

## **APPENDIX E**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 500 W. San Carlos Street

P1. Other Identifier: N/A

\*P2. Location:  Unrestricted

\*a. County Santa Clara and

\*b. USGS 7.5' Quad San Jose West, Calif. Date 1961 T 7S; R 1E; Pueblo Lands M.D.B.M

c. Address 500 West San Carlos Street City San Jose Zip 95126

d. UTM: Zone 10S, 597588 mE/ 4131534 mN

Se. Other Locational Data: APN 264-20-064

\*P3a. Description:

The property includes one single-story commercial building built circa 1958. The building displays an irregular ground plan, a concrete pier foundation, a wood frame, and a mix of original wood board cladding and replacement aluminum, plywood, and faux wood concrete cladding. Windows throughout the building are a mix of replacement vinyl and metal-sash windows retrofitted in the original wood framing. The slanted storefront window is original and is protected by metal security bars. The shed roof is clad with roll composite. Carpeted stairs lead to the building's entrance.

\*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

\*P4. Resources Present:  Building

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



P5b. Description of Photo:

Photograph 1: View southwest of 500 W. San Carlos Street. Taken July 27, 2017.

P6. Date Constructed/Age and Source:

Historic  
Circa 1958 (USGS 1948, 1968)

\*P7. Owner and Address:

Haghshenas Abbas et al.  
Haghshenas Alireza  
127 East Campbell Avenue  
Campbell, CA 95008

\*P8. Recorded by:

Margo A. Nayyar  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

\*P9. Date Recorded:

July 27, 2017

\*P10. Survey Type: Intensive

\*P11. Report Citation:

Michael Baker International. 2017. "City of San Jose, San Carlos/Josefa Plaza Project, Initial Study/Addendum." Oakland, California. Prepared for the City of San Jose.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 6Z

\*Resource Name or # 500 West San Carlos Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Contemporary

\*B6. Construction History: The building was constructed circa 1958 and displays replacement metal-sash windows dating to circa 1970 and vinyl windows dating to circa 2000. Replacement aluminum and faux wood concrete and plywood wall cladding were added at an unknown date.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commercial development Area: San Jose  
Period of Significance circa 1958 Property Type Commercial Applicable Criteria N/A

Unless otherwise noted, this section was adapted from the *San Jose Modernism Historic Context Statement* (PAST Consultants 2009).

**San Jose's Growth**

Between 1950 and 1960, San Jose's population more than doubled: 95,280 residents in 1950 versus 204,196 in 1960. Additionally, building permits in 1959 totaled \$128,659,186 as opposed to \$57,845,289 in 1957. San Jose's retail sales were also growing at an average rate of \$100,000,000 per year from 1955 to 1960. Much of this growth can be attributed to well-planned annexations in San Jose that boosted the city's area and wealth. By the middle of 1960, San Jose became California's fourth largest city with a total area of 62.1 square miles (35-36).

By mid-1960, San Jose boasted a population of over 320,000 residents. In 1965, the City's master plan provided data regarding the city's extensive growth, along with its shifting economic base since 1952. The plan states that San Jose "has experienced exceptional changes in its economic base. The major changes in employment during the past 13 years have been in the shift from agricultural to industrial and governmental activities" (37).

During this time of explosive growth in San Jose, a number of Modernist buildings were designed and constructed (38).

B11. Additional Resource Attributes: N/A

\*B12. References: See continuation sheet.

