and Johnson 2004:70). By 1950, the project area was a mix of residential and industrial. The 1962 Sanborn Insurance Map depicts most of the current buildings in place. Several project area buildings were remodeled or demolished and replaced in the 1970s.

Street names and locations have changed through the years. In 1860, West San Fernando was called North Street, South Montgomery Street was East Street, and Park Avenue was South Street (Healey 1860). Otterson Street first appears on the 1891 Sanborn map. By 1915, Alamena Street (later changed to Pearl Street) appears south of Otterson Street; Gillespie Avenue extends south from West San Fernando in the same location as today's South Autumn Street. Gillespie Avenue did not connect with Park Avenue, as South Autumn does today, but ended at the southern boundary of today's 140 South Montgomery Street. Pearl Street is no longer extant and the South Autumn Street extension was completed by 1970.

The section below discusses the project area by address (See Figure 3).

630 West San Fernando Street. (Figure 3, #16) In 1889, the Electric Improvement Company occupied the same location as the current Pacific Gas and Electric (PG&E) Substation. At that time the address was 17 Otterson Street. Two contending power companies operated in San Jose from the 1880s until they were merged in 1902 by the United Gas and Electric Company. In 1914, United Gas and Electric Company merged with PG&E (Arbuckle 1986:497).

The substation is one of two such distribution substations in San Jose that transforms electrical voltage to a lower voltage for business and residential use. Originally the substation also provided power for urban and interurban car lines, and continues to be in use today. Although PG&E has occupied the same property for almost 100 years, structural components of the facility have been continuously upgraded. No buildings are associated with the substation; the property contains multiple modern transformers situated between West San Fernando Street and extending south past Otterson Street.



LSA

FIGURE 3

Baseball Stadium in the Diridon/Arena Area

Project Area Buildings

0 150 300
FEET

1 102 S. MONTGOMERY ST.
2 105 S. MONTGOMERY ST.
3 114 S. MONTGOMERY ST.
4 140 S. MONTGOMERY ST.
5 145 S. MONTGOMERY ST.
6 327 OTTERSON ST.
7 645 PARK AVE.
8 245 S. MONTGOMERY ST.
9 255 S. MONTGOMERY ST.
10 150 S. MONTGOMERY ST.
11 150 S. AUTUMN ST.
12 170 S. AUTUMN ST.
13 115 S. AUTUMN ST.
14 510 W. SAN FERNANDO ST.
15 530 W. SAN FERNANDO ST.
16 630 W. SAN FERNANDO ST.
19 595 PARK AVE.

ADJACENT BUILDINGS
17 65 CAHILL ST.
18 92-98 S. MONTGOMERY ST.

PROJECT BOUNDARY

BASE MAP SOURCE: CITY OF SAN JOSE

I:\SJO530 ballpark\figures\appx_figures\Fig_3.ai (02/20/06)

102 South Montgomery Street. (Figure 3, #1) The second commercial operation within the project area was also constructed in the late 1800s (Foster and Helm 2005a). The Italianate Commercial building was a store sheathed with channel rustic siding and a hipped roof with closed eaves appearing much as it does today. Benjamin Ouimet (spelled Quimet in some documents) owned the parcel of property that includes 530 West San Fernando Street (see below). Oiumet had a grocery store that he operated until the 1930s (San Jose City Directories 1925-1934). In the late 1930s, the building was a tavern called Patty's, although the owner was Adolph Krickeberg, the grandfather of the current owner. Krickeberg, a local rancher, reopened the pub after Prohibition. During Prohibition, the building served as a voting precinct. Krickeberg's clientele included cannery workers, train crew, and warehouse workers that lived and worked nearby (Hazle 1993).

Other names and uses associated with the building are the O'Neill & Krickeberg liquor store in the late 1930s and early 1940s, and a restaurant operated by J.B. Corda in the 1950s. Since the 1960s the building has been a tavern or bar, with names including Depot Inn Tavern, Cordas Restaurant and Tavern, and Patty's Inn.

530 West San Fernando Street. (Figure 3, #15) The only remaining residence within the project area is on the same parcel as Patty's Inn (see above, 102 South Montgomery Street). This small bungalow was built in 1924. Property owner and building contractor Ben Ouimet applied for City of San Jose Building Permit number 158 on January 28, 1924. The building permit states the building was a four room 1-story residence, 10- by 12-feet, with a concrete foundation, plastered interior, tar and gravel roof, and outside walls to be 2- by 4-foot rustic partitions. The estimated cost to build the residence was $1,900. The building permit line for listing the name of an architect was blank.

The residence is a typical bungalow available by mail order or in architectural pattern books, built during a period when the City was expanding westward from its historic core. The residence has been occupied by renters for many years (Foster and Helm 2005a).

140 South Montgomery Street. (Figure 3, #4) The Gillespie Lumber Yard was between South Montgomery and South Autumn streets, in the same location as today's 140 South Montgomery Street (Sanborn Map Company 1915). Harold Hellwig, who owned the adjacent ironworks company at 150 South Montgomery Street, purchased the property in 1936. Hellwig constructed a new building in 1948 that was replaced in 1977. ARC Gas Products Inc. currently occupies the building.

150 South Montgomery Street. (Figure 3, #10) The Gillespie Lumber Yard (see above) extended from 140 South Montgomery Street into this property until the 1930s. Reinhard Hellwig established an ironworks in San Jose in 1871. Harold, possibly a son or nephew, worked at Reinhard's shop until the late 1920s when he established his own shop at 577 West Santa Clara Street. After 1935 Harold moved his Hellwig Ironworks to 150 South Montgomery Street and constructed a two-story Minimal Traditional style "clinker" brick building circa 1935 (Foster and Helm 2005b). Hellwig applied for City of San Jose Building Permit number 2614 on November 27, 1934. The permit states the building was a one-story, type III industrial building, to be used as an iron shop. The estimated cost to build the iron shop was $13,000. The building permit line provided for listing the name of an architect was blank. In 1951, Hellwig added an extension to the western side of the building. The building permit lists the addition as a machine shop and Hellwig listed himself as the contractor/agent.

Hellwig's ironworks and machine shop moved from the building in the early 1960s and in 1969 it was renovated by Navlet's Florist for a wholesale flower market. The eastern portion of the building extended across today's South Autumn Street and into the southern portion of 150 South Autumn Street. That eastern portion of the building was removed in 1969 when South Autumn Street was realigned and became a throughway between Park Avenue and West San Fernando Street.

By 1991, portions of the building were converted to office use but most of the building continued to serve as a warehouse. Currently, Anno Domini Gallery occupies the western portion of the building and Pacific Traders occupies the eastern portion of the building.

145 South Montgomery Street. (Figure 3, #5) In 1933, Allen T. Gilliland, Sr., and his wife paid $3,000 for the assets of a bankrupt San Jose bakery which came to be called the Sunlite Baking Company. On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was $22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contains some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

By the mid-1950s, the Sunlite Baking Company was one of the largest Santa Clara County bakeries (Arbuckle 1986:388). The company expanded the bakery and constructed a bread depot across the street at 327 Otterson Street (see below) as depicted on the 1962 Sanborn Insurance Map.

Upon the death of his father, Allen Gilliland, Jr. took over the operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966 and maintained ownership of the television station (Arbuckle 1986:388). Pacific Telephone and Telegraph Company purchased the single-story Moderne industrial building in the 1970s and converted the buildings' interiors for the telephone industry. The interior has been extensively remodeled to accommodate telephone companies. SBC Communications currently occupies the building.

327 Otterson Street. (Figure 3, #6) This property is adjacent to the PG&E substation. No city records for the address or parcel number are available. The 1915 and 1950 Sanborn Insurance Maps depict at office in the approximate location of the current building. This building was probably associated with the PG&E substation since the surrounding area was vacant or residential. The 1962 Sanborn Insurance Map depict depicts the current building as a 'bread depot' that would have been associated with the Sunlite Baking Company across the street. The building appears to have been

extensively remodeled or rebuilt in the 1970s. Pacific Bell Fleet Management currently occupies the building.

105 South Montgomery Street. (Figure 3, #2) This property was residential until the late 1940s. City directories indicate the first commercial building within what is currently the Stephen's Meats complex was occupied by Milligan News Agency, a wholesale magazine distributor. The Milligan News Agency building, then 123 South Montgomery Street and currently the southern-most building within the Stephen's Meat Products complex, was in use in 1947 when the northern portion of the complex was still residential. The original Stephen's Meat Products building was constructed in the northern-most portion of the property in the late 1940s by Stephen Pizzo (Foster and Helm 2005c). References to Stephen's Meat Products first appeared in city directories in 1949. The neon sign, "Pure Pork Sausage Stephen's Meat Products", on South Montgomery Street was also erected in the late 1940s.

The Milligan News Agency constructed a second magazine warehouse in the mid-1950s. Stephen's Meat Products purchased the two magazine buildings in the 1960s and, in 1964, the buildings were converted for meat processing. A. John Novelli, an Oakland engineer, designed the plans for the expansion and facility conversion. The buildings contain four original brick smoke houses. In 2002, the business converted from meat processing to meat distribution. Currently, the buildings are vacant.

510 West San Fernando Street, 114 South Montgomery Street, and 115 South Autumn Street. (Figure 3, #14, #13, #3) The large parcel that contains these properties was residential in the late 1800s. Two commercial buildings had been constructed on the eastern portion of the property by 1939. The northern building, in the same location as 510 West San Fernando Street and 115 South Autumn Street, was occupied by the Pacific Telephone and Telegraph Company. An artificial stone manufacturing operation occupied the southern building that is currently an open storage area. The building was demolished between 1974 and 1982 (Foster and Helm 2005d). The 1950 Sanborn continued to depict a dwelling at 114 South Montgomery Street.

The Butcher Electric Company building at 510 West San Fernando Street was built in 1943 by Roy Butcher. Butcher founded his electric company in 1914 and received California's fourth electrical contractor license. The company was one of the largest electric companies in Santa Clara Valley (Arbuckle 1986:195). Butcher Electric conducted business on West San Fernando Street from 1946 until 1992. Two other buildings are associated with Butcher Electric Company: both buildings are one-story industrial warehouses. The building at 115 South Autumn Street was constructed in 1948 to be used as an electric shop, and the building at 114 South Montgomery Street was constructed in 1952 as an electrical supply warehouse. Due to several additions to the 510 West San Fernando Street and 115 South Autumn Street buildings, they appear to be a single structure from the exterior. City of San Jose building permits for the properties include a 1957 office addition, a 1959 motor shop addition, and a $30,000 exterior remodel in 1971.

Butcher Electric ceased operations within the project area in 1992 and currently leases the buildings to Amtrak. Amtrak has remodeled the interiors of the buildings since their occupancy began.

645 Park Avenue. (Figure 3, #7) The western portion property of the property was residential until 1955. The eastern portion of the property remained residential until 1965.

The KNTV building was constructed in 1955 (Foster and Helm 2005e) by Allen T. Gilliland, the founder of Sunlite Baking Company. The bakery was north and adjacent to the TV studio. Gilliland planned on using the new concrete block building as a garage for his bakery if the TV station failed, since the television industry was not fully established and there were concerns that TV was a passing fad. KNTV's first broadcast was on September 12, 1955 (San Jose Mercury 1955) and, as a result of Gilliland's foresight to establish the first TV station in the South Bay, San Jose had a TV station that continues successfully to this day.

The station became an affiliate of ABC in 1960, the same year Gilliland died. His son continued the station, and remodeled and added to the building in 1965. In 1968, Gilliland began the San Jose Cable TV system and continued operating KNTV. The station was sold in 1978 and another building addition was made in 1980 (Arbuckle 1986:388-389; Hill 2000). KNTV3 currently occupies the building.

150 South Autumn Street. (Figure 3, #11) The 1891 Sanborn Insurance Map depicts a dwelling and outbuildings within this property. In 1915, the property was occupied by United States Laundry (Foster and Helm 2005f). The laundry's address was 496 West San Fernando Street. In the 1930s, Consolidated Laundry owned the property and added a second building. In 1972, the address was changed and a new one-story building was constructed. Yoshihiro Uchida, a San Jose entrepreneur, owned the building from 1972 until 1984. The property was rented and occupied as a physician's laboratory and medical office beginning in the 1970s. Currently the building is used for office space.

The eastern portion of Harold Hellwig's circa 1935 building at 150 South Montgomery Street extended into the southern portion of this property. That eastern portion of the building was removed by 1970 when South Autumn Street was realigned and became a throughway between Park Avenue and West San Fernando Street.

170 South Autumn Street. (Figure 3, #12) South Autumn Street was not constructed adjacent to this property until the 1970s. South Montgomery Street properties extended into this property and, until the 1950s, contained sheds and outbuildings (Foster and Helm 2005g). In the 1950s, a taxi and towing business building was constructed. The building was demolished in 1968, when the current building was constructed. The building was an auto parts and machine shop until the early 1990s and is currently Carquest Auto Parts.

245 South Montgomery Street and 255 South Montgomery Street. (Figure 3, #8, #9) Hiram Cahill built a home within this property and in 1860 sold the land to the City. The house became the Infirmary until City residents complained about the proximity of the "pest house". The Infirmary was closed in 1871. Sanborn maps indicate these properties were vacant in 1884, and residential in 1891 and 1915. The 1950 Sanborn map depicts the Pacific Truck Service Inc. building at 245 South Montgomery Street, and its truck service yard at 255 South Montgomery Street. The San Jose Fire Department buildings currently at the addresses were built in 1976. The San Jose Fire Department Field Operations building is at 255 South Montgomery Street and 245 South Montgomery Street is the General Services Vehicle Maintenance building.

595 Park Avenue. (Figure 3, #19) This property was residential prior to 1884 (Sanborn Insurance Map 1884) and continued to be residential in the 1950s (Sanborn Insurance Map 1950). A multi-tenant commercial office building was built within the property in 1983.

Development Adjacent to the Project Area

Areas adjacent to the project area had development patterns similar to that of the project area. The area north of West San Fernando is currently a mix of residential and commercial buildings. The areas south and west of the project area are primarily commercial. The area east of Los Gatos Creek, however, continues to be a residential area.

The Southern Pacific Railroad tracks have been at their location (the western boundary of the project area) since 1878, when the line was extended south to Los Gatos from San Jose. The Westside Depot, northwest and adjacent to the project area, was built at the same time and provided access to project area. In 1935, the Cahill Station replaced the original small depot. The Southern Pacific Railroad depot or Diridon Station, the former Cahill Station, has been listed in the National Register of Historic Places since 1993.

East of Los Gatos Creek is a residential area containing Queen Anne style residences constructed between 1892 and 1898. The City has approved plans for a commercial/residential development immediately northeast of the project area that includes recommendations for the treatment of two architectural resources within that project area. One resource, the 1919 San Jose Water Works building, was determined eligible for the National Register and meets the requirements for the City of San Jose's City Landmark classification. Mitigation recommendations require maintaining and rehabilitating the building in place or moving the building to another location within the current parcel. The second resource, a circa 1890s Queen Anne Style residence, is not eligible for listing in the California Register but does meet the requirements for classification as a City of San Jose Structure of Merit classification. Recommendations, subject to City determination, included salvaging and relocating features of the residence, and photo documentation of the building (Hill 2002).

Southwest of the project area are several California Packing Company (Calpak) and Del Monte fruit processing plants. These canneries were constructed between the 1890s and 1940s. The City has approved plans for a residential development that includes demolition of Del Monte/Calpak Plant #3 at 801 Auzerais Avenue. Plant #3 operated from 1917 until 1999. The plant was designated a Structure of Merit in 1992 and currently appears to be a Candidate City Landmark (Page & Turnbull 2004:20). The property also appears eligible for listing in the National Register as a contributor to a potential multi-property historic district containing seven San Jose Del Monte canneries (Archives and Architecture 1998:23).

The most recent addition to the area was the HP Pavilion at San Jose at 525 West Santa Clara Street, one city street north of the project area. The pavilion was completed in 1993 and hosts San Jose Sharks games as well as visiting entertainers.

STUDY RESULTS

Historical architectural resources are within and adjacent to the project area. No prehistoric or historical archaeological resources were identified within or adjacent to the project area by the background research and field survey. There is, however, a possibility of subsurface prehistoric and historical resources. No previously recorded paleontological resources were identified within or

directly adjacent to the project area. There is a possibility that the geological units that underlie the project area contain paleontological resources.

Cultural Resources

Historical Architectural Resources. The *City of San Jose Historic Resources Inventory* includes ratings for five buildings within the project area and two buildings adjacent to the project area. The abbreviations for the ratings used in the inventory are SM and IS.

SM indicates the building is a Structure of Merit. The City's designation is given to "a structure determined to be a resource through evaluation by the Historic Landmarks Commission's Historic Evaluation Criteria and for which preservation should be a high priority". IS indicates the building is an Identified Structure. The City's designation is given since "further evaluation of the historic or architectural significance of the structure should be undertaken".

The following architectural resources are within the project area (see Table 1):

- 645 Park Avenue (APN 261-35-014). The KNTV Broadcast Facility was built in 1955 (Foster and Helm 2005d) and is listed on the *City of San Jose Historic Resources Inventory* with a classification of SM. The building was recorded and evaluated on State of California Department of Parks and Recreation (DPR) 523 forms (Hill 2000).

- 102 South Montgomery Street (APN 259-48-012). Patty's Inn is an Italianate Commercial building listed on the *City of San Jose Historic Resources Inventory* with a classification of IS. (See 530 West San Fernando Street below. These properties are on the same parcel.)

- 105 South Montgomery Street (APN 261-35-003, -006, and -010). Portions of the Stephen's Meat Products complex were constructed in the early 1940s. The "Pure Pork Sausage Stephen's Meat Products" sign was designed and erected in the late 1940s. It is an excellent example of 1940s neon signage. Stephen's Meat Products complex is not listed on the *City of San Jose Historic Resources Inventory*.

- 114 South Montgomery Street (APN 259-48-011). The Amtrak building was built as an industrial warehouse in 1952 by R.M. Butcher and used as an electrical supply warehouse. The building is not listed on the *City of San Jose Historic Resources Inventory*.

- 145 South Montgomery Street (APN 261-35-007, and -027). The former Sunlite Bakery Company is in a Moderne Industrial building built circa 1930 and listed on the *City of San Jose Historic Resources Inventory* with a classification of SM.

- 150 South Montgomery Street (APN 259-48-053). The Anno Domini Gallerie, the former Harold Hellwig Ironworks, was built circa 1935 and is listed on the *City of San Jose Historic Resources Inventory* with a classification of SM.

- 510 West San Fernando Street (APN 259-48-011). The Amtrak building, the former Butcher Electric building, was built in the 1940s (Foster and Helms 2005c:11). 115 South Autumn (see below) is south of and attached to this building. The building is not listed on the *City of San Jose Historic Resources Inventory*.

Table 1: Baseball Stadium in the Diridon/Arena Area Project Architectural Resources

Address	Name	Date of Construction	Date(s) of Alteration	Current Owner	Historical Significance Status Codes	Source	Map Building No.
327 Otterson St.	Sunlite Baking Company	1950s	1970s	Pac Bell Fleet Management	6Z	LSA	6
595 Park Ave.	Multi-tenant Commercial Office Building	1983	No data available	Undetermined	7R	LSA	19
645 Park Ave.	KNTV Broadcast Facility	1955	1965, 1980	NBC3	CCL/3CS	LSA	7
115 S. Autumn St.	Butcher Electric Co. Warehouse	1948	1959, 1971, 1990s	Butcher Bros.	6Z	LSA	13
150 S. Autumn St.	Office Building	1972	1983, 2003, 2004	Donald J. Prolo Trustee	6Z	LSA	11
170 S. Autumn St.	Carquest Auto Parts	1968	No alterations	Betty Atkins	6Z	LSA	12
102 S. Montgomery St.	Patty's Inn	ca. 1885	ca.1930, ca.1940, ca. 1950	Roy and Mary Krickeberg	IS/6Z	SJ/LSA	1
105 S. Montgomery St.	Stephen's Meat Products	1940s	1950, 1960s, 2002	City of San Jose	6Z	LSA	2
114 S. Montgomery St.	Butcher Electric Co. Warehouse	1952	No data available	Butcher Bros.	6Z	LSA	3
140 S. Montgomery St.	ARC Gas Products	1977	No alterations	ARC Gas Products	7R	LSA	4
145 S. Montgomery St.	Sunlite Baking Company	1936	1943, 1944, 1966, 1970s, 1980s, 1990s, 2000s	SBC	CS/3S	SJ/LSA	5
150 S. Montgomery St.	Hellwig Ironworks	1935	1969, 1991	James Mieuli	SM/6Z	SJ/LSA	10
245 S. Montgomery St.	San Jose General Services Vehicle Maintenance	1976	No alterations	City of San Jose	7R	LSA	8
255 S. Montgomery St.	San Jose Fire Dept.	1976	No alterations	City of San Jose	7R	LSA	9
510 W. San Fernando St.	Butcher Electric Co. Building	1943	1992	Butcher Bros.	6Z	LSA	14
530 W. San Fernando St.	Residence	1924	1988	Roy Krickeberg	IS/6Z	SJ/LSA	15
630 W. San Fernando St.	PG&E Substation	1889	Ongoing	PG&E	6Z	LSA	16

Source Code

LSA *Draft: Cultural and Paleontological Resources Study and Evaluation for the Baseball Stadium in the Diridon/Arena Area Project, San Jose, Santa Clara County, California.* 2006.

SJ *City of San Jose Historic Resources Inventory* 12/22/2005

NATIONAL REGISTER OF HISTORIC PLACES (NR)/CALIFORNIA REGISTER OF HISTORIC RESOURCES (CR) STATUS CODES*

3CS Appears eligible for CR as an individual property through survey evaluation.

3S Appears eligible for NR as an individual property through survey evaluation.

6Z Found ineligible for NR, CR, or Local designation through survey evaluation.

7R Identified in Reconnaissance Level Survey: Not evaluated

CITY OF SAN JOSE HISTORIC RESOURCES INVENTORY STATE/LOCAL CLASSIFICATIONS**

CCL Candidate City Landmark

CS Contributing Structure

SM Structure of Merit

IS Identified Site/Structure

*California Office of Historic Preservation, *Technical Assistance Bulletin #8, User's Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory November 2004.*

** *City of San Jose Historic Resources Inventory* <http://www.sanjoseca.gov/planning/Historic/pdf/Historical_Resources_Inventory.pdf>12/22/2005

- 530 West San Fernando Street (APN 259-48-012). This residence was built in the 1924 and is listed on the *City of San Jose Historic Resources Inventory* with a classification of IS. (See 102 South Montgomery Street above. These properties are on the same parcel.)

- 630 West San Fernando Street (261-35-002). This PG&E substation was built in 1889 for the Electric Improvement Company. The substation is not listed on the *City of San Jose Historic Resources Inventory*.

- 115 South Autumn (APN 259-48-013). This building, part of the Amtrak building and the former Butcher Electric building, was built in the 1940s (Foster and Helm 2005c:11). 530 West San Fernando Street (see above) is north of and attached to this building. The building is not listed on the *City of San Jose Historic Resources Inventory*.

- 595 Park Avenue (APN 259-48-057, 259-48-073). This multi-tenant commercial office building was built in 1983. The building is not listed on the *City of San Jose Historic Resources Inventory*.

The following architectural resources are adjacent to the project area

- The Southern Pacific Depot, the Diridon Train Station (APN 261-34-020) This 1935 Italian Renaissance Revival style building at 65 Cahill Street is listed in the National Register, on the *City of San Jose Historic Resources Inventory* and is a City Landmark.

- 92-98 South Montgomery Street (APN 259-38-019). This Mission Revival building is listed on the *City of San Jose Historic Resources Inventory* with a classification of IS.

Architectural Resources Evaluation

Architectural resources over 45 years old are evaluated in accordance with Criterion 1, 2, and 3 of the California Register (see the Legislative section of this report). Criterion 4 is not addressed as it is generally only used in evaluating archaeological resources, and there was no indication that the buildings and structures could provide information under this criterion.

LSA researched project area building permits for information such as built dates, architect, designers, and information about the construction of the buildings. Since the project area was not annexed to the City of San Jose until 1911, permits for those buildings are held by the County. Building permits for some of the project area buildings were not available since the City of San Jose no longer has copies of permits from the early 1900s and Santa Clara County permits for the late 1800s and early 1900s are in cold-storage and not readily available. The California Room and Sourisseau Academy at the San Jose Library, and the History Park Research Library in San Jose have collections of early 1900 building permits that were reviewed.

LSA architectural historian Judith Marvin evaluated the twelve architectural resources within the project area. Evaluations for each resource are presented below. Architectural resources were also evaluated with the City of San Jose's Historic Evaluation Criteria and the related Evaluation Rating Sheets (see the Legislative section of this report). See Appendix B for Architectural Resource Inventory Forms, and City Evaluation Rating Sheets.

- **645 Park Avenue** (APN 261-35-014). The KNTV Broadcast Facility was recorded and evaluated on Historic Resources Inventory forms in 1992 by architectural historian Glory Anne Laffey (1992a). At that time, the building was less than 50 years old, and could not be "considered historically or architecturally significant." Laffey (1992a), however, stated that the "site has significant historical associations relating to the genesis of the tele-communication industry in Santa Clara County." The building was designated SM at that time.

  Currently, the building is essentially as recorded in 2000 by Ward Hill. Hill, an architectural historian, evaluated the building, stating that it appears to be significant "in the local history of media and communications as the first commercial television station in San Jose." However, the building was less than 50 years old at that time and the building did not appear to be eligible for listing in the California or National Register "because it lacks historic integrity." However, Hill determined that the building continues to meet the City's criteria as a SM.

  The original KNTV building is currently 50 years old. Under Criterion 1, the building possesses historical significance as housing the first TV station in the South Bay. Additionally, under Criterion 2, the Gilliland family is well known for their development of the TV station. Under Criterion 3, the building is Neoclassical Revival (Laffey 1992a), but does not appear to be the work of a master. In 1965, an addition covered the original façade of the 1955 building with reinforced concrete and a second story. In 1980, the building was extended west along Park Avenue to the corner of South Montgomery Street. This addition included stucco walls and metal frame with tinted windows. Despite these extensive alterations, the core of the KNTV building exists, and the overall significance of the building remains (California Office of Historic Preservation 1999:3). Since the building is the birthplace of TV in San Jose, is still identified as the KNTV building, and continues to house a TV station, KNTV3, the building appears eligible for the California Register. The building does not, however, appear to be eligible for the National Register since the building "does not retain the visual quality necessary to convey historic significance" due to the non-historic material covering the original façade.

  The building does appear eligible for the classification of Candidate for City Landmark (CCL) rather than a Structure of Merit, as it is currently classified. LSA's evaluation is based on the City's Historic Evaluation Criteria; the Evaluation Rating Sheet tally is 73.2. Buildings classified as CCL are a historical resource for the purposes of CEQA.

- **102 South Montgomery Street** (APN 259-48-012). Patty's Inn was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992b) and was not evaluated. The current LSA study has concluded that Patty's Inn does not appear to be eligible for listing on the National or California registers under any of the applicable criteria, and does not meet the criteria as a Candidate City Landmark and is therefore not a historical resource for the purposes of CEQA.

  Under Criterion 1, although associated with the 1880s commercial expansion of the City's core, the building did not make a significant contribution to the broad patterns of California's history and cultural heritage. Benjamin Oiumet built the original building as a grocery store

that he operated until the 1930s. The first grocery store within the project area vicinity was operated by Crandall & Sons who opened their grocery store in the early1870s approximately 600 feet north of Patty's Inn. Under Criterion 2, Patty's Inn is not associated with any persons important in history; building owners included Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. Under Criterion 3, the building is one of the few remaining examples of 1880s Italianate commercial architectural style. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows, and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations). The building lacks the integrity necessary to reflect its period of significance due to alterations.

The building's tally using the City's Historic Evaluation Criteria is 36.5. The building is not classified as a CCL, and is not a historical resource for the purposes of CEQA.

- **105 South Montgomery Street** (APN 261-35-003, -006, and -010). The Stephen's Meat Products complex was recorded and evaluated in 2002 by architectural historian Amanda Blosser (2002a). The building complex did not appear eligible for listing in either the National or California registers due to a lack of "historic and architectural significance, as well as integrity."

  LSA concurs with Blosser (2002a) that the buildings do not appear eligible for listing in either the National or California registers since they do not meet any of the criteria. Under Criterion 1, although associated with the pre-World War II commercial development of San Jose, the complex is not an important contributor to that event. Research also indicates that under Criterion 2 Stephen's Meat Products is not associated with any persons important in history, although founder Stephen Pizzo was locally known for his sausages. Under Criterion 3, the buildings are typical examples of a common resource type, not the work of a master, nor do they possess high artistic values. A. John Novelli, an Oakland engineer, designed the plans for the 1960s expansion and facility conversion to a meat processing plant. Due to extensive remodeling, the complex lacks the integrity necessary to reflect its period of significance. The current LSA study has concluded that the Stephen's Meat Products buildings do not appear to be eligible for listing on the National or California registers under any of the applicable criteria. The building's tally using the City's Historic Evaluation Criteria is 33.85. The building is not classified as a CCL, and is not a historical resource for the purposes of CEQA.

- **145 South Montgomery Street** (APN 261-35-007, and -027). The Sunlite Baking Company building was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992c) but was not evaluated. The current LSA study has concluded that the Sunlite Baking Company building appears to be eligible for listing in the National and California registers and is a historical resource for the purposes of CEQA.

  Allen T. Gilliland and his wife constructed this Moderne industrial building in the late 1930s. The Sunlite Baking Company also owned KNTV, San Jose's first TV station, adjacent to the current property. Laffey (1992c) stated that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War

II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of SM at that time.

Amanda Blosser (2002b) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor....to have important associations with significant events or tends in local, state, or nation history." Blosser (2002b) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that the large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and secondarily as owners of the Sunlite Baking.

LSA's research also indicates that the building appears eligible for listing in the California and National registers and to be a historical resource for the purposes of CEQA under Criteria 3 since the building embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s when the building was designed, he focused on Moderne and Spanish styles. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets (Douglas 2005:155).

Extensive interior alterations were made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance. The building also appears eligible for classification as a Contributing Structure rather than a Structure of Merit. LSA's evaluation is based on the City's Historic Evaluation Criteria Form with a final tally of 63.12.

- **327 Otterson Street.** This building was not previously recorded. The current LSA study has concluded that the Sunlite Baking Company bread depot does not appear to be eligible for listing in the California Register under any of the applicable criteria, nor to be a historical resource for the purposes of CEQA.

  The Sunlite Baking Company bread depot was constructed between 1950 and 1962 (Sanborn Map Company 1950, 1962). This one-story end-gabled, wood-frame structure clad in corrugated metal siding and roofing was extensively remodeled or rebuilt in the 1970s for the

Pacific Telephone and Telegraph Company. Pacific Bell Fleet Management currently occupies the building.

Under Criterion 1, LSA's research indicated that the Sunlite Bakery Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. Under Criterion 2, the bakery owners, the Gilliland family, the bakery owners, are well known for their development of the first TV station in San Jose, and are secondarily referenced as the owners of the Sunlite Baking Company. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 28.18 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.

- **140 South Montgomery Street.** Blosser (2002d) recorded and evaluated the "Coast Pipe and Supply Company Building". The building did not appear to be eligible for listing in either the National or California registers due to a lack of significance. The building was not associated with any important historic event in local, state or national history; no historically significant person was associated with the building; and the building "does not embody distinctive architectural characteristics of a type, period or method of construction."

  LSA's research indicated the 1948 building was replaced in 1977. Building plans were submitted to the City Planning Department in February 1977. Additionally, online records for the City of San Jose indicate the building was constructed in 1977. LSA architectural historian Judith Marvin reviewed the building during the survey in December 2005 and stated the building is from the late 1970s. Therefore, the building does not appear to be eligible for listing in the National or California registers, nor to be a historical resource for the purposes of CEQA.

- **150 South Montgomery Street** (APN 259-48-053). The Harold Hellwig Ironworks building was recorded and evaluated on Historic Resources Inventory forms in 1992 (Laffey 1992d). The building was listed on the City of San Jose Historic Resources Inventory with a classification of SM at that time. Blosser (2002c) updated the record and stated the building "does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant." The building also "does not appear to be a historical resource for the purposes of CEQA."

  Under Criterion 1, Harold Hellwig Ironworks had a long association with an important San Jose company. Reinhard Hellwig established and operated the oldest ironworks in San Jose, dating to 1871. In 1924, that business moved to 67 Orchard Street; the corrugated iron building was designed by San Jose architect Charles McKenzie. Harold Hellwig (the son or nephew of Reinhard Hellwig) worked for Reinhard Hellwig's Ironworks until Harold opened his own business in the 1920s. Under Criterion 2, Harold Hellwig does not appear to be an important person in the past. Reinhard Hellwig is better known. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method

of construction, or represent the work of an important creative individual, or possess high artistic value. A significant portion of the eastern side of the original building has been removed and it no longer retains its architectural integrity. LSA's research indicated Reinhard Hellwig's Ironworks, operated into the 1970s by his son Otto Hellwig, was more commonly known than the Hellwig Ironworks under study.

LSA concurs with Blosser (2002c); Harold Hellwig Ironworks does not appear to be eligible for listing in the National or California registers. The building was also assigned a score of 39.95 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.

- **530 West San Fernando Street** (APN 259-48-012). This small 1920s bungalow was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992e) and was not evaluated. The building is listed on the *City of San Jose Historic Resources Inventory* with a classification of IS, Identified Structure. The current LSA study has concluded that this bungalow does not appear to be eligible for listing on the National or California registers under any of the applicable criteria, nor to be a historical resource for the purposes of CEQA.

  Under Criterion 1, although associated with the 1920s residential development of San Jose, it is not an important contributor to that event. The bungalow residence is also associated with Patty's Inn, an1880s tavern adjacent to and on the same property parcel. The buildings have continued to be owned by one party although the residence has been a rental for many years. Under Criterion 2, the building is not associated with any persons important in history; building owners include Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. The residence has been a rental for many years and none of those residents is a person important in history. The residence is a typical bungalow available by mail order or in architectural pattern books, and under Criterion 3, the bungalow is a typical example of a common resource type, not the work of a master, nor does it possess high artistic values. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 38.44 using the City of San Jose's Historic Evaluation form; this residence is not a historical resource for the purposes of CEQA.

- **630 West San Fernando Street** (261-35-002). This PG&E substation, originally built in 1889 for the Electric Improvement Company was not previously recorded. The current LSA study has concluded that the substation does not appear to be eligible for listing on the National or California registers under any of the applicable criteria, nor to be a historical resource for the purposes of CEQA.

  The substation possesses historical significance under Criterion 1, as the substation has long been associated with the distribution of electricity in San Jose, and is only one of two such substations in San Jose. Under Criterion 2, the substation is not associated with any persons important in history. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. The substation has undergone numerous alterations, upgrades, and modifications over the ensuing years and no longer retains the integrity necessary to reflect its period of significance. Therefore, the structure does not appear to be eligible for listing in the California register. The structure was

also assigned a score of 23.6 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

Three buildings within the project area were owned by the Butcher Electric Company.

- **510 West San Fernando Street** (APN 259-48-011); **114 South Montgomery Street** (APN 259-48-011); **115 South Autumn Street** (APN 259-48-013). These buildings have not been previously recorded or evaluated. The current LSA study has concluded that the Butcher Electric Company buildings do not appear to be eligible for listing on the National or California registers, nor to be historical resources for the purposes of CEQA.

  Under Criterion 1, the buildings are associated with the industrial and commercial development of the Santa Clara Valley, and they are an important contributor to that event. The Butcher Electric Company was one of the largest electric companies in Santa Clara Valley and conducted business at the same location for almost 50 years (Arbuckle 1986:195). The pioneer company designed electrical systems for numerous facilities that are prominent in Santa Clara Valley such as the Ford Motor Company Assembly Plant in Milpitas, Stanford Shopping Center, the Lockheed Plant, and NASA. Under Criterion 2, Roy Butcher can be considered locally significant in the construction industry. Butcher established his business in 1914; served on San Jose's Redevelopment Agency for ten years and spent many years on the Planning Commission; Butcher received California's fourth electrical contractor license. Under Criterion 3, the buildings are simple modern commercial/industrial buildings, not the work of a master, nor do they possess high artistic values.

  City of San Jose building permits for **510 West San Fernando Street** and **115 South Autumn Street** include a 1957 office addition, a 1959 motor shop addition, and a $30,000 exterior remodel in 1971. The buildings have undergone numerous alterations since construction in the 1940s and 1950s, and they no longer retain the integrity necessary to convey their historic significance. Since these buildings do not possess the integrity to convey their historical significance, they are not eligible for the California register. The buildings were also assigned scores using the City of San Jose's Historic Evaluation form; 510 West San Fernando Street received a tally of 42.45, and 115 South Autumn Street received a tally of 33. These buildings are not a historical resource for the purposes of CEQA.

  114 South Montgomery Street. This warehouse does not typify or exemplify the Butcher Electric Company. The building was secondary to the businesses function of designing electrical systems and it does not demonstrate the significance of the business. The primary location for business activity was conducted in the main office at 510 West San Fernando Street. This building therefore does not appear eligible for listing in the California Register. The building was also assigned a score of 38.52 using the City of San Jose's Historic Evaluation form, and this warehouse is not a historical resource for the purposes of CEQA.

In addition to the twelve architectural resources within the project area, there are two architectural resources adjacent to the project area that may be indirectly affected by the proposed project. One building has been previously evaluated and is listed in the National Register. The other building has been recorded and not evaluated.

- **Southern Pacific Railroad.** The Southern Pacific Railroad Depot, today's Diridon Station, the former Cahill Station, is a late example of Italian Renaissance Revival style. The 1935 building is a San Jose City Landmark. The depot is listed in the National Register of Historic Places and is considered a historical resource for the purposes of CEQA (California Office of Historic Preservation 2001a:27; CEQA §15064.5 (a) (2) (3)).

- **92-98 South Montgomery Street.** Laffey (1992f) recorded, but did not evaluate, this building. The building is listed on the City of San Jose Historic Resources Inventory with a classification of IS. City of San Jose records indicate the building was constructed in 1910. Pat Krickeberg, at that time the owner of Patty's Inn to the south and the residence at 530 West San Fernando, applied for a City of San Jose building permit in 1950 for 96 South to install a foundation for a two-story, Type V Residential Building. A 1994 building permit was for a new roof.

  This property was vacant on the 1884 and 1891 Sanborn maps. The 1915 Sanborn depicts a dwelling with a small detached one-story structure in the rear. City records indicate this Mission Revival building has been occupied since its construction in 1910, with blue collar and lower middle class white collar workers predominating. The building does not appear eligible for listing on the California Register under any of the criteria.

  Under Criterion 1, although associated with the western expansion of San Jose and the development of an industrial core on South Montgomery Street, it is not a significant example of that process. Under Criterion 2, it is not associated with any persons important in history. Building owners included Adolph (Pat) Krickeberg, and Roy Krickeberg. Under Criterion 3, the building embodies the characteristics of the Mission Revival architectural style, it is not an important example of that style, nor is it the work of a master, or possess high artistic values. Although it retains its integrity of location, design, setting, materials, and workmanship, its integrity of feeling and association have been compromised by the demolition of many of the original buildings and the construction of modern buildings in the neighborhood. Therefore, the building does not appear to be eligible for listing in the California register. The building was also assigned a score of 34.66 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

Historic Evaluation

National Register Bulletin 21 provides guidance for determining historic districts and states "A historic district possesses a significant concentration or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development (National Park Service 1995:12). The California Office of Historic Preservation provides similar guidance and defines a historic district is "a geographic area which contains a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally, and are defined by precise geographic boundaries" (California Office of Historic Preservation 2001c:83).

Geographic boundaries for a potential historic district within the proposed project area are the Southern Pacific Railroad tracks to the west, West San Fernando Street to the north, South Autumn Street to the east, and Park Avenue to the south, with the concentration of buildings on South

Montgomery Street. This area, however, does not possess a significant concentration or continuity of sites, buildings, structures or objects unified by past events or aesthetically by plan or physical development. It is common for businesses to establish themselves in locations where sufficient land is available for development. The area has no special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature.

When a historic district is identified, most aspects, if not all aspects, of integrity must be present for a property to be considered for listing in the National and the California registers. The aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. Each of the aspects of integrity to evaluate the possibility that the area comprises a historic district is discussed below.

- Location is the place where the historic property was constructed or the place where the historic event occurred. All buildings are in the location where they were originally built.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property. The design of the buildings has changed over time. All the buildings have had alterations and/or additions while others have had major renovations. Buildings constructed in the 1930s and 1940s have been demolished and replaced by 1970s buildings. Other buildings were demolished and replaced with asphalt parking lots. Some buildings have been modified to the extent that they appear to be one building from the exterior, though originally they were separate buildings.
- Setting is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space. The area's setting has been altered over the years. The residential setting of the area slowly became commercial/industrial beginning in the late 1800s. Commercial development does not appear to have significantly increased in response to improved transportation with the construction of the Southern Pacific Railroad Depot in 1935. Two commercial enterprises' buildings were constructed at that time (150 South Montgomery in 1935; 145 South Montgomery Street in 1936). Newly established and relocated businesses arrived in the 1940s (in 1943 Butcher Electric Company relocated to 510 West San Fernando; Milligan News Agency, 1947, and Stephen's Meats, 1948, within today's 105 South Montgomery Street). By the 1950s, only one residence remained, and in the 1970s the setting was altered with removal of older buildings (140 South Montgomery) and the addition of new buildings.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configurations to form a historic property. Alterations to buildings in many cases involved changes in the material of the buildings, such as, wooden siding being covered by stucco.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site. None of the buildings exhibit an artisan's labor and skill in constructing or altering the buildings, and structures.

- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. The historic sense of the area's industrial period is only somewhat apparent. The area's buildings, however, have been demolished, modernized, and altered. Also, construction of new buildings has reduced the historical feeling of the area.
- Association is the direct link between an important historic event or person and a historic property. A property retains integrity of association if the property is the actual place where the important activity or event took place; and if the location of the activity retains enough of its physical characteristics to convey the property's historical character. The area buildings lack a cohesive theme to directly link them to an important historic event or person. The area is a typical industrial/commercial area that developed over time.

Despite the concentration of commercial buildings within this area, the association between these buildings is not sufficiently cohesive to form a district. LSA is of the opinion that there is no overall significance historically, culturally, or architecturally. Therefore, this proposed project area does not appear to contain a historic district eligible for listing in the California Register.

Archaeological Resources

The City of San Jose's archaeological sensitivity maps were reviewed by City planner Michael Rhoades, who informed LSA that the project area is within an archaeologically sensitive area.

Historical Archaeological Resources. Due to the number of buildings that have been within the project area since the late 1800s, associated subsurface historic archaeological resources are likely.

Prehistoric Archaeological Resources. Prehistoric archaeological sites in the San Jose area are frequently found along fresh-water creeks. These sites are usually buried due to alluvial flooding. The proximity of the project area to Los Gatos Creek indicates prehistoric archaeological sensitivity.

Paleontological Resources

The project area is located on the level alluvial plain of Los Gatos Creek. Geologically, the project area lies on a layer of soil approximately 5 feet deep (Soil Conservation Service 1968:193). Underlying this soil is young Holocene-aged alluvium that overlies older Late Pleistocene alluvium (Helley et al. 1979; Wentworth et al. 1999).

The Holocene alluvium has a depth of 0 to 10 feet within the project area and is considered too young to contain fossil resources (Helley et al. 1979). The older Pleistocene alluvium can be as deep as 150 feet below this younger alluvium and is known to contain fossil resources throughout the Bay Area. There are two vertebrate fossil localities from Late Pleistocene alluvial deposits approximately 5 miles north and northwest from the project area. Late Pleistocene alluvium in the San Francisco Bay Area is highly sensitive for paleontological resources and contains continental vertebrate fauna that can include, but is not limited to saber-toothed cat, camel, bison, horse, sloth, and mammoth of the Rancholabrean land mammal age (Savage 1951; Stirton 1951; Helley et al. 1979; Bell et al. 2004).

