



W San Carlos and Race Streets
San Jose, California

Local Significance Evaluation

December 21, 2016

David J. Powers & Associates has requested Carey & Co.'s assistance in evaluating a proposed project located on the following parcels: APN 264-14-017, 264-14-019, 264-14-020, 264-14-082, and 264-14-083. The attached historic evaluation tally sheets evaluate applicable properties to determine the significance and eligibility to be listed as a historic resource according to the City of San Jose's local significance criteria.¹ Two of the subject lots, #19 and #83, are vacant, therefore no tally sheet was completed for these.

Carey & Co. prepared this evaluation by conducting a survey of the properties, taking photographs, and conducting archival research on each one. A site visit was completed on December 2, 2016. During the site visit Carey & Co. evaluated the existing conditions, historic features, and architectural significance of the buildings. Carey & Co. also conducted archival research on the general history of the area, using Sanborn Fire Insurance Maps, city directories, historical aerial and topographical maps, historical photographs and newspaper articles. San Jose's California History Room and the City of San Jose Planning and Building Department's records provided additional research material. All properties were documented on DPR 523 forms.

Carey & Co. determined none of the buildings are eligible for listing on the City of San Jose's local resource inventory.

Attachments: Historic evaluation tally sheets for APN 264-14-017, 264-14-020, and 264-14-082.

¹ The City of San Jose, *Revised Guideline for Historic Reports*, February 26, 2010, <https://www.sanjoseca.gov/DocumentCenter/Home/View/668> (accessed December 14, 2016).

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 320 Race Street (APN 264-14-017)

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

	<u>RATING</u>	<u>VALUE</u>
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: Quality of composition, detailing and artistic merit	G	6
2. STYLE: Commercial	FP	0
3. DESIGNER: Unknown	FP	0
4. CONSTRUCTION: use of modern building materials (concrete block, steel)	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
SUBTOTAL A:		6

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: commercial development	G	5
9. AGE: Built ca.1949	FP	0
SUBTOTAL B:		5

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

SUBTOTAL A + SUBTOTAL C:	8
SUBTOTAL B:	5
PRELIMINARY TOTAL (A+B+C):	13

D. INTEGRITY	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: minor surface wear	VG	0.03	13	0.39
14. EXTERIOR ALTERATIONS: minor alterations	VG	0.00	8	0
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	8	0
	E	0.00	5	0
16. SITE: not moved	E	0.00	5	0
INTEGRITY DEDUCTIONS SUBTOTAL:				0.39

ADJUSTED TOTAL:	12.61
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	<u>RATING</u>	<u>VALUE</u>
E. REVERSIBILITY		
17. EXTERIOR: minor alterations appear to be reversible	VG	3

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

REVERSIBILITY + BONUS POINTS SUBTOTAL:	3
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ADJUSTED TOTAL (Plus Bonus Points):	15.61
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REVIEWED BY: Carey & Co.

DATE: 12-21-16

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 1228 W San Carlos Street (APN 264-14-020)

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

	<u>RATING</u>	<u>VALUE</u>
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: Quality of composition, detailing and artistic merit	G	6
2. STYLE: Commercial	FP	0
3. DESIGNER: Unknown	FP	0
4. CONSTRUCTION: use of modern building materials	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
SUBTOTAL A:		6

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: commercial development	G	5
9. AGE: Built ca.1943	G	3
SUBTOTAL B:		8

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

SUBTOTAL A + SUBTOTAL C:	8
SUBTOTAL B:	8
PRELIMINARY TOTAL (A+B+C):	16

D. INTEGRITY	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: minor surface wear	VG	0.03	16	0.48
14. EXTERIOR ALTERATIONS: minor alterations	VG	0.00	8	0
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	8	0
	E	0.00	8	0
16. SITE: not moved	E	0.00	8	0
INTEGRITY DEDUCTIONS SUBTOTAL:				0.48

ADJUSTED TOTAL:	15.52
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	<u>RATING</u>	<u>VALUE</u>
E. REVERSIBILITY		
17. EXTERIOR: minor alterations appear to be reversible	VG	3

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

REVERSIBILITY + BONUS POINTS SUBTOTAL:	3
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ADJUSTED TOTAL (Plus Bonus Points):	18.52
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REVIEWED BY: Carey & Co.

