

Appendix F
Historic Report



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

July 19, 2016 (revised March 9, 2017)

Attention Jodi Starbird
David J. Powers & Associates, Inc.
1871 The Alameda
San Jose, CA 95126

Re: 237 Industrial Center (Cilker Family Properties)

Dear Ms. Starbird,

Please find attached documents comprising a historic report prepared for the property located at 1591-1657 Alviso-Milpitas Road in San José. This report was prepared for inclusion in a submittal of an Initial Study for a rezoning and development entitlements associated with the subject property. The project, entitled "237 Industrial Center," consists of demolition of the buildings and structures on the site, and construction of a complex of industrial buildings on 64.59 acres. The current application is for a Conforming Conventional Rezoning from A(PD) to LI Light Industrial Zoning District.

A historic report, of which this cover letter is a part, is a survey and evaluation that is used to determine the significance of historic buildings, structures, sites, and/or objects. The survey, recorded in the form of DPR523 forms, contains a technical description of the historic property as well as information about its historical background and the surrounding area. The evaluation within this survey is based on specific historic evaluation criteria that have been developed by the City of San José, as well as criteria related to considerations for eligibility for the California Register of Historical Resources.

The Department of Planning, Building and Code Enforcement (PBCE) of the City of San José will use this historic report as a reference to determine whether a project will result in a significant impact to a historic resource(s). A project will have a significant effect on a historic resource if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources or (2) designated or eligible as a City Landmark. It is the responsibility of the Director of the Department of PBCE to make a determination as to whether a project will have a significant impact on a potential historic resource under the California Environmental Quality Act (CEQA).

The Director of the Department of PBCE also uses a historic report to determine whether a property is eligible for listing on the City of San José Historic Resources Inventory.

The DPR523 series recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also attached to this cover letter are Historic Evaluation Rating Sheets prepared according to San Jose's *Guidelines for Historic Reports*. The numerical scoring within these sheets is used to determine if the property is eligible for listing on the San José Historic Resources Inventory.

The bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 series forms, as well as photos that visually define the character-defining features of the property.

Below is a summary of our investigation and findings:

The property is not listed on the San José Historic Resources Inventory, nor has it been evaluated as a part of any local historic resource survey conducted by the City of San José. It was not determined if the property has been evaluated by any other agency as a part of any CEQA or NEPA related projects.

The attached DPR523 forms dated July 12, 2016 and March 9, 2017 which we prepared, documents the historical and architectural aspects of the property and associated buildings referred to as 1591 Alviso-Milpitas Road, and 1657 Alviso-Milpitas Road, San José. The property was developed in unincorporated Santa Clara County from around the 1890s to the 1960s.

We indicate in the DPR523 series forms that neither of the building sites appear to qualify for listing on the California Register of Historical Resources or as City Landmarks. The evaluation performed according to the City of San José historic evaluation-rating system resulted in a point score (50.16) for the Edgar A. Jackson House at 1657 Alviso-Milpitas Road, and (26.64) for the complex of buildings at 1591 Alviso-Milpitas Road. The Edgar A. Jackson House would therefore qualify for listing on the San Jose Historic Resources Inventory. The other complex of buildings would not qualify.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San José City Landmark.

Sincerely,



Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: (Assigned by recorder) Edgar A. Jackson Ranch House

P1. Other Identifier: None

*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 Milpitas

Date 1980 T.6S.; R.1W.; Mount Diablo B.M.

c. Address 1657 Alviso-Milpitas Rd.

City San Jose

Zip 95134

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 595007mE/ 4142427mN

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

Assessor's Parcel Number: 015-31-054;

North side of Alviso-Milpitas Road west of Coyote Creek.

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

Nested in the northwest corner of Alviso-Milpitas Road and the Coyote Creek and mostly hidden within a massing of large shrubs and trees, this one-story Craftsman Prairie-style house with Mission Revival influences was built circa 1929-1930 for a farming family who operated a large pear orchard of 79 acres just outside the town of Alviso. Now 65.4 acres in size due to acreage loss from the Coyote Creek channelization, the L-shaped ranch was mostly converted to row crops during the 1970s after acquired by family associated with the current ownership.

The site contains a second residence and agricultural buildings to the west of the subject house, recorded on a separate *Primary Record*. Access is off a long driveway that drops down from a remnant of Alviso-Milpitas Road that exits the now dead-end street near the McCarthy Ranch shopping center.
 (Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) Hp33. Farm/ranch

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



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

View facing northwest, June 2016.