The fossil localities nearest to the project area are Miocene sandstones of the Briones Formation (Wentworth et al. 1999). Both vertebrate and invertebrate fossils have been found within this formation, and a vertebrate fossil locality from the Briones Formation less than one mile from the

project area has produced highly significant vertebrate fossils (Wagner 1978). This sandstone bedrock unit is exposed in hills to the south and west of the project area and it is unlikely that project ground-disturbing construction could affect this geologic unit considering the depth of the alluvium within the project area overlying the Briones Formation (Helley et al. 1979). Late Pleistocene alluvium and Briones Formation Miocene sandstones are paleontologically sensitive.

PROJECT EFFECTS

Direct Effects

Current project plans propose to demolish all of the buildings and structures within the project area. South Autumn Street will be moved approximately 60 feet east of its current alignment and will run adjacent to Los Gatos Creek. Project plans have the potential to affect prehistoric and historical archaeological resources, and paleontological resources.

Architectural Resources. The project will have a significant impact on two of the seventeen architectural historical resources within the project area.

- The KNTV building, 645 Park Avenue, was evaluated for this project and it appears eligible for listing in the California Register. The building also appears eligible for the City of San Jose classification of Candidate for City Landmark (CCL).

- The Sunlite Baking Company, 145 South Montgomery Street, was also evaluated for this project and it appears eligible for listing in the National and California registers. The building also appears to qualify for the City of San Jose classification as a Contributing Structure.

The fourteen other buildings and one structure within the project area do not constitute historical resources as defined by CEQA. They do not appear to be eligible for listing in the National or California registers due to lack of integrity, lack of significance, or do not meet the 50-year-old age requirement. None are listed on the *City of San Jose Historic Resources Inventory* as a City Landmark or a Candidate City Landmark. The proposed project area also does not appear to contain a California Register eligible historic district.

Archaeological Resources. The project has the potential to affect historical archaeological resources and prehistoric archaeological resources. The project area's historical archaeological sensitivity and prehistoric archaeological sensitivity are discussed below.

Historical Archaeological Sensitivity

The project area's sensitivity is indicated by buildings that are depicted on Sanborn maps. While many of these buildings are no longer present in the project area, associated subsurface archaeological deposits may be present. Such deposits may include privies, trash pits, or structural remains associated with businesses and homes, and in turn may contain important information about several distinct periods in San Jose's historical development.

The *acequia*, San Jose's original irrigation system, ran through the original downtown San Jose area. It is unlikely remains of the *acequia* extend into the project area since City limits were east of the project area.

Prehistoric Archaeological Sensitivity
Adjacent Los Gatos Creek, which seasonally floods, indicates that the project area has a moderate to high sensitivity for the presence of prehistoric archaeological deposits, possibly beneath flood-deposited soils. Numerous prehistoric archaeological sites have been documented in similar environmental contexts in Santa Clara Valley.

Paleontological Resources. While no paleontological resources (fossils) were identified within or adjacent to the project area by this study, there is a possibility that significant paleontological resources will be encountered during project ground-disturbing construction below the soil layer.

Indirect Effects

Architectural Resources. Most of the area adjacent to the proposed project area is a combination of modern and historic buildings and structures and it is not anticipated that the proposed project would result in an adverse effect.

However, adjacent and northwest of the project area is the 1935 Southern Pacific Depot. It is listed in the National Register, on the *City of San Jose Historic Resources Inventory,* and is a City Landmark. Currently, the depot is used by Amtrak travelers, and commuters accessing Caltrain and Vasona Light-Rail-Trains. Although some adverse effect to the depot's setting has been created by the HP Pavilion, the proximity and size of the current proposed project will have a significant adverse effect to the 1935 Southern Pacific Depot's setting resulting in a loss of the Depot's historic value.

A 1910 Mission Revival building at 92-98 South Montgomery Street, adjacent to the project area, is listed on the *City of San Jose Historic Resources Inventory* with a classification of IS. LSA evaluated the building and it does not appear eligible for listing on the National or California registers. This building is not a historical resource as defined by CEQA and requires no further study, protection, or preservation.

RECOMMENDATIONS

This study identified recorded and unrecorded cultural resources, a high sensitivity for prehistoric and historical archaeological resources, the possibility of human burials, and the possibility of paleontological resources within the project area. Recommendations for the treatment of such resources are presented below in three sections: Significant Project Impacts, Potentially Significant Project Impacts, and Less than Significant Project Impacts.

Significant Project Impacts

Architectural Resources

Recommendations for Buildings Directly Affected by the Project

645 Park Avenue, the KNTV Building. The project will potentially impact the KNTV building. The building appears eligible for listing in the National and California registers and appears to qualify

for the City of San Jose classification of Candidate for City Landmark. Preservation in place is always preferred; however, the building must be removed for construction of the proposed stadium. Four recommendations are included below to mitigate the effects of the proposed project.

Documentation The building should be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data* (U.S. National Park Service 1993). Photographic documentation should follow the *Photographic Specifications – Historic American Building Survey,* including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, should be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs should be produced for distribution to local and regional repositories. One copy should be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure should also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

Relocation If feasible, the building should be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, should follow the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.

Incorporation If preservation or relocation is not possible, the building, or portions thereof, should be incorporated into the ballpark to the extent feasible, following the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.[1]

Salvage If relocation, preservation, or incorporation are not possible, the building should be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.

145 South Montgomery Street, the Sunlite Baking Company Building. The project will potentially impact the Sunlite Baking Company building. The building appears eligible for listing in the National and California registers and appears to qualify for the City of San Jose classification as a Contributing Structure. Preservation in place is always preferred; however, the building must be removed for construction of the proposed stadium. Four recommendations are included below to mitigate the effects of the proposed project.

Documentation The building should be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data* (U.S. National Park Service 1993). Photographic documentation should follow the *Photographic Specifications – Historic*

[1] PETCO Park in San Diego successfully incorporated the 95 year-old Western Metal Supply Company building into their ballpark.

American Building Survey, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, should be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs should be produced for distribution to local and regional repositories. One copy should be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure should also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools.

Relocation If feasible, the building should be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, should follow the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.

Incorporation If preservation or relocation is not possible, the building, or portions thereof, should be incorporated into the ballpark to the extent feasible, following the Secretary of the Interior's Standards (U.S. Department of the Interior 1990) to ensure that the building retains its integrity and historical significance.[2]

Salvage If relocation, preservation, or incorporation are not possible, the building should be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.

Potentially Significant Project Impacts

Architectural Resources

Recommendations for Buildings Indirectly Affected by the Project

Southern Pacific Depot. LSA recommends preparation of HABS documentation of the exterior of the 1935 National Register Southern Pacific Depot and its setting prior to demolition or alteration of the proposed project area buildings. A brief historical overview of the depot and its relationship to the project area should be prepared to accompany the photographic documentation.

A brochure presenting the history of the Depot should be prepared and made available for distribution to local libraries, museums, and schools.

LSA also recommends consultation with the Peninsula Corridor Joint Powers Board to determine if these proposed mitigations are sufficient or if additional mitigations are necessary.

Archaeological Sensitivity

[2] As previously noted, PETCO Park in San Diego successfully incorporated the 95 year-old Western Metal Supply Company building into their ballpark.

Due to the project area's high prehistoric and historical archaeological sensitivity, LSA recommends that a qualified archaeologist monitor all ground-disturbing activities within the project area for historical and prehistoric archaeological resources. A cultural resources monitoring plan should be prepared prior to the issuance of a grading or building permit. The monitoring plan should describe how project construction will be monitored to reduce impacts to cultural resources which may be identified within the project site. The monitoring plan should also include a review of Sanborn Insurance Maps, historical photographs, and other appropriate historical materials to identify archaeologically sensitive areas for monitoring. Limited subsurface testing may be appropriate prior to construction to identify archaeological deposits. Archaeological monitors must be empowered to halt construction activities at the location of the discovery to review possible archaeological material and to protect the resource while the fins are being evaluate. Monitoring should continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.

If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected until the archaeological monitor can review the finds and make recommendations. It is recommended that such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their California Register eligibility. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided or adverse effects must be mitigated. Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. The report should be submitted to the City of San Jose Planning, Building and Code Enforcement director, and the NWIC.

Prehistoric materials can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

Project personnel should not collect or move any archaeological materials or human remains and associated materials. Fill soils used for construction purposes should not contain archaeological materials.

Encountering Human Remains

If human remains are encountered, work within 25 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the

MLD. The report should be submitted to the City of San Jose Planning, Building, and Code Enforcement director, and the NWIC.

Paleontological Resources

Project soils are approximately five feet deep within the project area (Soil Conservation Service 1968:193). If paleontological resources are encountered within this depth from the ground surface, they should be handled according to the accidental discovery section below. The Late Pleistocene alluvium that underlies the project area soils is highly sensitive for fossil resources (Savage 1951; Stirton 1951; Bell et al. 2004) as are the sandstones of the Briones Formation beneath this alluvium (Wagner 1978).

A qualified paleontologist should be present during the initial project ground-disturbance at or below five feet from original ground surface. The paleontologist should determine if further monitoring of project ground-disturbing activities below the soil layer is necessary, or if periodic site inspections are appropriate. Prior to project ground-disturbing construction, pre-field preparation by a qualified paleontologist should take into the account specific details of project construction plans, as well as information from available paleontological, geological, and geotechnical studies. Limited subsurface investigations may be appropriate for defining areas of paleontological sensitivity prior to ground disturbance. Paleontological monitors must be empowered to halt construction activities within 25 feet of the discovery to review the possible paleontological material and to protect the resource while it is being evaluated. Monitoring should continue until, in the paleontologist's judgment, paleontological resources are no longer likely to be encountered.

If paleontological resources are encountered during project activities, all work within 25 feet of the discovery should be redirected until the paleontological monitor can evaluate the resources and make recommendations. If paleontological deposits are identified, it is recommended that such deposits be avoided by project activities. If avoidance is not feasible, adverse effects to such resources should be mitigated. Mitigation can include data recovery and analysis, preparation of a data recover report, or other reports as appropriate, and accessioning fossil material recovered to an accredited paleontological repository, such as the UCMP.

Upon completion of monitoring, a report should be prepared documenting the methods and results of monitoring. Copies of this report should be submitted to the City of San Jose Planning, Building, and Code Enforcement director, and to the repository to which any fossils were accessioned.

Project personnel should not collect or move any paleontological materials and associated materials. Fill soils used for construction purposes should not contain paleontological materials.

Accidental Discovery. If paleontological resources are encountered during project activities, all work within 25 feet of the discovery should be redirected until a qualified paleontologist has evaluated the discoveries, prepared a fossil locality form documenting the discovery, and made recommendations regarding the treatment of the resources. If the paleontological resources are found to be significant, adverse effects to such resources should be avoided by project activities. If project activities cannot avoid the resources, adverse effects should be mitigated. At a minimum, mitigation should include data recovery and analysis, preparation of a preparation of a data recover report, or other reports as appropriate, and accessioning fossil material recovered to a paleontological repository, such as the UCMP. Upon completion of project monitoring, a report that documents the

methods and findings of the monitoring should be prepared and copies submitted to the City of San Jose Planning, Building and Code Enforcement director, as well as to the paleontological repository to which fossils were accessioned.

Less Than Significant Project Impacts

Recommendations for Buildings Directly Affected by the Project

Architectural Resources. The fifteen buildings and one structure (listed below) within the project area do not meet the significance criterion or lack the integrity or age requirement to be listed in the National or California registers, and do not appear to be eligible as City of San Jose City Landmarks or Candidate City Landmarks.

A brief synopsis listing why each of the fifteen buildings and one structure are not historical resources as defined by CEQA, and therefore need no impact mitigation or preservation, is presented below. Building numbers refer to the numbers on Figure 3.

1. 102 S. Montgomery Street
   Does not meet any of the eligibility criterion
   Lacks integrity

2. 105 S. Montgomery Street
   Does not meet any of the eligibility criterion
   Lacks integrity

3. 114 S. Montgomery Street
   Secondary building
   Does not convey the significance of the Butcher Electric Company

4. 140 S. Montgomery Street
   Does not meet the age requirement; built in 1977

6. 327 Otterson Street
   Secondary building
   Lacks integrity

8. 245 S. Montgomery Street
   Does not meet the age requirement; built in 1976

9. 255 S. Montgomery Street
   Does not meet the age requirement; built in 1976

10. 150 S. Montgomery Street
    Lacks integrity

11. 150 S. Autumn Street
    Does not meet the age requirement; built in 1972

12. 170 S. Autumn Street
    Does not meet the age requirement; built in 1970

13. 115 S. Autumn Street
    Does not meet any of the eligibility criterion
    Lacks integrity

14. 510 W. San Fernando Street
    Lacks integrity
15. 530 W. San Fernando Street
    Does not meet any of the eligibility criterion

16. 630 W. San Fernando Street
    Lacks integrity

19. 595 Park Avenue
    Does not meet the age requirement; built in 1983

Recommendations for Buildings Indirectly Affected by the Project

92-98 South Montgomery Street (Figure 3, #18) does not meet any of the criterion for listing in the National or California registers, and does not appear to be eligible as a City of San Jose City Landmark or Candidate City Landmark. Therefore, this building needs no further study or protection.

REFERENCES CONSULTED

Arbuckle, Clyde
1968 *Santa Clara County Ranchos*. Harlan-Young Press, San Jose, California.
1986 *Clyde Arbuckle's History of San Jose*. Memorabilia of San Jose, San Jose, California.

Archives and Architecture
1998 *Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara*. San Jose, California.

Baker, Suzanne
1997 *Archaeological Survey Report for Six Alternative Caltrain Maintenance and Storage Facility Locations, Santa Clara County, California*. Archaeological/Historical Consultants, Oakland, California.

Banet, Angela M., Dave G. Brittin, Steve J. Rossa, and John Yelding-Sloan
1992 *Cultural Resources Assessment for the Midtown District Specific Plan Project Area, City of San Jose, California*. Basin Research Associates, San Leandro, California.

Barrett, Dick (editor)
1977 *A Century of Service: San Jose's 100 Year Old Businesses Firms, Organization, and Institutions*. San Jose Bicentennial Commission, San Jose, California.

Basin Research Associates
1991 *Existing Conditions Analysis, Midtown District Specific Plan Project, San Jose, California*. Basin Research Associates, San Leandro, California.
1996 Department of Parks and Recreation 523 forms for P-43-000951. On file, Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
1999 *Historic Properties Survey Report, Vasona Corridor Light Rail Project, Santa Clara County, California*. Basin Research Associates, San Leandro, California.
2000 *Cultural Resources Review, San Jose Housing Element Project, City of San Jose, Santa Clara County, California*. Basin Research Associates, San Leandro, California.

Bass, Ronald E., Albert I. Herson, and Kenneth M. Bogdan
1999 *CEQA Deskbook: A Step-by-Step Guide on How to Comply with the California Environmental Quality Act*. Solano Press Books, Point Arena, California.

Beilharz, Edwin A., and Donald O. DeMers, Jr.
1980 *San Jose, California's First City*. Continental Heritage Press, Tulsa, Oklahoma.

Bell, C.J., E.L. Lundelius, Jr., A.D. Barnosky, R.W. Graham, E.H. Lindsay, D.R. Ruez, Jr., H.S. Semken, Jr., S.D. Webb, and R.J. Zakrzewski
2004 The Blancan, Irvingtonian, and Rancholabrean Mammal Ages. In *Late Cretaceous and Cenozoic Mammals of North America*, edited by M.O. Woodburne, pp. 232-314. Columbia University Press, New York.

Blosser, Amanda

2002a Primary record for 105 South Montgomery Street (Stephen's Meat Company). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

2002b Continuation Sheet for 145 South Montgomery Street (Sunlite Baking Company). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

2002c Continuation Sheet for 150 South Montgomery Street (Harold Hellwig Ironworks). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

2002d Primary record for Coast Pipe and Supply Company Building (140 South Montgomery Street). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

Bowman, J. N.

1951 Adobe Houses in the San Francisco Bay Region. In *Geologic Guidebook of the San Francisco Bay Counties; History, Landscape, Geology, Fossils, Minerals, Industry, and Routes to Travel,* prepared by Olaf P. Jenkins, pp. 54-67. Bulletin 154. State of California, Division of Mines, San Francisco.

Broadbent, Sylvia M.

1972 *The Rumson of Monterey: An Ethnography from Historical Sources*. Contributions of the University of California Archaeological Research Facility 14:45-94. Berkeley.

Butler, Phyllis Filiberti

1975 *The Valley of Santa Clara: Historic Buildings, 1792-1920*. Junior League of San Jose, San Jose, California.

California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. California Department of Parks and Recreation, Sacramento.

California Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California.* California Department of Parks and Recreation, Sacramento.

1992 *Points of Historical Interest.* California Department of Parks and Recreation, Sacramento.

1995 *Instructions for Recording Historical Resources*. California Department of Parks and Recreation, Sacramento.

1996 *California Historical Landmarks.* California Department of Parks and Recreation, Sacramento.

1999 *California Register and National Register: A Comparison.* Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

2001a *California Environmental Quality Act (CEQA) and Historical Resources*. Technical Assistance Series 1. California Department of Parks and Recreation, Sacramento.

2001b *California Register of Historical Resources: Q&A for Local Governments*. Technical Assistance Series 4. California Department of Parks and Recreation, Sacramento.

2001c *California State Law and Historic Preservation: Statues, Regulations and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources*. Technical Assistance Series 10. California Department of Parks and Recreation, Sacramento.

2005 *Directory of Properties in the Historic Property Data File*. August 8, 2005. Department of Parks and Recreation, Sacramento.

Chaney, Ralph W.

1951 Prehistoric Forests of the San Francisco Bay Region. In *Geology Guidebook of the San Francisco Bay Counties: History, Landscape, Geology, Fossils, Minerals, Industry, and Routes to Travel*, prepared by Olaf P. Jenkins, pp. 193-202. Bulletin 154. California Division of Mines, San Francisco.

James A. Clayton and Company

1897 *Map of the City of San Jose*. San Jose, California.

City of San Jose

1944 *Building Permits 1920-1929*. City of San Jose, California.

2005a *San Jose Designated Historic City Landmarks*. September 30, 2005. City of San Jose, California.

2005b *City of San Jose Historic Resources Inventory*. September 30, 2005. City of San Jose, California.

2005c *About San Jose*. City of San Jose, California. http://www.sanjoseca.gov/about.html.

2005d Department of Planning, Building and Code Enforcement. City of San Jose, California. http://www.sanjoseca.gov/planning.

Conformable Impact Mitigation Guidelines Committee

1995 Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standards and Guidelines. *Society of Vertebrate Paleontology News Bulletin* 163:22-27.

County of Santa Clara County

1999 *Santa Clara County Heritage Resource Inventory*. San Jose, California.

DeMers, Jr., Donald O., and Ann M. Whitesell

1977 *Santa Clara Valley: Images of the Past*. San Jose Historical Museum Association, San Jose, California.

Douglas, Jack

1993 *Historical Footnotes of Santa Clara Valley*. San Jose Historical Museum Association, San Jose, California.

Espinola, George

2004 *Cottages, Flats, Buildings and Bungalows: 102 Designs from Wolfe and McKenzie, 1907*. Bay and Valley Publishers, San Jose, California.

Foster, Stason I., and Ron L. Helm
2005a *Phase I Environmental Site Assessment 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005b *Phase I Environmental Site Assessment 150 South Montgomery Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005c *Phase I Environmental Site Assessment 105 South Montgomery Street and 530 West San Fernando Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005d *Phase I Environmental Site Assessment 510 West San Fernando Street and 115 South Autumn Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005e *Phase I Environmental Site Assessment 645 Park Avenue, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005f *Phase I Environmental Site Assessment 150 South Autumn Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.
2005g *Phase I Environmental Site Assessment 170 South Autumn Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.

Gilbert, Lauren Miranda, and Bob Johnson
2004 *San Jose's Historic Downtown*. Arcadia Publications, Charleston, South Carolina.

Graymer, R.W., D.L. Jones, and E.E. Brabb
2002 *Geologic Map and Map Database of Northeastern San Francisco Bay Region, California.* U.S. Department of the Interior, United States Geological Survey, Washington, D.C.

Gudde, Erwin G.
1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. University of California Press, Berkeley.

Harden, Deborah R.
2004 *California Geology.* Second edition. Pearson Education, Inc., Upper Saddle River, New Jersey.

Harrington, J. P.
1933 Report of Fieldwork. *Annual Report of the Bureau of American Ethnology for the Years 1931-1932* 49:2-3.

Hazle, Maline
1993 Historic S.J. Pub Burns. *San Jose Mercury*, 20 December 1993:1B, 8B. San Jose, California.

Healey Charles T.
1860 *Rancho de Los Coches Subdivision*. On file, California Room, San Jose Library, San Jose, California.

Helley, E.J, K.R. La Joie, W.E. Spangle, and M.L. Blair
1979 *Flatland Deposits of the San Francisco Bay Region - their geology and engineering properties, and their importance to comprehensive planning.* Geological Survey Professional Paper 943. U.S. Geological Survey and Department of Housing and Urban Development, Washington, D.C.

Heritage Media Corporation
1996 *Reflections of the Past: An Anthology of San Jose*. San Jose, California.

Hertlein, L.G.
1951 Invertebrate Fossils and Fossil Localities of the San Francisco Bay Region. In *Geology Guidebook of the San Francisco Bay Counties: History, Landscape, Geology, Fossils, Minerals, Industry, and Routes to Travel*, prepared by Olaf P. Jenkins, pp. 187-192. Bulletin 154. California Division of Mines, San Francisco.

Hill, Ward
1998 *Historic District (Calpak San Jose Plants) in the Vicinity of the former Del Monte Cannery, 50 Bush Street, City of San Jose*. San Jose, California.
2000 Department of Parks and Recreation 523 forms for P-43-001285, the KNTV Building. On file, Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.
2002 *Historic Evaluation Report, San Jose Water Works, Delmas Avenue Project, City of San Jose, Santa Clara County, California*. Basin Research Associates, Inc., San Leandro, California.

Hoover, Mildred.B., Hero E. Rensch, Ethel.G. Rensch, and William.N. Abeloe
1990 *Historic Spots in California.* Fourth edition, revised by Douglas E. Kyle. Stanford University Press, Stanford, California.

James, William F. and George H. McMurry
1933 *History of San Jose, California*. Smith Printing Co., San Jose, California.

Kahlman, Harold
1980 *The Evaluation of Historic Buildings*. Parks Canada, Ottawa.

King, Tom M.
1973 *San Jose Visual Inventory of Historic Sites*. T. M. King, San Jose, California.

Kroeber, Alfred L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Smithsonian Institution, Washington, D.C. Reprinted 1976 by Dover Publications, New York.

Küchler, A. W.
1977 *The Map of the Natural Vegetation of California*. University of Kansas, Lawrence.

Laffey, Glory Anne
1992a KNTV-Channel 11 Historic Resources Inventory. On file, Planning Department, City of San Jose, California.
1992b Patty's Inn Historic Resources Inventory. On file, Planning Department, City of San Jose, California.
1992c Sunlite Baking Company Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

1992d Harold Hellwig Ironworks Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

1992e 530 West San Fernando Street Residence Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

1992f 92-98 South Montgomery Street Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

1998 Mid-town Industrial District Record. In *Historic Properties Survey Report, Vasona Corridor Light Rail Project, Santa Clara County, California*. Basin Research Associates, San Leandro, California, 1999.

Levy, Richard

1977 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, Volume 8; William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Loomis, Patricia

1982 *Signposts*. San Jose Historical Museum Association, San Jose, California.

1985 *Signposts II*. San Jose Historical Museum Association, San Jose, California.

McAlester, Virginia and Lee

1986 *A Field Guide to American Houses*. A.A. Knopf, New York.

McCaleb, C. S.

1969 The San Jose Railroads: Centennial 1868-1968. *California History Center, Local History Studies* 2(1):1-88. De Anza College, Cupertino, California.

McCollum, Charlie

2004 KNTV Gets New Home after Nearly 50 Years. *San Jose Mercury News*, 18 November 2004. San Jose, California.

McMillan, J. G.

1906 *Map of the City of San Jose and Vicinity*. On file, California Room, San Jose Library, San Jose, California.

Muller, Kathleen

1988 *San Jose: City with a Past*. San Jose Historical Museum Association, San Jose, California.

National Park Service

1993 Southern Pacific Depot National Register of Historic Places Registration Form. On file, Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.

1995 *National Register Bulletin*: *Defining Boundaries for National Register Properties*. Bulletin 21. Washington, D.C.

1997 *National Register Bulletin*: *How to Apply the National Register Criteria for Evaluation.*. Bulletin 15. Washington, D.C.

Page and Turnbull, Inc.
2004 *Del Monte Plant #3 Historic Resource Evaluation and Re-Use Study*. San Francisco, California.

Payne, Stephen M.
1987 *Santa Clara County, Harvest of Change*. Windsor Publications, Northridge, California.

Plueger, Milton T.
1985 *Time and Tim Remembered: a Tradition of Bay Area Architecture: Plueger Architects, Timothy, Milton, and John, The First Seventy-five Years, 1908 to 1983*. San Francisco, California.

Russell, R. D.
1927 *The Tehama Formation of Northern California.* Ph.D. dissertation, Department of Geology, University of California, Berkeley.

Sanborn Map Company
1884 *San Jose, Cal.* New York.
1891 *San Jose, Cal.* New York.
1915 *San Jose, Cal.* New York.
1950 *San Jose, Cal.* New York.
1962 *San Jose, Cal.* New York.

San Jose Historical Museum Association
1986 *Santa Clara County and its Resources, Historical, Descriptive, Statistical: A Souvenir of the San José Mercury*. 1896 Reprinted 1986. San Jose, California.

San Jose Mercury News
1955 Station KNTV Starts Telecasting Today. *San Jose Mercury News*, 12 September 1955:1. San Jose, California.
1967 Roy Butcher, Obituary. *San Jose Mercury News*, 4 February 1967. San Jose, California.

Savage, D.
1951 *Late Cenozoic Vertebrates of the San Francisco Bay Region*. Bulletin of the Department of Geological Sciences 28(10):215-314.

Sawyer, Eugene T.
1922 *History of Santa Clara County, California, with Biographical Sketches of the Leading Men and Women of the County Who Have Been Identified with Its Growth and Development from the Early Days to the Present*. Historic Record Company, Los Angeles, California.

Soil Conservation Service
1968 *Soil Survey of Santa Clara County, California*. United States Department of Agriculture, Soil Conservation Service, Morgan Hill, California.

Stirton, R. A.
1951 Prehistoric Land Animals of the San Francisco Bay Region. In *Geology Guidebook of the San Francisco Bay Counties: History, Landscape, Geology, Fossils, Minerals, Industry, and Routes to Travel*, prepared by Olaf P. Jenkins, pp. 177-186. Bulletin 154. California Division of Mines, San Francisco.

Thompson and West
1876 *Historical Atlas of Santa Clara County, California*. Thompson and West, San Francisco, California. Reprinted 1973 by Smith and McKay, San Jose.

United States Geological Survey
1899 *San Jose, Calif.* 15-minute topographic quadrangle. United States Geological Survey, Washington, D.C.
1942 *San Jose, Calif.* 15-minute topographic quadrangle. War Department, Corps of Engineers, United States Army, Washington, D.C.
1953 *San Jose, Calif.* 7.5-minute topographic quadrangle. United States Geological Survey, Washington, D.C.
1961 *San Jose West, Calif.* 7.5-minute topographic quadrangle. United States Geological Survey, Washington, D.C.
1961 *San Jose West, Calif.* 7.5-minute topographic quadrangle. Photorevised 1980. United States Geological Survey, Washington, D.C.

Wagner, J.
1978 *Late Cenozoic history of the Coast Range east of San Francisco Bay*. Ph.D. dissertation, Department of Geological Science, University of California, Berkeley, 161 pp.

Wagner, D.L., and E.J. Bortugno, and R. D. McJunkin
1990 *Geologic Map of the San Francisco-San Jose Quadrangle*, 1:250,000. Map No. 5A. California Division of Mines and Geology, Sacramento.

Wentworth, C.M., M.C. Blake, Jr., R.J. McLaughlin, and R.W. Graymer
1999 *Preliminary Geologic Map Description of the San Jose 30 x 60 Minute Quadrangle, California*. United States Geological Survey Open-File Report 98-795.

Winter, Joseph C.
n.d. *Archaeological Resources of the Laboratory Services Property, San Jose*. On file, Northwest Information Center, Rohnert Park, California.

APPENDIX A

Correspondence

Native American and Historic Organizations Consultation

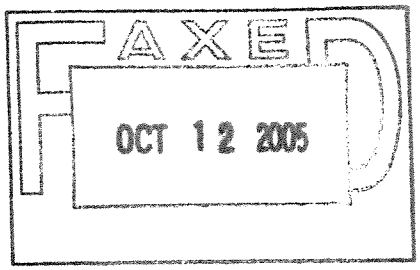
LSA

LSA ASSOCIATES, INC.
157 PARK PLACE
PT. RICHMOND, CA 94801

510.236.6810 TEL
510.236.3480 FAX

BERKELEY
CARLSBAD
COLMA
FORT COLLINS
IRVINE
PALM SPRINGS
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

October 12, 2005



Larry Myers
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Subject: San Jose Downtown Ballpark, San Jose, Santa Clara County, California
LSA Project #SJO530

Dear Mr. Myers:

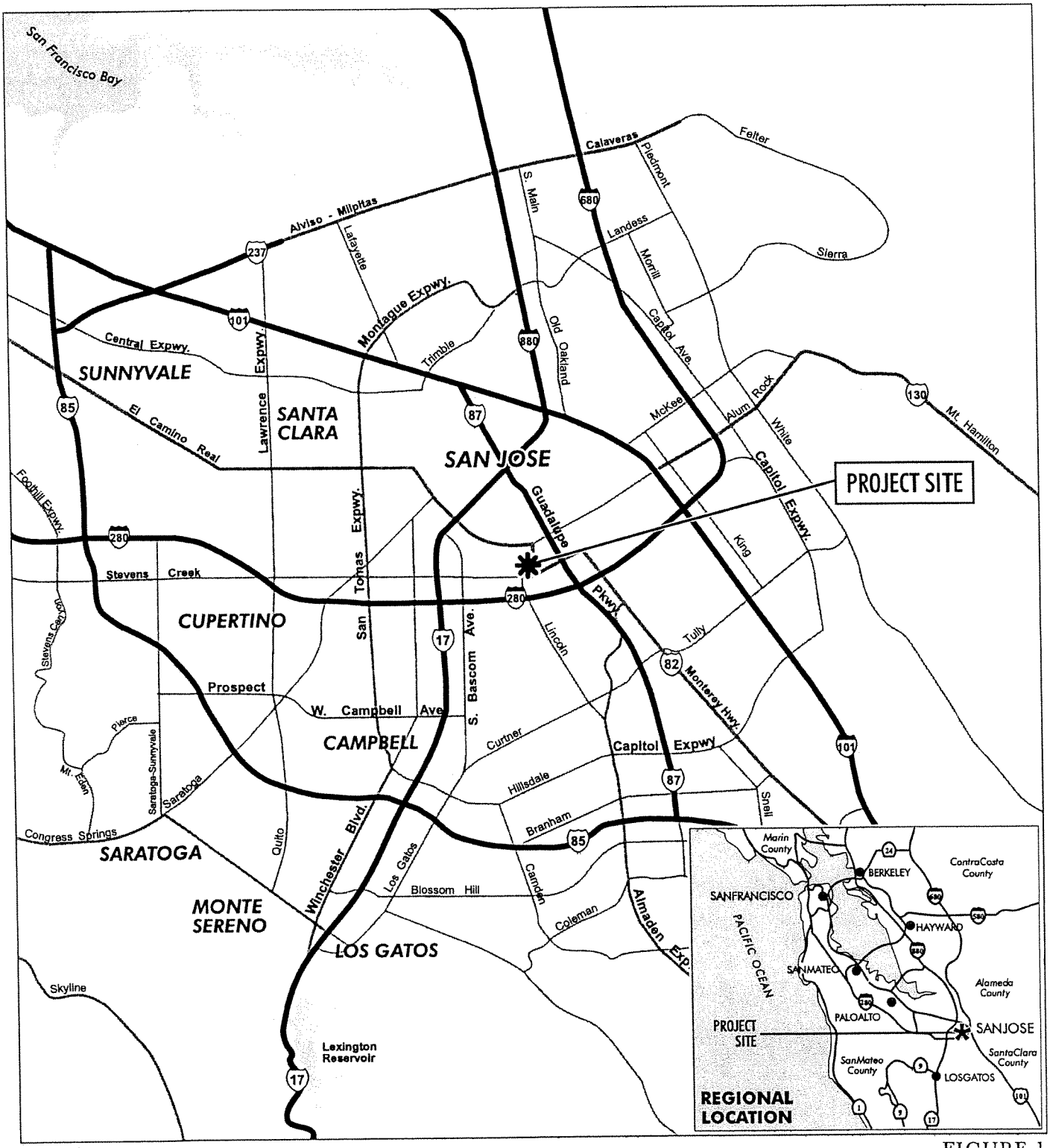
The construction of a downtown ballpark in San Jose is being proposed. LSA Associates, Inc., is conducting a study to determine if the project might affect cultural resources. Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the project area. The project area is located south of West San Fernando Street, east of the Southern Pacific Railroad tracks, north of Carlos Street, and west of Autumn Street. The project area is in un-sectioned lands of the Rancho Las Coches, as depicted on the accompanying portion of the USGS *San Jose West* 7.5' topographic quadrangle. No Township or Range is indicated on the map.

We also request a list of Native American individuals and organizations that may have knowledge of cultural resources in the project area. If you have any questions, please contact me at the address and phone number above or via e-mail (randy.groza@lsa-assoc.com). We look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.

Randy Groza, M.A., RPA #12670
Archaeologist
Cultural Resources Group



LSA

FIGURE 1

San Jose Downtown Ballpark
Regional Location Map

0 3
MILES

SOURCE: LSA ASSOCIATES, INC., 2002.

I:\SJO530 ballpark\figures\Fig_1.ai (9/29/05)

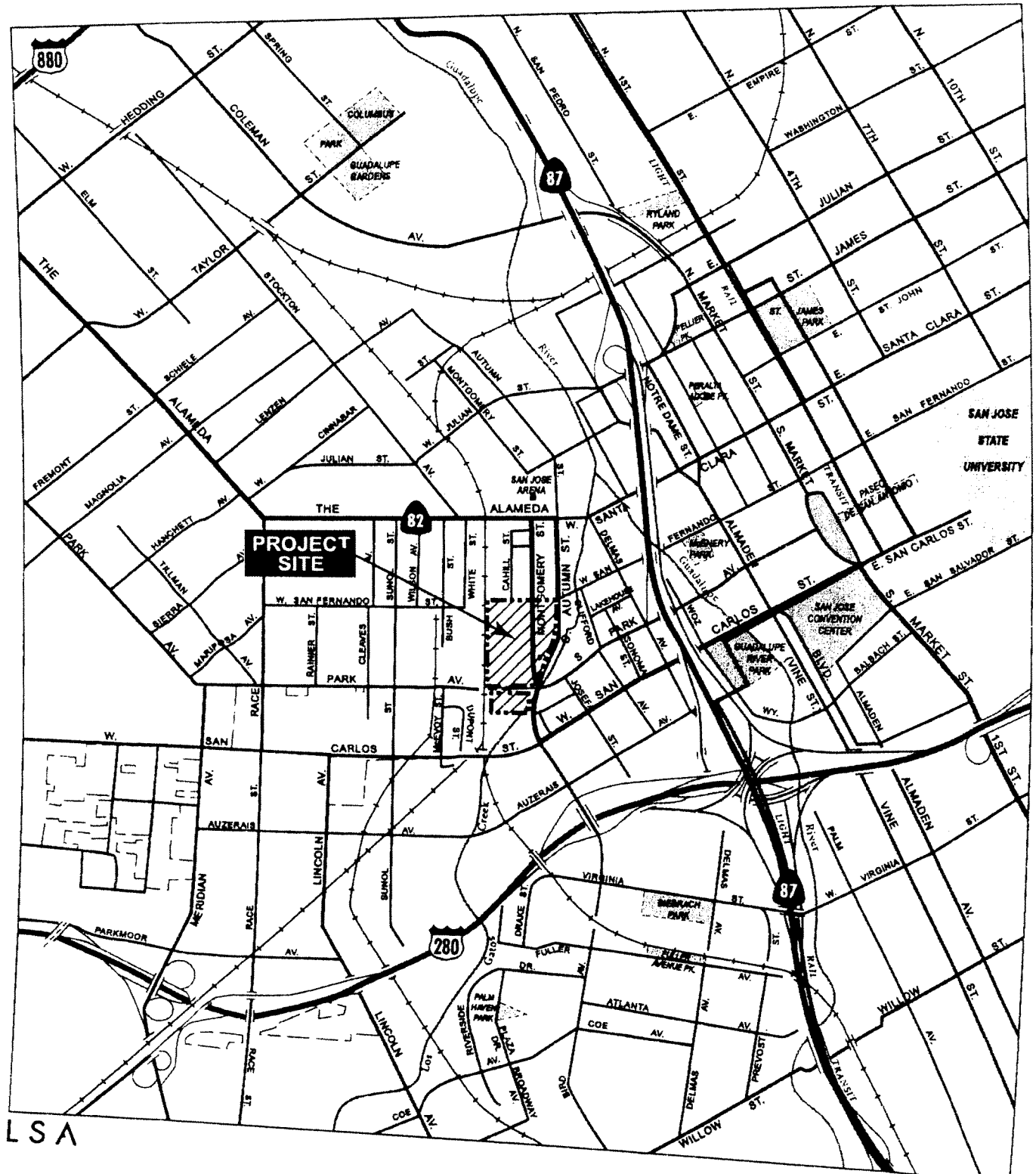
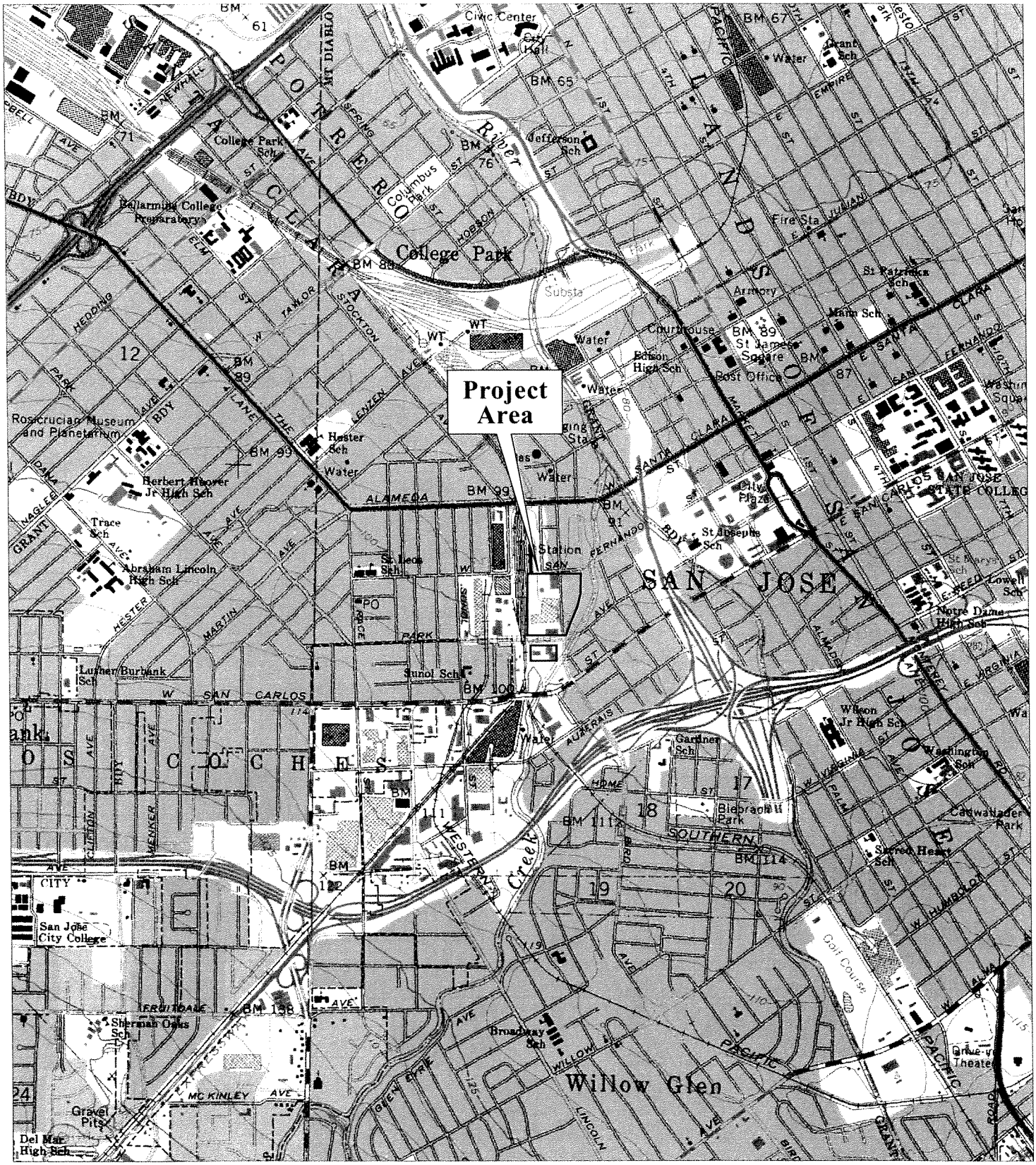


FIGURE 2

San Jose Downtown Ballpark
Project Site Location

SOURCE: CALIFORNIA STATE AUTOMOBILE ASSN., 2005.; LSA ASSOCIATES, INC., 2005
I:/SJO530 ballpark/figures/Fig_2.ai (9/29/05)



LSA

FIGURE 3

San Jose Downtown Ballpark Project
San Jose, California
Project Area

N

0 2000
FEET

SOURCE: USGS 7.5' QUADS - SAN JOSE EAST, SAN JOSE WEST, CALIF.

P:\SJO531\g\ProjArea.cdr (10/12/05)

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov

October 26, 2005

Randy Groza
LSA Associates
157 Park Place
Pt. Richmond, CA 94801

Sent by Fax: 510-236-3480
Number of Pages: 4

RE: **Proposed San Jose Downtown Ballpark, Santa Clara County; Telecommunication site: Tubbs Island AM Radio, Sonoma County; Jones Farm project, Contra Coast County**

Dear Mr. Groza:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,

Debbie Pilas-Treadway
Environmental Specialist III

Native American Contacts
Santa Clara County
October 25, 2005

Jakki Kehl
720 North 2nd Street
Patterson , CA 95363
jakki@bigvalley.net
(209) 892-2436
(209) 892-2435 - Fax
Ohlone/Costanoan

Amah MutsunTribal Band
Quirina Luna
3534 Katie Lane
Ceres , CA 95307
(209) 204-4554
Ohlone/Costanoan

Ella Rodriguez
PO Box 1411
Salinas , CA 93902
(831) 632-0490 - home
(831) 261-5827 - cell
Ohlone/Costanoan
Esselen

Amah/Mutsun Tribal Band
Michelle Zimmer, Cultural Resource Coordinator
PO Box 62-558
Woodside , CA 94062
(408) 866-1594
Ohlone/Costanoan

Amah MutsunTribal Band
Valentin Lopez, Chairperson
3015 Eastern Ave, #40
Sacramento , CA 95821
(916) 481-5785
Ohlone/Costanoan

Amah/MutsunTribal Band
Irene Zwierlein, Chairperson
789 Canada Road
Woodside , CA 94062
amah_mutsun@yahoo.com
(650) 851-7747 - Home
(650) 851-7489 - Fax
Ohlone/Costanoan

Amah MutsunTribal Band
Edward Ketchum
35867 Yosemite Ave
Davis , CA 95616
aerieways@aol.com
Ohlone/Costanoan
Northern Valley Yokuts

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister , CA 95024
Ohlone/Costanoan

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Reeources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed San Jose Downtown Ballpark, Santa Clara County.