DATE: 12-21-16

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: 1266 W San Carlos Street (APN 264-14-082)

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

	<u>RATING</u>	<u>VALUE</u>
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: Quality of composition, detailing and artistic merit	FP	0
2. STYLE: Commercial	FP	0
3. DESIGNER: Unknown	FP	0
4. CONSTRUCTION: use of modern building materials	FP	0
5. SUPPORTIVE ELEMENTS: none	FP	0
SUBTOTAL A:		0

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: commercial development	G	5
9. AGE: Built ca.1943	G	3
SUBTOTAL B:		8

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

SUBTOTAL A + SUBTOTAL C:	2
SUBTOTAL B:	8
PRELIMINARY TOTAL (A+B+C):	10

D. INTEGRITY	<u>RATING</u>	<u>PERCENT</u>	<u>FACTOR</u>	<u>DEDUCTION</u>
13. CONDITION: minor surface wear	VG	0.03	10	0.3
14. EXTERIOR ALTERATIONS: minor alterations	VG	0.00	2	0
15. STRUCTURAL REMOVALS: no structural elements have been removed	E	0.00	2	0
	E	0.00	8	0
16. SITE: not moved	E	0.00	8	0
INTEGRITY DEDUCTIONS SUBTOTAL:				0.3

ADJUSTED TOTAL:	9.7
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	<u>RATING</u>	<u>VALUE</u>
E. REVERSIBILITY		
17. EXTERIOR: minor alterations appear to be reversible	VG	3

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

REVERSIBILITY + BONUS POINTS SUBTOTAL:	3
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ADJUSTED TOTAL (Plus Bonus Points):	12.7
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REVIEWED BY: Carey & Co.

DATE: 12-21-16

DPR 523 - 264-14-017

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Review Code _____ Reviewer _____ Date _____ Listings _____
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Page 1 of 4 *Resource Name or #: (Assigned by recorder) 320 Race Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 320 Race Street City San Jose Zip 95126

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, decimal degrees, etc., as appropriate) APN 264-14-017

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

Located on the east side of Race Street, this one-story commercial building is rectangular in plan. The wood-frame and reinforced concrete (north wall) building has a concrete floor and a mix of stucco and brick cladding. A flat roof with a parapet tops the building. Along Race Street, a full-width canopy flanked by brick-clad walls and supported by two square wood columns shelters the front (west) elevation. The storefront features large aluminum-sash fixed windows and two glazed, double doors with transoms. Later one-story additions to the building resulted in expansion of the structure to the northern lot line. The overall condition of the building is good.

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



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) View from Race Street, west & south elevations. Carey & Co. 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
Ca. 1949 – City Directories

*P7. Owner and Address: _____

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

Carey & Co., Inc.
460 Bush Street San Francisco, CA

*P9. Date Recorded: _____
December 2, 2016

*P10. Survey Type: (Describe)
Intensive survey

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

None.

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 320 Race Street *NRHP Status Code _____

Page 2 of 4

B1. Historic Name: 320 Race Street

B2. Common Name: _____

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

*B5. Architectural Style: Commercial Modern

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

Constructed ca. 1949, interior alterations in January 1968, parapet addition in March 1968. Multiple one-story attachments were constructed on the eastern end of the lot ca. 1955, ca. 1962, and ca. 2000.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.³

“Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.”⁴

The continued development of roadside architecture exists in pockets along major thoroughfares throughout San Jose.⁵ (See Continuation Sheets.)