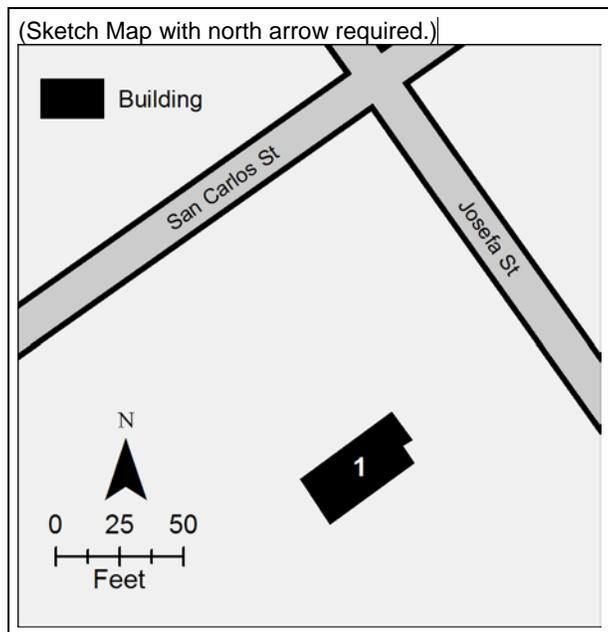
B13. Remarks: N/A

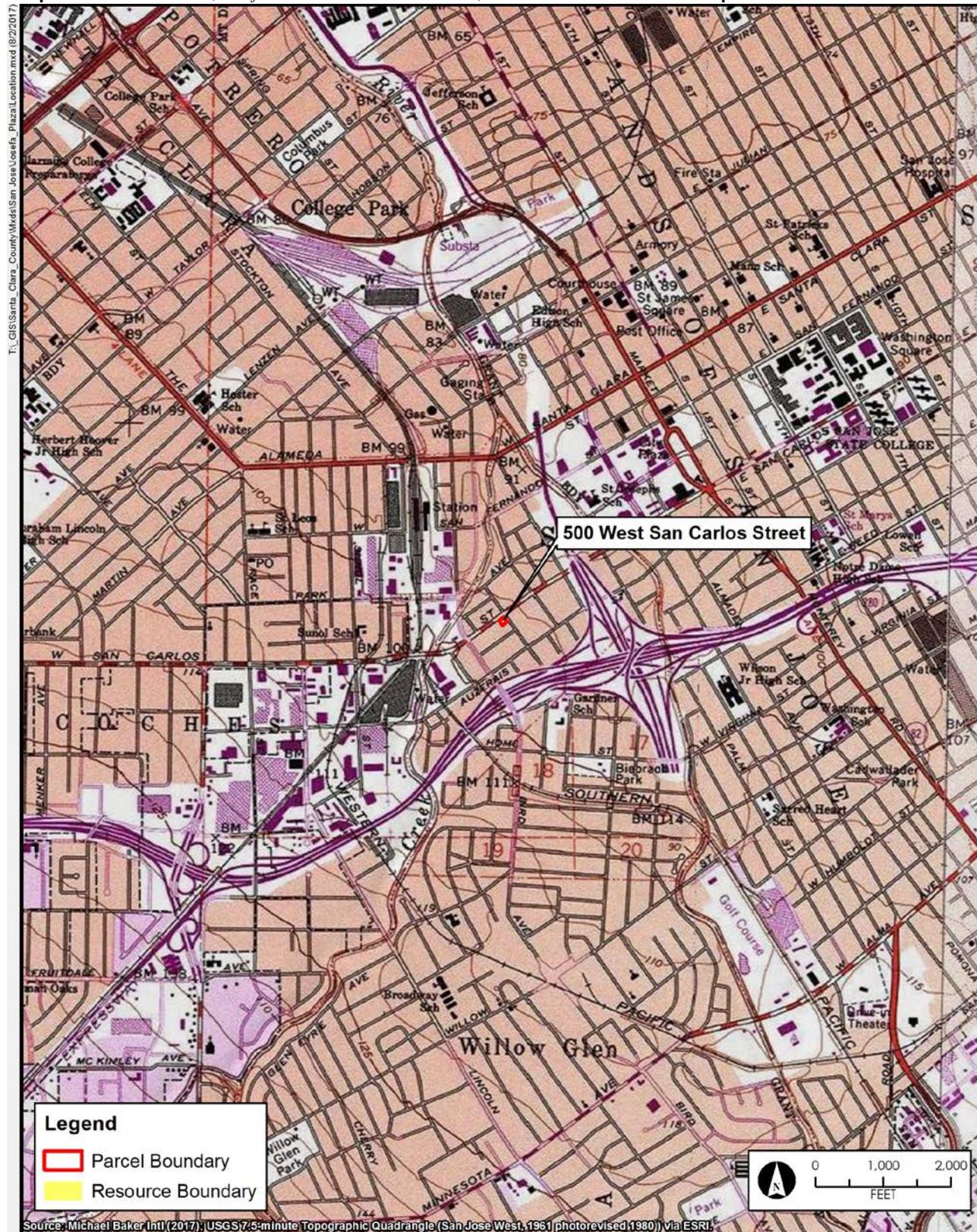
**\*B14. Evaluator:**

Margo A. Nayyar, Architectural Historian  
Michael Baker International  
2729 Prospect Park Drive, #220  
Rancho Cordova, CA 95670

\*Date of Evaluation: August 16, 2017

(This space reserved for official comments.)