Native American Contacts
Santa Clara County
October 25, 2005

The Ohlone Indian Tribe
Andrew Galvan
PO Box 3152
Mission San Jose , CA 94539
chochenyo@AOL.com
(510) 656-0787 - Voice
(510) 882-0527 - Cell
(510) 687-9393 - Fax

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Trina Marine Ruano Family
Ramona Garibay, Representative
5816 Thornton Ave
Newark , CA 94560
510-300-5971 - cell

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed San Jose Downtown Ballpark, Santa Clara County.

LSA

LSA ASSOCIATES, INC.
157 PARK PLACE
PT. RICHMOND, CA 94801

510.236.6810 TEL
510.236.3480 FAX

BERKELEY
CARLSBAD
COLMA
FORT COLLINS
IRVINE
PALM SPRINGS
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

October 12, 2005

Preservation Action Council of San Jose
P.O. Box 2287
San Jose, CA 95109

Subject: San Jose Downtown Ballpark, San Jose, Santa Clara County, California
LSA Project #SJO530

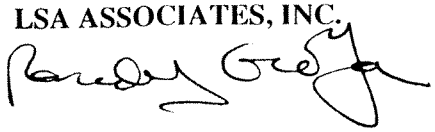
Dear Preservation Action Council:

The construction of a downtown ballpark in San Jose is being proposed. LSA Associates, Inc., is conducting a study to determine if the project may affect cultural resources. The project area is located south of West San Fernando Street, east of the Southern Pacific Railroad tracks, north of Carlos Street, and west of Autumn Street. The project area is in un-sectioned lands of the Rancho Las Coches, as depicted on the accompanying portion of the USGS *San Jose West* 7.5' topographic quadrangle.

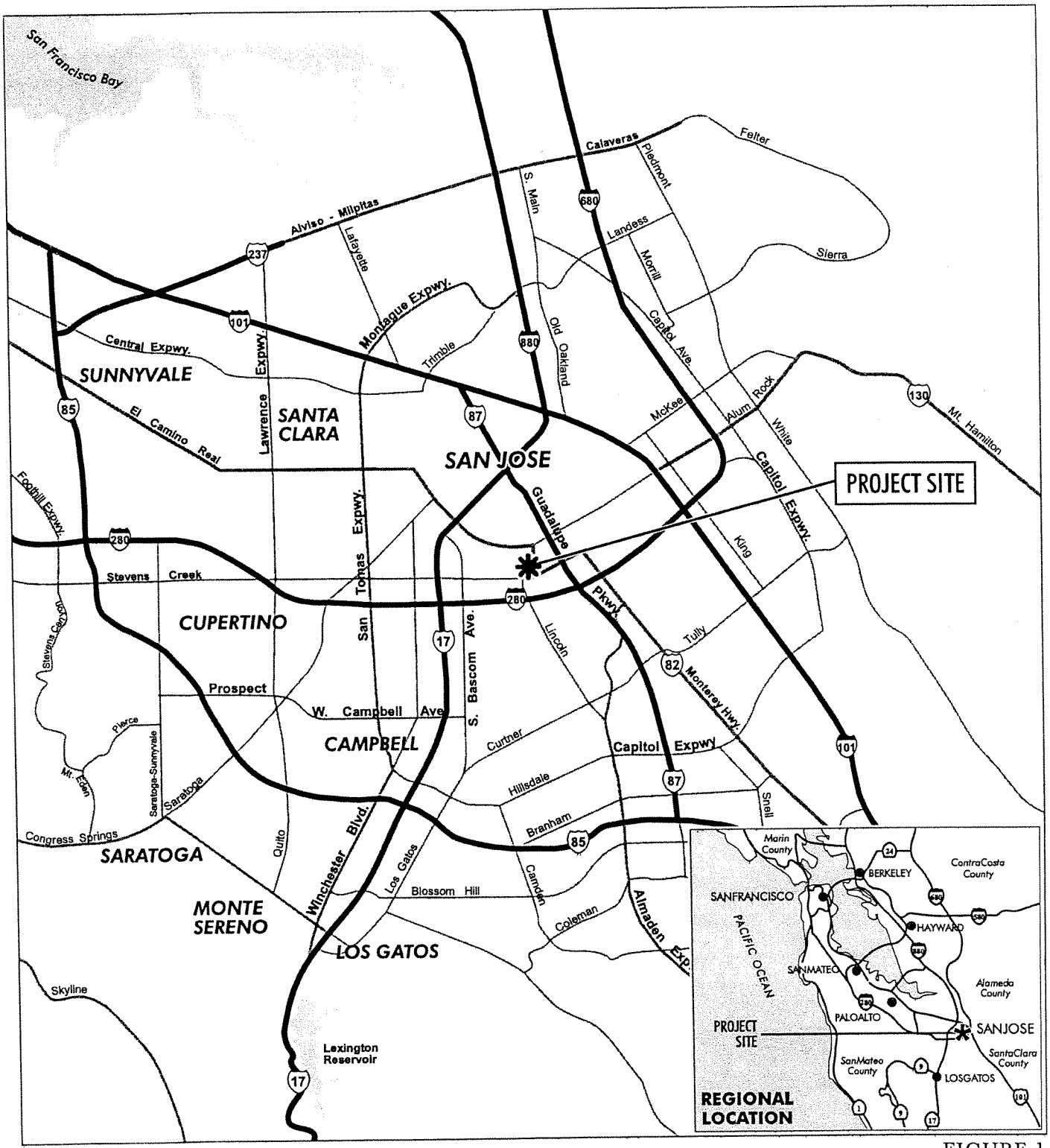
Please notify us if your organization has any information or concerns about historical resources in the study area. To reach us, please contact me at the address and phone number above or via email (randy.groza@lsa-assoc.com). I look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.



Randy Groza, M.A., RPA #12670
Archaeologist
Cultural Resources Group



LSA

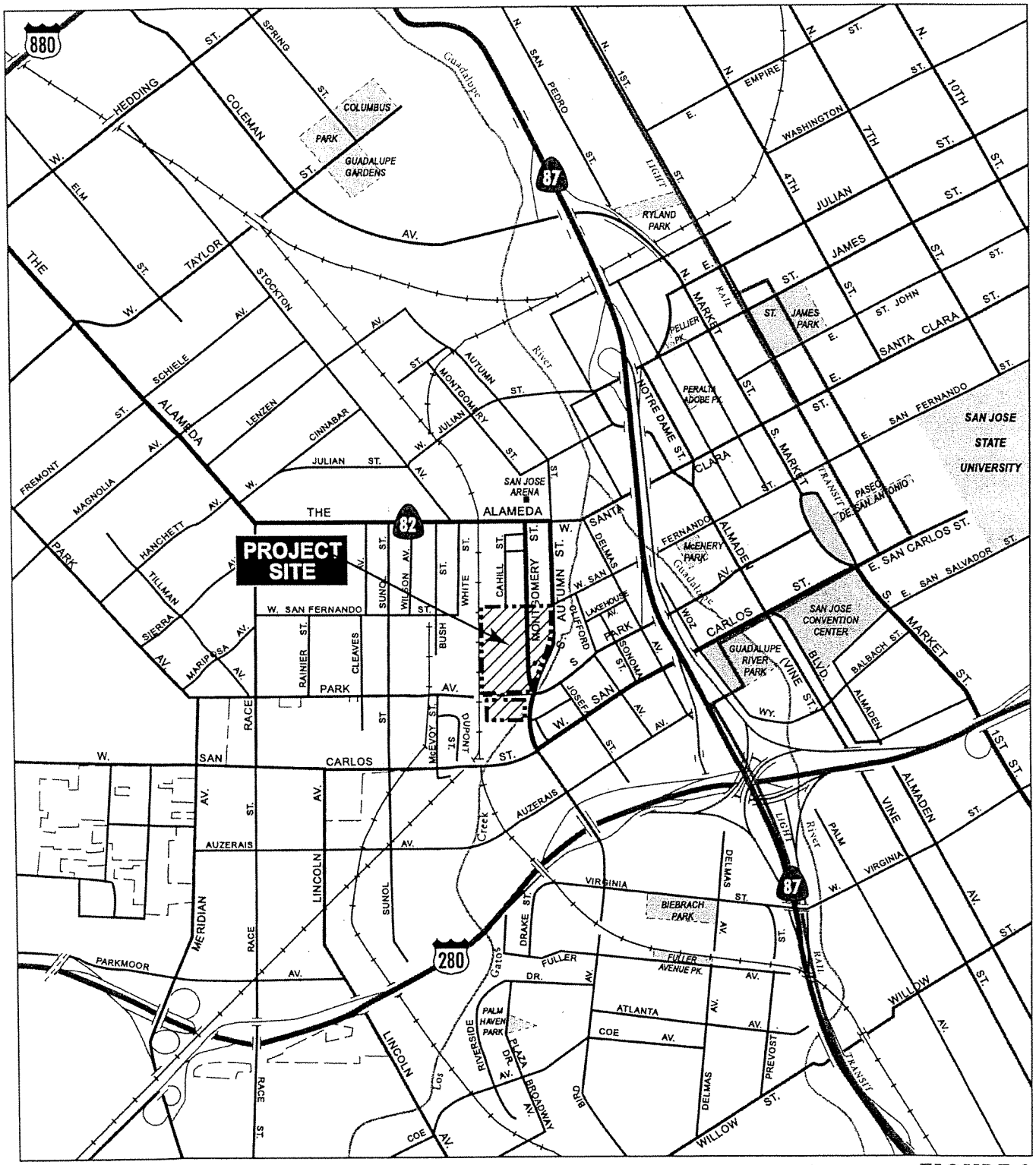
FIGURE 1

San Jose Downtown Ballpark
Regional Location Map

0 3
MILES

SOURCE: LSA ASSOCIATES, INC., 2002.

I:\SJO530 ballpark\figures\Fig_1.ai (9/29/05)



LSA

FIGURE 2

PROJECT SITE

0 1000 2000
FEET

San Jose Downtown Ballpark
Project Site Location

SOURCE: CALIFORNIA STATE AUTOMOBILE ASSN., 2005.; LSA ASSOCIATES, INC., 2005

I:/SJO530 ballpark/figures/Fig_2.ai (9/29/05)

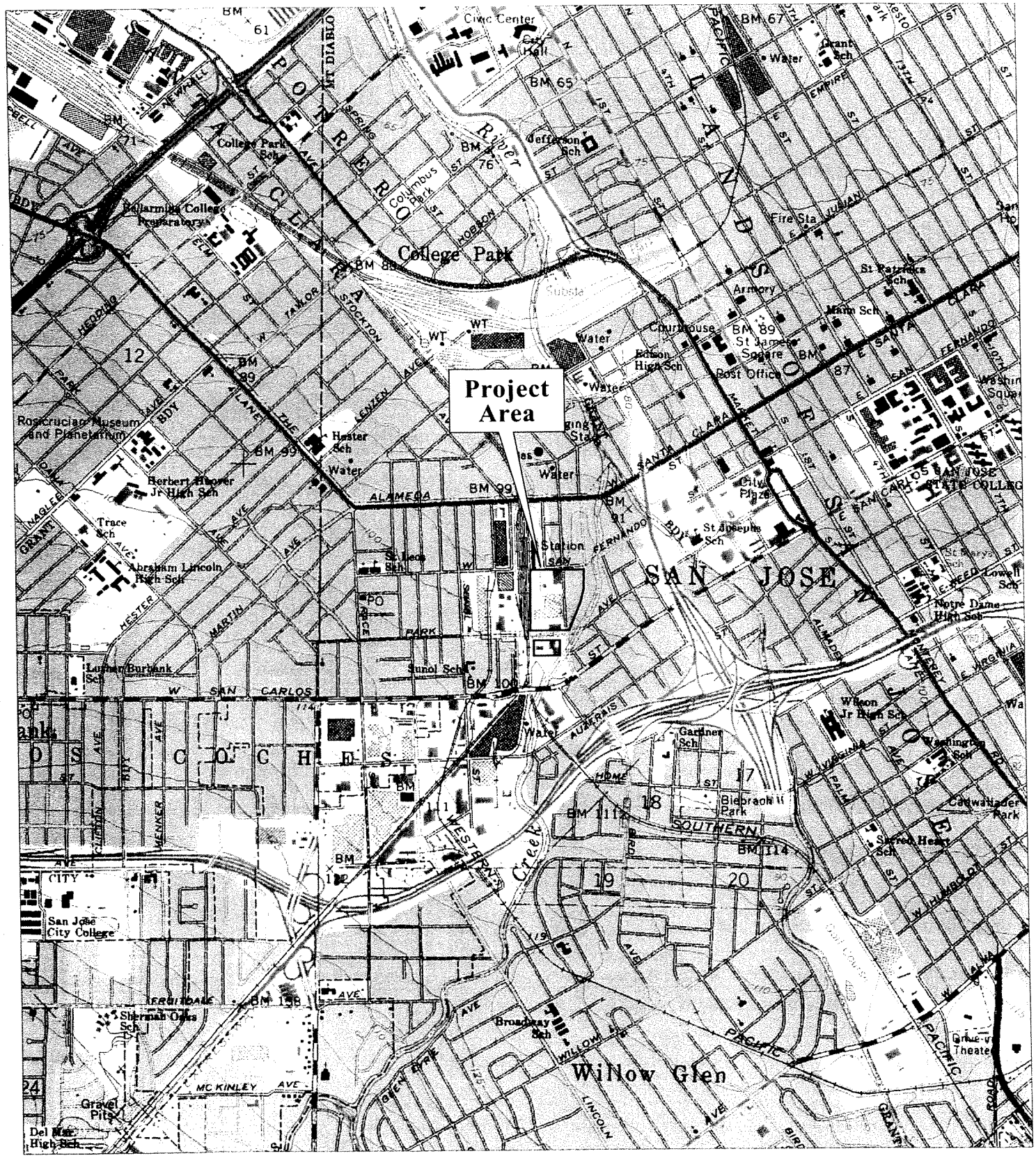


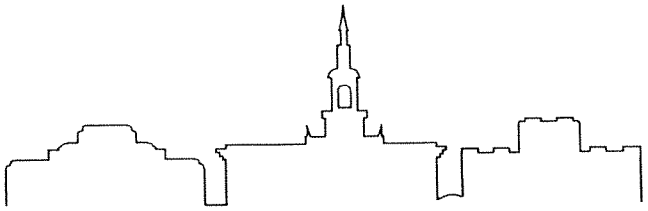
FIGURE 3

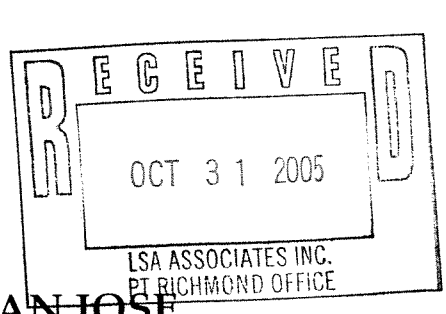
San Jose Downtown Ballpark Project
San Jose, California
Project Area

LSA

SOURCE: USGS 7.5' QUADS - SAN JOSE EAST, SAN JOSE WEST, CALIF.

P:\SJO531\g\ProjArea.cdr (10/12/05)





PRESERVATION ACTION COUNCIL OF SAN JOSE

Dedicated to Preserving San Jose's Architectural Heritage

October 25, 2005

Randy Groza
LSA Associates, Inc.
157 Park Place
Pt. Richmond, CA 94801

Subject: San Jose Downtown Ballpark, LSA Project #SJO530

Dear Mr. Groza,

Thank you for your recent letter inquiring if Preservation Action Council of San Jose (PAC*SJ) has any information on or concerns about the above subject/project. At this time we do not. As you know, the City of San Jose requires an evaluation of any threatened building or structure 50 years old or older. I presume your firm will be responsible for these evaluations. Once the reports are complete, PAC*SJ will be happy to review your conclusions and make comment.

We look forward to working with you in the future.

Sincerely,

Kathleen Pinna

Kathleen Pinna, Business Manager

Le Petit Trianon, 72 N 5th St., Suite 9, San Jose, CA. Mail: P.O. Box 2287, San Jose, CA, 95109-2287
www.preservation.org • Tel/Fax: (408) 998-8105 • info@preservation.org
PACSJ is a 501 (c) 3 non-profit organization. EIN: 77-0254542

LSA

LSA ASSOCIATES, INC.
157 PARK PLACE
PT. RICHMOND, CA 94801

510.236.6810 TEL
510.236.3480 FAX

BERKELEY
CARLSBAD
COLMA
FORT COLLINS
IRVINE
PALM SPRINGS
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

October 12, 2005

San Jose Landmarks Commission
400 City Hall Annex
801 North First Street
San Jose, CA 95110

Subject: San Jose Downtown Ballpark, San Jose, Santa Clara County, California
LSA Project #SJO530

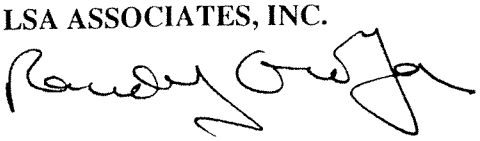
Dear Landmarks Commision:

The construction of a downtown ballpark in San Jose is being proposed. LSA Associates, Inc., is conducting a study to determine if the project may affect cultural resources. The project area is located south of West San Fernando Street, east of the Southern Pacific Railroad tracks, north of Carlos Street, and west of Autumn Street. The project area is in un-sectioned lands of the Rancho Las Coches, as depicted on the accompanying portion of the USGS *San Jose West* 7.5' topographic quadrangle.

Please notify us if your organization has any information or concerns about historical resources in the study area. To reach us, please contact me at the address and phone number above or via email (randy.groza@lsa-assoc.com). I look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.



Randy Groza, M.A., RPA #12670
Archaeologist
Cultural Resources Group

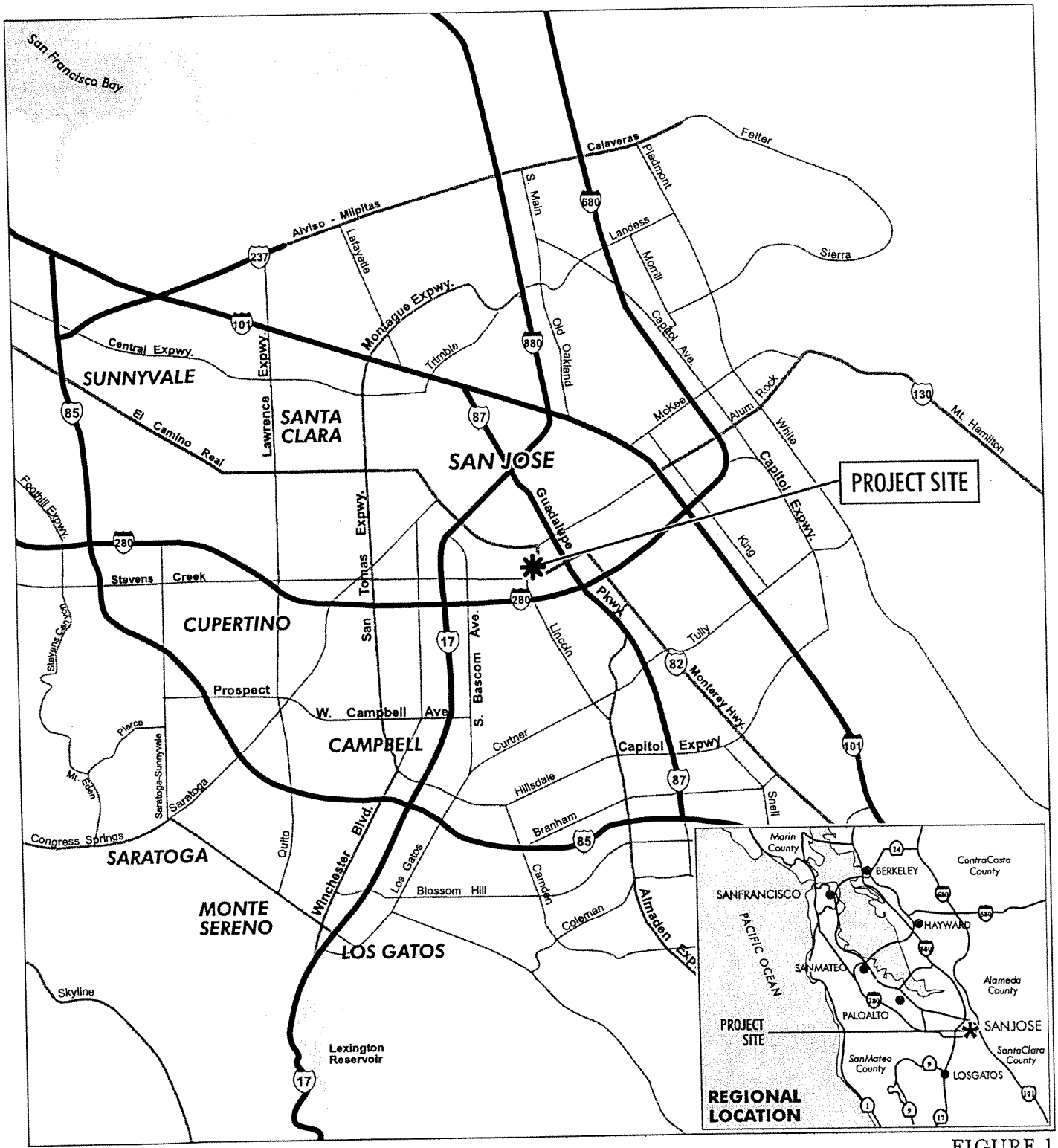


FIGURE 1

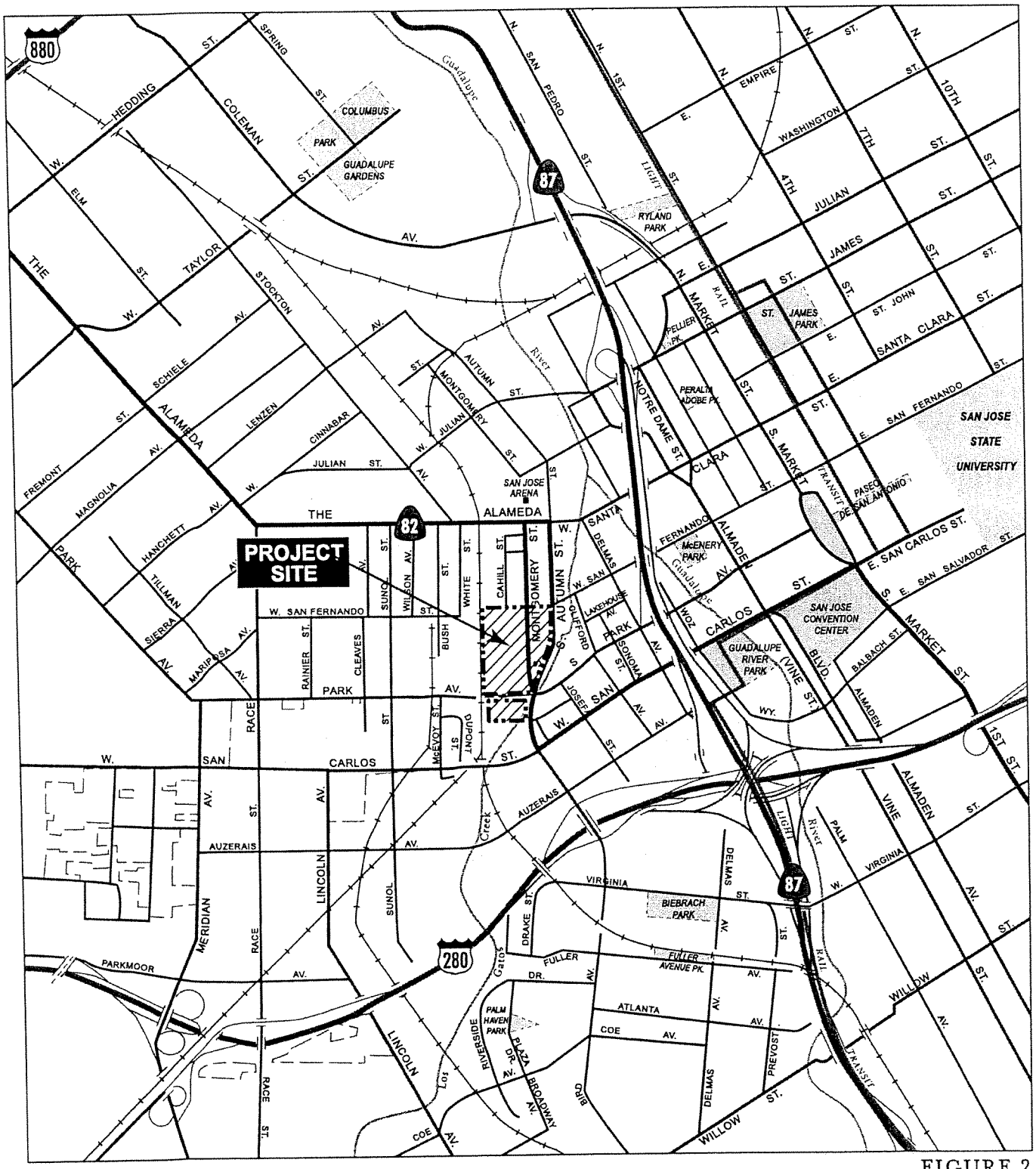
LSA

San Jose Downtown Ballpark
Regional Location Map

0 3
MILES

SOURCE: LSA ASSOCIATES, INC., 2002.

I:\SJO530 ballpark\figures\Fig_1.ai (9/29/05)



LSA

FIGURE 2

PROJECT SITE

San Jose Downtown Ballpark
Project Site Location

SOURCE: CALIFORNIA STATE AUTOMOBILE ASSN., 2005.; LSA ASSOCIATES, INC., 2005

I:/SJO530 ballpark/figures/Fig_2.ai (9/29/05)

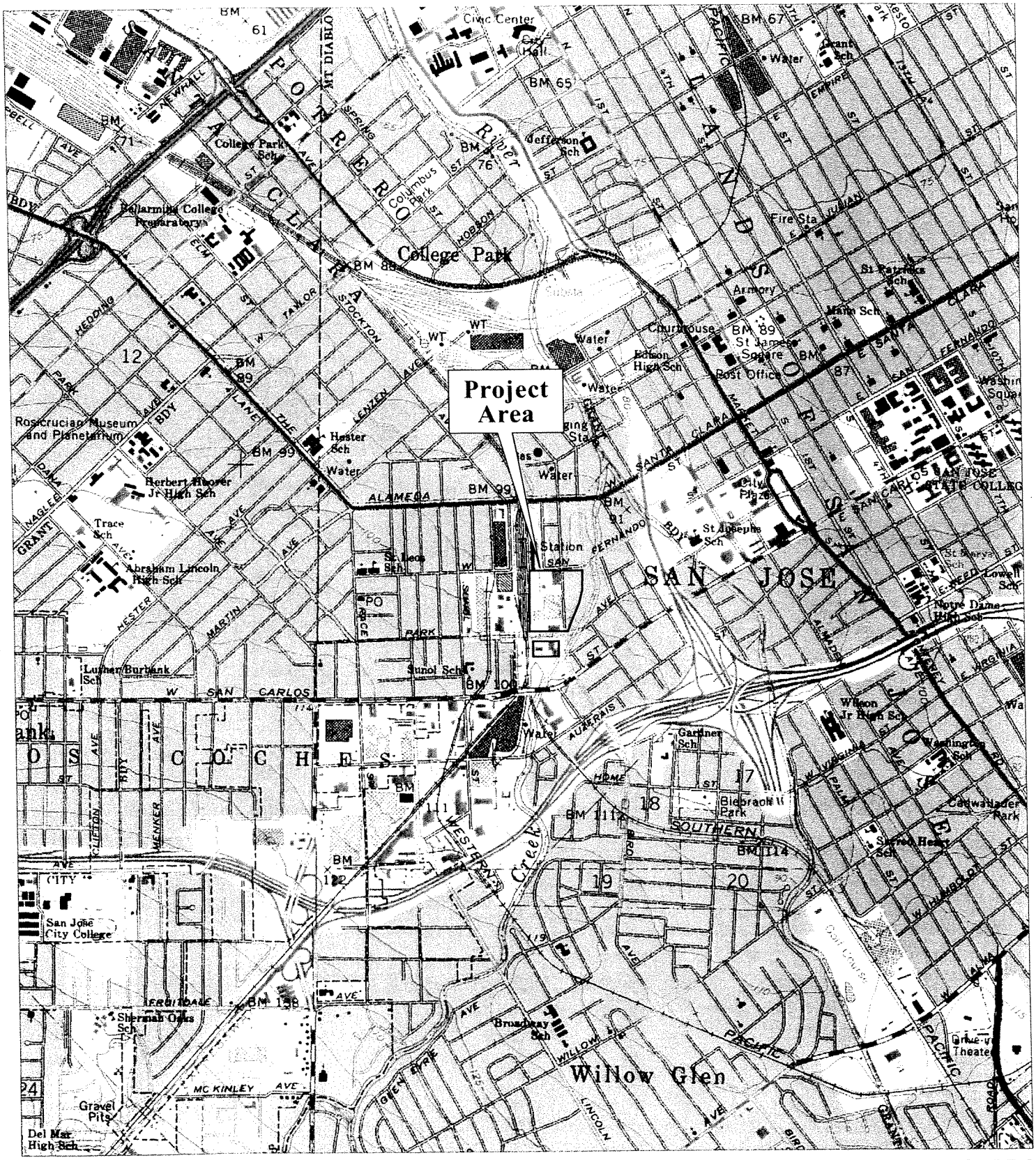


FIGURE 3

LSA

N

0 2000

FEET

SOURCE: USGS 7.5' QUADS - SAN JOSE EAST, SAN JOSE WEST, CALIF.

San Jose Downtown Ballpark Project
San Jose, California
Project Area

P:\SJO531\g\ProjArea.cdr (10/12/05)

APPENDIX B

Architectural Resource Inventory Forms

P-43-001285

KNTV Building
645 Park Avenue

Recorded by: Judith Marvin and Randy Groza **Date:** December 12, 2005 ☒ Update

The KNTV Broadcast Facility was recorded and evaluated on Historic Resources Inventory forms in 1992 by architectural historian Glory Anne Laffey (1992). At that time, the building was less than 50 years old, and could not be "considered historically or architecturally significant." Laffey (1992), however, stated that the "site has significant historical associations relating to the genesis of the tele-communication industry in Santa Clara County." The building was designated a Structure of Merit for the City of San Jose at that time.

Currently, the building is essentially as recorded in 2000 by Ward Hill. Hill, an architectural historian, evaluated the building, stating that it appears to be significant "in the local history of media and communications as the first commercial television station in San Jose." However, the building was less than 50 years old at that time and the building did not appear to be eligible for listing in the California or National Register "because it lacks historic integrity." However, Hill determined that the building continues to meet the City's criteria as a SM.

The original KNTV building is currently 50 years old. Under Criterion 1, the building possesses historical significance as housing the first TV station in the South Bay. Additionally, under Criterion 2, the Gilliland family is well known for their development of the TV station. Under Criterion 3, the building is Neoclassical Revival (Laffey 1992), but does not appear to be the work of a master. In 1965, an addition covered the original façade of the 1955 building with reinforced concrete and a second story. In 1980, the building was extended west along Park Avenue to the corner of South Montgomery Street. This addition included stucco walls and metal frame with tinted windows. Despite these extensive alterations, the core of the KNTV building exists, and the overall significance of the building remains (California Office of Historic Preservation 1999:3). Since the building is the birthplace of TV in San Jose, is still identified as the KNTV building, and continues to house a TV station, KNTV3, the building appears eligible for the California Register. The building does not, however, appear to be eligible for the National Register since the building "does not retain the visual quality necessary to convey historic significance" due to the non-historic material covering the original façade.

The building does appear eligible for the classification of Candidate for City Landmark (CCL) rather than a Structure of Merit, as it is currently classified. LSA's evaluation is based on the City's Historic Evaluation Criteria; the Evaluation Rating Sheet tally is 73.2. Buildings classified as CCL are a historical resource for the purposes of CEQA.

References Cited:

California Office of Historic Preservation
1999 *California Register and National Register: A Comparison.* Technical Assistance Series 6. California Department of Parks and Recreation, Sacramento.

Hill, Ward
2000 Department of Parks and Recreation 523 forms for P-43-001285, the KNTV Building. On file, Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.

Laffey, Glory Anne
1992 Historic Resource Inventory for City of San Jose.

National Park Service
1997 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation.* Bulletin 15. Washington, D.C.

HISTORIC EVALUATION SHEET

Historic Resource Name: 645 Park Ave. (KNTV)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	(G)	FP
2.	STYLE Neoclassical Revival	E	(VG)	G	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	G	(FP)
5.	SUPPORTIVE ELEMENTS Dishes	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION KNTV	(E)	VG	G	FP
7.	EVENT	(E)	VG	G	FP
8.	PATTERNS	(E)	VG	G	FP
9.	AGE 1955	E	VG	G	(FP)

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	(E)	VG	G	FP
12.	FAMILIARITY	(E)	VG	G	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	G	(FP)

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	(VG)	G	FP

REVIEWED BY: _____ **DATE:** _____

645 Park

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	0
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		17
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	20
8.	PATTERNS	12	9	5	0	12
9.	AGE	8	6	3	0	0
				SUBTOTAL:		52
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	6
12.	FAMILIARITY	10	8	4	0	10
				SUBTOTAL:		19

"A" & "C" SUBTOTAL:	36
"B" SUBTOTAL:	52
PRELIMINARY TOTAL: (Sum of A,B & C)	88

645 Park Ave.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *.88 = 4.4
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x *.36 = 3.6
	-	.03	.05	.10	.05 x *.52 = 2.6
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x *.36 = 10.8
	--	.10	.20	.40	.20 x *.52 = 10.4
16. SITE	--	.10	.20	.40	.0 x *.52 = 0

*from A, B, C Subtotals
*from A and C Subtotals
*from B Subtotal
*from A and C Subtotals
*from B Subtotal
*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 31.8

ADJUSTED SUBTOTAL: 88 - 31.8 = 56.2
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 58.2

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	15

BONUS POINTS SUBTOTAL: 15

ADJUSTED TOTAL (Plus Bonus Points): 73.2

State of California – The Resource s Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # P-43-001285
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 15 *Resource Name or #: KNTV Building

P1. Other Identifier: NA
*P2. Location: Not for Publication Unrestricted X *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 T6S ; R 1E ; Unsectioned ; B.M. (4273)
c. Address 645 Park Avenue City San Jose Zip 95112
d. UTM: Zone (10, 597420 mE/4131500 mN)
e. Other Location Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)
The facility is within the 60-acre Cahill East sub-area of the Midtown Specific Plan just east of Cahill Station and two blocks west of Los Gatos Creek on the northwest corner of Park Avenue and South Montgomery Street in the City of San Jose (APN 261-35-004 & 014).

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

Located at the northwest corner of Park Avenue and Montgomery Street, the KNTV building is a concrete block and reinforced concrete building with a long, narrow, irregular plan. The building has a narrow band of front façade landscaping that includes a variety of shrubs and medium size trees (Photo 1). A paved parking lot is west of the building. (see continuation sheet)

*P3b. Resource Attributes: HP6
*P4. Resources present: X Building ____Structure____ Object ___ Site __District__ Element of District___ Other

P5a. Photo or Drawing

SEE CONTINUATION SHEET

P5b. Description of Photo:

*P6. Date Constructed/Age and Sources: X Historic ____Prehistoric ____Both ___1955,1965,1980___

*P7. Owner and Address
KNTV- Channel 11
645 Park Avenue
San Jose, CA 95112

*P8. Recorded by: (Name, affiliation, and address) Ward Hill, Architectural Historian, 3124 Octavia Street, San Francisco, CA 94123

*P9. Date Recorded November, 2000

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation (Cite survey report and other sources, or enter none)
Historic Architecture Evaluation Report for the New Broadcast Facility for KNTV/WB 20

Attachments: ____NONE X Location Map X Sketch Map __X Continuation Sheet X Building, Structure and Object Record___ Archaeological Record ___ District Record____ Linear Feature Record____ Milling Station Record _____Rock Art Record _____ Artifact Record _____ Photograph Record _____ Other (List)

S-24977

DPR 523B(1/95) * Required information

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

Primary # P-43-001285
HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # (assigned by recorder) KNTV Building

B1. Historic Name: KNTV Building
B2. Common Name: KNTV Building
B3. Original Use: Television studio/office B4. Present Use Television studio/office
*B5. **Architectural Style:** Modern
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
The original building dates from 1955, with interior remodeling and major additions from 1965 and 1980.

*B7. **Moved?** X No __ Yes __ Unknown **Date:** NA **Original Location:** NA

*B8. **Related Features:** front landscaping, parking lot

B9a. Architect NA b. Builder: NA

*B10. **Significance: Theme** Communications **Area** San Jose
Period of Significance 1955 **Property Type** Commercial **Applicable Criteria** A
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

After the Federal Communications Commission (FCC) lifted its 3½-year ban on new station licenses in 1952, two firms – Television Broadcasting Company and Standard Radio and Television Company - applied for the VHF band Channel 11 in San Jose. Later FM Radio & Television Corporation of Riverside, California also applied for the Channel 11 license. After two years of hearings and legal action, the FCC awarded Standard the permit for Channel 11 in April, 1954 (UHF channels 48, 54, and 60 were also assigned to San Jose). Standard's President was Allen T. Gilliland, who was also the head of the Sunlite Bakery (originally adjacent to the KNTV building). Gilliland and his wife had purchased the Sunlite Bakery on Montgomery Street in 1933. The FCC granted licenses to 1,291 cities and towns soon after lifting its freeze; other stations near San Jose allocated in 1952 included Channel 8 in Monterey/Salinas, Channel 23 in Watsonville, and Channel 16 in Santa Cruz. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6 – Commercial Building

*B12. **References:**
(see continuation sheet)

B13. **Remarks:**
*B14. **Evaluator** Ward Hill, Architectural Historian

*Date of Evaluation: November, 2000

Sketch map with north arrow required
(see attached)

(This space reserved for official comments)

* Required information

Item P3a. continued:

The building's front façade faces south toward Park Avenue. The building was constructed in three phases from west to east (see Sketch Plan). The original, simply detailed, 1955 building is the square plan (with a rear extension) western section (Photos 2–5). The 1955 building is a concrete block structure with a flat roof. Small trees and shrubs are planted near the front façade behind a chain link fence. The building originally had front façade with an eastern entrance door with sidelights and transom (Photo 2). The front and side facades had four light industrial sash windows. The original entrance and adjacent windows have been filled in; a couple of the original windows are extant behind metal grates (Photos 3 & 4). The west and north facades are windowless walls (Photo 5). The interior (largely small rooms) has been extensively remodeled as broadcasting technology has changed over the years. The main broadcasting studio in this section was remodeled in the last year. The original western façade of the 1955 building was covered by a major reinforced concrete, two-story 1965 addition (Photo 6). The rectangular plan 1965 addition includes a considerably more prominent main entrance (east of the original) recessed into the front façade behind tall square columns. The glazed entrance doors are in a wall of tinted glass framed with geometric patterned, cast concrete. A 1980 addition to the northeast corner of the 1965 addition has stucco walls and metal frame, tinted windows (Photo 7 & 8). The interiors of 1965 and 1985 addition are primarily offices for KNTV employees (Photo 9).

Item B10. continued:

Construction began on the KNTV studio and office building in July, 1954. Mr. Gilliland had a simple concrete block building constructed for the station, anticipating if the TV station venture failed the building could be re-used as a garage for his bakery business. The station antenna was on top of the Loma Prieta peak. The $250,000 in studio equipment originally had 20,000 watts for video and 10,000 watts audio. Station KNTV-Channel 11 began broadcasting as the San Jose first commercial television station on September 12, 1955. Only San Francisco television stations served the San Jose market before KNTV started broadcasting. The initial broadcast covered the opening of the San Jose County Fair at the county fairgrounds. Douglas Kahle was the station's general manager. The station originally had no network affiliation, thus it relied heavily on films for its broadcast schedule from the mid-afternoon to late at night. Local programs included the news, a children's show and a cooking and homecraft show.

The station became an ABC affiliate in 1960. Also in 1960, Allen Gilliland, Jr. founded Gill Industries after his father's death that year. Gilliland constructed a major addition to the KNTV building in 1965, sold the Sunlite Bakery in 1966 and founded Gill Cable TV in 1968. The cable company became known as Gillcable in 1972. Landmark Communications Corporation of Norfolk, Virginia purchased KNTV in 1978 from Gill Industries, but Gilliland kept the cable TV business. Granite Broadcasting has owned KNTV since 1989. In January, 2000, KNTV changed its network affiliation from ABC to NBC.

Evaluation

The KNTV building was included in the San Jose *Historic Resources Inventory* in 1992. Although the Historic Resources Inventory form concluded that the KNTV building "is not sufficiently seasoned in age to be considered historically or architecturally significant at this time," the building received a score of 82.9 (Candidate City Landmark) on the attached City of San Jose Evaluation Sheets. After further review, the building was included as a "Structure of Merit" on the San Jose *Historic Resources Inventory.*

The KNTV building appears to be significant in the local history of media and communications as the first commercial television station in San Jose. Although less than 50 years old, "sufficient time appears to have passed" to understand the building's historic significance under California Register Criteria A. The building does not appear to meet the higher standard of "exceptional significance" required to be eligible for a resource less than 50 years old under National Register criteria (Criteria Consideration G in *National Register Bulletin 15).*

While the KNTV building appears to be significant under Criteria A, it does not appear to be eligible for the California Register because its historic integrity has been seriously compromised. The building's significance is related to its association with the early history of television broadcasting in San Jose. Only the 1955 concrete block western section of the building is associated with this history. This section of the building has received a number of alterations since it was originally constructed, including filling with concrete the original window and door openings. The original interior studios and offices have been totally remodeled in response to technological changes and station expansions since 1955. The east wall of the 1955 building was removed with the construction of the major 1965 addition. These major later additions (1965 & 1980) also do not appear to be of historic significance. The building's integrity of design, materials, association, feeling and setting have been compromised. In conclusion, the KNTV building does not appear to be eligible for the California or National Register because it lacks historic integrity. The building also does not appear to meet the higher standard of "exceptional significance" required to be eligible for the National Register.

Item B10. continued:

According to this re-evaluation, the KNTV building received 52.50 points under the City of San Jose Historic Evaluation Criteria (see attached evaluation sheets). Compared to the 1992 evaluation, the KNTV building received a lower score in the current evaluation primarily because archival research uncovered new documentation related to the building's historic integrity. The current research reaffirms the building's listing as a *Structure of Merit* in the City of San Jose's Historic Resources Inventory.

Item B12. continued:

Personal communication with Jan Moellering, KNTV Programming Coordinator, Nov. 7, 2000.
"KNTV 11" in *Reflections of the Past – an anthology of San Jose,* Terry Christiansen et. al., 1996.
Arbuckle, Clyde, *History of San Jose*, 1986.
"Gill Industries," *Santa Clara County Harvest of Change*, Stephen M. Payne, 1987.
KNTV Channel 11 *Historic Resources Inventory* forms, Glory Ann Laffey, 1992.
"San Jose Gets TV Channels," *San Jose Mercury*, April 14, 1952.
"Sunlite to own TV Here," *San Jose Mercury*, December 23, 1954.
"San Jose TV Station Job Starts," *San Jose Mercury*, April 2, 1955.
"Station KNTV Starts Broadcasting Today," *San Jose Mercury*, September 12, 1955.
"Station KNTV Starts Telecasting Today" *San Francisco Examiner*, September 12, 1954.
"San Jose TV Station to be sold," *Palo Alto/Peninsula Times-Tribune*, January 5, 1978.
"FCC Lifts Television 'Freeze'" *San Jose Mercury*, April 14, 1952.
"San Jose's Own TV Outlet Goes on Air," *San Jose Mercury*, September 12, 1955.
Murray, Michael & Donald Godfrey, *Television in America – Local Station History From Across the Nation*, 1997.