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

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: December 21, 2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 320 Race Street

Page 3 of 4

***B10. Significance, Continued:**

320 Race Street was constructed as a stand-alone commercial building in the Commercial Modern architectural style. Constructed to accommodate the automobile, this type of commercial buildings is set alone and off the street, with parking accommodations in front. In San Jose, this style is found along numerous automobile commercial strips, particularly along the major arterial entries to and from the city, including West San Carlos Street.⁶ Built ca. 1949, the subject property was used as offices, stores, and wholesale warehouse by multiple firms including the Malvini Tile, Electrical Distributors, the Hoge Bros Inc., and the Cotton's Mel Sporting Goods Inc.⁷

The property was listed as an "Identified Structure" on the *City San Jose Historic Resources Inventory*; however, no DPR Form was located. There is also inconsistency between the address/APN and the resource name (Shogren's Restaurant) since the restaurant was located at 310 Race Street according to the 1949 City Directory.

California Register of Historical Resources Evaluation⁸

Criterion 1 – Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

320 Race Street does not appear eligible for listing under Criterion 1. Constructed ca. 1949, the building was part of the growth and retail development of San Jose. However, the property is not associated with the history of the city in an individually significant way.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be associated with the property. Therefore, the property does not qualify under California Register Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building is a stand-alone retail structure constructed in the Commercial Modern style, featuring large expanses of glass set within metal frames, horizontal massing, a flat roof, and minimal decoration. However, the building fails to be an exemplary representative of the architectural style. A number of similar structures are still extant along West San Carlos Street. The building appears to be of common construction and materials with no notable or special attributes. It also fails to be the work of a master, or architecturally significant in any other respect; therefore, the property does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONTINUATION SHEET

Property Name: 320 Race Street

Page 4 of 4

*B12. References (Endnotes):

¹ Building permits for APN 264-14-017, City of San Jose Permit Center; Sanborn Maps, 1950, 1955, and 1962; *Historic Aerials by NETR Online*, accessed December 6, 2016, <http://www.historicaerials.com/>.

² PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

⁴ *San Jose Modernism*, 90-91.

⁵ *Ibid.*, 28-33.

⁶ *Ibid.*, 77 and 90-91.

⁷ Sanborn Maps, 1950, 1958, and 1962; San Jose (Santa Clara County, Calif.) City Directories, 1949-1979.

⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

DPR 523 - 264-14-019

State of California <input type="checkbox"/> The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Review Code _____ Reviewer _____ Date _____ Listings _____
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Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1298 West San Carlos Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1298 West San Carlos Street City San Jose Zip 95126

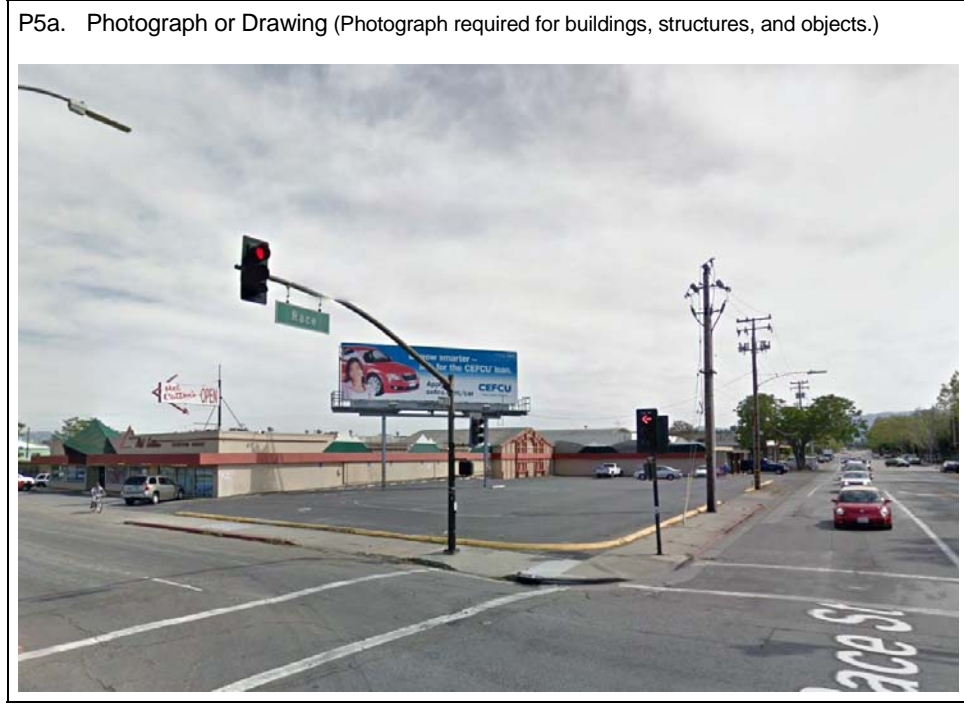
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 264-14-019