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

1929-1930, deeds/directories, 86 years old.

*P7. Owner and Address:

James William Henderson
 1631 Willow St., #105
 San Jose, CA 95125

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

Franklin Maggi
 Archives & Architecture, LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: July 18, 2016

*P10. Survey Type: (Describe)
 Intensive

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

Archives & Architecture LLC: Historic Report, 1591-1657 Alviso-Milpitas Road, 2016.

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

*Recorded by Franklin Maggi

*Date 3/9/2017

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

The house appears architect-designed, although no designer or firm has been specifically identified with this site or with the owners (Edgar and Gussie Jackson) at the time of construction. The floor plan and many details are clearly characteristic of some of the work of the firm of Wolfe & McKenzie during the 1920s; builder's indexes indicate at least two houses designed by the firm for the years 1928 and 1929 that were to be built in the vicinity. Both references are missing the client listing and therefore cannot be directly attributed to this firm. In the late 1920s, Wolfe & Higgins was a partnership of Carl Wolfe and William E. Higgins. The founder of the firm, Frank Delos Wolfe, died in 1926.

The stucco-clad wood-framed house has a symmetrical façade facing south and driveway entry that has a small recessed entry patio. The building is generally square in shape, and an additional main entry is located on the east side where the entry driveway wraps around the house leading to the garage to the north. This east façade entry has an ornate arched door and frame within a stoop wrapped with a stucco-clad, arched, Mission Revival-styled surround. The concrete base flares out with three circular steps. The top of the porch rises above the roof and is crowned by a curved parapet with return. Behind this entry, in the interior the house has a long corridor that leads to a rear door at the west elevation. This rear door has a concrete stoop, but has been sealed off.

The north elevation has a slight inset at its center where a basement hatch is bumped out from the building wall.

The roof is hipped and covered with composition shingles. The eaves are gutterless and have solid soffits above cove moldings.

The stucco walls have a slight step-back from the concrete foundation walls. With the hipped roof, this horizontal feature helps to give the building its Prairie-style look.

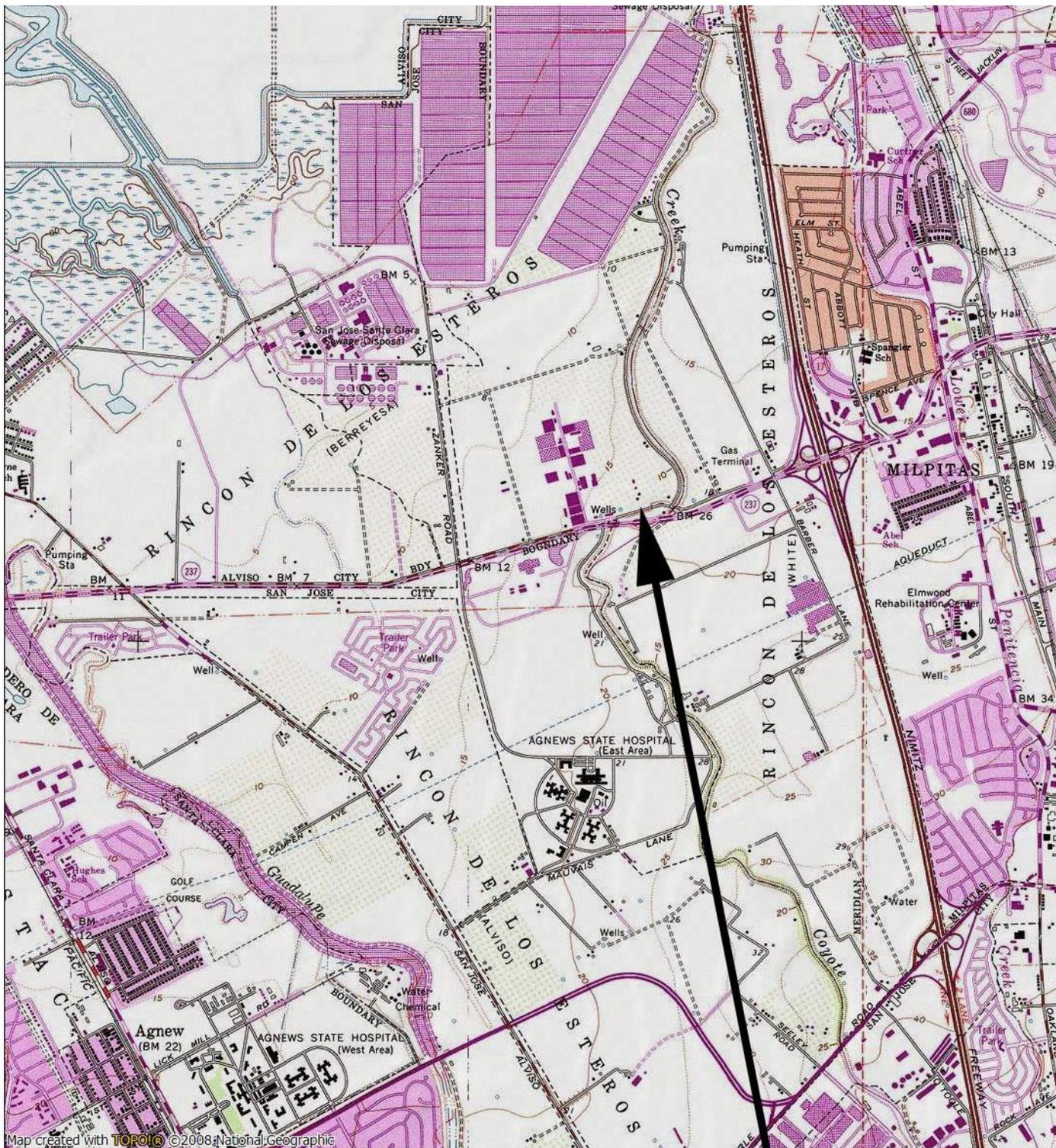
Fenestration consists of wood window units set in wood stucco-mold casings and solid-stucco aprons. Most of the windows are a mix of one-over-one double-hung sash, some with multi-lite "Craftsman" glazing. They are set throughout the perimeter in both single and multi-frame configurations. The southwest corner of the building has tall casement windows with multi-lite glazing, although the three windows on the south elevation have been retrofitted with fixed single glass panes. On the east side of the south façade, the large tripartite unit has a large single pane of glass with two side-lite casements - more typical of post-World War II houses. On the east elevation, in keeping with the Mission Revival style of the entry, the windows are arched multi-lite units.