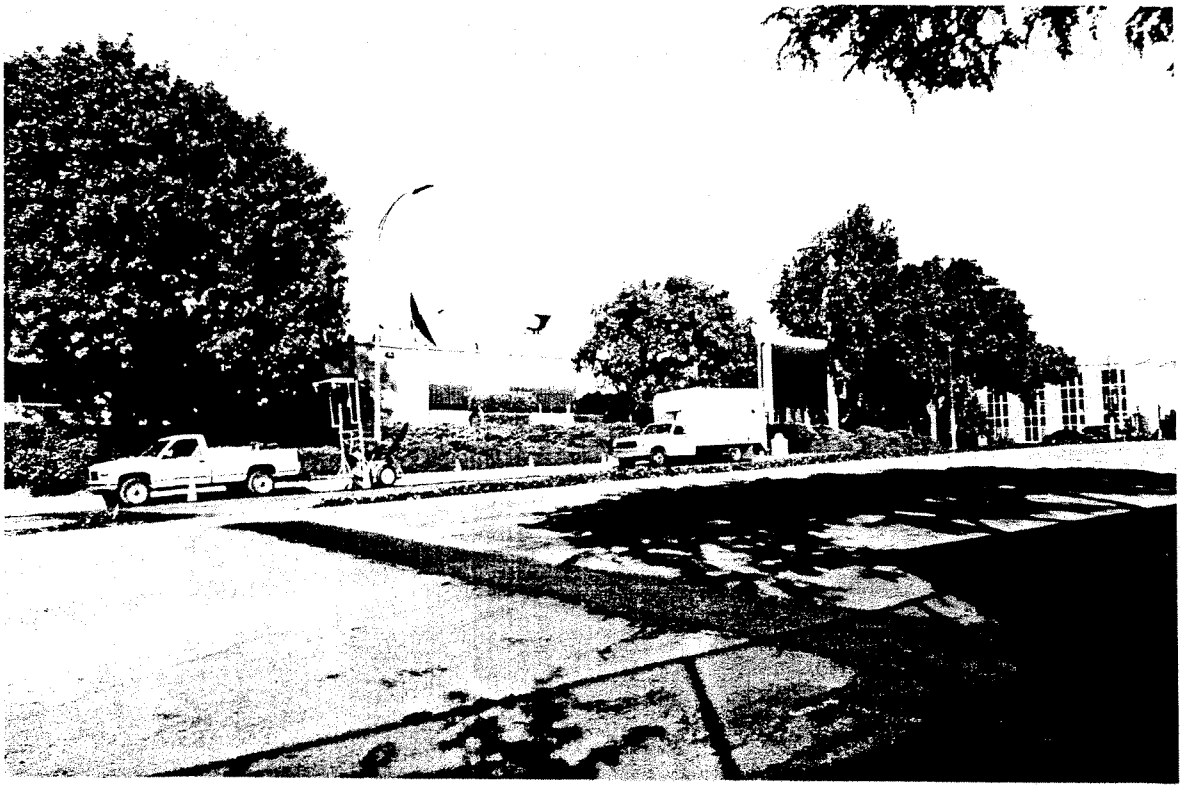


Photo 1: KNTV Building
(view from southwest)

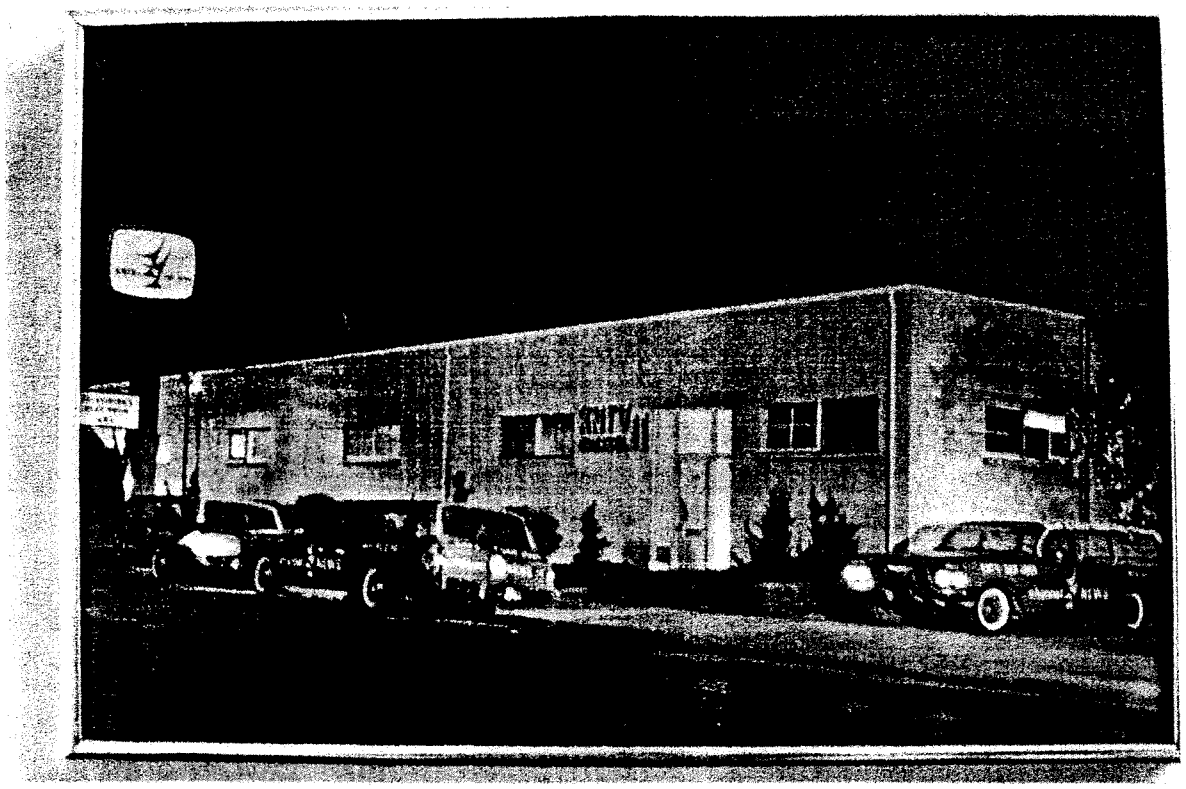


Photo 2: KNTV Building
(Historic view of 1955 building
source: KNTV archives)

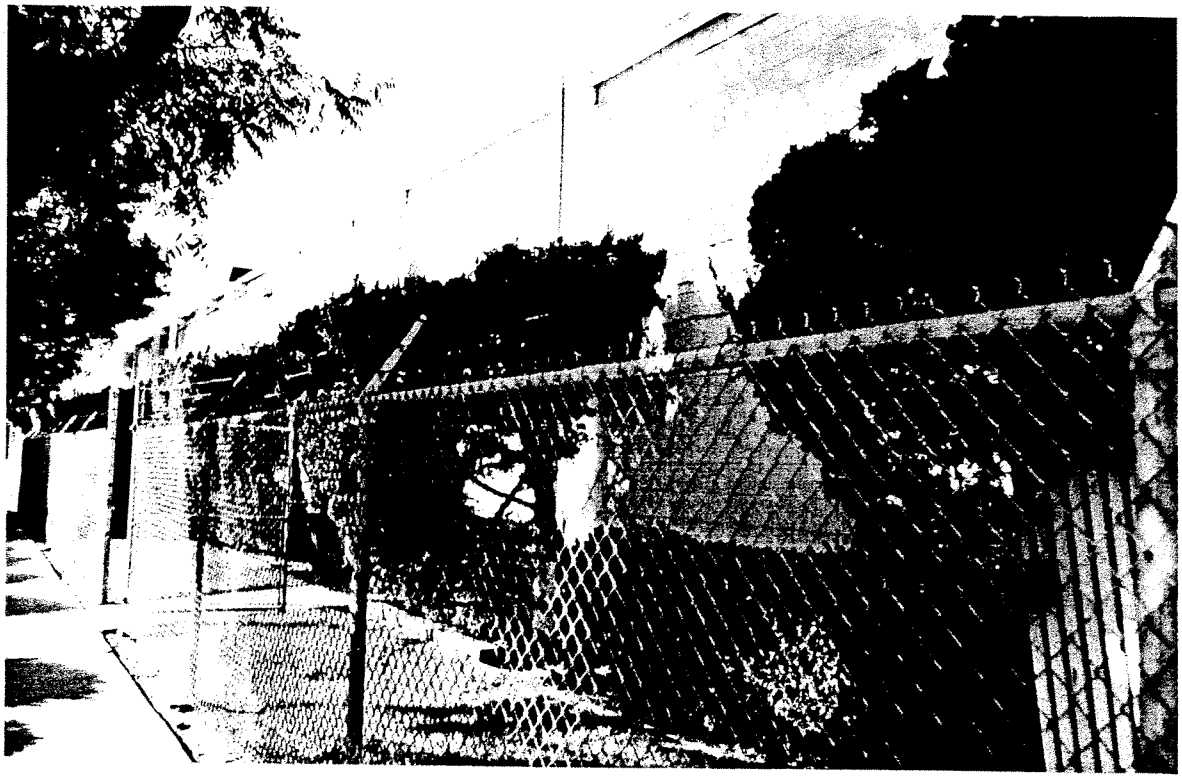


Photo 3: KNTV Building
(detail of front façade 1955 section
view from southwest)

Photo 4: KNTV Building
(detail of front façade of 1955 section
view from southwest)

Photo 5: KNTV Building
(view from northwest)

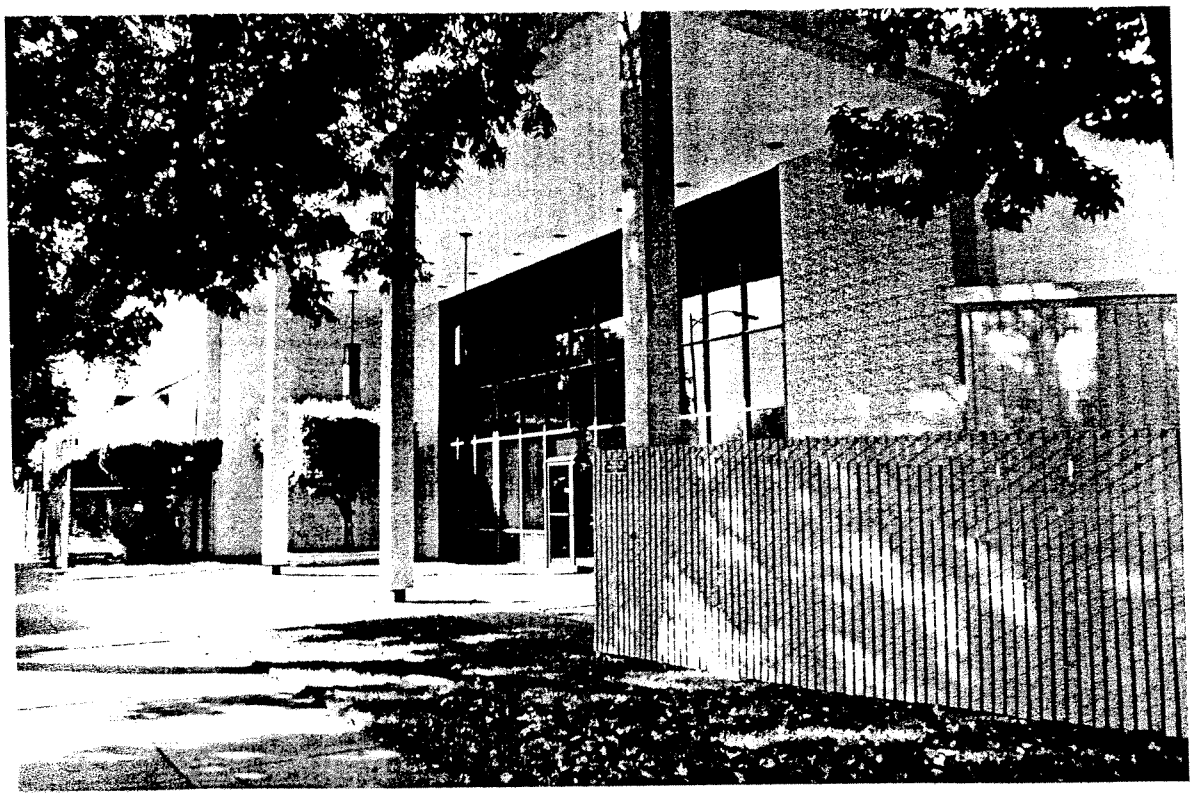


Photo 6: KNTV Building
(1965 addition – view from southeast)

Photo 7: KNTV Building
(1980 addition – view from southeast)

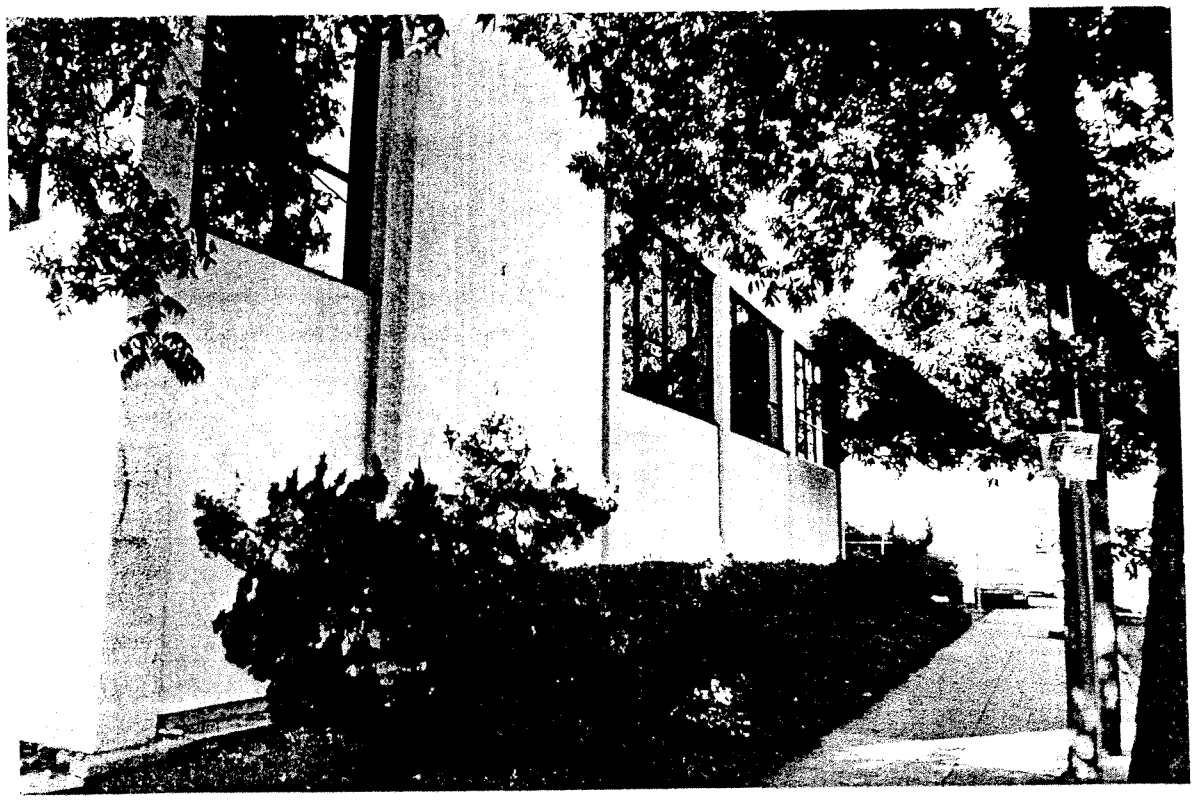


Photo 8: KNTV Building
(1980 addition - view from southwest)

Photo 9: KNTV Building
(interior view of 1965 addition)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

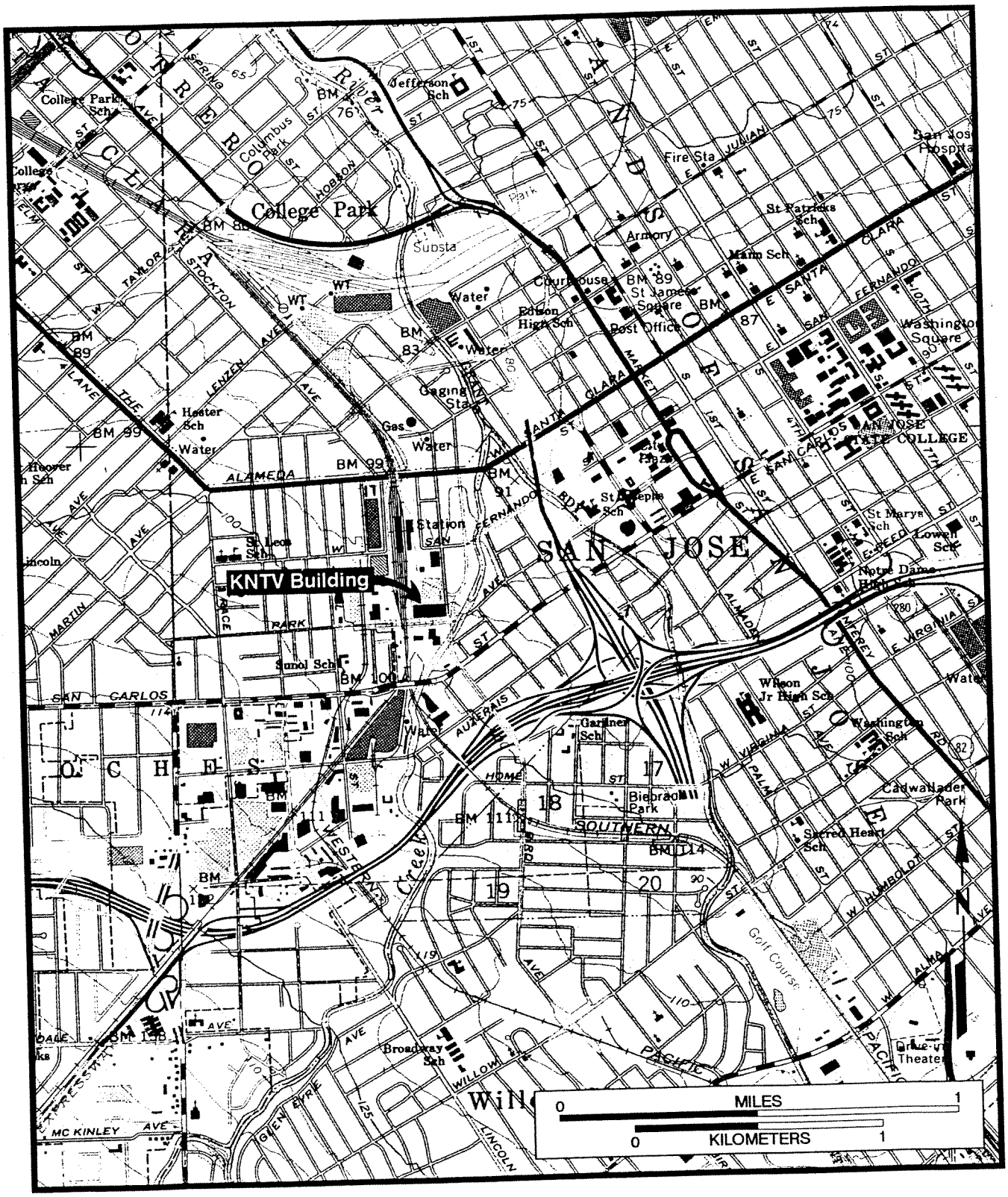
LOCATION MAP

Primary # P-43-001285
HRI #
Trinomial

Resource name of # (assigned by recorder) KNTV Building

USGS Quad: San Jose West, Calif. 1980

Date: November 2000



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

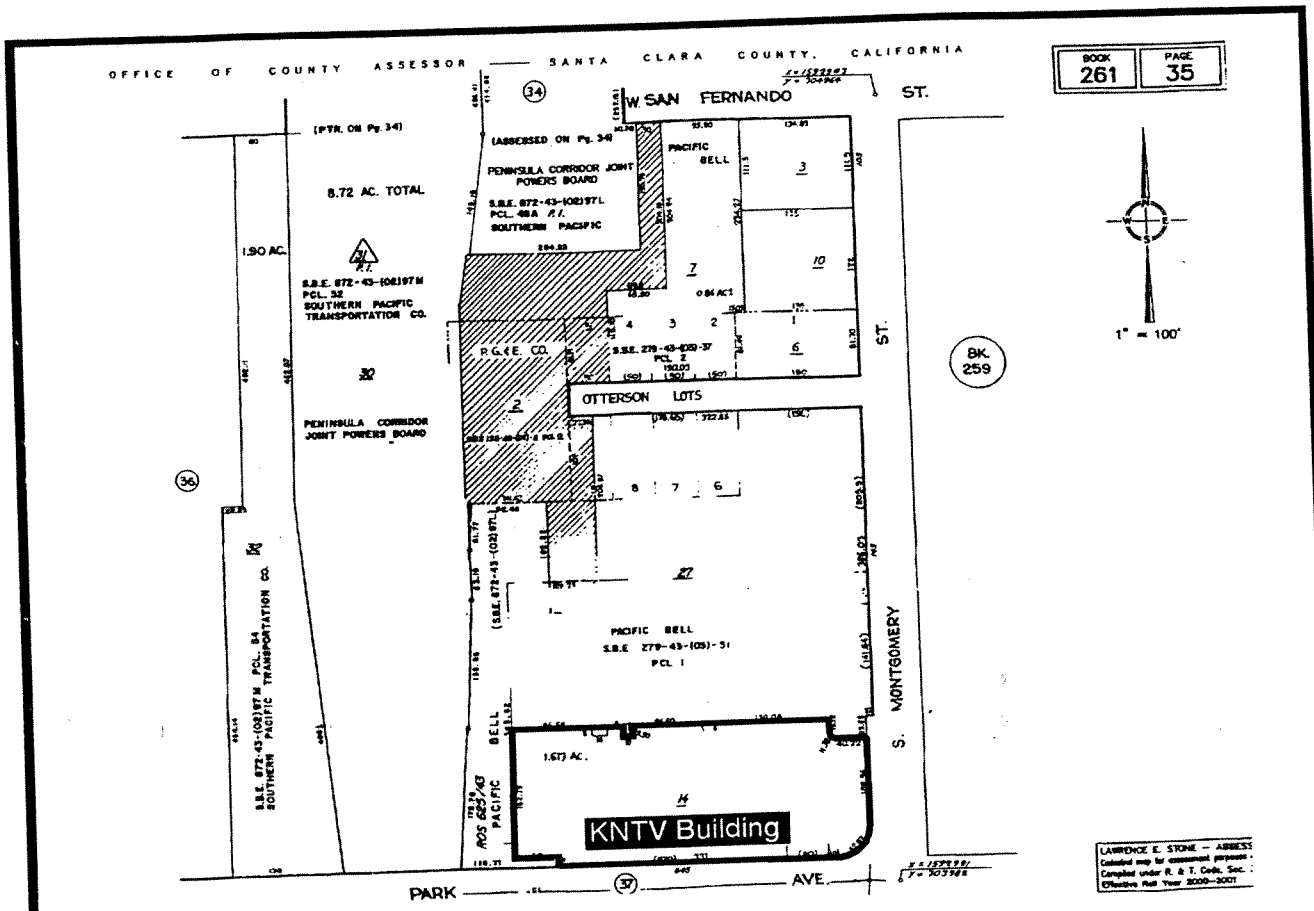
SKETCH MAP

Primary # P-43-001285
HRI #
Trinomial

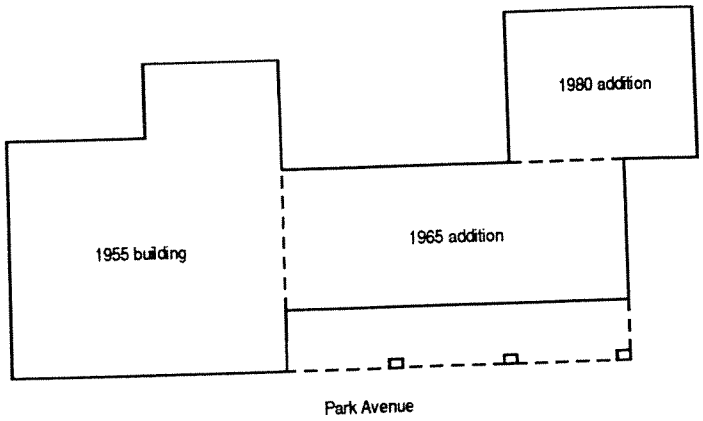
Resource name of # (assigned by recorder) KNTV Building

Drawn By: Ward Hill

Date: November 2000



Assessors Parcel Map



Sketch Map

Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 240

Ser. No. _____
National Register Status 4S1
Local designation HL

Identification and Location

1. Historic name KNTV-Channel 11
*2. Common name or current name Same
*3. Number & street 645 Park Avenue Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 261-35-: .014 Other _____

Description

6. Property Category Site If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This large contemporary Neoclassical Revival building was constructed in phases from 1955 through 1983. The building features a full facade portico supported by square columns. The entrance is in a glazed curtain wall. The flat roof has slightly overhanging eaves. The stucco building has a textured stucco facade. The complex includes telecommunication equipment and satellite dishes.

8. Planning agency Planning Dept.
9. Owner Address
Pacific Bell & KNTV Inc.
645 Park Avenue
San Jose, CA 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

*14. Construction date(s) 1955F Original location same Date moved _____

15. Alterations & date _____

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 09--television station

Significance and Evaluation

18. Context for evaluation: Theme Trans. & Communication Area San Jose
Period Ind./Suburb. 1945-1991 Property Type TV station Context developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This building houses KNTV-Channel 11, San Jose's first television station. Allen T. Gilliland, Sr., owner of the adjacent Sunlite Bakery, acquired the FCC television license in 1955. The first broadcast was made from the Santa Clara County Fairgrounds in 1955, and the station became an ABC affiliate in 1960. That same year, upon the death of his father, Allen Gilliland, Jr., took over the company, changing the name to Gill Industries. Gill Industries expanded into cable television in 1968, and sold Channel 11 in 1978 to Landmark Communications, Inc. The station continues to operate from the original but expanded facility on Park Avenue.

This site has significant historical associations relating to the genesis of the tele-communication industry in Santa Clara County. The buildings have been continually modified and expanded as technology and the needs of the station have advanced. The physical plant is not sufficiently seasoned in age to be considered historically or architectually significant at this time.

20. Sources:

Visual Survey, 6/10/92; City Directories 1923-1975; Building Permits; Arbuckle, History of San Jose, 1985; Payne, Harvest of Change, 1986; Bielharz & DeMers, California's First City, 1980.

21. Applicable National Register criteria
a

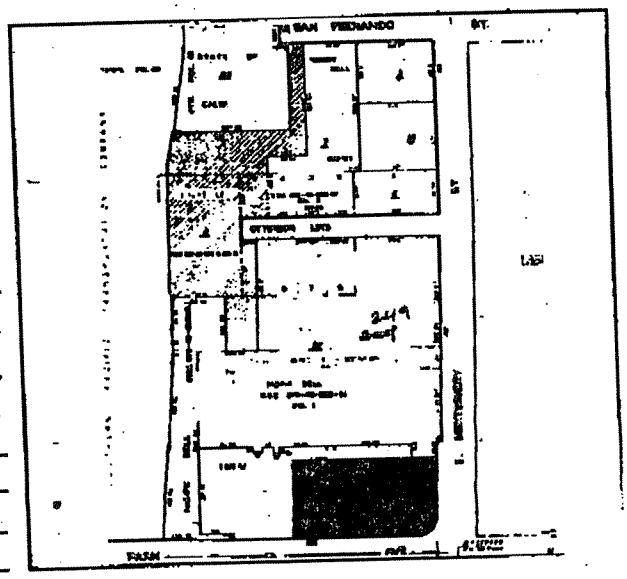
22. Other recognition _____
State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
Date of evaluation 7/2/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose, CA 95123
Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME KNTV - Channel 11 SURVEY REF. NO. 248

ADDRESS 645 Park Avenue

A. VISUAL QUALITY/DESIGN					
1. EXTERIOR	E	VG	G ✱	FP	
2. STYLE Neoclassical Revival	E	VG ✱	G	FP	
3. DESIGNER Unknown	E	VG	G	FP ✱	
4. CONSTRUCTION	E	VG	G	FP ✱	
5. SUPPORTIVE ELEMENTS Telecommunications equipment	E	VG ✱	G	FP	
B. HISTORY/ASSOCIATION					
6. PERSON/ORGANIZATION KNTV, Gilliland family	E ✱	VG	G	FP	
7. EVENT First TV transmission from Santa Clara Co.	E ✱	VG	G	FP	
8. PATTERNS Development of communication	E ✱	VG	G	FP	
9. AGE 1955-82	E	VG	G	FP ✱	
C. ENVIRONMENTAL/CONTEXT					
10. CONTINUITY	E	VG	G ✱	FP	
11. SETTING	E	VG ✱	G	FP	
12. FAMILIARITY	E	VG ✱	G	FP	
D. INTEGRITY					
13. CONDITION	E ✱	VG	G	FP	
14. EXTERIOR ALTERATIONS	E	VG	G ✱	FP	
15. STRUCTURAL REMOVALS	E ✱	VG	G	FP	
16. SITE	E ✱	VG	G	FP	
E. REVERSIBILTY					
17. EXTERIOR Unknown	E	VG	G	FP ✱	
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS					
18. INTERIOR/VISUAL	E	VG	G	FP	
19. INTERIOR/HISTORY	E	VG	G	FP	
20. INTERIOR ALTERATIONS	E	VG	G	FP	
21. REVERSIBILITY/INTERIOR	E	VG	G	FP	

REVIEWED BY Glory Anne Laffey DATE: 7/3/92

EVALUATION TALLY SHEET

SURVEY REF. NO. 248

Value E	VG	G	FP		
		6		A. VISUAL QUALITY/DESIGN	
	8			1. Exterior	
			0	2. Style	
			0	3. Designer	
	6			4. Construction	
				5. Supportive Elements	
				VISUAL QUALITY/DESIGN SUB-TOTAL	20
				B. HISTORY/ASSOCIATION	
20				6. Person/Organization	
20				7. Event	
12				8. Patterns	
			0	9. Age	
				HISTORY/ASSOCIATION SUB-TOTAL	52
				C. ENVIRONMENTAL/CONTEXT	
		3		10. Continuity	
	4			11. Setting	
	8			12. Familiarity	
				ENVIRONMENTAL/CONTEXT SUB-TOTAL	15
				A & C SUB-TOTAL	35
				B SUB-TOTAL	52
				PRELIMINARY TOTAL (SUM of A, B, & C)	87

Value E	VG	G	FP						
				D. INTEGRITY					
0				13. Alterations					
				From A, B & C Sub-Totals	87	X	0	=	0
		.10		14. Exterior Alterations					
		.05		From A & C Sub-Totals	35	X	.1	=	3.5
				From B Sub-Total	52	X	.05	=	2.6
0				15. Structural Removals					
0				From A & C Sub-Totals	35	X	0	=	0
				From B Sub-Total	52	X	0	=	0
0				16. SITE					
				From B Sub-Total	52	X	0	=	0
				INTEGRITY DEDUCTIONS (SUB-TOTAL)			6.1		
				ADJUSTED SUB-TOTAL	87 (PRELIMINARY TOTAL)	-	6.1 (INTEGRITY DEDUCTIONS)	=	80.9
				E. REVERSIBILITY					
			2	17. Exterior					2
				TOTAL					82.9

Value E	VG	G	FP	F. ADDITIONAL CONSIDERATIONS/BONUS POINTS	
				18. Interior Visual Quality	
				19. History/Association of Interior	
				20. Interior Alterations	
				21. Reversibility/Interior	
				BONUS POINTS SUB-TOTAL	
				ADJUSTED TOTAL (With Bonus Points)	82.9

Patty's Inn
102 South Montgomery Street

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

Resource Name: Patty's Inn

P1. Other Identifier: None

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 102 South Montgomery Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597255**mE** / 4131938 **mN**

e. **Other Locational Data:** APN 259-48-012

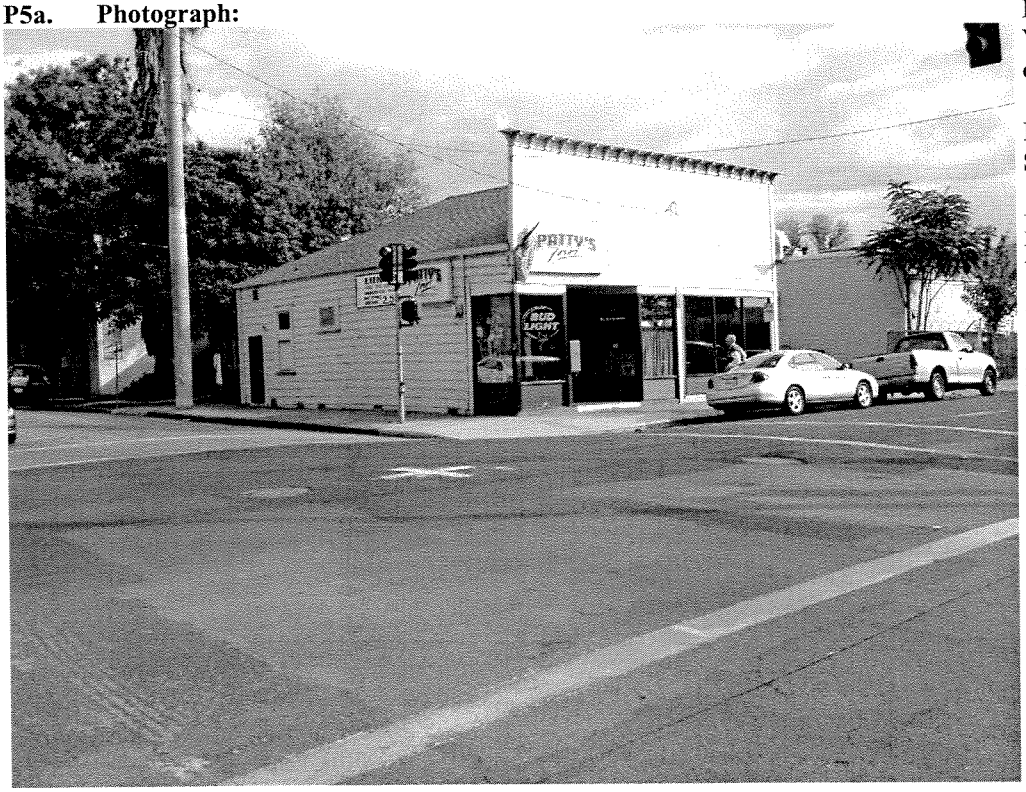
P3a. Description:

Patty's Inn is a one-story frame Italianate Commercial building with a rectangular mass. The building has a front gable roof covered with composition shingles, and features a prominent false front with a bracketed cornice. The walls are clad in horizontal board Channel Rustic siding. The lower portion of the primary west elevation consists of a series of modern glass and metal storefront windows, with a recessed doorway with double frame and glass doors. The storefront has been remodeled and has metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. A pedestrian doorway is located to the east rear of the north side elevation. The building is located on a level lot, facing west towards South Montgomery Street, and situated adjacent to the sidewalk.

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

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo: View to southeast, west elevation of building

P6. Date Constructed/Age and Source: 1885, City of San Jose.

P7. Owner and Address:
Roy and Mary Krickeberg
1366 Metcalf Road
San Jose, California 95138

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc, Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

DPR 523A (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

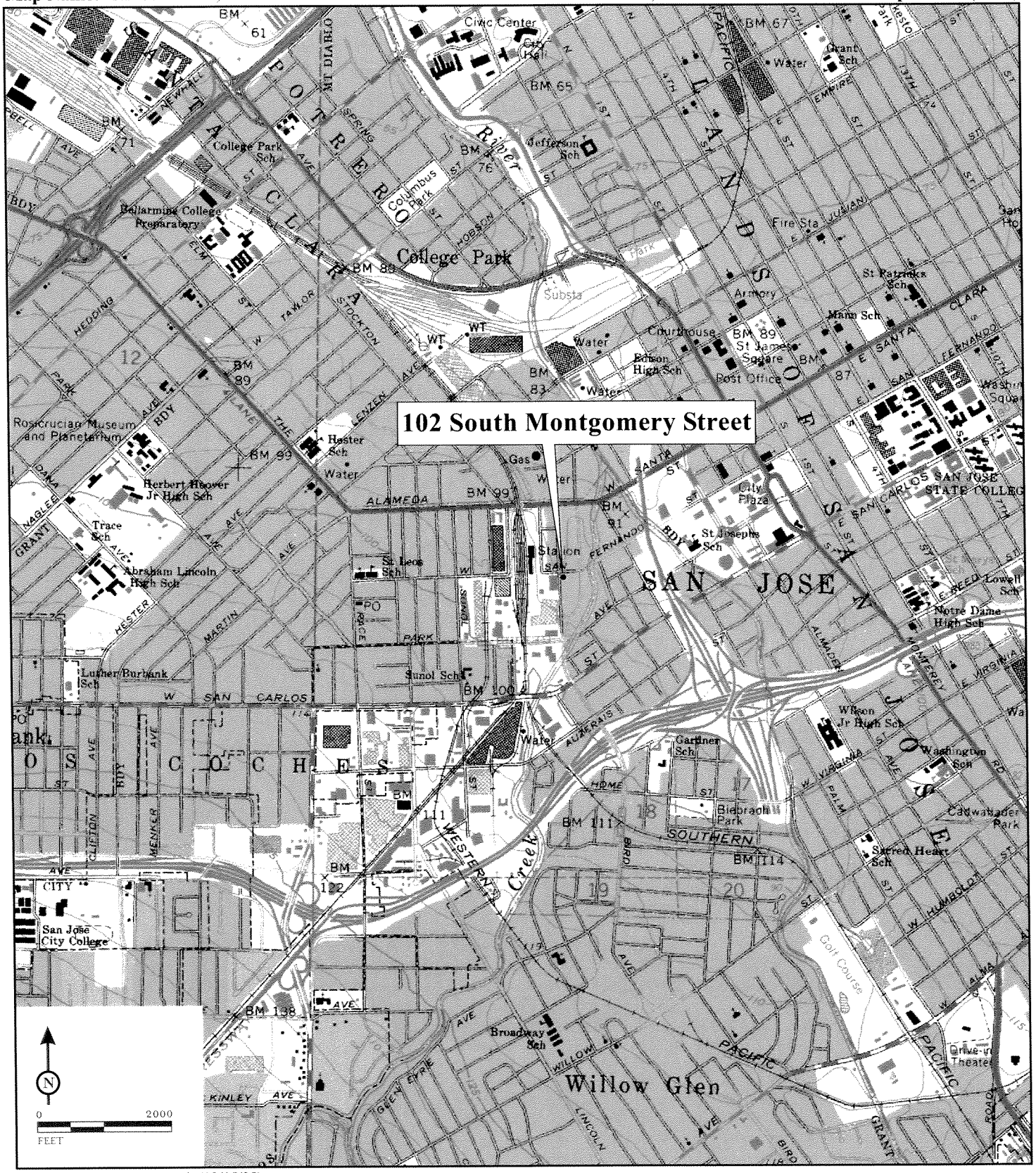
Primary #
HRI #
Trinomial

Resource Name: Patty's Inn

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

B1. **Historic Name:** Unknown
B2. **Common Name:** Patty's Inn
B3. **Original Use:** Tavern and inn
B4. **Present Use:** Sports bar and restaurant
B5. **Architectural Style:** Italianate False Front Commercial
B6. **Construction History:** This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches,* in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

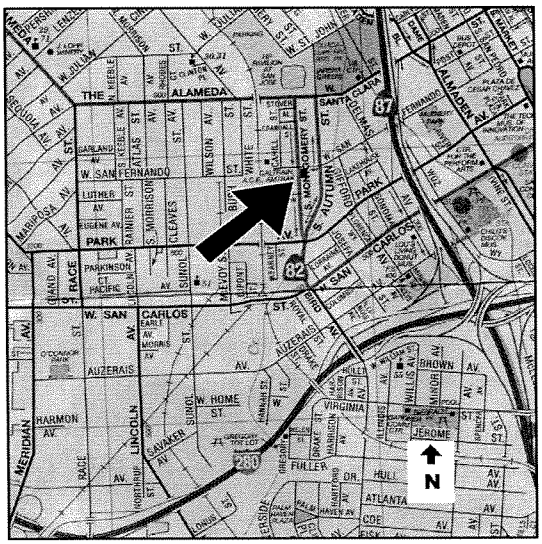
This building was originally constructed in the 1880s. Interior alterations were made in 1945 and building, electrical, and plumbing permits are in file with the City beginning in 1970 through the 1990s. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations).

B7. **Moved?** No
B8. **Related Features:** 1920s Craftsman residence to east of lot on same parcel.
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance: Theme:** Commercial Development **Area:** San Jose
Period of Significance: 1880s **Property Type:** Store **Applicable Criteria:** N/A

Under Criterion 1, although associated with the 1880s commercial expansion of the City's core, the building did not make a significant contribution to the broad patterns of California's history and cultural heritage. Benjamin Oiumet built the original building as a grocery store that he operated until the 1930s. The first grocery store within the project area vicinity was operated by Crandall & Sons who opened their grocery store in the early1870s approximately 600 feet north of Patty's Inn. Under Criterion 2, Patty's Inn is not associated with any persons important in history; building owners included Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. Under Criterion 3, the building is a typical example of the 1880s Italianate commercial architectural style. The exterior storefront has been significantly altered with the installation of modern metal and glass storefront windows and recessed double doors (which, although not original, appear to date from a period earlier than the most recent alterations). The building lacks the integrity necessary to reflect its period of significance due to alterations. There was no indication that this building could provide information under Criterion 4. Patty's Inn does not appear to be eligible for listing in the California Register. The building received a tally of 36.5 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

B11. **Additional Resource Attributes:** None
B12. **References:** Laffey, Glory Anne, 1992, Historic Resources Inventory Form.
Foster, Stason I. and Ron L. Helm, 2005. *Phase I Environmental Site Assessment, 102 South Montgomery Street and 530 West San Fernando Street, San Jose, California*. Lowney Associates, Mountain View, California.
B13. **Remarks:** None
B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 102 S. Montgomery St. (Patty's Inn)

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".