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

Located at the southeast corner of Race Street and W. San Carlos Streets, this asphalt-covered vacant lot is 100' by 100' and used as a parking lot. Previously occupied by a gas and service station, the only structure is a diagonally-oriented billboard now situated on the southeast corner of the lot.

Note: The lot extends 100 feet to the south along Race Street where it blends into another parking lot that is on another property (APN 264-14-083).



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) Looking southwest from W San Carlos and Race Streets. Google Maps Street View. 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
Ca. 1944 - City Directories

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, and address) _____
Carey & Co., Inc.
460 Bush Street San Francisco, CA

*P9. Date Recorded: _____
December 2, 2016

*P10. Survey Type: (Describe)
Intensive survey

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

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1298 West San Carlos Street *NRHP Status Code _____

Page 2 of 3

B1. Historic Name: 1298 West San Carlos Street

B2. Common Name: _____

B3. Original Use: Gas station B4. Present Use: Vacant lot/Parking

*B5. Architectural Style: N/A

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

The one-story, steel-frame gas station was constructed ca. 1944, patio cover was added in 1966, and it was demolished in 1992. The billboard was erected ca. 1993.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.³

“Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.”⁴

The continued development of roadside architecture exists in pockets along major thoroughfares throughout San Jose.⁵ (See Continuation Sheets.)

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

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: December 21, 2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1298 West San Carlos Street

Page 3 of 3

*B10. Significance, Continued:

1298 West San Carlos Street was constructed as a stand-alone gas station ca. 1944, and used as a service and gas station until ca. 1965. The property was noted as vacant in the 1968 San Jose city directory, and was not listed on the later directories.⁶

California Register of Historical Resources Evaluation⁷

Criterion 1 – Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

1298 W. San Carlos Street does not appear eligible for listing under Criterion 1. Constructed ca. 1944, the building was part of the growth and retail development of San Jose. However, the property is not associated with the history of the city in an individually significant way.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be associated with the property. Therefore, the property does not qualify under California Register Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The site is currently a vacant lot that was previously occupied by a gas and service station. Therefore, it does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

*B12. References (Endnotes):

¹ Building permits for APN 264-14-019, City of San Jose Permit Center; Sanborn Maps, 1950, 1955, and 1962; *Historic Aerials* by NETR Online, accessed December 6, 2016, <http://www.historicaerials.com/>.

² PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

⁴ *San Jose Modernism*, 90-91.

⁵ *Ibid.*, 28-33.

⁶ Sanborn Maps, 1950, 1958, and 1962; San Jose (Santa Clara County, Calif.) City Directories, 1944-1979.

⁷ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

DPR 523 - 264-14-020

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

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____

Other
 Review Code _____

Reviewer _____

Date _____

Listings _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1228 West San Carlos Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____ B.M.

c. Address 1228 West San Carlos Street City San Jose Zip 95126

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, decimal degrees, etc., as appropriate) APN 264-14-020

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

Located on the south side of W. San Carlos Street, this one-story commercial building is rectangular in plan and is set back approximately 40' from the sidewalk. The wood-frame building has stucco cladding and a flat roof with parapet. A U-shaped canopy supported by metal poles on both sides shelters the front (north) elevation. This symmetrical elevation features a central single door flanked by ribbon windows wrapping around the corners. A band of curved decorative molding runs above the ribbon windows. All windows, including the ones on the side elevations, are boarded up. The overall condition of the building is fair.