**\*B10. Significance (continued):**

**Modernist Construction**

The population boom and sprawling suburbs that developed between 1950 and 1970 resulted in an array of commercial buildings constructed along a seemingly infinite number of arterial streets and expressways throughout San Jose. Numerous Modernist buildings along Lincoln Avenue in Willow Glen remain, as well as impressive edifices lining North and South First streets, Santa Clara Street, Alum Rock Avenue, The Alameda, Meridian Avenue, West San Carlos Street, Monterey Road, Bascom Avenue, and Winchester Boulevard. These buildings were generally designed for the instrument of suburban expansion—the automobile—and include a variety of function types: general commercial buildings, shopping centers, drive-in restaurants, automobile sales and repair facilities, service stations, drive-in banks, and theaters (42).

The architects of the Modernist movement were concerned with unique design solutions for America's postwar problems of rapid population expansion, suburbanization, and the need to provide civic infrastructure and housing in a rapid and cost-effective manner (62–63).

**Googie Style**

Used during the post-war boom period of commercial architecture, Googie describes buildings constructed using futurist architectural elements, designed to address the automobile culture that proliferated during the era of suburbanization. Much like the influence of locomotive and ocean liner designs of the 1920s, groundbreaking advances in air and space technology inspired the swooping futurist shapes of Googie architecture. Named after the John Lautner-designed Googie's Coffee Shop (1949) in Los Angeles, the term came into use after editor Douglas Haskell's article on the style appeared in the February 1952 issue of *House and Home* magazine. In a new age charted by the automobile and fueled by unprecedented levels of consumerism, the striking forms of Googie architecture served their purpose well (83).

Space-age shapes, often incorporating huge electric and neon signs, proliferated on all manner of automobile-related commercial establishments, from drive-in restaurants to gas stations, automobile repair facilities, motels, and shopping strips. In San Jose, Googie architecture is present along many of the automobile-oriented commercial arterial streets, such as W. San Carlos Street, Alum Rock Avenue, and Bascom Avenue (83).



Example of Googie-style architecture (84).

**Googie Character-Defining Features**

- Abstract, curvilinear or stylized organic shapes
- Multistory sweeping and soaring lines
- Exaggerated rooflines in steel or concrete, often in repetitive folded or curvilinear patterns
- Large expanses of glass in primary building, set within flush-mounted steel or aluminum frames
- Use of modern materials of steel, concrete, porcelain enamel, ceramic tile, prismatic glass, and glass block
- Space-age motifs of rockets and aircraft
- Prominent signage, integrated with the building design, or as a large free-standing composition; signage often electrified with swooping designs in neon (83).

### San Jose's Retail Development

San Jose's Modernist commercial buildings are found along numerous arterial roadways and expressways that weave through the city. Commercial buildings dating before 1945 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 Jose after World War II, commercial buildings in Modernist styles abound (90).

### Property Type: Commercial Building

#### Stand-Alone Retail:

A common subtype constructed to accommodate the automobile, this subtype is set alone and off the street, with parking accommodations in front. Less commonly, the building is set on the street with parking in the rear. Examples of function types include drive-in banks, restaurants, service stations, grocery stores, theaters, and bowling alleys. Buildings of this subtype frequently are designed in the Streamline Moderne, Commercial Modern, and Googie styles (91).

### Property Specific Research

The building at 500 W. San Carlos Street was constructed between 1948 and 1968. The building is not depicted on a 1948 aerial, but it is depicted on a 1968 aerial of San Jose (USGS 1948, 1968). The 1968 aerial view of the resource depicts the building and cars parked along the perimeter of the property. This may suggest that the property was used as a car sales lot.



1968 Aerial view of the resource depicting the building and cars parked along the perimeter of the property (USGS 1968).

San Jose City Directories dating from 1955 to 1968 do not list any businesses at 500 W. San Carlos Street. Businesses located in the immediate area over the years included taverns, cleaners, electronics repair shops, construction contractors, grocery stores, barbers, butchers, real estate firms, pharmacies, auto-related businesses, and restaurants. The first business listed at 500 W. San Carlos Street was Western Motors, a used car sales business, in 1976 (Ancestry.com 2017a, 2017b, 2017c, 2017d). Research failed to identify additional information related to Western Motors.

Architecturally, the building at 500 W. San Carlos Street displays a very minor Googie-style element—the slanted façade window. Other than the façade window, the building lacks distinct or exemplary Googie-style architectural features. The property was also likely constructed as an automobile sales-related building, but it does not portray the important features that would have attracted motorists such as prominent signage and sweeping rooflines.