A.	**VISUAL QUALITY/DESIGN**				
1.	EXTERIOR	E	(VG)	G	FP
2.	STYLE Italianate Commercial	E	(VG)	G	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	(VG)	G	FP
5.	SUPPORTIVE ELEMENTS	E	VG	(G)	FP
B.	**HISTORY/ASSOCIATION**				
6.	PERSON/ORGANIZATION	E	VG	G	(FP)
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS	E	(VG)	G	FP
9.	AGE 1885	E	(VG)	G	FP
C.	**ENVIRONMENTAL/CONTEXT**				
10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP
D.	**INTEGRITY**				
13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP
E.	**REVERSIBILITY**				
17.	EXTERIOR	E	VG	(G)	FP
F.	**ADDITIONAL CONSIDERATIONS/BONUS POINTS**				
18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

102 S. Montgomery St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	8
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		31
B.	**HISTORY/ASSOCIATION**	**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	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		15
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9
				"A" & "C" SUBTOTAL:		40
				"B" SUBTOTAL:		15
				PRELIMINARY TOTAL: (Sum of A,B & C)		55

102 S. Montgomery

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *55 = 2.75 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x *40 = 4.0 *from A and C Subtotals
	-	.03	.05	.10	.05 x *15 = .75 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x *40 = 12 *from A and C Subtotals
	--	.10	.20	.40	.20 x *15 = 3 *from B Subtotal
16. SITE	--	.10	.20	.40	.0 x *15 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 22.5

ADJUSTED SUBTOTAL: 55 - 22.5 = 32.5
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 34.5

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 36.5

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 224

Ser. No. _____
National Register Status _____
Local designation IS

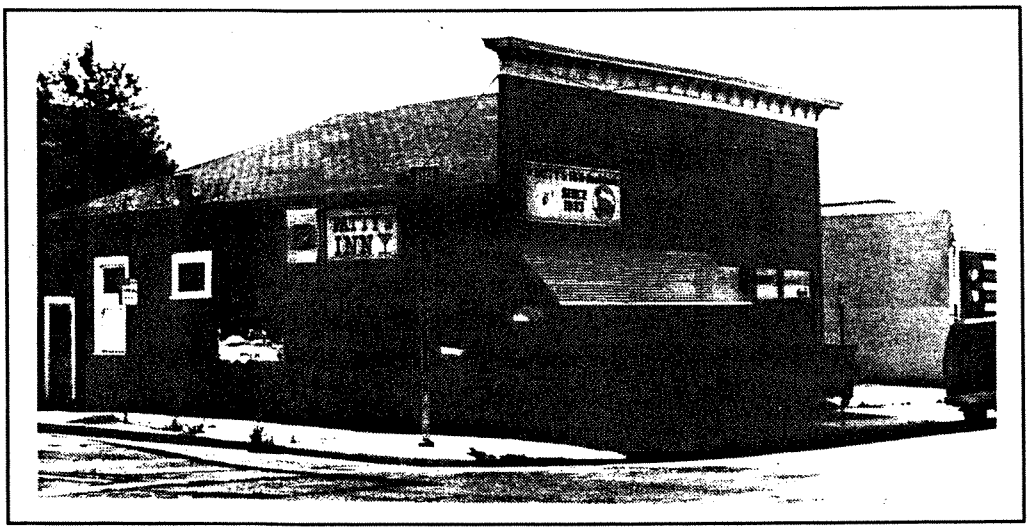
Identification and Location

1. Historic name None
*2. Common name or current name Patty's Inn
*3. Number & street 102 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-48-012 Other _____

Description

6. Property Category Building If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This early commercial building features an Italianate false facade with a prominent bracketed cornice. The hipped roof has close eaves. The building is sheathed with channel rustic siding. The storefront has been remodeled and has V-channel siding and metal-framed windows with dark glazing. The original windows have 1/1 double-hung sashes with plain surrounds and molded sills. The building has served a variety of uses including Benjamin Ouimet's grocery store, the O'Neill & Krickeberg liquor store, and a restaurant. The structure appears to be in good condition and its architectural integrity is intact.



8. Planning agency
Planning Dept.
9. Owner Address
Adolph Krickeberg
1505 Emory St.
San Jose, CA 95126
10. Type of Ownership
Private
11. Present Use
Commercial
12. Zoning
M-1
13. Threats
Development pressures

Send a copy of this form to: State Office of Historic Preservation,
PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).
All items must be completed for historical resources survey information.

Survey Ref. No. 224

Historical Information

*14. Construction date(s) 1885A Original location same Date moved _____

15. Alterations & date _____

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 06--store

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose
Period Horticulture 1870-1918 Property Type retail Context developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria _____

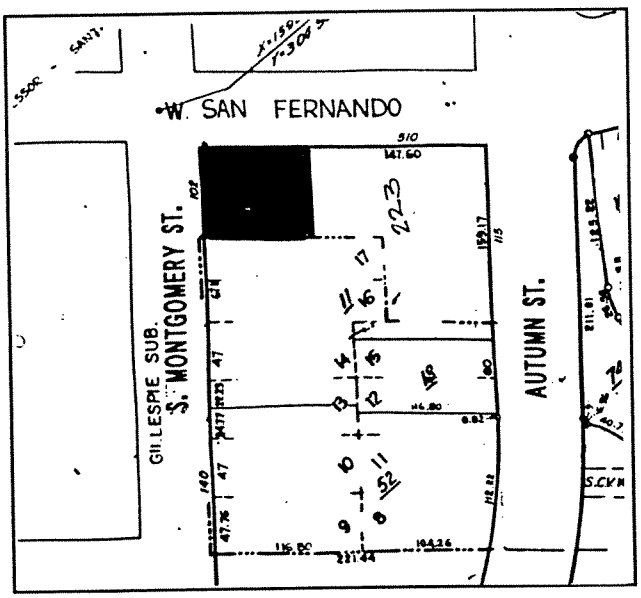
22. Other recognition _____
State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
Date of evaluation 7/2/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose, CA 95123
Phone (408) 227-2657



Stephen's Meat Products
105 South Montgomery Street

Recorded by: Judith Marvin and Randy Groza **Date:** December 12, 2005 Update

105 South Montgomery Street (APN 261-35-003, -006, and -010). The Stephen's Meat Products complex was recorded and evaluated in 2002 by architectural historian Amanda Blosser (2002). The building complex did not appear eligible for listing in either the National or California registers due to a lack of "historic and architectural significance, as well as integrity."

LSA concurs with Blosser (2002) that the buildings do not appear eligible for listing in either the National or California registers since they do not meet any of the criteria. Under Criterion 1, although associated with the pre-World War II commercial development of San Jose, the complex is not an important contributor to that event. Research also indicates that under Criterion 2 Stephen's Meat Products is not associated with any persons important in history, although founder Stephen Pizzo was locally known for his sausages. Under Criterion 3, the buildings are typical examples of a common resource type, not the work of a master, nor do they possess high artistic values. A. John Novelli, an Oakland engineer, designed the plans for the 1960s expansion and facility conversion to a meat processing plant. Due to extensive remodeling, the complex lacks the integrity necessary to reflect its period of significance. In addition, there was no indication that this resource could provide information under Criterion 4.

The current LSA study has concluded that the Stephen's Meat Products buildings do not appear to be eligible for listing on the National or California registers under any of the applicable criteria. The building's tally using the City's Historic Evaluation Criteria is 33.85. The building is not classified as a Candidate for City Landmark, nor is it a historical resource for the purposes of CEQA.

Reference Cited:

Blosser, Amanda
2002 Primary record for 105 South Montgomery Street (Stephen's Meat Company). In *Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

HISTORIC EVALUATION SHEET

Historic Resource Name: 105 S. Montgomery (Stephen's Meat Products)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	(G)	FP
2.	STYLE Commercial building	E	VG	(G)	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS Neon Signage Intact	(E)	VG	G	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION	E	VG	G	(FP)
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Commercial development of San Jose	E	(VG)	G	FP
9.	AGE 1940s	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	(VG)	G	FP
12.	FAMILIARITY	(E)	VG	G	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	(G)	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

105 S. Montgomery

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	4
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	8
				SUBTOTAL:		22
B.	**HISTORY/ASSOCIATION**	**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	9
9.	AGE	8	6	3	0	3
				SUBTOTAL:		12
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	4
12.	FAMILIARITY	10	8	4	0	10
				SUBTOTAL:		17

"A" & "C" SUBTOTAL:	39
"B" SUBTOTAL:	12
PRELIMINARY TOTAL: (Sum of A,B & C)	51

105 S. Montgomery St.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x * 51 = 2.55 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x * 39 = 3.9 *from A and C Subtotals
	-	.03	.05	.10	.05 x * 12 = 0.6 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x * 39 = 11.7 *from A and C Subtotals
	--	.10	.20	.40	.20 x * 12 = 2.4 *from B Subtotal
16. SITE	--	.10	.20	.40	.0 x * 12 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 21.15

ADJUSTED SUBTOTAL: 51 - 21.15 = 29.85
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 31.85

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 33.85

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference #12-69

P1. Other Identifier: 105 South Montgomery Street

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

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose West **Date** 1961, photorevised 1980 T___; R ___; ___ ¼ of Sec ___; _____ B.M.

c. Address 105 South Montgomery Street City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor Parcel Number: 261-35-003; 261-35-010; 261-35-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This form addresses three adjacent parcels containing a large, sprawling building that houses various parts of Stephens Meat Products. The main building, located at 105 South Montgomery Street, is composed of the original Stephen's Meat Products retail building and processing plant, as well as several additions including a modern shed located on the south side. Constructed in 1948, the original retail building stands on the corner of South Montgomery and West San Fernando Streets and is one story tall, with a large flat overhanging awning as shown in **Photograph 1**. A neon sign is located at the top of the parapet wall and the front façade is glazed with light, each of which is divided by a wood mullion. The original 1950s sign is located on the south side of the retail building (**Photograph 2**). (See Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) (HP8) Industrial Property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1, façade, camera facing northwest, September 18, 2002

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1948, 1956, 1963, County Assessor's records

***P7. Owner and Address:**
Stephens Meat Products
105 South Montgomery St.
San Jose, CA 95110

***P8. Recorded by:** (Name, affiliation, address)
Amanda Blosser
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

***P9. Date Recorded:** September 18, 2002

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

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

*Required Information

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

Primary # _____
HRI # _____

***NRHP Status Code** _____

***Resource Name or #** (Assigned by recorder) Map Reference #12-69

B1. Historic Name: Stephen's Meat Products
B2. Common Name: Stephen's Meat Products
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1948, 1953, 1963

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____

B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Much of the land on the western side of Los Gatos Creek was subdivided in the late nineteenth century, although portions of it were not developed until the twentieth century. This area west of the creek to Bush Street and south to West San Carlos Street was known as Crandallville in the late nineteenth and early twentieth centuries. Named after O.L. Crandall, the owner of a small grocery store located in the area, the heart of Crandallville was located north of the parcel treated by this form. Early development, in Crandallville was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad (SPRR) and the construction in the mid 1930s of Cahill Station. After this time, the area began to exhibit an increasingly commercial character. The SPRR bypass also generally provided an impetus for industrial businesses to relocate or build in the area during this period. (See continuation sheet).

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

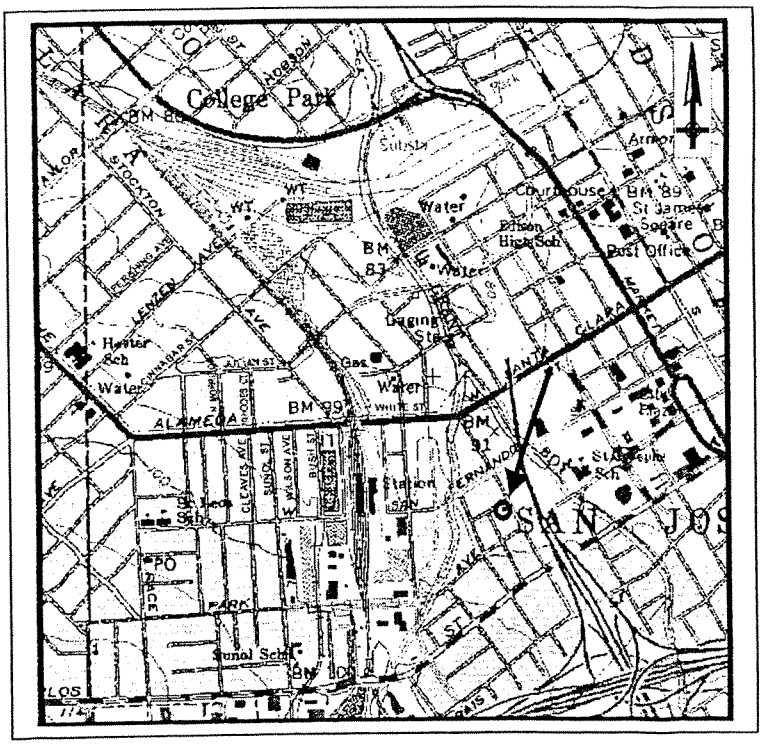
***B12. References:** Sanborn Map Company, San Jose (1884-1950) Santa Clara (1884); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

***B14. Evaluator:** Amanda Blosser

***Date of Evaluation:** September 25, 2002

(This space reserved for official comments.)



***Required Information**

P3a. Description (continued):

A large warehouse, the original processing plant, is attached to the western side of the retail building. It has a flat roof and is also clad with stucco. A small parking lot separates the retail building from another small, one-story building, as shown in **Photographs 3 and 4**. This smaller building is one story tall, with a flat roof, overhanging eaves, and exposed rafters. The façade is six bays wide, each divided with pilasters. Most of the bays feature industrial metal frame awning windows, but one bay contains a single leaf commercial door. This building has been joined to the processing plant on its west side, and has a modern shed, shown in **Photograph 5**, on the south side.

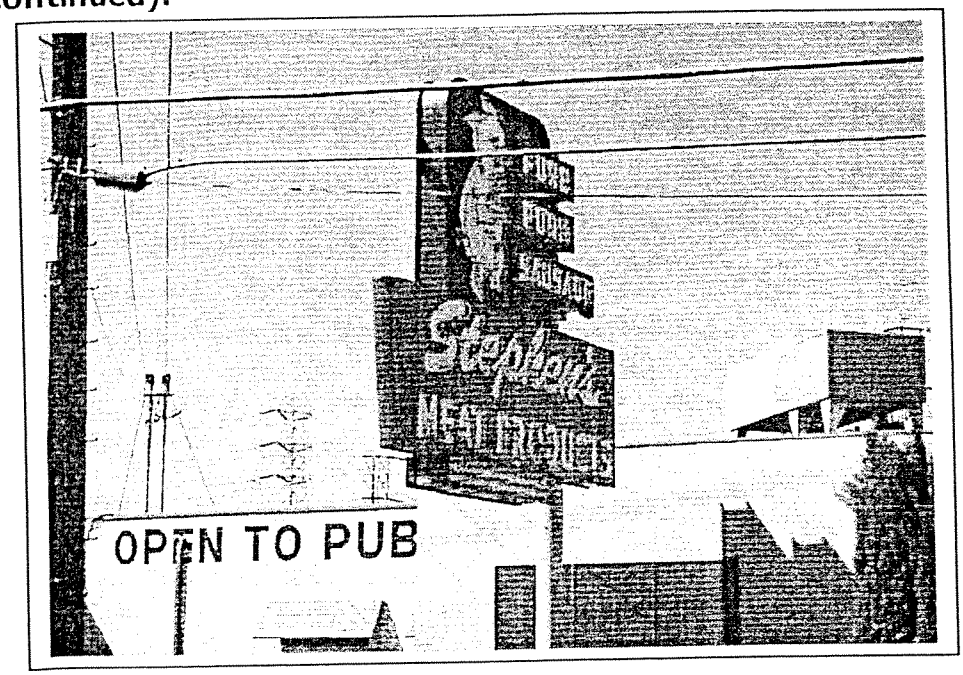
B10. Significance (continued):

The buildings previously constructed throughout Crandallville were small modest homes, so that after the station was built, the area became a mixture of residential development interspersed with businesses such as the Watkins and Scott Foundry, Pacific Electric and Gas Company and the SPRR.[1] The parcels treated by this form were originally developed as residential lots. In the mid-twentieth century, many dwellings in the area were replaced by commercial or industrial buildings; in the case of these parcels, Stephen's Meat Products replaced the original residences in 1948. The business expanded over time and a small building was constructed adjacent to Stephen's Meat Market in 1953 to serve as an office building. This building was incorporated into Stephen's Meat Market when several additions were constructed in 1953 and 1963.

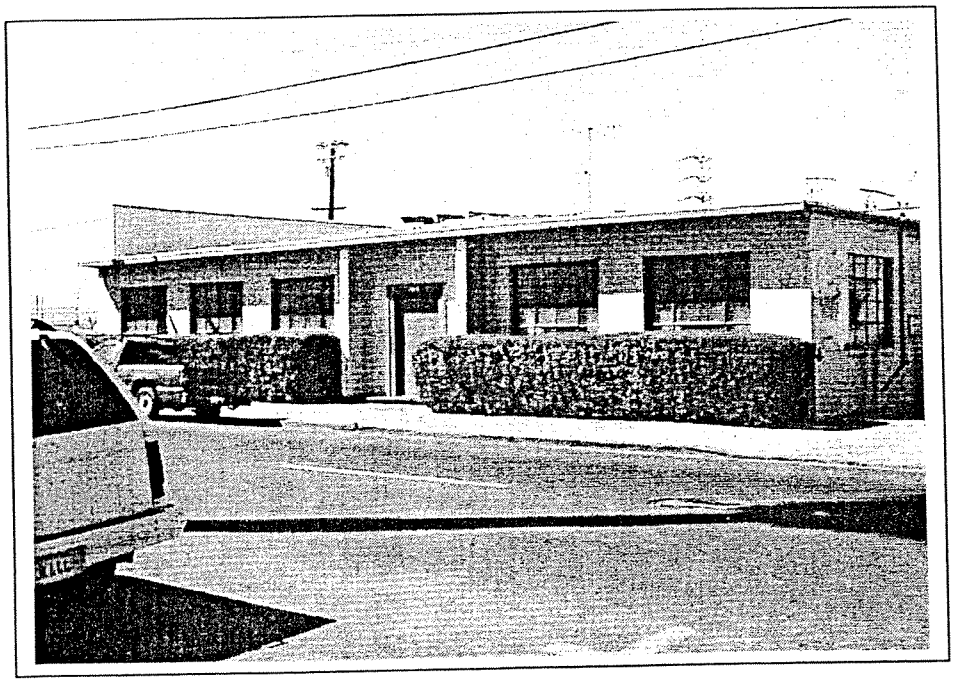
The Stephen's Meat Products property does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA, as it lacks historic and architectural significance, as well as integrity. It does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A). It does not appear that Stephen's Meat Market made significant contributions to meat merchandising, or to local, state, or national history (Criterion B), nor did research indicate that any historically significant persons were associated with this building. This large, rambling industrial building does not embody distinctive architectural characteristics of a type, period, or method of construction (Criterion C). The original Stephen's Meat Market building was designed with a modern flair using materials that were typical of post war and early 1950s design. The large additions extending to the end of block, however, have altered the building's the setting and design has been altered. The building also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and this historic property does not appear to meet the significance criteria as outlined in these guidelines.

[1] City of San Jose Department of City Planning, "The Alameda," April 1984; and Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 20.

Photographs (continued):

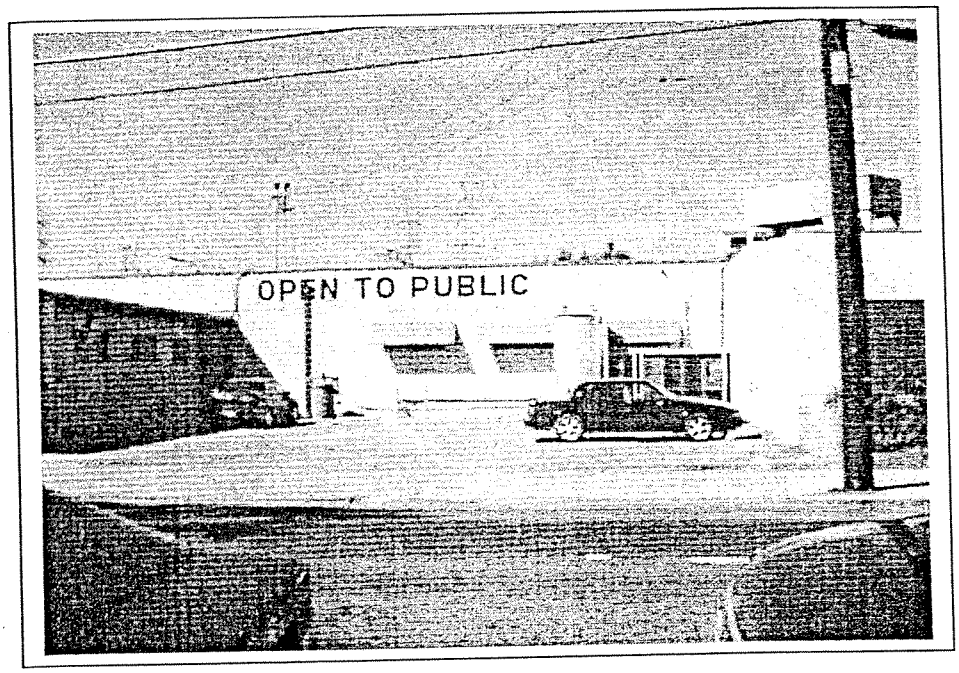


Photograph 2. Stephen's Meat Products sign, camera facing southwest, September 18, 2002.



Photograph 3. Building adjacent to main building at Stephen's Meat Products, camera facing southwest, September 18, 2002.

Photographs (continued):



Photograph 4. Addition to main building, camera facing west, September 18, 2002.

Photograph 5. Shed warehouse, on adjacent parcel, camera facing northwest, September 18, 2002.

Butcher Electric Company Warehouse
114 South Montgomery Street

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

Resource Name: Butcher Electric Company Warehouse

P1. Other Identifier: Amtrak Operations Center

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 T **7** South; **R** 1East; unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 114 South Montgomery Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597260 **mE** / 4131857 **mN**

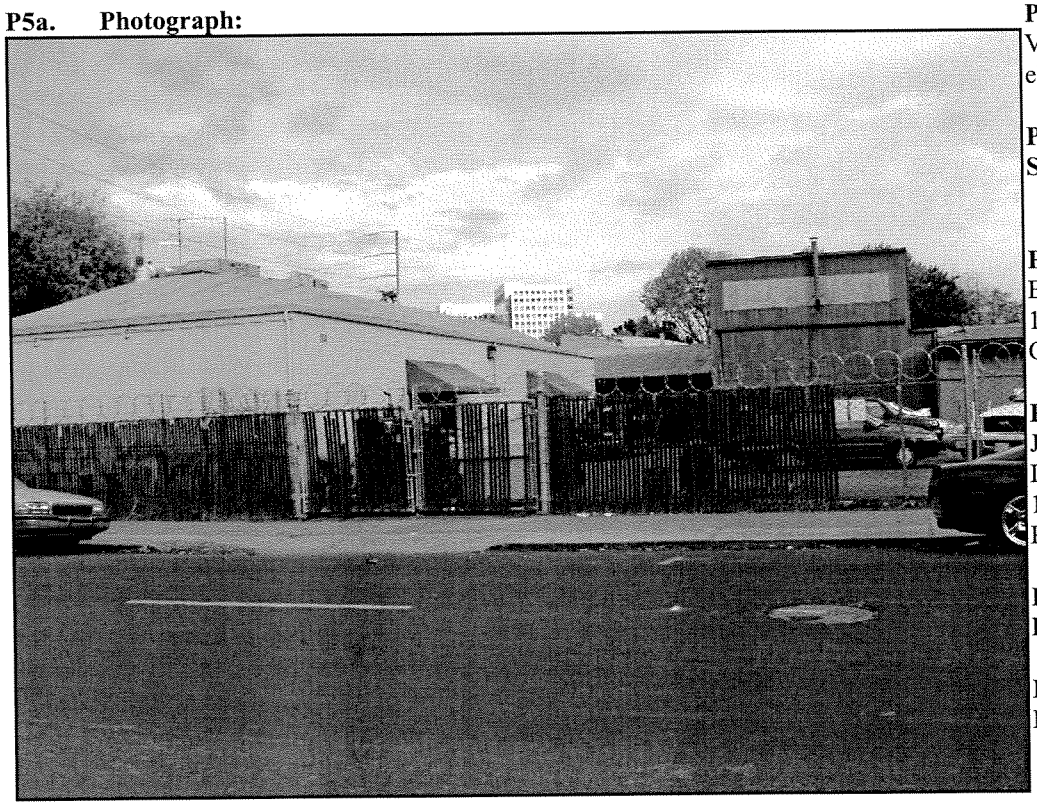
e. **Other Locational Data:** APN 259-48-011

P3a. Description: This one-story industrial warehouse building was constructed in 1952 for the Butcher Electric Company, located at 510 West San Fernando Street. It is a simple square concrete block industrial building with an arched roof covered with rolled composition roofing. Entry is provided by two glass and metal doors, beneath small canopies. An associated corrugated metal building is located to the rear of the lot. The building is situated on a level lot, facing south towards an asphalt parking lot, and separated from South Montgomery Street by a fence and sidewalk.

P3b. Resource Attributes: HP8, Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo: View to northeast, west and south elevations.

P6. Date Constructed/Age and Source: 1952, City of San Jose.

P7. Owner and Address:
Butcher Bros.
19817 Beekman Place
Cupertino, California 95014

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

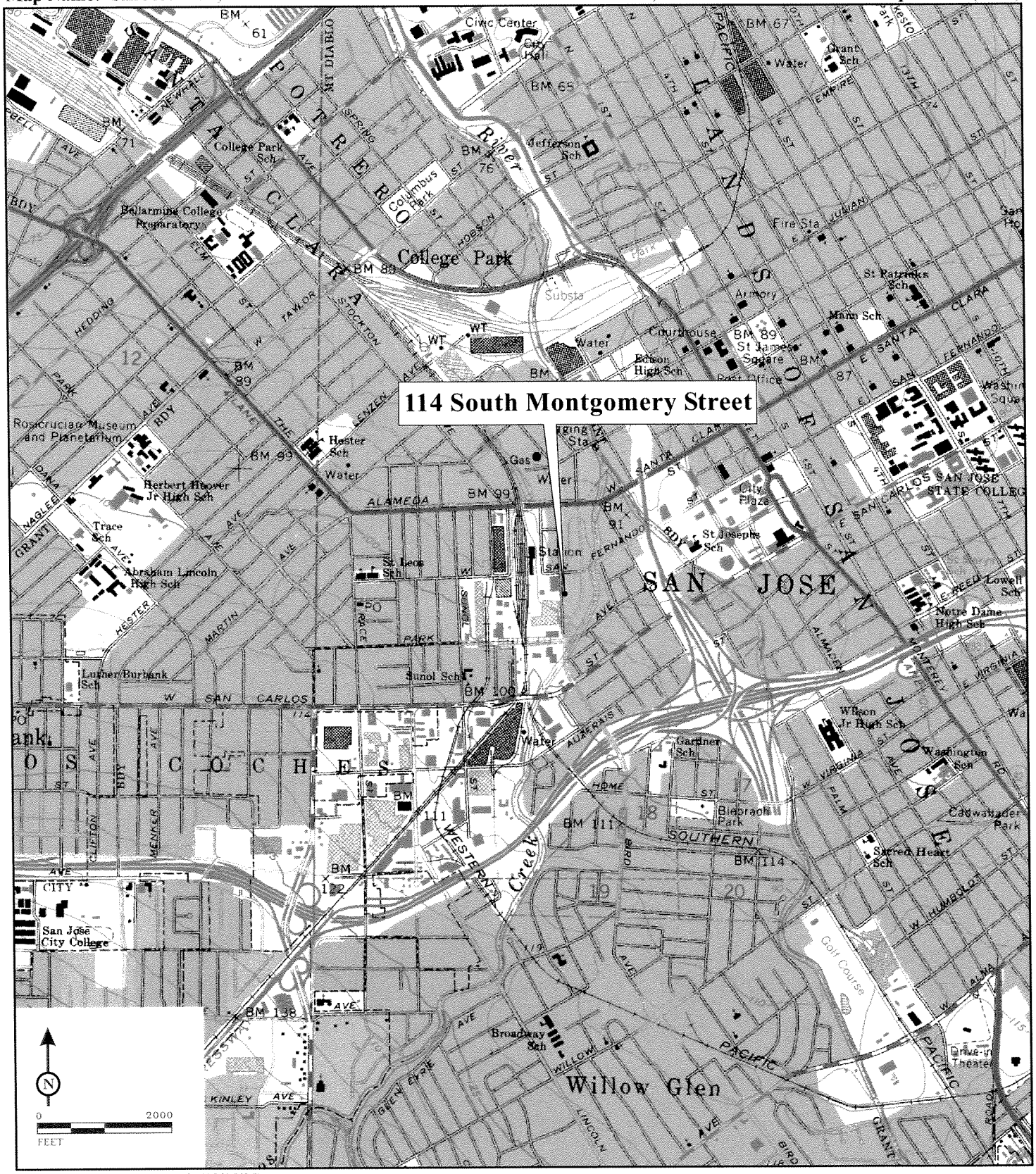
DPR 523A (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: Butcher Electric Company Warehouse

Map Name: San Jose West, Calif. Scale: 1:24,000 **Date of Map:** 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

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

Primary #
HRI#

NRHP Status Code: 6Z
Resource Name: Butcher Electric Company Warehouse

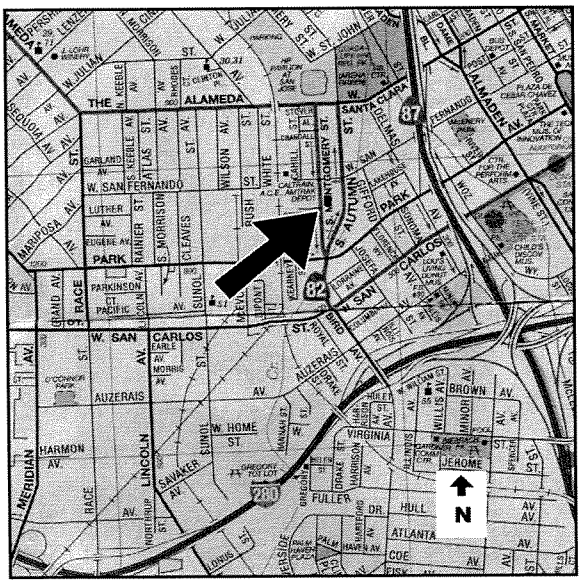
B1. **Historic Name:** Butcher Electric Company
B2. **Common Name:** Amtrak
B3. **Original Use:** Electrical supply warehouse
B4. **Present Use:** Amtrak Operating Center
B5. **Architectural Style:** Commercial building
B6. **Construction History:** This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches,* in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

This building was constructed in 1952 as an electrical supply warehouse. The only apparent alterations are the glass and metal doors.

B7. **Moved?** No
B8. **Related Features:** Buildings at 510 West San Fernando Street and 115 South Autumn Street.
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance: Theme:** Commercial Development **Area:** San Jose
Period of Significance: 1950s **Property Type:** Commercial/Industrial Building **Applicable Criteria:** N/A
The Butcher Electric Company was founded by Roy M. Butcher in 1914; he received California's fourth electrical contractor license. The company was one of the largest electric companies in the Santa Clara Valley (Arbuckle 1986:195). Under Criterion 1, the buildings are associated with the industrial and commercial development of the Santa Clara Valley, and they are an important contributor to that event. The Butcher Electric Company was one of the largest electric companies in Santa Clara Valley and conducted business at the same location for almost 50 years (Arbuckle 1986:195). The pioneer company designed electrical systems for numerous facilities that are prominent in Santa Clara Valley such as the Ford Motor Company Assembly Plant in Milpitas, Stanford Shopping Center, the Lockheed Plant, and NASA. Under Criterion 2, Roy Butcher can be considered locally significant in the construction industry. Butcher established his business in 1914; served on San Jose's Redevelopment Agency for ten years and spent many years on the Planning Commission; Butcher received California's fourth electrical contractor license. Under Criterion 3, the buildings are simple modern commercial/industrial buildings, not the work of a master, nor do they possess high artistic values. There was no indication that this building could provide information under Criterion 4. This warehouse does not typify or exemplify the Butcher Electric Company. The building was secondary to the businesses function of designing electrical systems and it does not demonstrate the significance of the business. The primary location for business activity was conducted in the main office at 510 W. San Fernando Street. This building therefore is not eligible for listing in the California Register. The building was also assigned a score of 38.52 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.
B11. **Additional Resource Attributes:** None

B12. **References:** Arbuckle, Clyde, 1986 *Clyde Arbuckle's History of San Jose.* Memorabilia of San Jose, San Jose, California.
B13. **Remarks:** None
B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



DPR 523B (1/95)

HISTORIC EVALUATION SHEET

Historic Resource Name: 114 S. Montgomery (Butcher Electric Company Warehouse)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	G	(FP)
2.	STYLE Industrial Commercial	E	VG	G	(FP)
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION Roy Butcher	(E)	VG	G	FP
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Commercial/Industrial Development	(E)	VG	G	FP
9.	AGE 1952	E	VG	G	(FP)

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	G	(FP)

D. INTEGRITY

13.	CONDITION	E	(VG)	G	FP
14.	EXTERIOR ALTERATIONS	E	(VG)	G	FP
15.	STRUCTURAL REMOVALS	E	(VG)	G	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	(VG)	G	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

114 S. Montgomery

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	6
3.	DESIGNER	6	4	2	0	2
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		21

B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	20
8.	PATTERNS	12	9	5	0	12
9.	AGE	8	6	3	0	6
				SUBTOTAL:		58

C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9

"A" & "C" SUBTOTAL: 30
"B" SUBTOTAL: 58

PRELIMINARY TOTAL: 88
(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.02 x * 31 = 1.55
					*from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * 12 = .6
					*from A and C Subtotals
	-	.03	.05	.10	.03 x * 38 = 0.1.
					*from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x * 12 = 2.4
					*from A and C Subtotals
	--	.10	.20	.40	.10 x * 32 = 3.2
					*from B Subtotal
16. SITE	--	.10	.20	.40	.0 x * 32 = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 8.48

ADJUSTED SUBTOTAL: 44 - 8.48 = 35.52
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 38.52

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 38.52

Sunlite Bakery Company
145 South Montgomery Street

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

Resource Name: Sunlite Baking Company Bread Depot

P1. Other Identifier: Pacific Bell Fleet Management Building

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 327 Otterson Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597267 **mE** / 4131872N **mN**

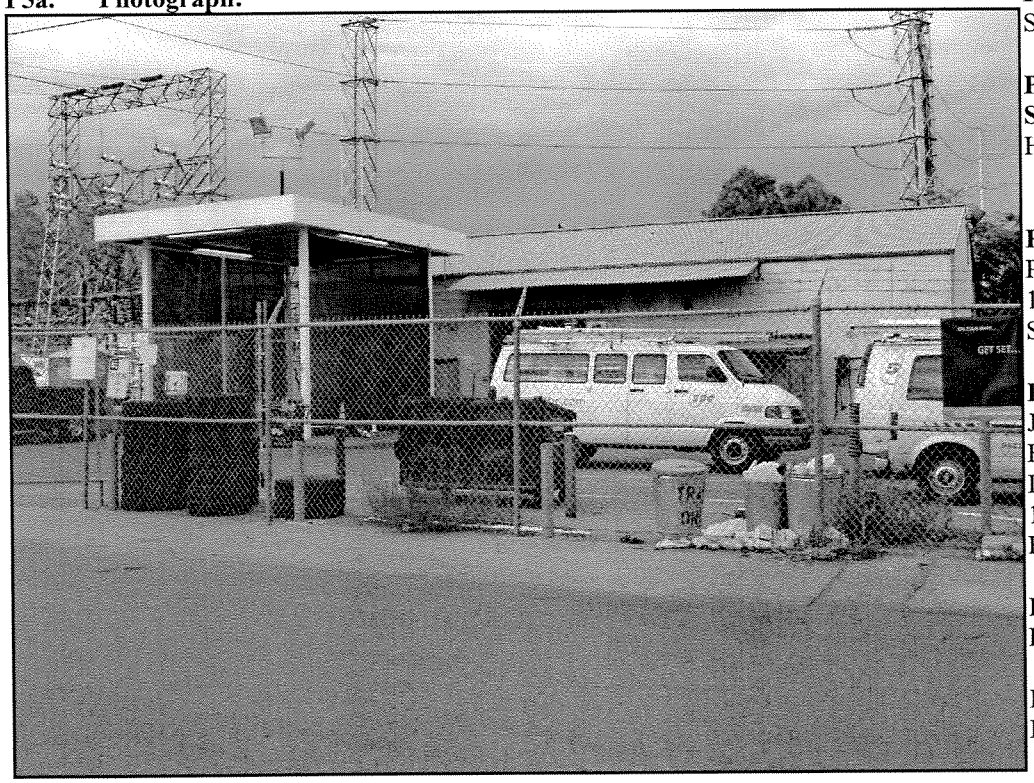
e. **Other Locational Data:** APN 261-35-007

P3a. Description:
The Sunlite Bakery Bread Depot is a one-story end-gabled, wood-frame structure clad in corrugated metal siding and roofing.

P3b. Resource Attributes: HP8, Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:
South elevation, view to north.

P6. Date Constructed/Age and Source: 1950s, City of San Jose; Historic

P7. Owner and Address:
Pacific Bell
100 Park Center Plaza, #325
San Jose, California 95113

P8. Recorded by:
Judith Marvin, Architectural Historian, and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

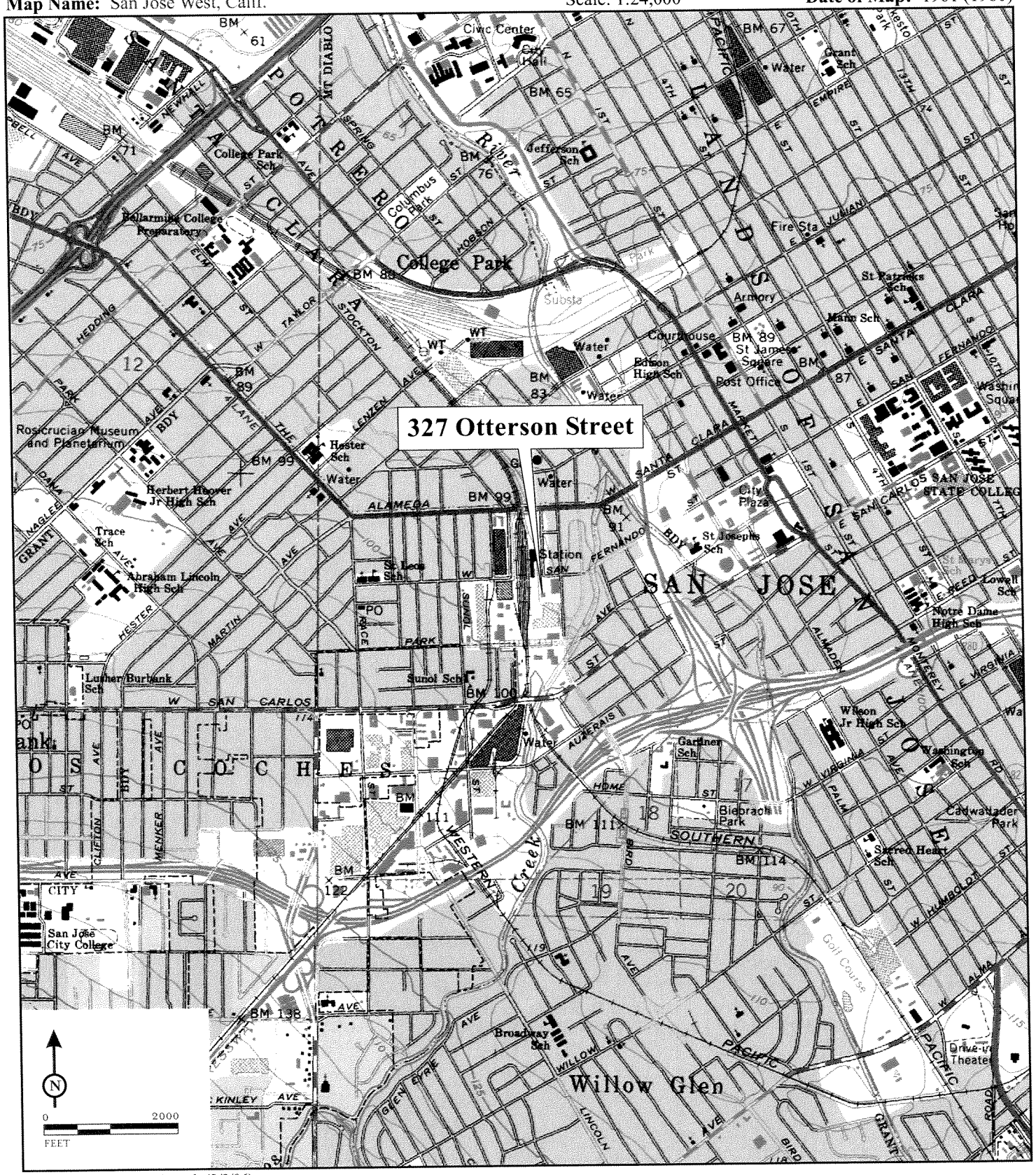
Attachments: ☒Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: Sunlite Baking Company Bread Depot

Map Name: San Jose West, Calif. Scale: 1:24,000 **Date of Map:** 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (2/9/06)

B1. **Historic Name:** Sunlite Baking Company
B2. **Common Name:** SBC
B3. **Original Use:** Bakery
B4. **Present Use:** Service plant
B5. **Architectural Style:** Industrial
B6. Construction History: This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches,* in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

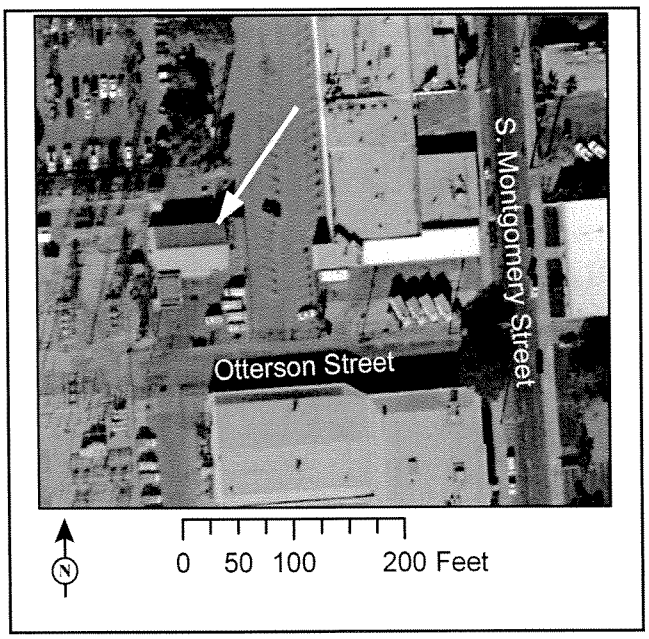
The Sunlite Baking Company bread depot was constructed between 1950 and 1962 (Sanborn Map Company 1950, 1962). The building was extensively remodeled or rebuilt in the 1970s for the Pacific Telephone and Telegraph Company. Pacific Bell Fleet Management currently occupies the building.

B7. **Moved?** No
B8. **Related Features:** Building at 145 South Montgomery Street
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance:** **Theme:** Manufacturing and Industry **Area:** San Jose
Period of Significance: 1950-1962 **Property Type:** Industrial **Applicable Criteria:** N/A
Under Criterion 1, LSA's research indicated that the Sunlite Bakery Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. Under Criterion 2, the bakery owners, the Gilliland family, the bakery owners, are well known for their development of the first TV station in San Jose, and are secondarily referenced as the owners of the Sunlite Baking Company. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 28.18 using the City of San Jose's Historic Evaluation form. This building is not a historical resource for the purposes of CEQA.