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



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) View from W San Carlos Street, east & north elevations. Carey & Co. 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Ca. 1943 – City directories

*P7. Owner and Address: _____

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

Carey & Co., Inc.
460 Bush Street San Francisco, CA

*P9. Date Recorded: _____
December 2, 2016

*P10. Survey Type: (Describe)
Intensive survey

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

None.

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1228 West San Carlos Street *NRHP Status Code _____

Page 2 of 4

B1. Historic Name: 1228 West San Carlos Street

B2. Common Name: _____

B3. Original Use: Restaurant / Store B4. Present Use: Unknown

*B5. Architectural Style: Commercial Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1943, interior alterations in 1960.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.³

“Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.”⁴

The continued development of roadside architecture exists in pockets along major thoroughfares throughout San Jose.⁵ (See Continuation Sheets.)

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

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: December 21, 2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1228 West San Carlos Street

Page 3 of 4

***B10. Significance, Continued:**

1228 W. San Carlos Street was constructed as a stand-alone restaurant in the Commercial Modern architectural style. The property is an adaptation of this style with its horizontal massing, flat roof, ribbon windows, and exaggerated canopy. Constructed to accommodate the automobile, this type of commercial buildings is set alone and off the street, with parking accommodations in front or in the rear. In this case, parking is located at both the front and rear of the building. In San Jose, this style is found along numerous automobile commercial strips, particularly along the major arterial entries to and from the city, including West San Carlos Street.⁶ Built ca. 1943, the building was used as a restaurant, a paint store, an equipment store, and a wholesaler.⁷

California Register of Historical Resources Evaluation⁸

Criterion 1 – Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

1228 W. San Carlos Street does not appear eligible for listing under Criterion 1. Constructed ca. 1943, the building was part of the growth and retail development of San Jose. However, the property is not associated with the history of the city in an individually significant way.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be associated with the property. Therefore, the property does not qualify under California Register Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building is a stand-alone retail structure constructed in the Commercial Modern style, featuring horizontal massing, a flat roof, ribbon windows, and minimal decoration. However, the building fails to be an exemplary representative of the architectural style. A number of similar structures are still extant along West San Carlos. It appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

CONTINUATION SHEET

Property Name: 1228 West San Carlos Street

Page 4 of 4

*B12. References (Endnotes):

¹ Building permits for APN 264-14-020, City of San Jose Permit Center; Sanborn Maps, 1950, 1955, and 1962; *Historic Aerials by NETR Online*, accessed December 6, 2016, <http://www.historicaerials.com/>.

² PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

⁴ *San Jose Modernism*, 90-91.

⁵ *Ibid.*, 28-33.

⁶ *Ibid.*, 77 and 90-91.

⁷ Sanborn Maps, 1950, 1958, and 1962; San Jose (Santa Clara County, Calif.) City Directories, 1943-1979.

⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

DPR 523 - 264-14-082

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

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____

Other
 Review Code _____

Reviewer _____

Date _____

Listings _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1266 West San Carlos Street

P1. Other Identifier: 1270 West San Carlos Street; Mel Cotton's Sporting Goods

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1266 West San Carlos Street City San Jose Zip 95126

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, decimal degrees, etc., as appropriate) APN 264-14-082

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

Located on an L-shaped lot on the south side of W. San Carlos Street, this one-story commercial building is rectangular in plan. Composed of multiple one-story structures, the complex has flat and gable roofs. The wood- and steel-frame structures have a mix of stucco, wood, and corrugated metal cladding. The building's storefront on W. San Carlos Street features large aluminum-sash fixed windows and a main entrance which consists of glazed metal doors. Notable features include a pyramidal awning above the main entrance, a tall parapet, and a neon sign that reads "Mel Cotton's OPEN." The overall condition of the building is fair.

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



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) View from W San Carlos Street, north elevation. Carey & Co. 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Ca. 1943 - City Directories

*P7. Owner and Address: _____

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

Carey & Co., Inc.
460 Bush Street San Francisco, CA

*P9. Date Recorded: _____
December 2, 2016

*P10. Survey Type: (Describe)
Intensive survey

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

None.