### California Register Evaluation

**Criterion 1** –The property was built circa 1958 likely as an automobile-related business along a commercial corridor in San Jose. The *San Jose Modernism Historic Context Statement* (PAST Consultants 2009) does not identify this as a significant theme in the city's history. As such, 500 W. San Carlos Street does not appear associated with a significant theme or event in local or state history, and does not appear eligible under California Register Criterion 1.

**Criterion 2** – Research revealed no evidence indicating that the resource is associated with individuals or a company that have made significant contributions to local or state history. As such, it does not appear to be associated with any historically important individuals and does not appear eligible under California Register Criterion 2.

**Criterion 3** – The resource was constructed of common materials and in a manner consistent with the era in which it was built. It displays a very minor Googie-style element—the slanted façade window—but generally lacks distinct or exemplary Googie-style architectural features such as prominent signage or a sweeping roofline. Further, the resource was not designed by a master. As such, the resource at 500 W. San Carlos Street does not embody a distinctive type, period, or method of construction; does not represent the work of a master architect or designer; and is not a superior example of an architectural style. Therefore, the resource does not appear eligible under California Register Criterion 3.

**Criterion 4** – The resource is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to mid-twentieth century commercial buildings. Therefore, the property does not appear eligible for listing under California Register Criterion 4.

Lastly, the resource lacks integrity of design, materials, workmanship, and feeling due to window and wall cladding alterations. The resource maintains integrity of setting and location at its original built location in a commercial corridor of San Jose, but it lacks association with a historic context.

In conclusion, 500 W. San Carlos Street does not appear eligible for listing in the California Register under Criterion 1, 2, 3, or 4 either individually or as a contributor to a historic district due to a lack of association with a historic context and integrity. Additionally, the resource was 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 it does not appear to be a historical resource for the purposes of CEQA.

### \*B12. References (continued):

Ancestry.com. 2017a. San Jose, California City Directory – 1955. Electronic resource,

[https://www.ancestry.com/interactive/2469/32701\\_1020601537\\_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=3596080](https://www.ancestry.com/interactive/2469/32701_1020601537_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=3596080), accessed multiple.

———. 2017b. San Jose, California City Directory – 1960. Electronic resource,

[https://www.ancestry.com/interactive/2469/32701\\_1020601537\\_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=3608341](https://www.ancestry.com/interactive/2469/32701_1020601537_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=3608341), accessed multiple.

———. 2017c. San Jose, California City Directory – 1968. Electronic resource,

[https://www.ancestry.com/interactive/2469/32701\\_1020601537\\_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=32701\\_1020601537\\_0896-00000](https://www.ancestry.com/interactive/2469/32701_1020601537_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=32701_1020601537_0896-00000), accessed multiple.

———. 2017d. San Jose, California City Directory – 1976. Electronic resource,

[https://www.ancestry.com/interactive/2469/32701\\_1020601537\\_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=32701\\_1020601537\\_0902-00000](https://www.ancestry.com/interactive/2469/32701_1020601537_0897-00000?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=32701_1020601537_0902-00000), accessed multiple.

PAST Consultants, LLC. 2009. *San Jose Modernism Historic Context Statement*. Prepared for Preservation Action Council of San José. Electronic document, <https://www.sanjoseca.gov/DocumentCenter/Home/View/669>, accessed multiple.

USGS (US Geological Survey). 1948. Single Frame Aerial Photograph: 1HR0000010143. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

———. 1968. Single Frame Aerial Photograph: 1VBZK00020011. Electronic resource, <https://earthexplorer.usgs.gov/>, accessed multiple.

**P5a. Photographs (continued):**



Photograph 2. View west of façade.



Photograph 3. View southeast of façade.

**P5a. Photographs (continued):**



Photograph 4. View southeast of southwest elevation. Note the original wood board cladding and replacement.



Photograph 5. View west of southeast and northeast elevations. Note the replacement aluminum and plywood siding.

## **ARCHAEOLOGICAL LITERATURE SEARCH FOR SAN CARLOS/JOSEFA PLAZA PROJECT (C16-003/H16-002)**

**In order to protect potential archaeological resource, this report is considered administratively confidential. Copies of this report are on file with the City of San Jose Department of Planning, Building and Code Enforcement and can be reviewed by qualified persons during regular business hours.**