B11. **Additional Resource Attributes:** None
B12. **References:** City of San Jose Department of Planning website: www.sanjoseca.gov/planning, accessed 12/12/05.
B13. **Remarks:** None

B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 145. Montgomery (Sunlite Baking Co.)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	(VG)	G	FP
2.	STYLE Moderne industrial	E	(VG)	G	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS	E	VG	G	(FP)

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION	E	VG	(G)	FP
7.	EVENT	E	VG	(G)	FP
8.	PATTERNS	E	VG	(G)	FP
9.	AGE 1938	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	(VG)	G	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	(G)	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

145 S. Montgomery

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	E	VG	G	FP	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	~~0~~
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	~~0~~
				SUBTOTAL:		24
B.	**HISTORY/ASSOCIATION**	E	VG	G	FP	
6.	PERSON/ORGANIZATION	20	15	7	0	7
7.	EVENT	20	15	7	0	7
8.	PATTERNS	12	9	5	0	5
9.	AGE	8	6	3	0	3
				SUBTOTAL:		22
C.	**ENVIRONMENTAL/CONTEXT**	E	VG	G	FP	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		13

"A" & "C" SUBTOTAL: 37
"B" SUBTOTAL: 22

PRELIMINARY TOTAL: 59
(Sum of A,B & C)

145 S. Montgomery

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *59 = 2.95
					*from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x *37 = 3.7
					*from A and C Subtotals
	-	.03	.05	.10	.05 x *22 = 1.1
					*from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x *37 = 11.1
					*from A and C Subtotals
	--	.10	.20	.40	.20 x *22 = 4.4
					*from B Subtotal
16. SITE	--	.10	.20	.40	.0 x *22 = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 23.25

ADJUSTED SUBTOTAL: 59 - 23.25 = 35.75
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 37.75

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 39.75

Harold Hellwig Ironworks
150 South Montgomery Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Resource Name: Harold Hellwig Ironworks

Recorded by: Judith Marvin and Randy Groza **Date:** December 12, 2005 Continuation

The Harold Hellwig Ironworks building was recorded and evaluated on Historic Resources Inventory forms in 1992 (Laffey 1992). The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit at that time. Blosser (2002) updated the record and stated the building "does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant." The building also "does not appear to be a historical resource for the purposes of CEQA."

Under Criterion 1, Harold Hellwig Ironworks had a long association with an important San Jose company. Reinhard Hellwig established and operated the oldest ironworks in San Jose, dating to 1871. In 1924, that business moved to 67 Orchard Street; the corrugated iron building was designed by San Jose architect Charles McKenzie. Harold Hellwig (the son or nephew of Reinhard Hellwig) worked for Reinhard Hellwig's Ironworks until Harold opened his own business in the 1920s. Under Criterion 2, Harold Hellwig does not appear to be an important person in the past. Reinhard Hellwig is better known. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. A significant portion of the eastern side of the original building has been removed and it no longer retains its architectural integrity. LSA's research indicated Reinhard Hellwig's Ironworks, operated into the 1970s by his son Otto Hellwig, was more commonly known than the Hellwig Ironworks under study. There was no indication that this building could provide information under Criterion 4.

LSA concurs with Blosser (2002); Harold Hellwig Ironworks does not appear to be eligible for listing in the National or California registers. The building was also assigned a score of 39.95 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.

References:

Blosser, Amanda, 2002. Continuation Sheet for 150 South Montgomery Street (Harold Hellwig Ironworks). *In Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives*. JRP Historical Consulting Services, Davis, California.

Laffey, Glory Anne, 1992. Harold Hellwig Ironworks Historic Resources Inventory. On file, Planning Department, City of San Jose, California.

Foster, Stason I., and Ron L. Helm, 2005. *Phase I Environmental Site Assessment 150 South Montgomery Street, San Jose, California.* Lowney Associates, Inc., Mountain View, California.

HISTORIC EVALUATION SHEET

Historic Resource Name: 150 S. Montgomery St. (Hellwig Ironworks)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	(VG)	G	FP
2.	STYLE Minimal Traditional	E	(VG)	G	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION Clinker Brick	E	(VG)	G	FP
5.	SUPPORTIVE ELEMENTS Hellwig Ironworks Shield	E	(VG)	G	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION Harold Hellwig	E	VG	(G)	FP
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Industrial development of San Jose	E	(VG)	G	FP
9.	AGE C. 1935	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	(E)	VG	G	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

150 S. Montgomery St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	12
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	6
4.	CONSTRUCTION	10	8	4	0	8
5.	SUPPORTIVE ELEMENTS	8	6	3	0	6
				SUBTOTAL:		34
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	7
7.	EVENT	20	15	7	0	0
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	3
				SUBTOTAL:		19
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9

"A" & "C" SUBTOTAL:	43
"B" SUBTOTAL:	19
PRELIMINARY TOTAL: (Sum of A,B & C)	62

150 S. Montgomery St.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x * 62 = 3.1
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x * 43 = 4.3
	-	.03	.05	.10	.05 x * 19 = .95
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x * 43 = 12.9
	--	.10	.20	.40	.20 x * 19 = 3.8
16. SITE	--	.10	.20	.40	.0 x * 19 = 0

*from A, B, C Subtotals
*from A and C Subtotals
*from B Subtotal
*from A and C Subtotals
*from B Subtotal
*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 25.05

ADJUSTED SUBTOTAL: 62 - 25.05 = 36.95
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 39.95

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 39.95

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder) Map Reference #12-72

*Recorded by Amanda Blosser *Date September 18, 2002 ☐ Continuation ☒ Update

P1. Other Identifier: 150 South Montgomery Street (Harold Hellwig Ironworks)

***P3a. Description:**

Attached is the 1991 inventory and evaluation form for the building located at 150 South Montgomery Street, completed by Glory Anne Laffey for the San Jose Planning Department. The 1991 inventory and evaluation form presented a comprehensive description and history of the Hellwig Ironworks building. This building has been field checked and its exterior has not changed since the previous evaluation.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

***B10. Significance:**

The previous survey concluded that 150 South Montgomery Street did not appear to be eligible for local listing but did appear to be eligible for special consideration in local planning (National Register Status Code 5S3). Although the survey presented a history of the building, it did not evaluate the building's historic significance under the criteria for listing in the National Register of Historic Places. This form, created to update the previous survey and apply National Register criteria to the building, concludes that although the Harold Hellwig Ironworks is a handsome brick building, it does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant. Furthermore, this building does not appear to be a historical resource for the purposes of CEQA.

The Harold Hellwig Ironworks building does not appear to be significant within the pattern of industrial development in the western portion of San Jose, nor does it appear to have important associations with significant events or trends in local, state, or national history (Criterion A). Research did not indicate that either Harold Helwig or the building's subsequent tenant, Navlet's Florist, made significant contributions to their respective fields of endeavor, or to local, state, or national history (Criterion B). In addition, this building does not appear to be a significant example of a type, period, or method of construction (Criterion C). Although it is a nice example of a 1930s industrial brick building, it lacks architectural distinction that might define it as an important example of industrial or commercial architecture. Constructed of relatively fireproof material, the design of the building is more a response to its function as an industrial ironworks rather than an important expression of an architectural type or style. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Because this building lacks architectural and historical significance, it does not appear to be eligible for listing in the National Register. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to meet the significance criteria as outlined in these guidelines.

***B14. Evaluator:** Amanda Blosser
JRP Historical Consulting Services
1490 Drew Avenue, Suite 110
Davis, California 95616

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 47

Identification and Location

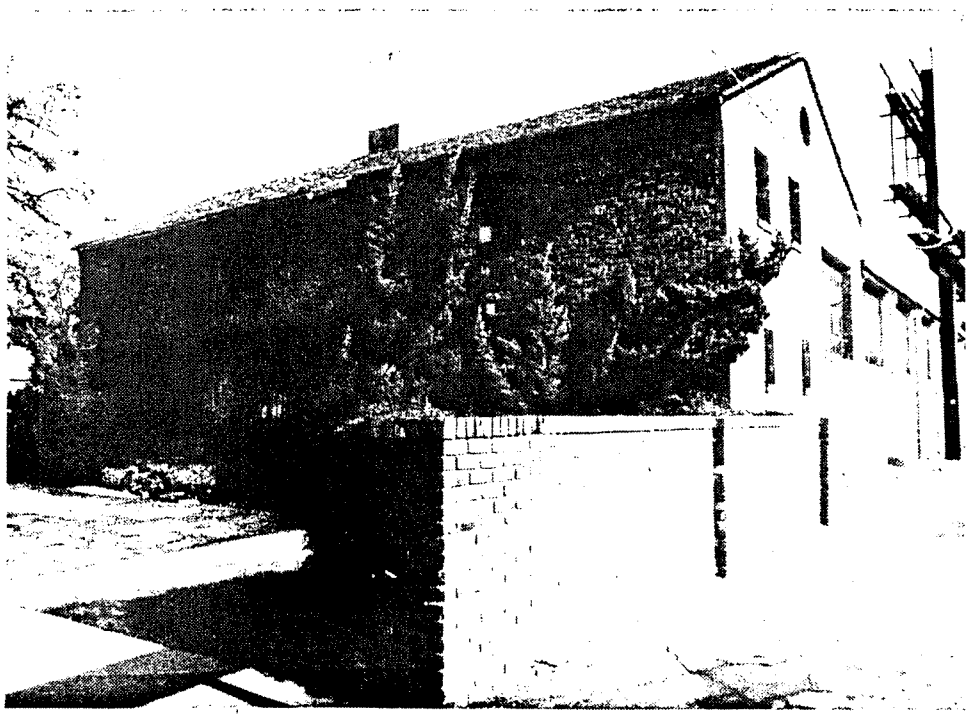
Ser. No. _____
National Register Status 5S3
Local designation **SM**

1. Historic name Harold Hellwig Ironworks
*2. Common name or current name Navlet's Florist
*3. Number & street 150 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 259-48-053 Other _____

Description

6. Property Category Building If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Constructed about 1935, this Minimal Traditional style two-story "clinker" brick building has side gables with close rakes. The roof is covered with fired clay shingles. The eaves are close except for one overhanging section with exposed rafters. Fenestration includes metal frame casement windows with prominent vertical brick headers and relieving arches. The lower story windows have a continuous brick sill and are separated by a plaster shield with the anvil and hammer motif of the Hellwig Ironworks. The entry is approached by a brick walkway and a circular brick stoop. The portal is recessed and the heavy wood door is glazed. The front of the building is used for offices and the rear is open to the rafters for industrial use. The 1950 brick cross-gabled wing is also open rafter industrial construction.



8. Planning agency Planning Dept.
9. Owner Address James Mieuli, et al. 150 S. Montgomery San Jose 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M1H
13. Threats URM

S

* ection 106 (36 CFR 800).
A

Historical Information

*14. Construction date(s) 1935A Original location same Date moved _____

15. Alterations & date Additions 1944, 1945, 1951; Renovation 1969

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 08--Ironworks and machine shop

Significance and Evaluation

18. Context for evaluation: Theme Mfg. and Industrial Area San Jose

Period 1918-1945 Property Type machine shop Context formally developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This property was purchased by Harold Hellwig in 1934, and by 1940 it was the location of Harold Hellwig's Ironworks. Reinhard Hellwig had established an ironworks in San Jose about 1910. Harold, possibly a son or nephew, worked at Reinhard's shop until the late 1920s when he established his own shop on W. Santa Clara Street. After 1935 Harold moved his operation to 150 S. Montgomery Street. Originally functioning as an office and machine shop, the building is constructed almost entirely of fire-proof materials, probably from the Gladding Brick and Tile Company (*qv.* 101-145 Keyes St.). Hellwig's moved from the building in the early 1960s, and in 1969 the building was renovated by the Navlet's Florist for a wholesale flower market. Members of the Hellwig family are still engaged in the metal working business, now located in Santa Clara. Navlet's Florist is one of the oldest florist operations in the city, started by Charles Navlet in 1886. Considering the building's original function was for industrial manufacturing, it is unusually attractive and well-designed. The 1951 wing of the building is compatible with the original structure, and the 1969 renovation did not impact its architectural integrity.

20. Sources:

Visual Survey, 12/19/91; Sanborn Fire Insurance Maps, 1889-1929; Thomas Brothers, Assessor's Block Books, 1890-1926; City Directories, 1870-1975; Building permits; Sawyer, E., History of Santa Clara County, 1922.

21. Applicable National Register criteria
N/A

22. Other recognition _____

State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey

Date of evaluation 12/30/91

24. Survey type Project Related

25. Survey name URM Survey

26. Year Form Prepared 1991

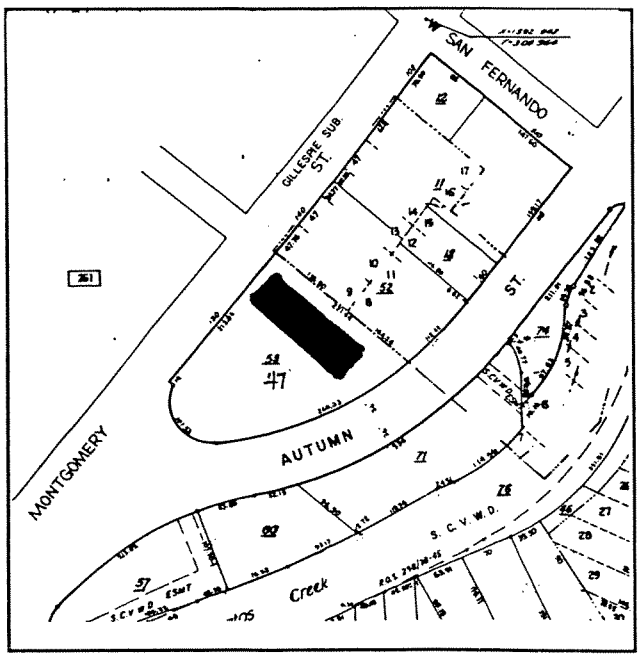
By (name) Glory Anne Laffey

Organization Archives & Architecture

Address 353 Surber Drive

City & Zip San Jose 95123

Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Harold Hellwig's Ironworks SURVEY REF. NO. 47

ADDRESS 150 S. Montgomery Street

A. VISUAL QUALITY/DESIGN					
1. EXTERIOR		E	VG x	G	FP
2. STYLE Minimal Traditional		E	VG x	G	FP
3. DESIGNER		E	VG	G	FP x
4. CONSTRUCTION "Clinker" brick and fired clay roof shingles		E	VG	G x	FP
5. SUPPORTIVE ELEMENTS Hellwig's Ironworks shield		E	VG x	G	FP
B. HISTORY/ASSOCIATION					
6. PERSON/ORGANIZATION Harold Hellwig		E	VG	G x	FP
7. EVENT		E	VG	G	FP x
8. PATTERNS Industrial development		E	VG	G x	FP
9. AGE c1935		E	VG	G x	FP
C. ENVIRONMENTAL/CONTEXT					
10. CONTINUITY		E	VG x	G	FP
11. SETTING		E	VG x	G	FP
12. FAMILIARITY		E	VG	G x	FP
D. INTEGRITY					
13. CONDITION		E x	VG	G	FP
14. EXTERIOR ALTERATIONS		E x	VG	G	FP
15. STRUCTURAL REMOVALS		E x	VG	G	FP
16. SITE		E x	VG	G	FP
E. REVERSIBILTY					
17. EXTERIOR		E x	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS					
18. INTERIOR/VISUAL		E	VG	G	FP
19. INTERIOR/HISTORY		E	VG	G	FP
20. INTERIOR ALTERATIONS		E	VG	G	FP
21. REVERSIBILITY/INTERIOR		E	VG	G	FP

REVIEWED BY Glory Anne Laffey DATE: 12/30/91

EVALUATION TALLY SHEET

SURVEY REF. NO. 47

Value E	VG	G	FP		
				A.	VISUAL QUALITY/DESIGN
	12			1.	Exterior
	8			2.	Style
			0	3.	Designer
		4		4.	Construction
	6			5.	Supportive Elements
					VISUAL QUALITY/DESIGN SUB-TOTAL 30
				B.	HISTORY/ASSOCIATION
		7		6.	Person/Organization
			0	7.	Event
		5		8.	Patterns
		3		9.	Age
					HISTORY/ASSOCIATION SUB-TOTAL 15
				C.	ENVIRONMENTAL/CONTEXT
	6			10.	Continuity
	4			11.	Setting
		4		12.	Familiarity
					ENVIRONMENTAL/CONTEXT SUB-TOTAL 14
					A & C SUB-TOTAL 44
					B SUB-TOTAL 15
					PRELIMINARY TOTAL (SUM of A, B, & C) 59

Value E	VG	G	FP							
				D.	INTEGRITY					
				13.	Alterations					
0					From A, B & C Sub-Totals	59	X	0	=	0
				14.	Exterior Alterations					
0					From A & C Sub-Totals	44	X	0	=	0
0					From B Sub-Total	15	X	0	=	0
				15.	Structural Removals					
0					From A & C Sub-Totals	44	X	0	=	0
0					From B Sub-Total	15	X	0	=	0
				16.	SITE					
0					From B Sub-Total	15	X	0	=	0

INTEGRITY DEDUCTIONS (SUB-TOTAL) 0

ADJUSTED SUB-TOTAL 59 (PRELIMINARY TOTAL) - 0 (INTEGRITY DEDUCTIONS) = 59

				E.	REVERSIBILITY
3				17.	Exterior 3

========== TOTAL **62**

Value E	VG	G	FP		
				F.	ADDITIONAL CONSIDERATIONS/BONUS POINTS
				18.	Interior Visual Quality
				19.	History/Association of Interior
				20.	Interior Alterations
				21.	Reversibility/Interior
					BONUS POINTS SUB-TOTAL
					ADJUSTED TOTAL (With Bonus Points) **62**

Butcher Electric Company Building
510 West San Fernando Street

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

Resource Name: Butcher Electric Company Building

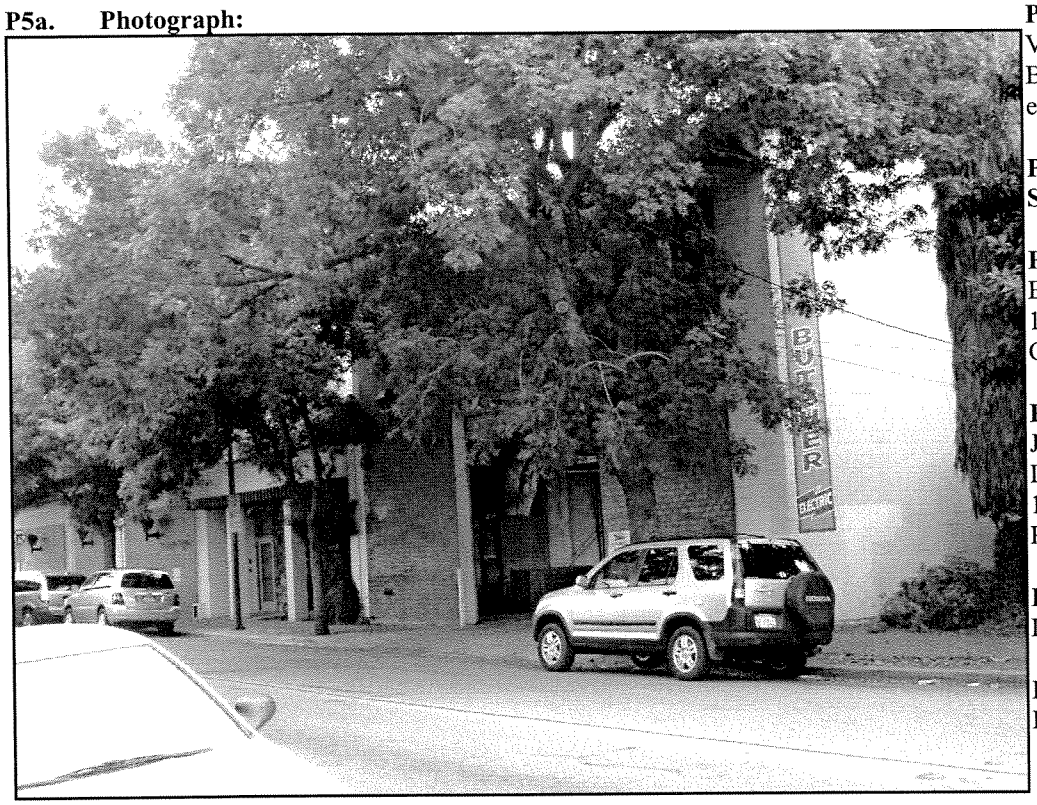
P1. **Other Identifier:** Amtrak Building
P2. **Location:** Unrestricted
- **a.** **County:** Santa Clara
- **b.** **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T 7** South; **R 1** East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
- **c.** **Address:** 510 West San Fernando Street **City** San Jose **Zip** 95110
- **d.** **UTM:** **Zone** 10; 597429 **mE** / 4131953N **mN**
- **e.** **Other Locational Data:** APN 259-48-011

P3a. **Description:** The former Butcher Electric Company building was built in the 1940s by Roy Butcher, founder of Butcher Electric, and is associated with two other buildings at 114 South Montgomery Street and 115 South Autumn Street. The property at 510 West San Fernando Street is a two-story reinforced concrete building. The walls are clad in stucco, interspersed with panels of brick tile. Primary entry is via a modern glass and aluminum door on West San Fernando Street. Other alterations include the installations of modern glass and aluminum storefront windows, and a panel of faux stone affixed to the west of the entry. The building has a flat roof, with a projecting canopy covered with wooden shingles. Bronze electric light sconces project from the centers of the tile panels. The "Butcher Electric" sign is painted on the west side elevation Fenestration on the upper east story consists of multi-light sash. The building is situated on a level lot, facing north towards West San Fernando Street, and built out to the sidewalk.

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

P4. **Resources Present:** Building

P5a. **Photograph:**



P5b. Description of Photo: View to southeast, north elevation. Butcher Electric sign on west elevation.

P6. Date Constructed/Age and Source: 1943, City of San Jose

P7. Owner and Address:
Butcher Bros.
19817 Beekman Place
Cupertino, California 95014

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

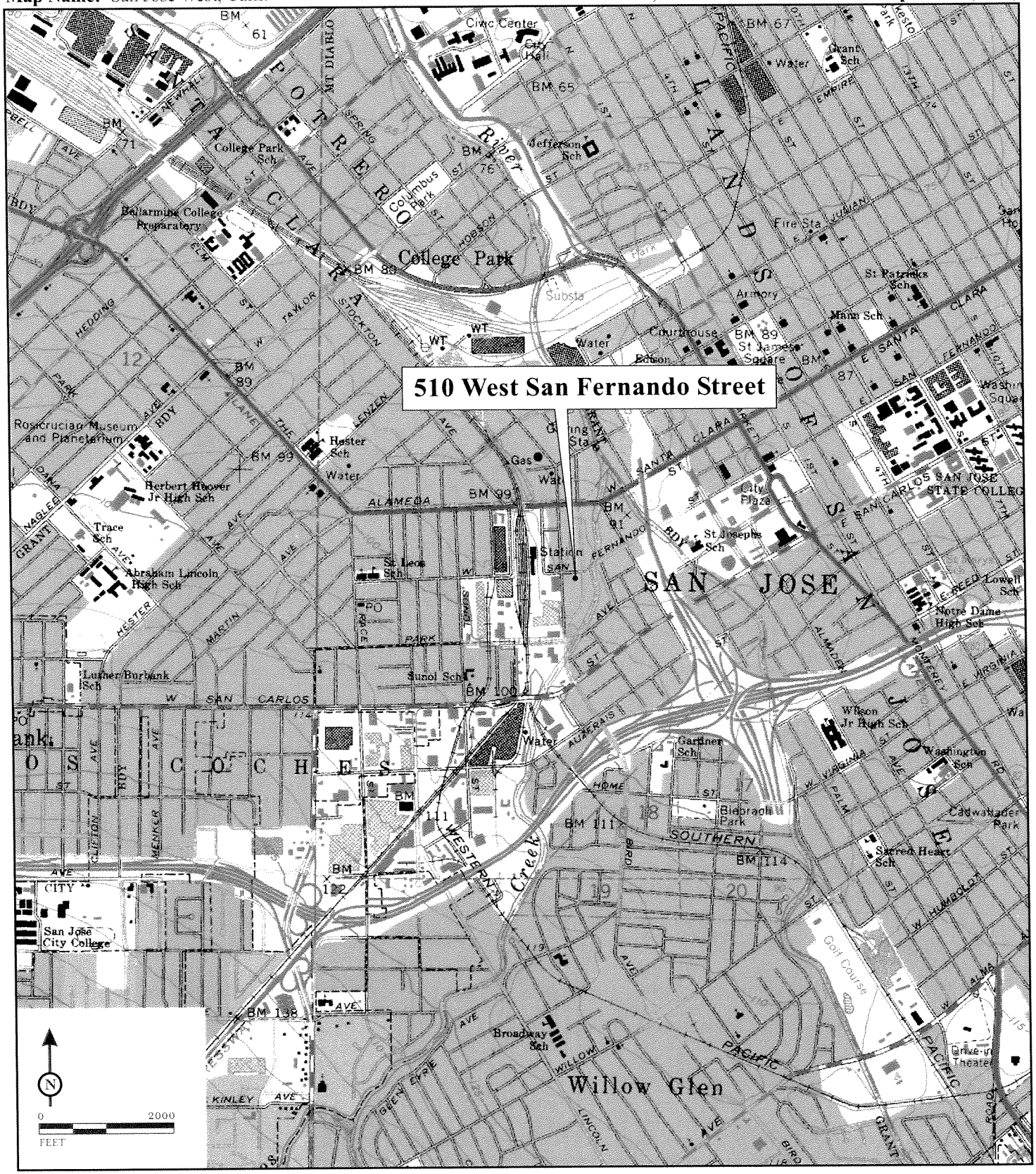
Attachments: ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: Butcher Electric Building

Map Name: San Jose West, Calif. Scale: 1:24,000 **Date of Map:** 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

NRHP Status Code: 6Z
Resource Name: Butcher Electric Company Building

B1. **Historic Name:** Butcher Electric Company Building
B2. **Common Name:** Amtrak Building
B3. **Original Use:** Electric company
B4. **Present Use:** Amtrak office
B5. **Architectural Style:** Modern
B6. **Construction History:** An electric shop was added to the building in 1948, a motor shop was added in 1959, the building exterior was remodeled in 1971, and interior renovations were conducted through the 1990s.
B7. **Moved?** No
B8. **Related Features:** Buildings at 114 South Montgomery Street and 115 South Autumn Street.
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance:** **Theme:** Commercial Development **Area:** San Jose
Period of Significance: 1940s **Property Type:** Commercial Industrial Building **Applicable Criteria:** N/A
The Butcher Electric Company was founded by Roy M. Butcher in 1914; he received California's fourth electrical contractor license. The company was one of the largest electric companies in the Santa Clara Valley (Arbuckle 1986:195). Butcher's firm was highly diversified and worked on many Santa Clara Valley projects, including the Ford Motor company Assembly Plant in Milpitas, Stanford Shopping Center, Lockheed Plant, and NASA. Butcher served on San Jose's Redevelopment Agency for ten years and spent many years on the Planning Commission. Butcher Electric ceased operations at West San Fernando Street in 1992 and leased the buildings to Amtrak. Under Criterion 1, the building is associated with the industrial and commercial development of the Santa Clara Valley, and is an important contributor to that event. The Butcher Electric Company was one of the largest electric companies in Santa Clara Valley and conducted business at the same location for almost 50 years (Arbuckle 1986:195). Under Criterion 2, Roy Butcher can be considered locally significant for his association with the development of numerous facilities that are prominent in Santa Clara Valley such as the Ford Motor Company Assembly Plant in Milpitas, Stanford Shopping Center, the Lockheed Plant, and NASA. Butcher was associated with two San Jose's commissions, and received California's fourth electrical contractor license. Under Criterion 3, the building is a simple modern commercial/industrial building, not the work of a master, nor does it possess high artistic values. There was no indication that this building could provide information under Criterion 4. Since the building has undergone numerous alterations since construction in the 1940s and 1950s, it no longer retains the integrity necessary to convey its historic significance and is therefore not eligible for listing in the California Register. The building was also assigned a score of 42.5 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.
B11. **Additional Resource Attributes:** None
B12. **References:** Arbuckle, Clyde, 1986. *Clyde Arbuckle's History of San Jose*. Memorabilia of San Jose, San Jose, California.
B13. **Remarks:** None
B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)

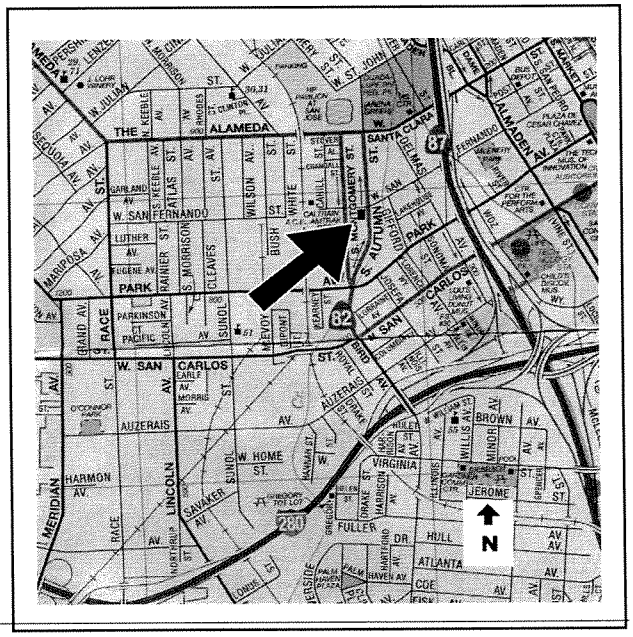


Figure 1. Butcher Electric sign on west elevation, view towards east.

Figure 2. North elevation, view towards south.

HISTORIC EVALUATION SHEET

Historic Resource Name: 510 W. San Fernando St. (Butcher Electric Company)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	(G)	FP
2.	STYLE Modern	E	VG	(G)	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	G	(FP)
5.	SUPPORTIVE ELEMENTS Building at 145 Montgomery 115 S. Autumn	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION Roy Butcher	(E)	VG	G	FP
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS San Jose Commercial Development	(E)	VG	G	FP
9.	AGE 1943	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	(VG)	G	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	(VG)	G	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	(G)	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

510 W. San Fernando St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
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
				SUBTOTAL:		13
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	0
8.	PATTERNS	12	9	5	0	12
9.	AGE	8	6	3	0	3
				SUBTOTAL:		35
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		16

"A" & "C" SUBTOTAL: 29

"B" SUBTOTAL: 35

PRELIMINARY TOTAL: 64
(Sum of A,B & C)

510 W. San Fernando

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *64 = 3.2 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x *29 = 2.9 *from A and C Subtotals
	-	.03	.05	.10	.05 x *35 = 1.75 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x *29 = 8.7 *from A and C Subtotals
	--	.10	.20	.40	.20 x *35 = 7 *from B Subtotal
16. SITE	--	.10	.20	.40	.0 x *35 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 23.55

ADJUSTED SUBTOTAL: 64 - 23.55 = 40.45
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 42.45

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 42.45

Residence
530 West San Fernando Street

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

Resource Name: 530 West San Fernando Street Residence

P1. Other Identifier: None

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 530 West San Fernando Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597260 **mE** / 4131943N mN

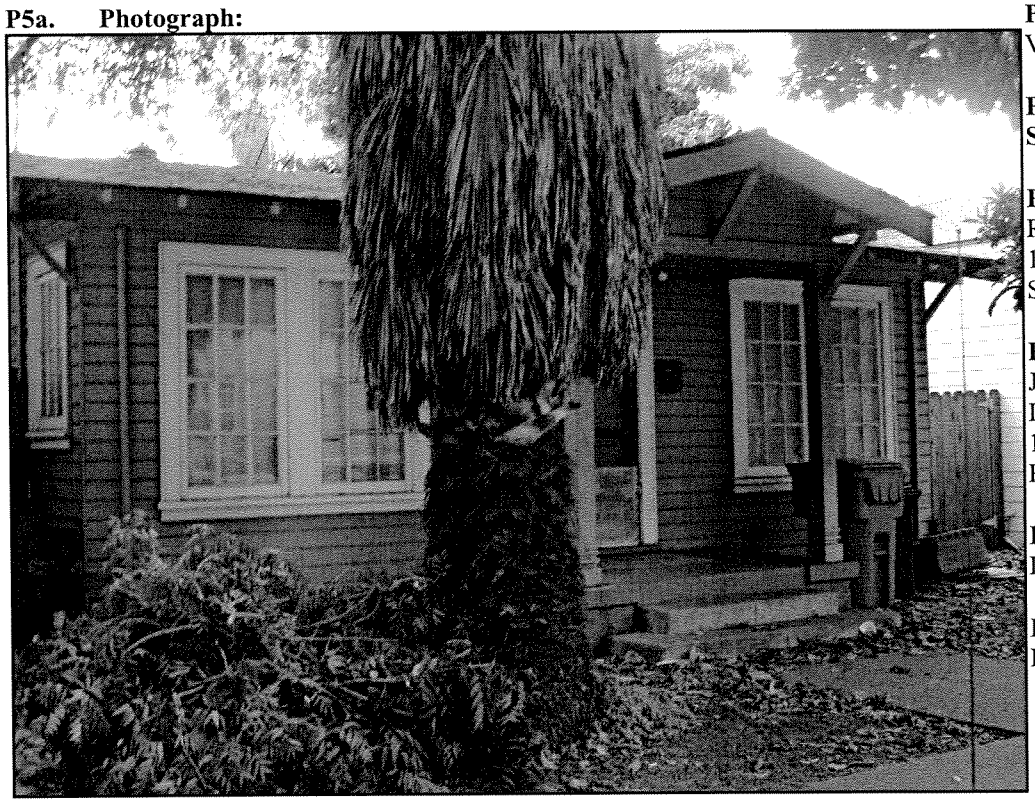
e. **Other Locational Data:** APN 259-48-012

P3a. Description: This architectural resource is a simple one-story frame Craftsman residence built in the 1920s. It has a low-pitched side gabled roof with a central front cross gabled porch supported by two square wood posts. The porch roof features knee braces and eave boards, while the remainder of the roof has exposed rafters. Primary entry is via a central front door from the porch; the door is modern, with six recessed panels. Fenestration consists of 12-light frame windows, paired in the front elevation and flanking the door. The roof is covered with composition shingles, while the walls are clad in horizontal board V–rustic siding. A concrete walkway leads to the porch, which also has a concrete floor. The house appears to retain its integrity. It is situated on a level lot, facing north towards West San Fernando Street, with a palm tree and other ornamental plantings in the unfenced yard. 102 South Montgomery Street, adjacent to and west of the property, is on the same parcel. This building is Patty's Inn, currently a sports bar and restaurant.

P3b. Resource Attributes: HP3, Single family property

P4. Resources Present: Residence

P5a. Photograph:



P5b. Description of Photo: View to southwest, front of house

P6. Date Constructed/Age and Source: 1924, City of San Jose

P7. Owner and Address:
Roy Krickeberg
1366 Metcalf Road
San Jose, California 95138

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

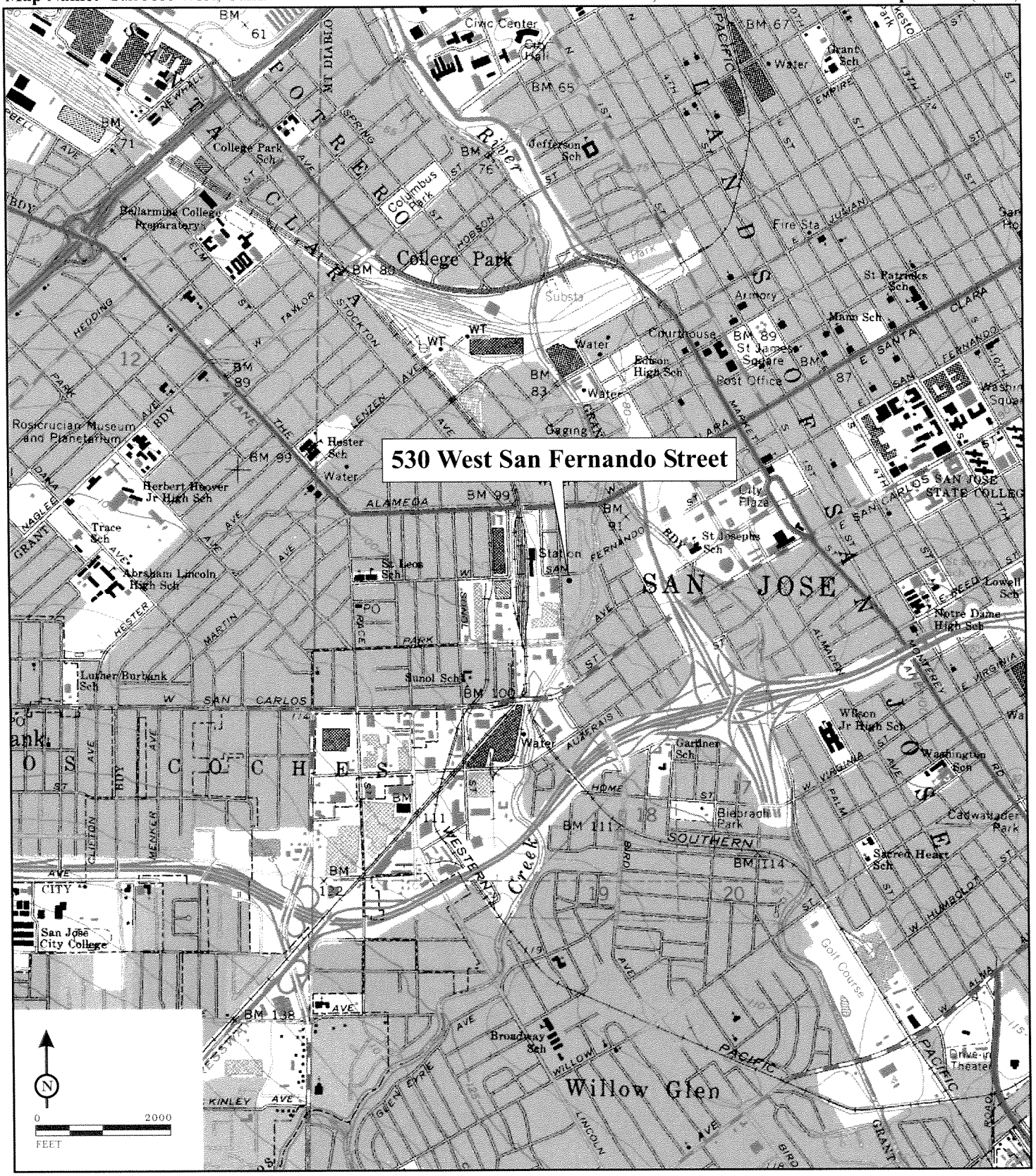
DPR 523A (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: 530 West San Fernando Street Residence

Map Name: San Jose West, Calif. Scale: 1:24,000 **Date of Map:** 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

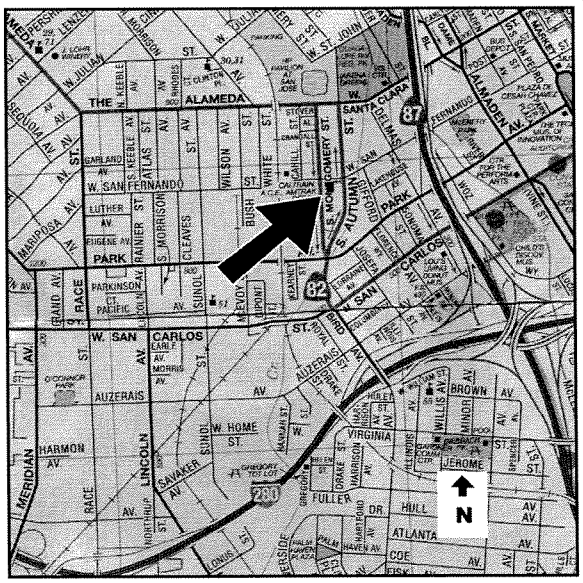
NRHP Status Code: 6Z
Resource Name: 530 West San Fernando Street Residence

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residence
B4. Present Use: Residence
B5. Architectural Style: Craftsman Bungalow
B6. Construction History: This property was within the subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, and the Gardiner District. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

Property owner and building contractor Ben Ouimet applied for City of San Jose Building Permit number 158 on January 28, 1924. The permit states the building was a four room 1-story residence, 10- by 12-feet, with a concrete foundation, plastered interior, tar and gravel roof, and outside walls to be 2- by 4-foot rustic partitions. The line provided for listing the name of an architect was blank.

B7. Moved? No
B8. Related Features: Patty's Inn, an Italianate commercial building, adjacent to and west of the property, is on the same parcel. A garage is in the southwest corner of the property.
B9. a. Architect: Unknown
b. Builder: Ben Ouimet
B10. Significance: Theme: Residential Architecture and Development **Area:** San Jose
Period of Significance: 1920s **Property Type:** Residential **Applicable Criteria:** N/A
This residence was recorded on Historic Resources Inventory forms in 1992 (Laffey 1992) and was not evaluated. The building is listed on the City of San Jose Historic Resources Inventory with a classification of IS, Identified Structure. Under Criterion 1, although associated with the 1920s residential development of San Jose, it is not an important contributor to that event. The bungalow residence is also associated with Patty's Inn, an1880s tavern adjacent to and on the same property parcel. The buildings have continued to be owned by one party although the residence has been a rental for many years. Under Criterion 2, the building is not associated with any persons important in history; building owners include Benjamin Oimet, Adolph Krickeberg, and Roy Krickeberg. The residence has been a rental for many years and none of those residents is a person important in history. The residence is a typical bungalow available by mail order or in architectural pattern books, and under Criterion 3, the bungalow is a typical example of a common resource type, not the work of a master, nor does it possess high artistic values. There was no indication that this building could provide information under Criterion 4. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 38.44 using the City of San Jose's Historic Evaluation form. This residence is not a historical resource for the purposes of CEQA.
B11. Additional Resource Attributes: None
B12. References: Laffey, Glory Anne, 1992, Historic Resources Inventory Form
B13. Remarks: None
B14. Evaluator: Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



DPR 523B (1/95)

HISTORIC EVALUATION SHEET

Historic Resource Name: 530 W. San Fernando St.

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	(G)	FP
2.	STYLE Craftsman Bungalow	E	VG	(G)	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION	E	VG	G	(FP)
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Residential Architecture + Development	E	(VG)	G	FP
9.	AGE 1924	E	VG	(G)	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	(VG)	G	FP
15.	STRUCTURAL REMOVALS	(E)	VG	G	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	(G)	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

530 W. San Fernando St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	4
3.	DESIGNER	6	4	2	0	~~0~~
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		17
B.	**HISTORY/ASSOCIATION**	**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	9
9.	AGE	8	6	3	0	3
				SUBTOTAL:		12
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9

"A" & "C" SUBTOTAL: 26

"B" SUBTOTAL: 12

PRELIMINARY TOTAL: 38
(Sum of A,B & C)

530 W. San Fernando

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *38 = 1.9 *from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x *26 = 1.3 *from A and C Subtotals
	-	.03	.05	.10	.03 x *12 = .36 *from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.0 x *____ = 0 *from A and C Subtotals
	--	.10	.20	.40	.0 x *____ = 0 *from B Subtotal
16. SITE	--	.10	.20	.40	.0 x *____ = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 3.56

ADJUSTED SUBTOTAL: 38 - 3.56 = 34.44
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 36.44

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 38.44

Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 223

Ser. No. _____
National Register Status _____
Local designation IS

Identification and Location

1. Historic name None
*2. Common name or current name None
*3. Number & street 530 W. San Fernando Street Cross-corridor _____
City San Jose Vicinity only _____ Zip 95126 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-48-011 Other _____

Description

6. Property Category Building If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Constructed in the 1920s, this small bungalow features Craftsman details. The clipped gable roof has exposed rafter ends and eave brackets. The house is sheathed with V-channel siding. Pairs of multi-paned casement windows flank the central entrance. A small gabled central porch has eave brackets and is supported by square posts. This small house is in good condition and is representative of small inexpensive bungalows that became popular in the early decades of this century. This house is typical of the many designs that could be found in architectural pattern books or obtained by mail order.

8. Planning agency Planning Dept.
9. Owner Address
Butcher Bros.
510 W. San Fenando
San Jose, CA 95110
10. Type of Ownership Private
11. Present Use Residential
12. Zoning M-1
13. Threats None

Send a copy of this form to: State Office of Historic Preservation,
PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Survey Ref. No. 223

Historical Information

*14. Construction date(s) 1925A Original location same Date moved _____

15. Alterations & date _____

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 02--residence

Significance and Evaluation

18. Context for evaluation: Theme Architecture & Shelter Area San Jose
Period Inter-wa 1918-1945 Property Type residential Context developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:

Visual Survey, 6/10/92; McAlester & McAlester, A Field Guide to American Houses, 1986; City Directories 1923-1949.