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1266 West San Carlos Street *NRHP Status Code _____
Page 2 of 4

B1. Historic Name: 1266 West San Carlos Street

B2. Common Name: _____

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

*B5. Architectural Style: Commercial / Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1943; one-story additions ca. 1955, ca. 1960, and ca. 1990. Interior alterations in 1958, mezzanine addition in 1965, front elevation repairs and alterations in 1967 and 1970, reroofing in 1995.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.³

“Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.”⁴

The continued development of roadside architecture exists in pockets along major thoroughfares throughout San Jose.⁵ (See Continuation Sheets.)

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

*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.
*Date of Evaluation: December 21, 2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1266 West San Carlos Street

Page 3 of 4

***B10. Significance, Continued:**

1266 W San Carlos Street was constructed as a stand-alone commercial building in the Commercial architectural style and expanded over time. Constructed to accommodate the automobile, this type of commercial buildings is set alone and off the street, with parking accommodations in front.⁶ Built ca. 1943, the subject property has been used as a nurse supply store and wholesale, furniture store, and clothing/surplus store. Mel Cotton's Sporting Goods has been at the property since 1960.⁷

California Register of Historical Resources Evaluation⁸

Criterion 1 – Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

1266 W. San Carlos Street does not appear eligible for listing under Criterion 1. Constructed ca. 1943, the building was part of the growth and retail development of San Jose. However, the property is not associated with the history of the city in an individually significant way.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be associated with the property. Therefore, the property does not qualify under California Register Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The building is a stand-alone retail constructed in the Commercial style, featuring large expanses of glass set within metal frames, horizontal massing, and a flat roof. However, the building fails to be an exemplary representative of the architectural style. It appears to be of common construction and materials with no notable or special attributes. The building fails to be the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

DPR 523 - 264-14-083

CONTINUATION SHEET

Property Name: 1266 West San Carlos Street

Page 4 of 4

*B12. References (Endnotes):

- ¹ Building permits for APN 264-14-082, City of San Jose Permit Center; Sanborn Maps, 1950, 1955, and 1962; *Historic Aerials by NETR Online*, accessed December 6, 2016, <http://www.historicaerials.com/>.
- ² PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.
- ³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.
- ⁴ *San Jose Modernism*, 90-91.
- ⁵ *Ibid.*, 28-33.
- ⁶ *Ibid.*, 77 and 90-91.
- ⁷ Sanborn Maps, 1950, 1958, and 1962; San Jose (Santa Clara County, Calif.) City Directories, 1943-1979.
- ⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

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

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____

Other
 Review Code _____

Reviewer _____

Date _____

Listings _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 310 Race Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 310 Race Street City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

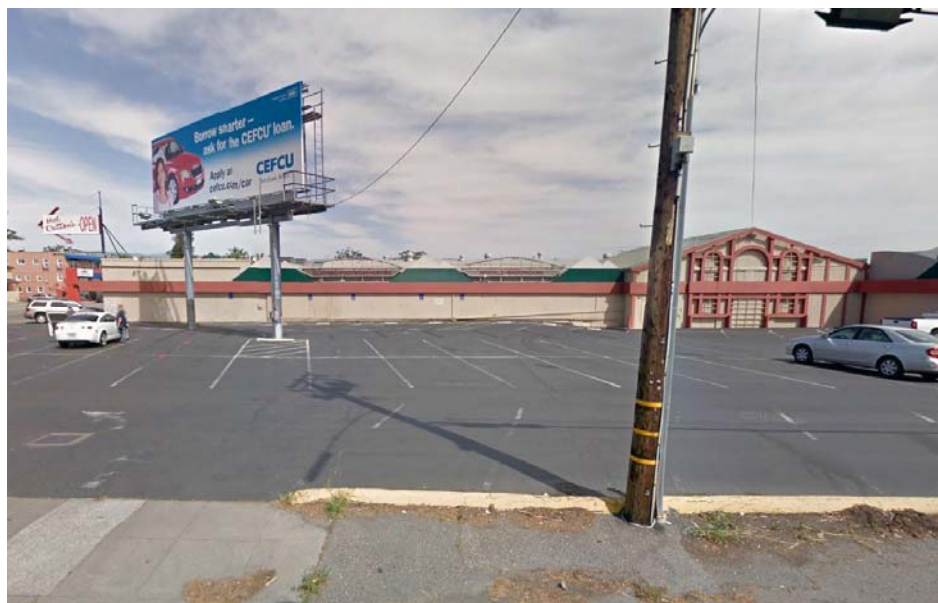
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 264-14-083