To the rear of the house is a matching hipped garage and attached shed. It is set behind a large tree. Other large specimens are located to the west of the house and along the creek channel.

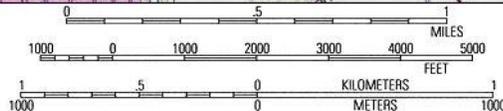
The house appears to be in good condition, with replacement roofing and surface painting reaching their life expectancy and requiring normal maintenance.

Integrity and character-defining features

The house and garage maintains most of its historical integrity as per the National Register's seven aspects of integrity. The buildings remain on their original location as built in the late 1920s. The historic setting is much the same as it has existed over the last eighty-five years, set along the Coyote Creek along Alviso-Milpitas Road, although the road was dead-ended with the construction of Highway 237. The buildings retain their original scale and massing. The detailing of the Mission Revival and Craftsman elements reflect an architect-designed house from the period; most of the original character-defining components remain, although some windows have been changed out and the rear door has been sealed. The house and its setting retain the feeling of a rural ranch house from the first half of the twentieth century, although now in a somewhat deteriorated condition than when new.



Map created with **TOPOIG** © 2008 National Geographic



SITE

TN MN
13 1/2
07/11/16

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

**Primary #
HRI #**

Page 4 of 9

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Edgar A. Jackson Ranch House

B1. Historic Name: William Boots Jr. ranch

B2. Common Name: None

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

*B5. Architectural Style: Craftsman Prairie style with Mission Revival influences / other vernacular

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

House at center of property circa 1890s. Prefabricated buildings ca. 1960s. Equipment shed ca. 1920s. Jackson House at southeast corner of property constructed ca. 1929-1930. Other outbuildings dates unknown. Constructed in unincorporated area - no permits available.

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

*B8. Related Features:

Agricultural equipment buildings (see Primary Record for 1591 Alviso-Milpitas Road.

B9a Architect: Unknown (presumed Wolfe & Higgins for Jackson House) b. Builder: Unknown

*B10. Significance: Theme Agriculture Area North San Jose

Period of Significance 1895-1955 Property Type Agricultural Applicable Criteria None

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

The property at 1591-1657 Alviso-Milpitas Rd. is near the community of Alviso and north of San Jose's Rincon de los Esteros Redevelopment Area. The large L-shaped site is a farm that contains two house sites and other related ancillary buildings associated with the current farm operation. The site was first utilized for agriculture in the late 1860s or early 1870s when acquired by William Boots following the patent of an 1845 acres portion of the Rincon de los Esteros rancho of Francisco Berryessa et al in 1873. The Spanish phrase refers to "Estuaries Bend," probably referring to the large bend in the Coyote Creek just south of Highway 237. The rancho had been initially granted to Ygnacio Alviso in 1838, and was patented by the United States Land Commission to three claimants.