21. Applicable National Register criteria _____

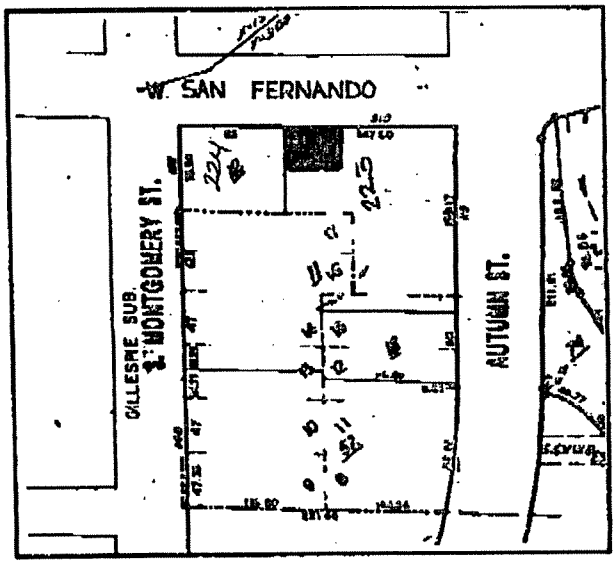
22. Other recognition _____
State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
Date of evaluation 7/2/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose, CA 95123
Phone (408) 227-2657



Pacific Gas and Electric Company
630 West San Fernando Street

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

 Resource Name: Pacific Gas and Electric Substation A

P1. **Other Identifier:** PG&E Distribution Substation
P2. **Location:** Unrestricted
- **a.** **County:** Santa Clara
- **b.** **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian
- **c.** **Address:** 630 West San Fernando Street **City** San Jose **Zip** 95110
- **d.** **UTM:** **Zone** 10; 597285 **mE** / 4131194 mN
- **e.** **Other Locational Data:** APN 261-35-002

P3a. **Description:** This PG&E Substation has been in operation since 1889 and is one of two such distribution substations in San Jose that transforms electrical voltage to a lower voltage for business and residential use. It originally also provided power for urban and interurban car lines, and continues to be in use today. Although PG&E has occupied the same property for almost 100 years, structural components of the facility have been continuously upgraded. No buildings are associated with the substation; the property contains multiple transformers that extend between West San Fernando and Otterson streets.

P3b. **Resource Attributes:** HP9, Public utility building
P4. **Resources Present:** Transformers
P5a. **Photograph:**

P5b. Description of Photo: View to the southeast.

P6. Date Constructed/Age and Source: 1889, City of San Jose.

P7. Owner and Address:
Pacific Gas and Electric Company
77 Beale Street
P.O. Box 770000
San Francisco, California 94177

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

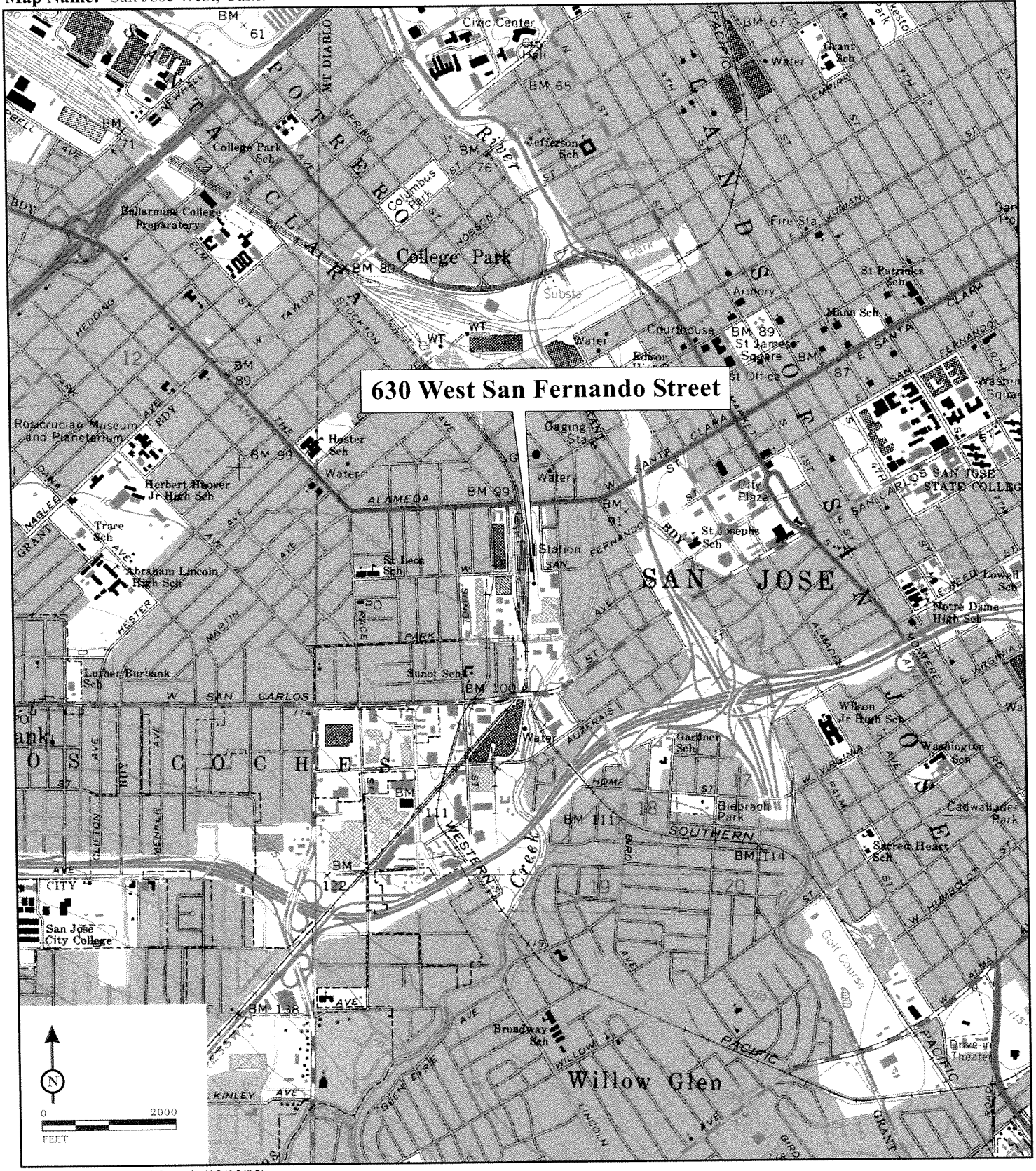
Primary #
HRI #
Trinomial

Resource Name: Pacific Gas and Electric Substation

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

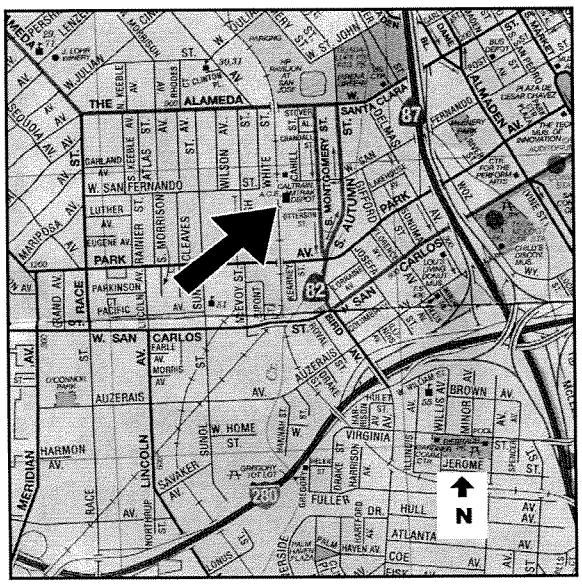
NRHP Status Code: 6Z
Resource Name: Pacific Gas and Electric Substation A

B1. Historic Name: PG&E Substation
B2. Common Name: PG&E Substation
B3. Original Use: Electric substation
B4. Present Use: Electric substation
B5. Architectural Style: Electric Substation
B6. Construction History: This property was within the subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, and the Gardiner District. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

The system has been continuously upgraded and modified over the ensuing years since its original construction in the 1890s. The Electric Improvement Company occupied the same location as the current PG&E Substation in 1889. Two contending power companies operated in San Jose from the 1880s until they were merged in 1902 by the United Gas and Electric Company (Arbuckle 1986:497). In 1914, United Gas and Electric Company merged with PG&E. This distribution substation has been continuously upgraded and was extensively modified within the last 10 years. City records indicate the metal towers have been increased from 50 to 60 feet, and various antennas have been added to the towers in the past five years.

B7. Moved? No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown
B10. Significance: Theme: Electrical generation **Area:** San Jose
Period of Significance: 1890s-present **Property Type:** Electrical Substation **Applicable Criteria:** N/A
The substation possesses historical significance under Criterion 1, as the substation has long been associated with the distribution of electricity in San Jose, and is only one of two such substations in San Jose. Under Criterion 2, the substation is not associated with any persons important in history. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. The substation has undergone numerous alterations, upgrades, and modifications over the ensuing years and no longer retains the integrity necessary to reflect its period of significance. Therefore, the structure does not appear to be eligible for listing in the California Register. The structure was also assigned a score of 23.6 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.
B11. Additional Resource Attributes:
B12. References: Arbuckle, Clyde, 1986. *Clyde Arbuckle's History of San Jose.* Memorabilia of San Jose, San Jose, California
B13. Remarks: None
B14. Evaluator: Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 630 W. San Fernando St. (PG+E Substation)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	G	(FP)
2.	STYLE	E	VG	G	(FP)
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	G	(FP)
5.	SUPPORTIVE ELEMENTS	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION	E	(VG)	G	FP
7.	EVENT	E	(VG)	G	FP
8.	PATTERNS	E	(VG)	G	FP
9.	AGE 1889	E	(VG)	G	FP

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP

D. INTEGRITY

13.	CONDITION	E	VG	G	(FP)
14.	EXTERIOR ALTERATIONS	E	VG	G	(FP)
15.	STRUCTURAL REMOVALS	E	VG	G	(FP)
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	G	(FP)

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

630 W. San Fernando

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
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
				SUBTOTAL:		3
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	15
7.	EVENT	20	15	7	0	15
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
				SUBTOTAL:		45
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9

"A" & "C" SUBTOTAL: 12

"B" SUBTOTAL: 45

PRELIMINARY TOTAL: 57
(Sum of A,B & C)

630 w. San Fernando St.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.10 x *57 = 5.7 (*from A, B, C Subtotals)
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.20 x *12 = 2.4 (*from A and C Subtotals)
	-	.03	.05	.10	.10 x *45 = 4.5 (*from B Subtotal)
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.40 x *12 = 4.8 (*from A and C Subtotals)
	--	.10	.20	.40	.40 x *45 = 18 (*from B Subtotal)
16. SITE	--	.10	.20	.40	.0 x *____ = 0 (*from B Subtotal)

INTEGRITY DEDUCTIONS SUBTOTAL: 35.4

ADJUSTED SUBTOTAL: 57 - 35.4 = 21.6
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 23.6

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 23.6

Butcher Electric Company Warehouse
115 South Autumn

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

Resource Name: Butcher Electric Company Warehouse

P1. Other Identifier: Amtrak Building

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 115 South Autumn Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597435 **mE** / 4131908N **mN**

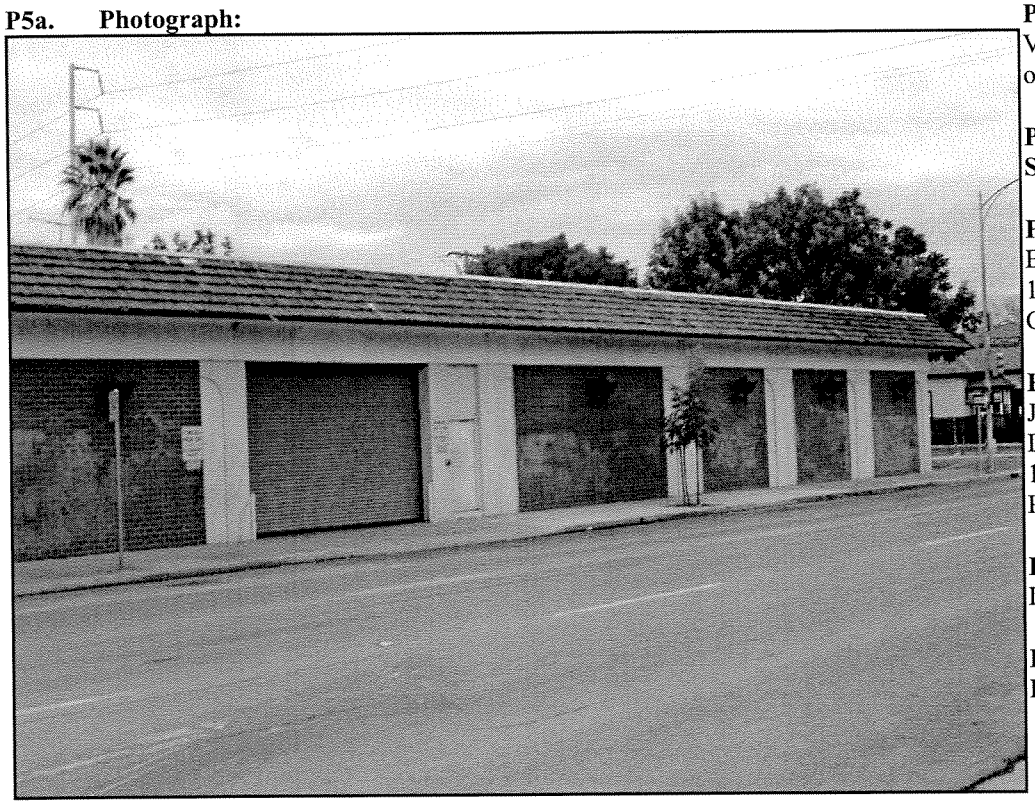
e. **Other Locational Data:** APN 259-48-013

P3a. Description: The former Butcher Electric Company building was built in the 1940s by Roy Butcher, founder of Butcher Electric, and is associated with two other buildings at 510 West San Fernando Street and 114 South Montgomery Street. This section of the complex is a one-story reinforced concrete building with a rectangular mass. The walls are clad in stucco, interspersed with panels of brick tile and concrete pilasters. Bronze electric light sconces project from the centers of the tile panels. The building has a flat roof, with a projecting canopy covered with wooden shingles. Two roll-up garage doors provide access to the complex. The building is situated on a level lot, facing east towards South Autumn Street, and built out to the sidewalk.

P3b. Resource Attributes: HP8, Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo: View to northwest of east elevation of building.

P6. Date Constructed/Age and Source: 1948, City of San Jose.

P7. Owner and Address:
Butcher Bros.
19817 Beekman Place
Cupertino, California 95014

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

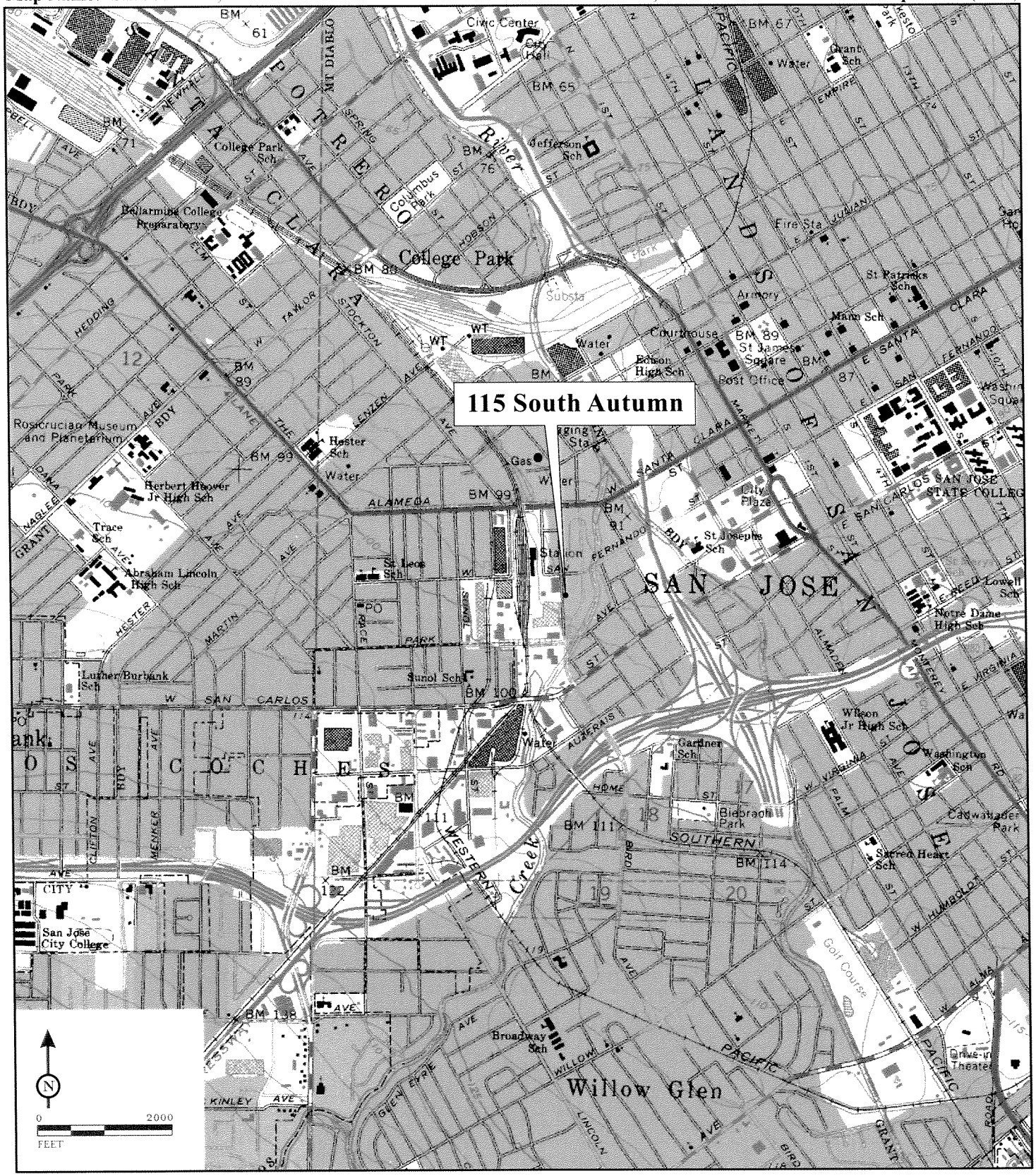
DPR 523A (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Resource Name: Butcher Electric Company Warehouse

Map Name: San Jose West, Calif. Scale: 1:24,000 **Date of Map:** 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (12/15/05)

NRHP Status Code: 6Z
Resource Name: Butcher Electric Company Warehouse

B1. **Historic Name:** Butcher Electric Company
B2. **Common Name:** Amtrak
B3. **Original Use:** Electrical supply warehouse
B4. **Present Use:** Amtrak Computer Center
B5. **Architectural Style:** Commercial building
B6. **Construction History:** This property was within the subdivision of *Rancho Los Coches*, in the Fourth Ward of San Jose, and the Gardiner District. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

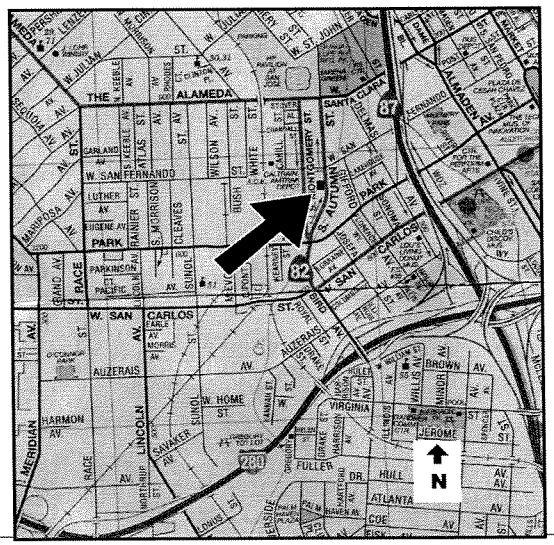
An electric shop was added to the building in 1948, a motor shop was added in 1959, the building exterior was remodeled in 1971, and interior renovations were conducted through the 1990s.

B7. **Moved?** No
B8. **Related Features:** Buildings at 510 West San Fernando Street and 114 South Montgomery Street.
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance: Theme:** Commercial Development **Area:** San Jose
Period of Significance: 1940s - 1992 **Property Type:** Industrial Building **Applicable Criteria:** N/A

The Butcher Electric Company was founded by Roy M. Butcher in 1914; he received California's fourth electrical contractor license. The company was one of the largest electric companies in the Santa Clara Valley (Arbuckle 1986:195). Butcher's firm was highly diversified and worked on many Santa Clara Valley projects, including the Ford Motor company Assembly Plant in Milpitas, Stanford Shopping Center, Lockheed Plant, and NASA. Butcher served on San Jose's Redevelopment Agency for ten years and spent many years on the Planning Commission. Butcher Electric ceased operations at West San Fernando Street in 1992 and leased the buildings to Amtrak. Under Criterion 1, the building is associated with the industrial and commercial development of the Santa Clara Valley, and is an important contributor to that event. The Butcher Electric Company was one of the largest electric companies in Santa Clara Valley and conducted business at the same location for almost 50 years (Arbuckle 1986:195). Under Criterion 2, Roy Butcher can be considered locally significant for his association with the development of numerous facilities that are prominent in Santa Clara Valley such as the Ford Motor Company Assembly Plant in Milpitas, Stanford Shopping Center, the Lockheed Plant, and NASA. Butcher was associated with two San Jose's commissions, and received California's fourth electrical contractor license. Under Criterion 3, the building is a simple modern commercial/industrial building, not the work of a master, nor does it possess high artistic values. There was no indication that this building could provide information under Criterion 4. Since the building has undergone numerous alterations since construction in the 1940s and 1950s, it no longer retains the integrity necessary to convey its historic significance and is therefore not eligible for listing in the California Register. The building was also assigned a score of 33 using the City of San Jose's Historic Evaluation form, and this building is not a historical resource for the purposes of CEQA.

B11. **Additional Resource Attributes:** None
B12. **References:** Arbuckle, Clyde, 1986. *Clyde Arbuckle's History of San Jose*. Memorabilia of San Jose, San Jose, California.
B13. **Remarks:** None
B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



DPR 523B (1/95)

HISTORIC EVALUATION SHEET

Historic Resource Name: 115 S. Autumn St. (Butcher Electric Company warehouse)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	G	(FP)
2.	STYLE Commercial building	E	VG	G	(FP)
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	G	(FP)
5.	SUPPORTIVE ELEMENTS Electric use motor shop	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION Roy Butcher	(E)	VG	G	FP
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS San Jose Commercial Development	(E)	VG	G	FP
9.	AGE 1948	E	VG	G	(FP)

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP

D. INTEGRITY

13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	VG	(G)	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	VG	(G)	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

115 S. Autumn St.

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	4
3.	DESIGNER	6	4	2	0	2
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		3
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	20
7.	EVENT	20	15	7	0	0
8.	PATTERNS	12	9	5	0	12
9.	AGE	8	6	3	0	0
				SUBTOTAL:		32
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		9

"A" & "C" SUBTOTAL: 12

"B" SUBTOTAL: 32

PRELIMINARY TOTAL: 44
(Sum of A,B & C)

115 S. Anderson St.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x * 44 = 2.2
					*from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x * 12 = 1.2
					*from A and C Subtotals
	-	.03	.05	.10	.05 x * 32 = 1.6
					*from B Subtotal
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.30 x * 12 = 3.6
					*from A and C Subtotals
	--	.10	.20	.40	.20 x * 32 = 6.4
					*from B Subtotal
16. SITE	--	.10	.20	.40	.0 x * 32 = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 15

ADJUSTED SUBTOTAL: 44 - 15 = 29
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	2

TOTAL: 31

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 33

ARC Gas Products
140 South Montgomery Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Resource Name: 140 South Montgomery Street

Recorded by: Judith Marvin and Randy Groza **Date:** December 12, 2005 ☒ Update

Blosser (2002) recorded and evaluated the "Coast Pipe and Supply Company Building". The building did not appear to be eligible for listing in either the National or California registers due to a lack of significance. The building was not associated with any important historic event in local, state or national history; no historically significant person was associated with the building; and the building "does not embody distinctive architectural characteristics of a type, period or method of construction."

LSA's research indicated the 1948 building was replaced in 1977. Building plans were submitted to the City Planning Department in February 1977. Additionally, online records for the City of San Jose indicate the building was constructed in 1977. LSA architectural historian Judith Marvin reviewed the building during a survey in December 2005 and stated the building is from the late 1970s. Therefore, the building does not appear to be eligible for listing in the National or California registers, nor to be a historical resource for the purposes of CEQA.

Reference Cited:

Blosser, Amanda
2002 Primary record for Coast Pipe and Supply Company Building (140 South Montgomery Street). In, Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference #12-70

P1. Other Identifier: Coast Pipe and Supply Company Building

*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 (1961, photorevised 1980) T___; R ___; ___ ¼ of Sec ___; _____ B.M.

c. Address 140 South Montgomery Street City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

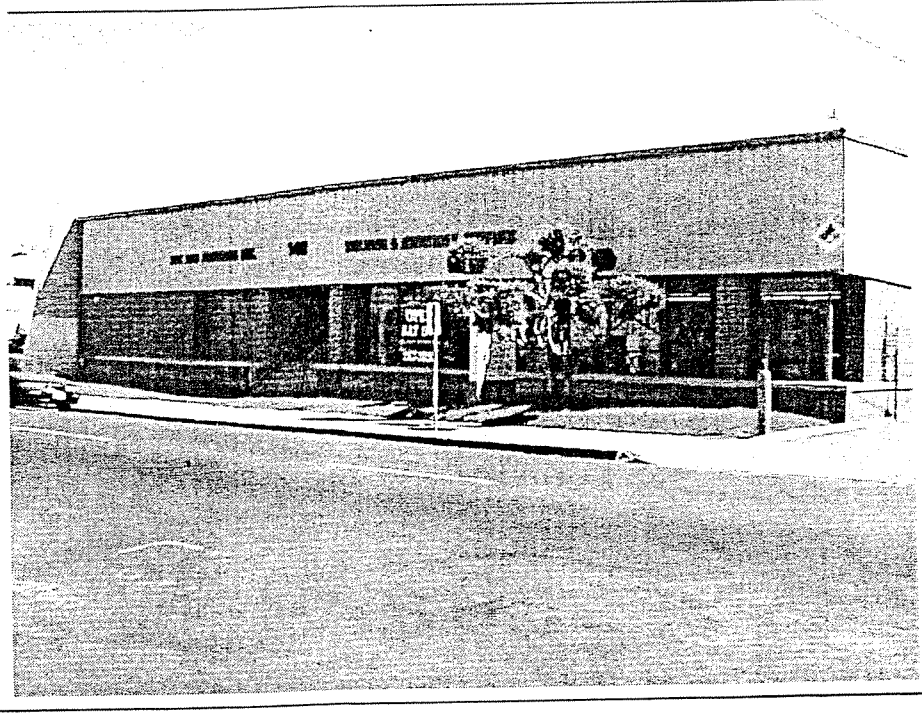
Assessor Parcel Number: 259-48-052

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

This industrial building sits on a 0.59-acre parcel and faces South Montgomery Street. It was constructed in 1949 and encompasses 13,229 square feet, with roughly half of the space serving as a loading dock. The building's façade is seven bays wide, divided by brick pilasters. Most of the bays feature a plate glass fixed pane window. One bay serves as the main entrance, with double leaf plate glass doors, and the easternmost bay is blind. Above the storefront is a corrugated metal course capped by a flat roof. The south side of the building serves as a loading dock that continues to the east side of the building. A concrete driveway on the south side provides access to the rear portion of the parcel.

*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Building

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, camera facing southeast, May 31, 2002

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949, County Assessor's record

*P7. Owner and Address:
John and Alice Havens
136 Clover Way
Los Gatos, CA 95032

*P8. Recorded by: (Name, affiliation, address)
Amanda Blosser
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

*P9. Date Recorded: September 18, 2002

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

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

*Required Information

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

Primary # _____
HRI # _____

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference #12-70

B1. Historic Name: Coast Pipe and Supply Company Building
B2. Common Name: _____
B3. Original Use: Industrial/Warehouse B4. Present Use: Industrial/Warehouse
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1949, possible alterations in 1977

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Coast Pipe and Supply Company Building at 140 South Montgomery Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Much of the land on the western side of Los Gatos Creek was subdivided in the late nineteenth century, although portions of it were not developed until the twentieth centuries. The area west of the creek to Bush Street and south to West San Carlos Street was known as Crandallville in the late nineteenth and early twentieth centuries, named after O. L. Crandall, the owner of small grocery store. Early development in Crandallville was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad (SPRR) and dramatically changed the area, change that was accelerated by the construction in the mid 1930s of Cahill Station. The SPRR bypass also generally provided an impetus for industrial businesses to relocate or build in this area during the mid-twentieth century. (See continuation sheet).

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

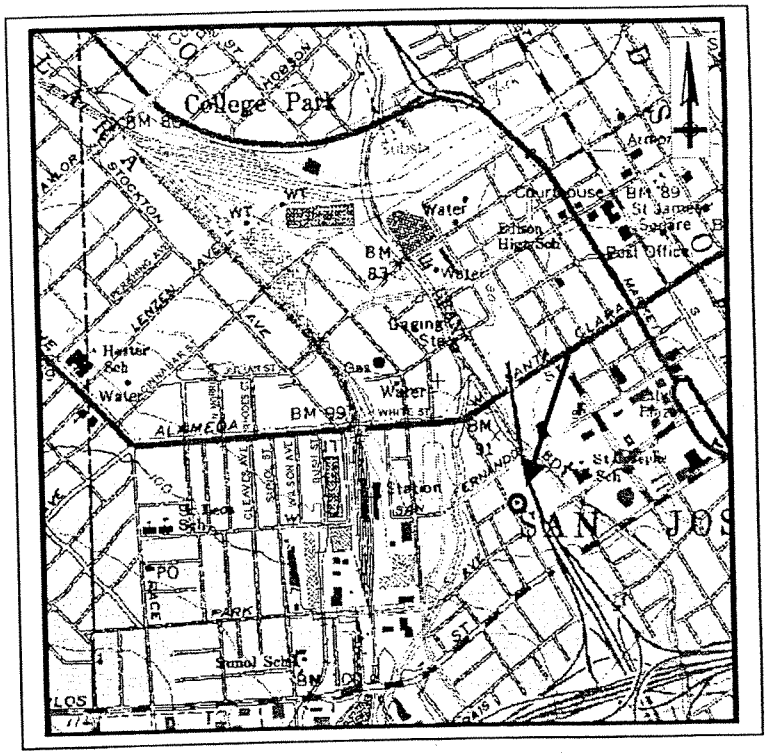
*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose, Milpitas (1898-1978); Official Maps of Santa Clara County, 1925, 1929; San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931).

B13. Remarks:

*B14. Evaluator: Amanda Blosser

*Date of Evaluation: September 25, 2002

(This space reserved for official comments.)



*Required Information

B10. Significance (continued):

The buildings previously constructed throughout Crandallville were small modest homes, so that after the station was built, the area became a mixture of residential development interspersed with businesses such as the Watkins and Scott Foundry, Pacific Electric and Gas Company, the SPRR.[1] The parcel treated by this form was part of the Gillespie Subdivision in Crandallville, and originally the site of the Gillespie Lumber Company. The lumber company occupied the site until the late 1940s when it was demolished. The Coast Pipe and Supply Company building was constructed on this site in 1949, and a plumbing supply company has occupied this building since its construction.

This building, while representative of later industrial development within the Crandallville area, does not appear to be significant within that context, or have importance in trends or events in local, state, or national history (Criterion A). It does not appear that Coast Pipe and Supply Company made significant contributions to the plumbing industry, or local, state, or national history (Criterion B), nor did research indicate that any historically significant persons were associated with this building. This large industrial building is an example of post-World War II industrial construction emphasizing an inexpensive and utilitarian approach to large scale industrial design, and as such does not embody distinctive architectural characteristics of a type, period, or method of construction (Criterion C). The building also has not yielded, nor will likely yield, important information for history (Criterion D). Because this property lacks historical and architectural significance, it does not appear to be eligible for the National Register. Furthermore, this property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and this historic property does not appear to meet the significance criteria as outlined in these guidelines.

[1]City of San Jose Department of City Planning, "The Alameda," April 1984; and Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 20..

Sunlite Baking Company
145 South Montgomery Street

Recorded by: Judith Marvin and Randy Groza

Date: December 12, 2005 ☒ Update

On August 31, 1936, the Sunlite Baking Company applied for City of San Jose Building Permit number 4176, for a 1-story, type V business building, to be occupied as a bakery. The estimated cost to build the bakery was $22,000. No architect was listed on the building permit although the building contractor, N. J. Nielsen, was noted. History San Jose archives contains some plans of architectural details by Ralph Wyckoff for the Sunlite Baking Company. Wyckoff is also the listed architect on the 1943 bakery addition permit. Other buildings designed by Wyckoff include the 1933 San Jose Post Office, which is listed in the National Register; the Spanish Colonial-style Science Building at San Jose State University; and downtown commercial buildings including the San Jose National Bank Building at Market and Santa Clara Streets, and the Moderne Drugstore Building at 2nd and Santa Clara Streets.

The bakery building is a one-story Moderne board-formed concrete industrial building with a flat roof with a parapet and a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped-front piece that features vertical fluting. The double-hung industrial metal sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. A bay on the south end of the east front façade is filled with glass brick.

Extensive interior alterations were made since the 1970s, when Pacific Telephone and Telegraph Company began occupying the building. The original doors have been replaced and despite the additions to the side and rear, the building continues to be a good example of Moderne industrial and retains sufficient integrity to convey its significance.

The Sunlite Baking Company building was originally recorded on Historic Resources Inventory forms in 1992 (Laffey 1992) but was not evaluated. Laffey (1992) did, however, state that the building "is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style." The building was listed on the City of San Jose Historic Resources Inventory with a classification of Structure of Merit at that time. The current LSA study has concluded that the Sunlite Baking Company building appears to be eligible for listing in the California and National registers and appears to be a Contributing Structure.

Architectural historian Amanda Blosser (2002) updated the record and evaluated the building in 2002. The building did not appear "important within the pattern of industrial development in San Jose, nor....to have important associations with significant events or tends in local, state, or nation history." Blosser (2002) also stated "research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor, or local, state, or national history." Additionally, the building did not appear to be a "significant example of a type, period, or style." She also noted that the large warehouse addition "compromises the setting of the original building." Due to a lack of integrity, Blosser stated the building was not eligible for listing in the National or California registers.

Despite Blosser's statement above, the Gilliland's were a family of distinction in San Jose. The family owned the Sunlite Baking Company which owned KNTV, San Jose's first TV station, adjacent to the current property. LSA's research indicated the Allen T. Gilliland family is well known for their development of the first TV station in San Jose, and secondarily as owners of the Sunlite Baking.

LSA's research also indicates that the building appears eligible for listing in the California and National registers and to be a historical resource for the purposes of CEQA under Criteria 3 since the building embodies the distinctive characteristics of Art Moderne during the 1930s and the building and its addition were designed by Ralph Wyckoff, a distinguished architect that is locally recognized as an important creative individual. Wyckoff worked in many styles during his career and in the 1930s when the building was designed, he focused on Moderne and Spanish styles (Douglas 2005:155). The building also appears eligible for classification as a Contributing Structure rather than a Structure of Merit. LSA's evaluation is based on the City's Historic Evaluation Criteria Form with a final tally of 63.12.

References

Blosser, Amanda, 2002. Department of Parks and Recreation 523L form (Continuation Sheet) for 145 S. Montgomery Street.
Douglas, Jack, 2005. *Historical Highlights of Santa Clara Valley*. History San Jose, San Jose, California.
Laffey, Glory Anne, 1992. Historic Resources Inventory Form for Sunlite Baking Company.

Figure 1. East elevation towards southwest.

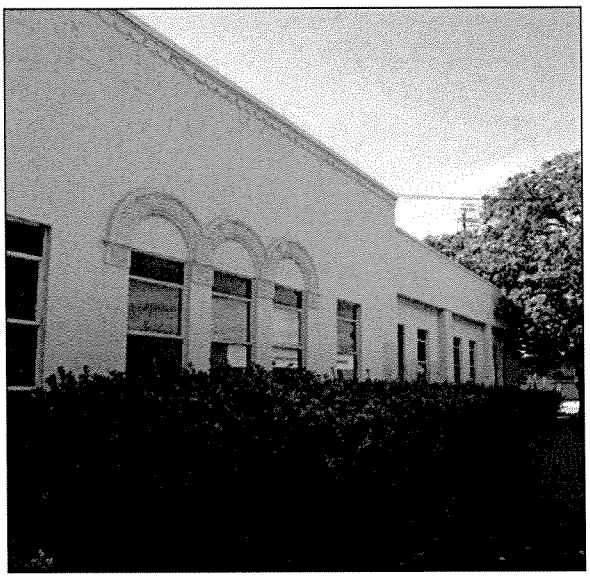


Figure 2. Window details, east elevation towards northwest.

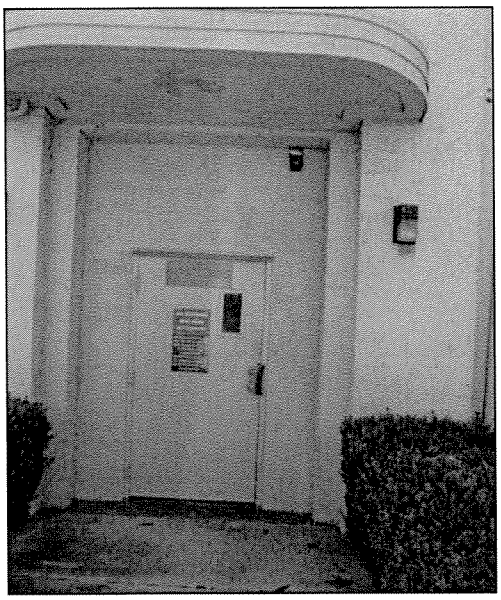


Figure 3. Front door, east elevation

Figure 4. North elevation toward west-southwest

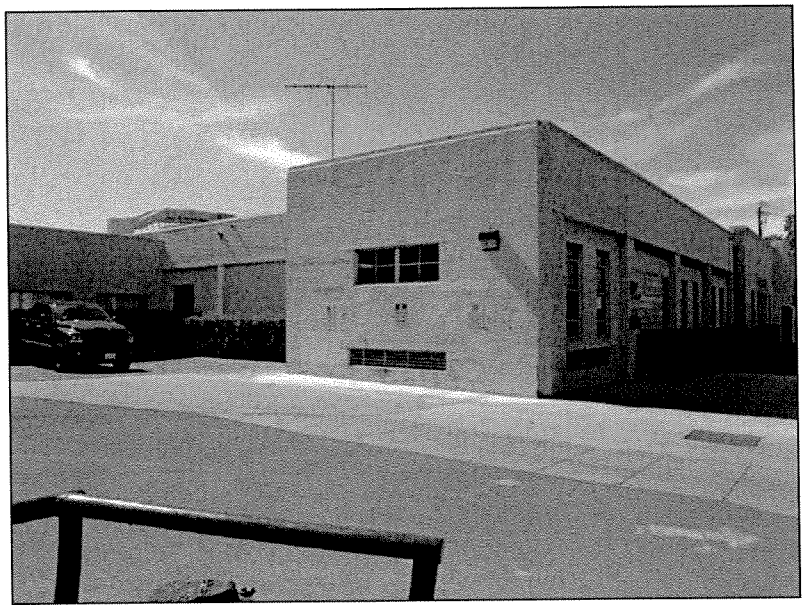


Figure 1. South elevation with addition, towards northwest.

Figure 2. East elevation of southern addition, towards southwest.

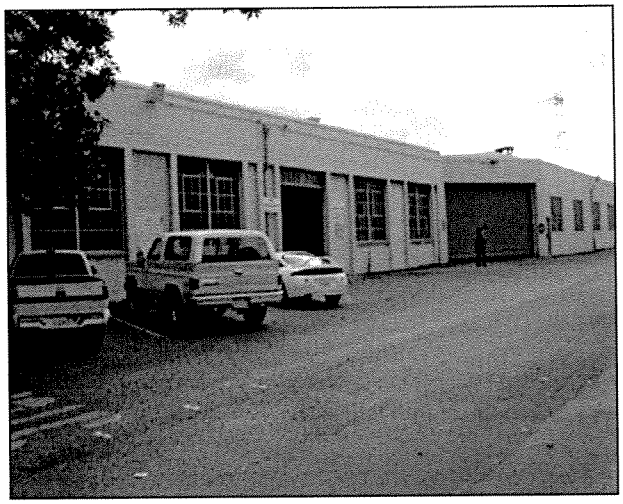


Figure 3. North elevation with addition, towards southwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: 145 S Montgomery (Sunset Park

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".

A. VISUAL QUALITY/DESIGN					
1.	EXTERIOR	E	(VG)	G	FP
2.	STYLE	E	(VG)	G	FP
3.	DESIGNER	E	(VG)	G	FP
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS	E	VG	G	(FP)
B. HISTORY/ASSOCIATION					
6.	PERSON/ORGANIZATION	E	VG	(G)	FP
7.	EVENT	E	VG	(G)	FP
8.	PATTERNS	E	VG	(G)	FP
9.	AGE	E	VG	(G)	FP
C. ENVIRONMENTAL/CONTEXT					
10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP
D. INTEGRITY					
13.	CONDITION	E	(VG)	G	FP
14.	EXTERIOR ALTERATIONS	E	(VG)	G	FP
15.	STRUCTURAL REMOVALS	E	(VG)	G	FP
16.	SITE	(E)	VG	G	FP
E. REVERSIBILITY					
17.	EXTERIOR	(E)	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS					
18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ DATE: _____

EVALUATION TALLY SHEET (Part I)

			VALUE			
A.	VISUAL QUALITY/DESIGN	E	VG	G	FP	
1.	EXTERIOR	16	(12)	6	0	12
2.	STYLE	10	(8)	4	0	8
3.	DESIGNER	6	(4)	2	0	4
4.	CONSTRUCTION	10	8	(4)	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	(0)	0
				SUBTOTAL:		28
B.	HISTORY/ASSOCIATION	E	VG	G	FP	
6.	PERSON/ORGANIZATION	20	15	(7)	0	7
7.	EVENT	20	15	(7)	0	7
8.	PATTERNS	12	9	(5)	0	5
9.	AGE	8	6	(3)	0	3
				SUBTOTAL:		22
C.	ENVIRONMENTAL/CONTEXT	E	VG	G	FP	
10.	CONTINUITY	8	6	(3)	0	3
11.	SETTING	6	4	(2)	0	2
12.	FAMILIARITY	10	8	(4)	0	4
				SUBTOTAL:		9
				"A" & "C" SUBTOTAL:		37
				"B" SUBTOTAL:		22
				PRELIMINARY TOTAL: (Sum of A,B & C)		59

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	-	(.03)	.05	.10	.03 x* 59 = 1.77
14. EXTERIOR ALTERATIONS	-	(.05)	.10	.20	*from A, B, C Subtotals .05 x* 37 = 1.85
	-	(.03)	.05	.10	*from A and C Subtotals .03 x* 22 = 0.66
15. STRUCTURAL REMOVALS	-	(.20)	.30	.40	*from B Subtotal .20 x* 37 = 7.4
	-	(.10)	.20	.40	*from A and C Subtotals .10 x* 22 = 2.2
16. SITE	(-)	.10	.20	.40	*from B Subtotal .0 x* 22 = 0 *from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 13.88

ADJUSTED SUBTOTAL: 59 - 13.88 = 45.12
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	(3)	3	2	2	3

TOTAL: 48.12

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	(0)	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	(0)	0
20. INTERIOR ALTERATIONS	4	4	2	(0)	0
21. REVERSIBILITY/INTERIOR	4	4	2	(0)	0
22. NATIONAL OR CALIFORNIA REGISTER	20	(15)	10	0	15

BONUS POINTS SUBTOTAL: 15

ADJUSTED TOTAL (Plus Bonus Points): 63.12

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # (Assigned by recorder) Map Reference #12-71

*Recorded by Amanda Blosser *Date September 18, 2002 ☐ Continuation ☒ Update

P1. Other Identifier: 145 South Montgomery Street (Sunlite Baking Company)

***P3a. Description:**

Attached is the 1992 inventory and evaluation form for the building located at 145 South Montgomery Street, completed by Glory Anne Laffey for the San Jose Planning Department. The 1992 form presented a comprehensive description and history of the Sunlite Baking Company building. Since that survey, a small addition has been constructed on the south side of the building that connects the original building to a large modern warehouse located on an adjacent parcel. The main building, the warehouse, and the connection addition are all used by the Pacific Bell Telephone Company.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

***B10. Significance:**

The 1992 survey concluded that the building at 145 South Montgomery Street appeared to be eligible for local listing (National Register Status Code 5S1), for its association with a well-known San Jose business, the Sunlite Baking Company, and a prominent San Jose family, the Gillilands. As mentioned above, the previous survey presented a history of the building, yet it did not evaluate the building for historical significance under the criteria for listing in the National Register of Historic Places. This form, prepared to update the previous survey and evaluate the building under National Register criteria, concludes that the Sunlite Baking Company building does not appear to meet the criteria for listing in the National Register, nor does it appear to be locally significant. Furthermore, this building does not appear to be a historical resource for the purposes of CEQA.