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

Located on the east side of Race Street, this asphalt-covered vacant lot is 50' by 100' and used for parking. A one-story, wood-frame restaurant building facing Race Street was previously situated on the lot.

Note: The billboard in the photograph is located on another property (APN 264-14-019), which has an abutting property line approximately in line with the telephone pole.

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



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) Looking east from Race Street. Google Maps Street View. 2016.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Ca. 1947 – City Directories

*P7. Owner and Address: _____

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

Carey & Co., Inc.
460 Bush Street San Francisco, CA

*P9. Date Recorded: _____
December 2, 2016

*P10. Survey Type: (Describe)
Intensive survey

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

None.

*Attachments: NONE Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 310 Race Street *NRHP Status Code _____

Page 2 of 3

B1. Historic Name: 310 Race Street

B2. Common Name: _____

B3. Original Use: Restaurant B4. Present Use: Vacant lot/Parking

*B5. Architectural Style: N/A

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

The one-story wood-frame restaurant building was constructed ca. 1947 and demolished ca. 1992.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

Dominated by the fruit industry, San Jose was the financial and business center of a vast agricultural area in the 1920s. The orchards and the associated industry and infrastructure in the Santa Clara Valley were the leading sources of employment in San Jose until the early 1950s.² Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries, i.e. electronic and defense, to the area. Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.³

“Commercial buildings dating before 1945, the period of industrialization and suburbanization, are found on the arterial roads constructed before World War II, primarily along Santa Clara, San Carlos, First, Fourth, and Thirteenth streets. However, individual examples remain scattered on lesser streets, or those streets that lost their traffic volume when construction of the integrated system of arterials, county expressways and freeways occurred in the 1950s and 1960s. Where the arterials and county expressways opened the door for the intense suburbanization of San José after World War II, commercial buildings in Modernist styles abound.”⁴

The continued development of roadside architecture exists in pockets along major thoroughfares throughout San Jose.⁵

310 Race Street was constructed as a stand-alone drive-in restaurant ca. 1947 and had been occupied by multiple restaurants and coffee shops over time such as Pee Wee, Shogren, and Sal’s Coffee Shop.⁶ (See Continuation Sheet.)

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

(Sketch Map with north arrow required.)

*B12. References:

See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: December 21, 2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 310 Race Street

Page 3 of 3

***B10. Significance, Continued:**

California Register of Historical Resources Evaluation⁷

Criterion 1 – Events: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

310 Race Street does not appear eligible for listing under Criterion 1. Constructed ca. 1947, the building was part of the growth and retail development of San Jose. However, the property is not associated with the history of the city in an individually significant way.

Criterion 2 – Persons: It is associated with the lives of persons important to local, California, or national history.

No persons of significance are known to be associated with the property. Therefore, the property does not qualify under California Register Criterion 2.

Criterion 3 – Architecture and Construction: It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.

The site is currently a vacant lot that was previously occupied by a restaurant. Therefore, it does not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential: It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4.

***B12. References (Endnotes):**

¹ Building permits for APN 264-14-083 and 019, City of San Jose Permit Center; Sanborn Maps, 1950, 1955, and 1962; *Historic Aerials by NETR Online*, accessed December 6, 2016, <http://www.historicaerials.com/>.

² PAST Consultants LLC, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

³ Archives & Architecture, LLC, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

⁴ *San Jose Modernism*, 90-91.

⁵ *Ibid.*, 28-33.

⁶ Sanborn Maps, 1950, 1958, and 1962; San Jose (Santa Clara County, Calif.) City Directories, 1947-1979.

⁷ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.