It does not appear that the Sunlite Baking Company building is important within the pattern of industrial development in San Jose, nor does the building appear to have important associations with significant events or trends in local, state, or national history (Criterion A). Despite being established businessmen within the San Jose community, research did not indicate that Andrew T. Gilliland, Sr. or his son Allen Gilliland, Jr. made significant contributions to their field of endeavor (the bakery business), or local, state, or national history (Criterion B). In addition, this building does not appear to be a significant example of a type, period, or style (Criterion C). The small addition on the side of the building detracts from its integrity because it connects the original bakery to the large warehouse located on an adjacent parcel. Furthermore, the addition of this large warehouse compromises the setting of the original building. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Because this building lacks integrity, as well as historical and architectural significance, it does not appear to be eligible for listing in the National Register. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to meet the significance criteria as outlined in these guidelines.

***B14. Evaluator:** Amanda Blosser
JRP Historical Consulting Services
1490 Drew Avenue, Suite 110
Davis, California 95616

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 2 *Resource Name or # (Assigned by recorder) Map Reference #12-71

*Recorded by Amanda Blosser *Date September 18, 2002 ☐ Continuation ☒ Update

Photograph:

Photograph 1. Sunlite Baking Company building, camera facing southwest, September 18, 2002.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 249

Ser. No. _____
National Register Status 5S1
Local designation SM

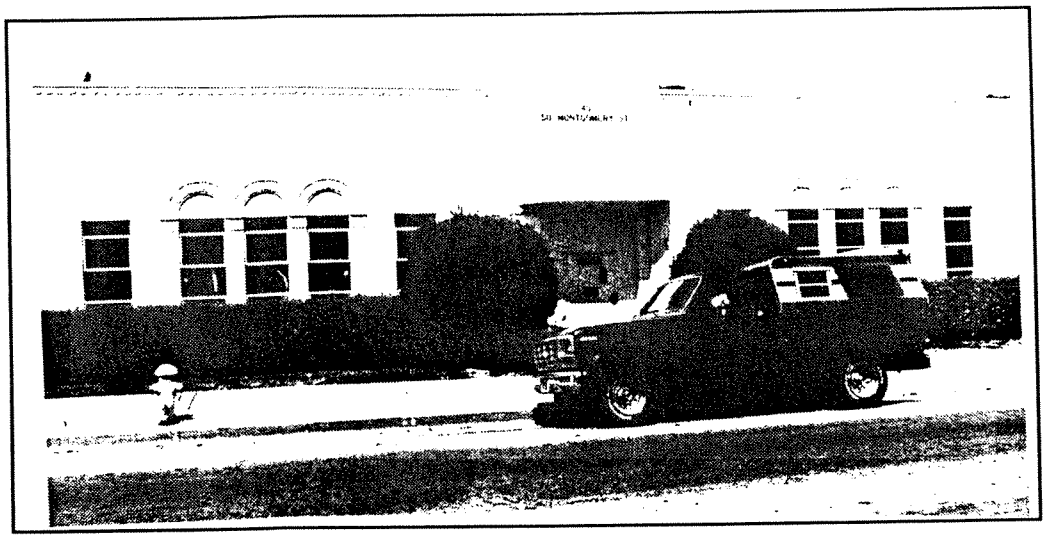
Identification and Location

1. Historic name Sunlite Baking Company
*2. Common name or current name Pacific Telephone Service Plant
*3. Number & street 145 S. Montgomery Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 261-35-027 Other _____

Description

6. Property Category Building If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one-story Moderne industrial building was constructed in the late 1930s. The structure has a flat roof with a parapet, and it has a scalloped cornice. Covered by a cantilevered canopy, the entrance is in a projecting stepped front piece that features vertical fluting. The double-hung sash windows are in recessed panels separated by fluted pilasters. The central projecting block has triple banks of windows with enriched blind arches that flank the frontispiece. The building is well-maintained and retains its architectural integrity.



8. Planning agency Planning Dept.
9. Owner Address
Pacific Bell
145 S. Montgomery
San Jose, CA 95110
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning M-1
13. Threats Development pressures

Send a copy of this form to: State Office of Historic Preservation,
PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).
All items must be completed for historical resources survey information.

Survey Ref. No. 249

Historical Information

*14. Construction date(s) 1938A Original location same Date moved _____

15. Alterations & date _____

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 08--bakery

Significance and Evaluation

18. Context for evaluation: Theme Manufacturing & Industry Area San Jose
Period Inter-War 1918-1945 Property Type bakery Context developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Allen T. Gilliland, Sr., and his wife paid $3000 for the assets of a bankrupt San Jose bakery in 1933. Within a few years, the company had constructed a new plant on S. Montgomery St. under the name of Sunlite Baking Company. This company dominated the Santa Clara County bread market by the mid-1950s. Upon the death of his father, Allen Gilliland, Jr., took over operation of the company, which included San Jose's first television station, KNTV-Channel 11. Gilliland sold the bakery in 1966. In the 1970s Pacific Telephone and Telegraph acquired the building for a service plant. This attractive industrial building is associated with an important San Jose company, a prominent San Jose family, and is a good representation of a pre-World War II architectural style.

20. Sources:

Visual Survey, 6/10/92; City Directories 1923-1975; Building Permits; Arbuckle, History of San Jose, 1985; Payne, Harvest of Change, 1986.

21. Applicable National Register criteria _____

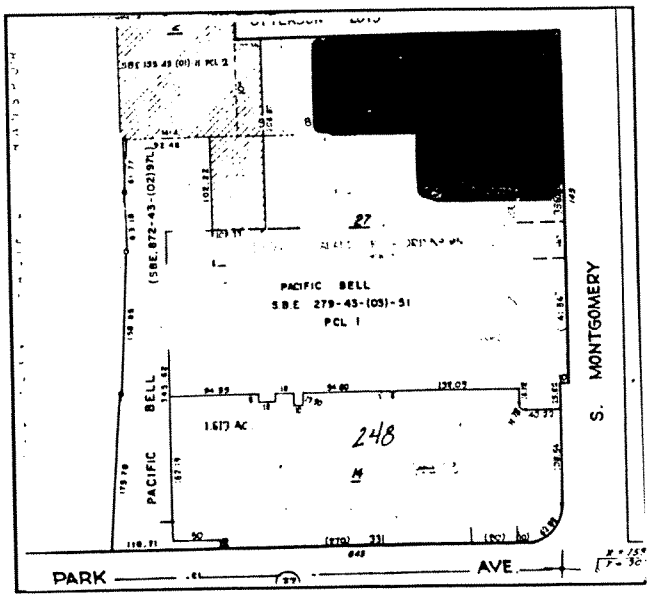
22. Other recognition _____
State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
Date of evaluation 7/2/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose, CA 95123
Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Sunlite Baking Co. SURVEY REF. NO. 249

ADDRESS 145 S. Montgomery

A. VISUAL QUALITY/DESIGN				
1. EXTERIOR	E	VG x	G	FP
2. STYLE Moderne	E	VG x	G	FP
3. DESIGNER	E	VG	G	FP x
4. CONSTRUCTION	E	VG	G	FP x
5. SUPPORTIVE ELEMENTS	E	VG	G	FP x
B. HISTORY/ASSOCIATION				
6. PERSON/ORGANIZATION Sunlite Baking Co., Gilliland family	E	VG x	G	FP
7. EVENT	E	VG	G	FP x
8. PATTERNS Commercial development	E	VG	G x	FP
9. AGE c1938	E	VG	G x	FP
C. ENVIRONMENTAL/CONTEXT				
10. CONTINUITY	E	VG	G x	FP
11. SETTING	E	VG	G x	FP
12. FAMILIARITY	E	VG	G x	FP
D. INTEGRITY				
13. CONDITION	E x	VG	G	FP
14. EXTERIOR ALTERATIONS	E x	VG	G	FP
15. STRUCTURAL REMOVALS	E x	VG	G	FP
16. SITE	E x	VG	G	FP
E. REVERSIBILTY				
17. EXTERIOR	E x	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS				
18. INTERIOR/VISUAL	E	VG	G	FP
19. INTERIOR/HISTORY	E	VG	G	FP
20. INTERIOR ALTERATIONS	E	VG	G	FP
21. REVERSIBILITY/INTERIOR	E	VG	G	FP

REVIEWED BY Glory Anne Laffey DATE: 7/3/92

EVALUATION TALLY SHEET

SURVEY REF. NO. 249

Value E	VG	G	FP		
				A. VISUAL QUALITY/DESIGN	
	12			1. Exterior	
	8			2. Style	
			0	3. Designer	
			0	4. Construction	
			0	5. Supportive Elements	
				VISUAL QUALITY/DESIGN SUB-TOTAL	20
				B. HISTORY/ASSOCIATION	
	15			6. Person/Organization	
			0	7. Event	
		5		8. Patterns	
		3		9. Age	
				HISTORY/ASSOCIATION SUB-TOTAL	23
				C. ENVIRONMENTAL/CONTEXT	
		3		10. Continuity	
		2		11. Setting	
		4		12. Familiarity	
				ENVIRONMENTAL/CONTEXT SUB-TOTAL	9
				A & C SUB-TOTAL	29
				B SUB-TOTAL	23
				PRELIMINARY TOTAL (SUM of A, B, & C)	52

Value E	VG	G	FP						
				D. INTEGRITY					
0				13. Alterations					
				From A, B & C Sub-Totals	52	X	0	=	0
				14. Exterior Alterations					
0				From A & C Sub-Totals	29	X	0	=	0
0				From B Sub-Total	23	X	0	=	0
				15. Structural Removals					
0				From A & C Sub-Totals	29	X	0	=	0
0				From B Sub-Total	23	X	0	=	0
				16. SITE					
0				From B Sub-Total	23	X	0	=	0
				INTEGRITY DEDUCTIONS (SUB-TOTAL)					0
				ADJUSTED SUB-TOTAL	52 (PRELIMINARY TOTAL)	-	0 (INTEGRITY DEDUCTIONS)	=	52
				E. REVERSIBILITY					
3				17. Exterior					3
==========				TOTAL					**55**

Value E	VG	G	FP		
				F. ADDITIONAL CONSIDERATIONS/BONUS POINTS	
				18. Interior Visual Quality	
				19. History/Association of Interior	
				20. Interior Alterations	
				21. Reversibility/Interior	
				BONUS POINTS SUB-TOTAL	
				ADJUSTED TOTAL (With Bonus Points)	**55**

92-98 South Montgomery Street

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

Resource Name: 92-98 South Montgomery Street

P1. Other Identifier: None

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West, Calif.* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 92-98 South Montgomery Street **City:** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597369 **mE** / 4131994 **mN**

e. **Other Locational Data:** APN 259-38-019

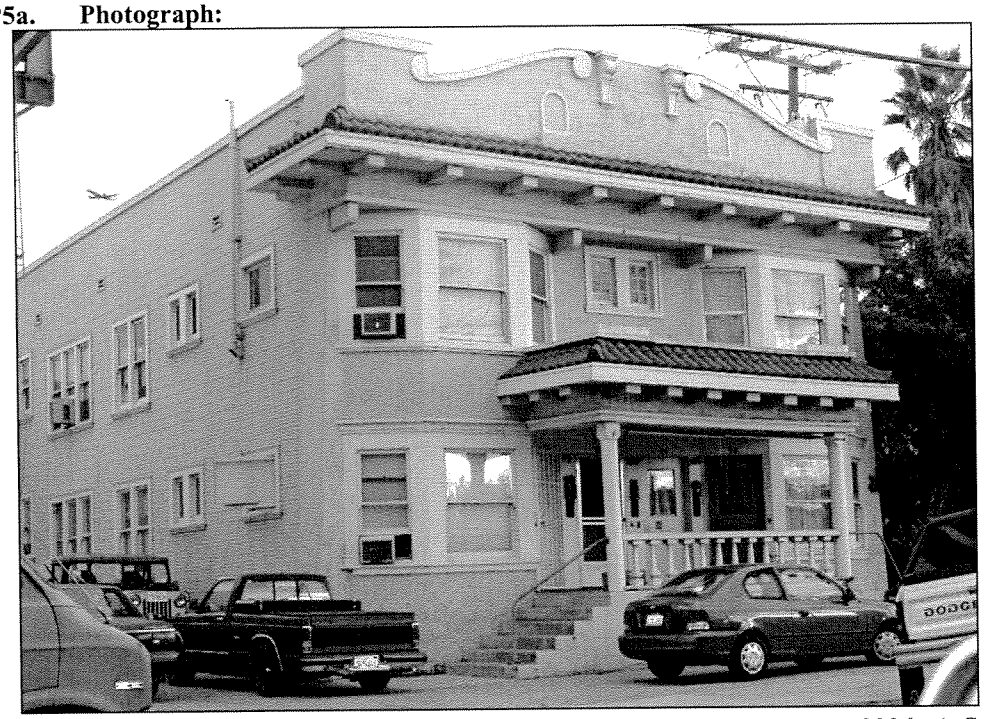
P3a. Description:

This resource is a two-story frame Mission Revival apartment house with a rectangular mass. The building has a flat roof, with a curvilinear Mission parapet with corner towers and a wide coping. The primary façade features a Mission tile roof cantilevered from the wall surface with boxed eaves and modillion blocks between the parapet and second story windows. A central porch, with recessed entry, is located on the first story and also features a Mission tile roof, modillion blocks, and is supported by two circular frame posts. The porch is accessed by concrete steps and has a concrete floor; the balustrade consists of turned posts, with a modern metal railing on the stairway. Primary entry is via the recessed porch, through four separate doors to each apartment; one is original. Fenestration consists of 1/1 light frame sash, double-hung, with two shallow bays on each floor on the primary façade, and double or triple sets of windows on the side elevations. The primary façade is clad in stucco, while the side and rear elevations are clad in horizontal board tongue and groove siding. The foundation is concrete. The building is located on a level lot, facing west towards South Montgomery Street, and situated adjacent to the sidewalk. An addition was made to the northeast rear during the 1950s. The building retains its integrity to its period of significance.

P3b. Resource Attributes: HP3, multiple family property

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo: View to southeast, west elevation of building

P6. Date Constructed/Age and Source: 1910, City of San Jose

P7. Owner and Address:
Roy Krickeburg
1366 Metcalf Road
San Jose, California 95138

P8. Recorded by:
Judith Marvin and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc, Point Richmond, California.

Laffey, Glory Anne, 1992, Historic Resource Inventory for City of San Jose.

Attachments: ☒ Location Map ☒ Building, Structure, and Object Record

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

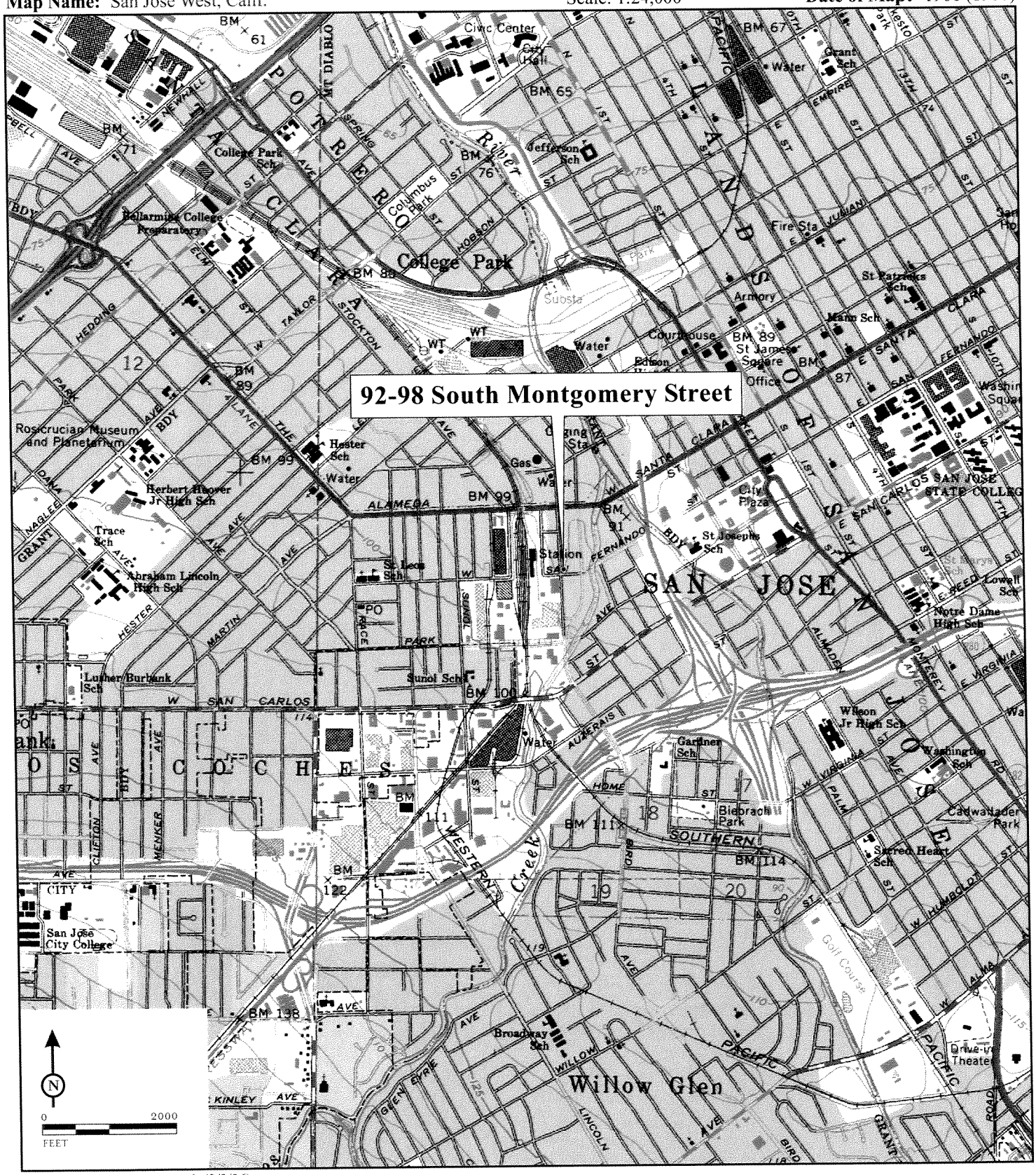
Primary #
HRI #
Trinomial

Resource Name: 92-98 South Montgomery Street

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (2/9/06)

NRHP Status Code: 6Z
Resource Name: 92-98 South Montgomery Street

B1. **Historic Name:** Unknown
B2. **Common Name:** Apartment building
B3. **Original Use:** Apartment building
B4. **Present Use:** Apartment building
B5. **Architectural Style:** Mission Revival
B6. **Construction History:** This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches,* in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

This property was vacant on the 1884 and 1891 Sanborn maps. The Mission Revival building has been occupied since its construction in 1910. A foundation for a two-story residential building was installed in 1950 and a new roof was installed in 1994.

B7. **Moved?** No
B8. **Related Features:**
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance:** **Theme:** Commercial Development **Area:** San Jose
Period of Significance: 1910-present **Property Type:** Residential Store **Applicable Criteria:** N/A
Under Criterion 1, although associated with the western expansion of San Jose and the development of an industrial core on South Montgomery Street, it is not a significant example of that process. Under Criterion 2, it is not associated with any persons important in history. Building owners included Adolph (Pat) Krickeberg, and Roy Krickeberg. Under Criterion 3, the building embodies the characteristics of the Mission Revival architectural style, it is not an important example of that style, nor is it the work of a master, or possess high artistic values. There was no indication that this building could provide information under Criterion 4. Although it retains its integrity of location, design, setting, materials, and workmanship, its integrity of feeling and association have been compromised by the demolition of many of the original buildings and the construction of modern buildings in the neighborhood. Therefore, the building does not appear to be eligible for listing in the California register. The building was also assigned a score of 34.66 using the City of San Jose's Historic Evaluation form, and is not a historical resource for the purposes of CEQA.

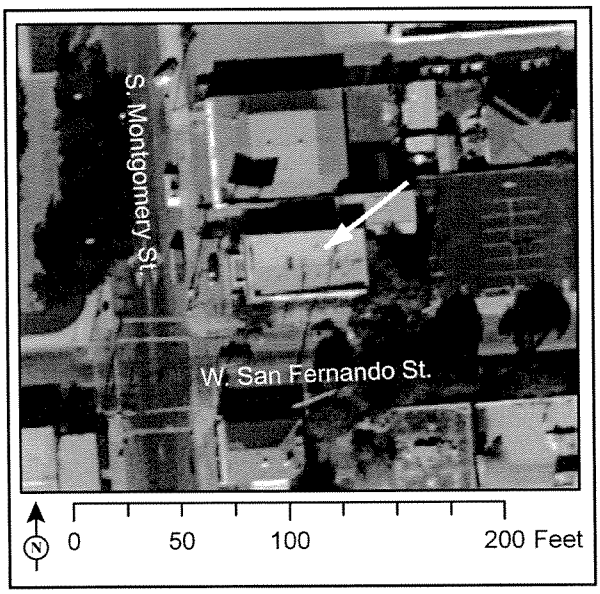
B11. **Additional Resource Attributes:** None
B12. **References:** Laffey, Glory Anne, 1992 Historic Resource Inventory form

B13. **Remarks:** None

B14. **Evaluator:** Judith Marvin, LSA Architectural Historian

Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 92-98 S. Montgomery St.

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".

A.	**VISUAL QUALITY/DESIGN**				
1.	EXTERIOR	E	VG	(G)	FP
2.	STYLE	E	(VG)	G	FP
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	(G)	FP
5.	SUPPORTIVE ELEMENTS Tree	E	VG	(G)	FP
B.	**HISTORY/ASSOCIATION**				
6.	PERSON/ORGANIZATION	E	VG	G	(FP)
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Residential/Architecture+Development	E	VG	(G)	FP
9.	AGE 1910	E	VG	(G)	FP
C.	**ENVIRONMENTAL/CONTEXT**				
10.	CONTINUITY	E	(VG)	G	FP
11.	SETTING	E	VG	(G)	FP
12.	FAMILIARITY	E	VG	(G)	FP
D.	**INTEGRITY**				
13.	CONDITION	E	VG	(G)	FP
14.	EXTERIOR ALTERATIONS	E	(VG)	G	FP
15.	STRUCTURAL REMOVALS	E	(VG)	G	FP
16.	SITE	(E)	VG	G	FP
E.	**REVERSIBILITY**				
17.	EXTERIOR	(E)	VG	G	FP
F.	**ADDITIONAL CONSIDERATIONS/BONUS POINTS**				
18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	(G)	FP
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

95-98 S. Montgomery St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	8
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		21
B.	**HISTORY/ASSOCIATION**	**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	5
9.	AGE	8	6	3	0	3
				SUBTOTAL:		8
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	6
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
				SUBTOTAL:		12

"A" & "C" SUBTOTAL: 33

"B" SUBTOTAL: 8

PRELIMINARY TOTAL: 41
(Sum of A,B & C)

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.05 x *41 = 2.05
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x *33 = 1.65
	-	.03	.05	.10	.03 x *8 = .24
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x *33 = 6.6
	--	.10	.20	.40	.10 x *8 = 0.8
16. SITE	--	.10	.20	.40	.6 x *8 = ~~4.8~~

*from A, B, C Subtotals
*from A and C Subtotals
*from B Subtotal
*from A and C Subtotals
*from B Subtotal
*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 11.34

ADJUSTED SUBTOTAL: 41 - 11.34 = 29.66
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 32.66

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	2
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	~~0~~

BONUS POINTS SUBTOTAL: 2

ADJUSTED TOTAL (Plus Bonus Points): 34.66

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 217

Ser. No. _____
National Register Status _____
Local designation _____ LS

Identification and Location

1. Historic name None
*2. Common name or current name None
*3. Number & street 92-98 S. Montgomery Street Cross-corridor _____
City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. (83) Parcel No. 259-38-019 Other _____

Description

6. Property Category Building If district, number of documented resources _____
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This two-story apartment house has a stucco facade with Mission Revival details. The flat roof has a curvilinear parapet with corner towers and a wide coping. A tile roof cantilevered from the wall surface has boxed eaves with modillion blocks. There are two two-story bays on the front of the building. Supported by round columns, the porch also has a tile roof with modillion blocks. It appears that the facade may have been added to an older building. The sides of the structure are sheathed with tongue-and-groove horizontal siding. In addition to the bay windows, fenestration includes double and triple sets of 1/1 double-hung sash windows

8. Planning agency
Planning Dept.
9. Owner Address
Adolph L. Krickeberg
1505 Emory Street
San Jose, CA 95126
10. Type of Ownership
Private
11. Present Use
Commercial/Residential
12. Zoning
M-1
13. Threats
Development pressures

Send a copy of this form to: State Office of Historic Preservation,
PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Survey Ref. No. 211

Historical Information

*14. Construction date(s) 1915A Original location same Date moved _____

15. Alterations & date _____

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 02--apartment house

Significance and Evaluation

18. Context for evaluation: Theme Architecture & Shelter Area San Jose
Period Horticulture 1870-1918 Property Type apartment Context developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources:
Visual Survey, 6/9/92; McAlester & McAlester, A Field Guide to American Houses, 1986.

21. Applicable National Register criteria

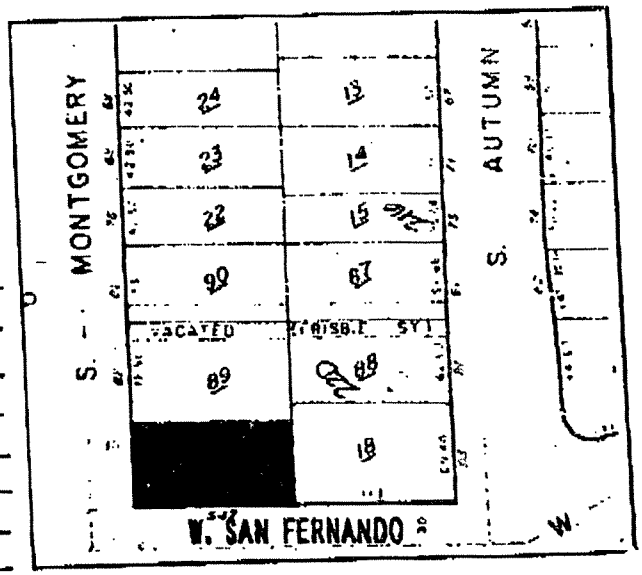
22. Other recognition _____
State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey
Date of evaluation 7/1/92

24. Survey type Project Related

25. Survey name Inventory Update Phase II

26. Year form prepared 1992
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose, CA 95123
Phone (408) 227-2657



Pacific Bell Fleet Management
327 Otterson Avenue

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

Resource Name: Sunlite Baking Company Bread Depot

P1. Other Identifier: Pacific Bell Fleet Management Building

P2. Location: Unrestricted

a. **County:** Santa Clara

b. **USGS 7.5' Quad:** *San Jose West* **Date:** 1961, photorevised 1980 **T** 7 South; **R** 1 East; in unsectioned lands of Rancho Los Coches; Mount Diablo Baseline & Meridian

c. **Address:** 327 Otterson Street **City** San Jose **Zip** 95110

d. **UTM: Zone** 10; 597267 **mE** / 4131872N **mN**

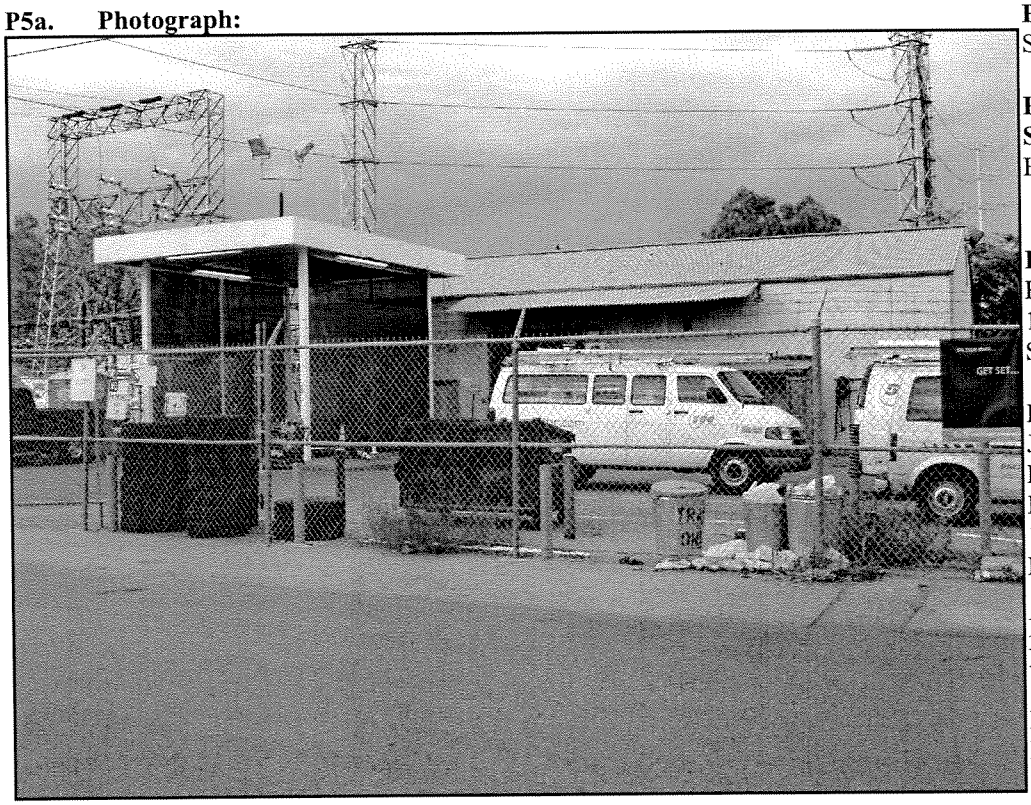
e. **Other Locational Data:** APN 261-35-007

P3a. Description:
The Sunlite Bakery Bread Depot is a one-story end-gabled, wood-frame structure clad in corrugated metal siding and roofing.

P3b. Resource Attributes: HP8, Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:
South elevation, view to north.

P6. Date Constructed/Age and Source: 1950s, City of San Jose; Historic

P7. Owner and Address:
Pacific Bell
100 Park Center Plaza, #325
San Jose, California 95113

P8. Recorded by:
Judith Marvin, Architectural Historian, and Randy Groza
LSA Associates, Inc.
157 Park Avenue
Point Richmond, California 94801

P9. Date recorded:
December 12, 2005

P10. Survey Type:
Intensive

P11. Report citation: Groza, Randy, Judith Marvin, and Benjamin Matzen, 2006, *A Cultural and Paleontological Resources Study and Evaluation for the San Jose Ball Park Project, San Jose, Santa Clara County, California.* LSA Associates, Inc., Point Richmond, California.

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

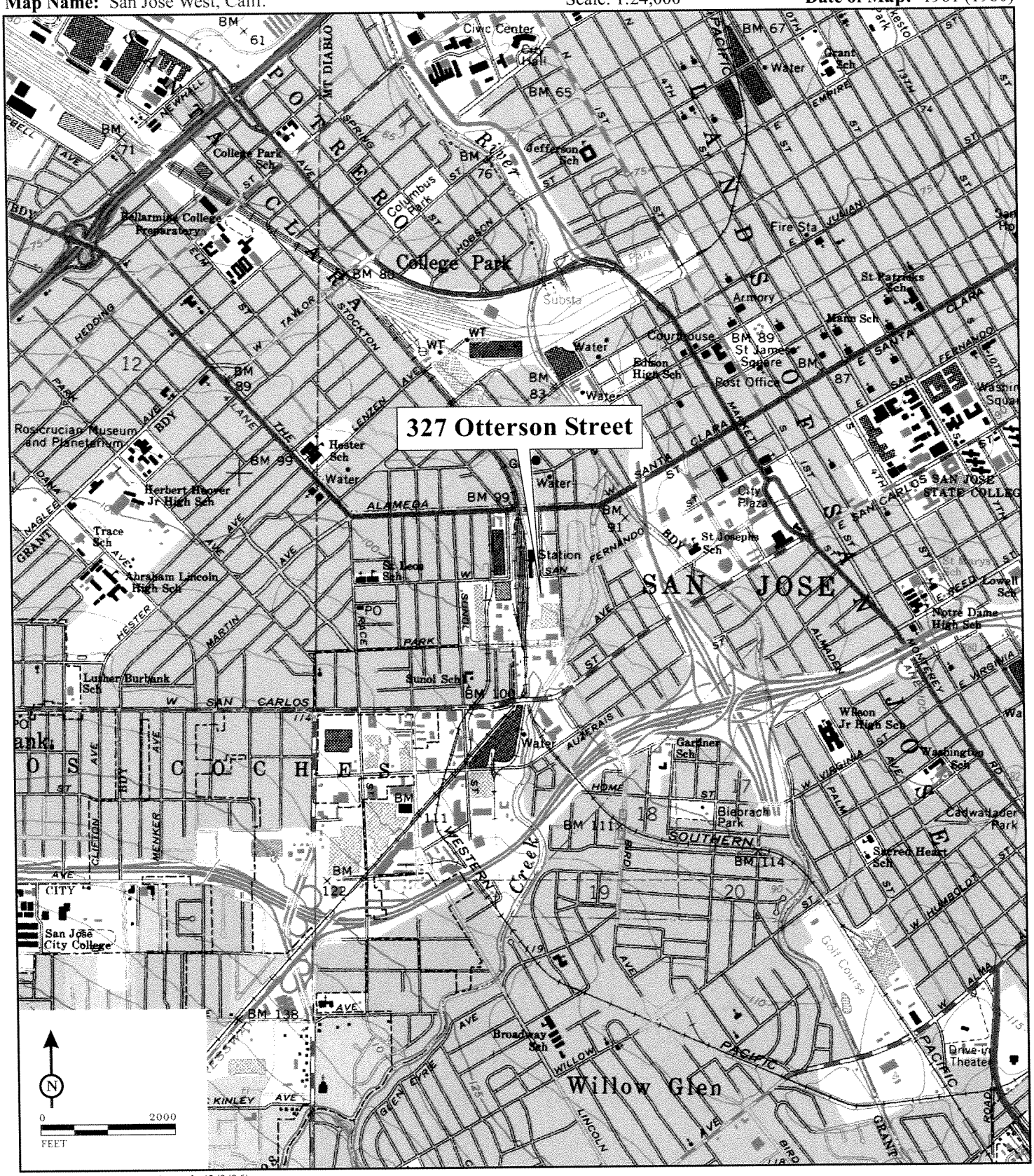
Primary #
HRI #
Trinomial

Resource Name: Sunlite Baking Company Bread Depot

Map Name: San Jose West, Calif.

Scale: 1:24,000

Date of Map: 1961 (1980)



P:\SJO530\g\Dpr-LocMap.cdr (2/9/06)

B1. **Historic Name:** Sunlite Baking Company
B2. **Common Name:** SBC
B3. **Original Use:** Bakery
B4. **Present Use:** Service plant
B5. **Architectural Style:** Industrial
B6. Construction History: This property was within the Henry M. Naglee's subdivision of *Rancho Los Coches,* in the Fourth Ward of San Jose, within the area known by various names including West End, West Side, and Crandallville. In 1911, the West End, along with the Gardiner District was the first area to be annexed to the City of San Jose since 1850.

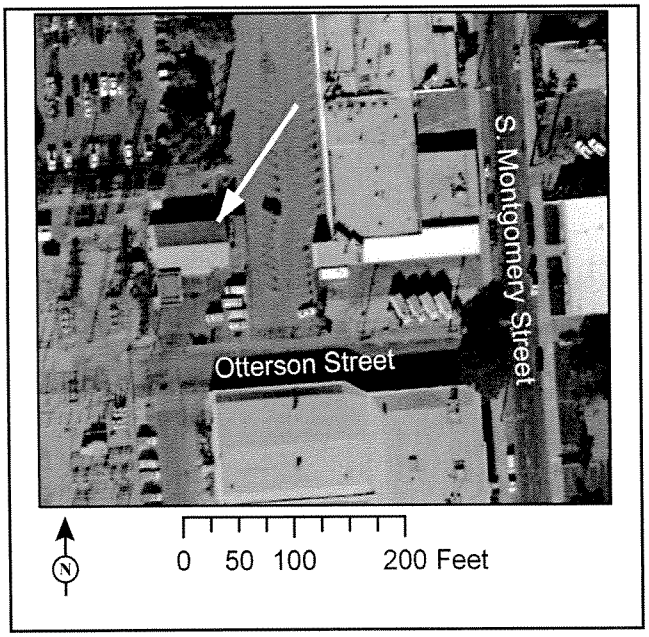
The Sunlite Baking Company bread depot was constructed between 1950 and 1962 (Sanborn Map Company 1950, 1962). The building was extensively remodeled or rebuilt in the 1970s for the Pacific Telephone and Telegraph Company. Pacific Bell Fleet Management currently occupies the building.

B7. **Moved?** No
B8. **Related Features:** Building at 145 South Montgomery Street
B9. **a. Architect:** Unknown
b. Builder: Unknown
B10. **Significance:** **Theme:** Manufacturing and Industry **Area:** San Jose
Period of Significance: 1950-1962 **Property Type:** Industrial **Applicable Criteria:** N/A
Under Criterion 1, LSA's research indicated that the Sunlite Bakery Company was not associated with an important pattern of industrial development in San Jose. Although Arbuckle (1986:388) states the bakery dominated the Santa Clara County bread market by the mid-1950s, the information is not corroborated by any other source. Under Criterion 2, the bakery owners, the Gilliland family, the bakery owners, are well known for their development of the first TV station in San Jose, and are secondarily referenced as the owners of the Sunlite Baking Company. Under Criterion 3, the building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value. There was no indication that this building could provide information under Criterion 4. Therefore, the building does not appear to be eligible for listing in the California Register. The building was also assigned a score of 28.18 using the City of San Jose's Historic Evaluation form. This building is not a historical resource for the purposes of CEQA.

B11. **Additional Resource Attributes:** None
B12. **References:** City of San Jose Department of Planning website: www.sanjoseca.gov/planning, accessed 12/12/05.
B13. **Remarks:** None

B14. **Evaluator:** Judith Marvin, LSA Architectural Historian
Date of Evaluation: December 12, 2005

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

Historic Resource Name: 327 Otterson St. (Sunlite Baking Company Bread Depot)

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".

A. VISUAL QUALITY/DESIGN

1.	EXTERIOR	E	VG	G	(FP)
2.	STYLE Industrial	E	VG	G	(FP)
3.	DESIGNER	E	VG	G	(FP)
4.	CONSTRUCTION	E	VG	G	(FP)
5.	SUPPORTIVE ELEMENTS	E	VG	(G)	FP

B. HISTORY/ASSOCIATION

6.	PERSON/ORGANIZATION Gilliland Family	E	VG	(G)	FP
7.	EVENT	E	VG	G	(FP)
8.	PATTERNS Manufacturing + Industry in S. J.	E	(VG)	G	FP
9.	AGE 1950s	E	VG	G	(FP)

C. ENVIRONMENTAL/CONTEXT

10.	CONTINUITY	E	VG	(G)	FP
11.	SETTING	E	(VG)	G	FP
12.	FAMILIARITY	E	(VG)	G	FP

D. INTEGRITY

13.	CONDITION	E	(VG)	G	FP
14.	EXTERIOR ALTERATIONS	E	VG	(G)	FP
15.	STRUCTURAL REMOVALS	E	(VG)	G	FP
16.	SITE	(E)	VG	G	FP

E. REVERSIBILITY

17.	EXTERIOR	E	(VG)	G	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18.	INTERIOR/VISUAL QUALITY	E	VG	G	(FP)
19.	HISTORY/ASSOCIATION OF INTERIOR	E	VG	G	(FP)
20.	INTERIOR ALTERATIONS	E	VG	G	(FP)
21.	REVERSIBILITY/INTERIOR	E	VG	G	(FP)
22.	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	(FP)

REVIEWED BY: _____ **DATE:** _____

327 Otterson St.

EVALUATION TALLY SHEET (Part I)

		VALUE				
A.	**VISUAL QUALITY/DESIGN**	**E**	**VG**	**G**	**FP**	
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	~~6~~
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
				SUBTOTAL:		3
B.	**HISTORY/ASSOCIATION**	**E**	**VG**	**G**	**FP**	
6.	PERSON/ORGANIZATION	20	15	7	0	7
7.	EVENT	20	15	7	0	~~0~~
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	~~0~~
				SUBTOTAL:		16
C.	**ENVIRONMENTAL/CONTEXT**	**E**	**VG**	**G**	**FP**	
10.	CONTINUITY	8	6	3	0	3
11.	SETTING	6	4	2	0	4
12.	FAMILIARITY	10	8	4	0	8
				SUBTOTAL:		15

"A" & "C" SUBTOTAL: 18

"B" SUBTOTAL: 16

PRELIMINARY TOTAL: 34
(Sum of A,B & C)

327 Otterson St.

EVALUATION TALLY SHEET (Part II)

D. INTEGRITY	E	VALUE VG	G	FP	
13. CONDITION	--	.03	.05	.10	.03 x *34 = 1.02
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.10 x *18 = 1.8
	-	.03	.05	.10	.05 x *16 = 0.8
15. STRUCTURAL REMOVALS	--	.20	.30	.40	.20 x *18 = 3.6
	--	.10	.20	.40	.10 x *16 = 1.6
16. SITE	--	.10	.20	.40	.0 x *16 = 0

*from A, B, C Subtotals
*from A and C Subtotals
*from B Subtotal
*from A and C Subtotals
*from B Subtotal
*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 8.82

ADJUSTED SUBTOTAL: 34 - 8.82 = 25.18
(Preliminary Total minus Integrity Deductions)

E. REVERSIBILITY	E	VALUE VG	G	FP	
17. EXTERIOR	3	3	2	2	3

TOTAL: 28.18

F. ADDITIONAL CONSIDERATIONS/ BONUS POINTS	E	VALUE VG	G	FP	
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	0
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL (Plus Bonus Points): 28.18