By 1876, Boots had put together a large holding of over 400 acres north and south of the road between Alviso and Milpitas. Later expanding to around 640 acres, Boots built his house south of the road just west of the Coyote Creek bend at the site of today's Cerone Bus Yard. He planted a small orchard surrounding his house, and worked the larger farm with a variety of grazing and vegetable crops.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

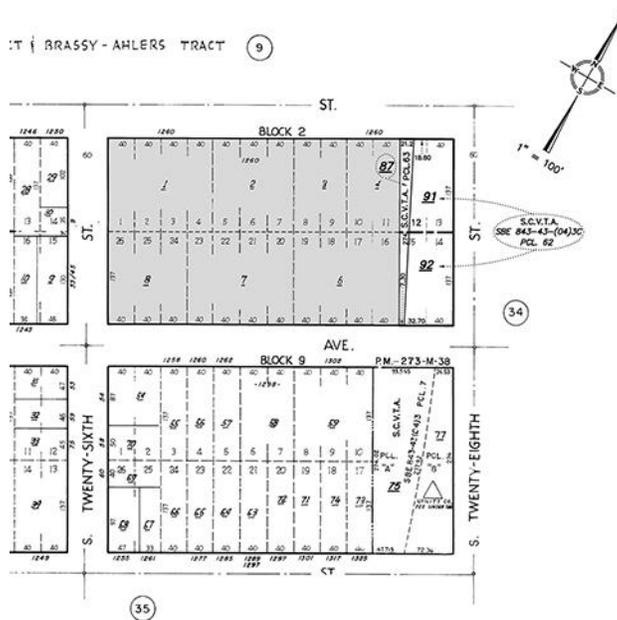
- Guinn, J.M., *History of Cal. Bibliographic Record of the Coast Counties*, 1904.
- Polk Directories for Santa Clara County, 1900-1978.
- Santa Clara Cnty Clerk-Recorder. Maps, Deeds and Records.
- USGS aerials, by Fairchild Maps, California Room, San Jose Public Library, 1931, 1948, 1960.
- Van Laan, Krista. *Wolfe & Higgins: Master Architects of the Spanish Revival*, 2017.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 7/18/2016

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

Williams Boots, born in Jefferson County, Ohio, in 1826, came to California in 1852 during the Gold Rush, but by late 1852 had settled in Santa Clara County. He began tenant farming on Francisco Berryessa's portion of the rancho in 1853, and began acquiring portions over the next few years while patent proceedings were underway. Boots cultivated fruit trees (plums and French Prunes), vegetables, and berries. He experimented with asparagus, and eventually had over 100 acres cultivated in this row crop. His interest in thoroughbred racing horses of English stock and graded American horses led him into the stock business, an operation which his family continued into the twentieth century. The farm was fully developed under Boots and included eleven artesian wells from 250-700 feet in depth and had numerous secondary houses and structures.

Boots married Mary E. Hough of New York in 1857, and had three surviving children; Mary, William Jr., and Charles. His wife and children continued at the ranch after his death, which occurred in April 1900. His probated will indicated that he was also owner of the site of Dashaway Stables in San Jose.

By 1906, William Boots' widow Mary, daughter Mary, and son Charles had conveyed the portion of the ranch north of Alviso-Milpitas Road to William Boots Jr. This portion of the ranch had buildings or structures at least as early as 1895 when the USGS first surveyed the area. Over the next few decades, as indicated in census enumerations, the farms along this road provided housing to large groups of agricultural workers who were employed in the large fields surrounding Alviso.

William Boots Jr., who had by then relocated to Oakland with his wife, owned the property at least until 1913. That year he subdivided and sold a portion of the farm to Victoriano Silveira that now is the site of the Los Esteros Energy Center. Sometime before 1922, he appears to have sold the remaining property to brothers Newton and Edgar Jackson. In a 1927 deed, Boots conveyed to the Jacksons his easement to the Coyote Creek channel that had been condemned for public use by the County of Santa Clara in 1875. Neither Newton or Edgar Jackson are known to have lived on the property prior to Edgar and Gussie Jackson first appearing in a Polk directory in 1930. They are listed in this location, then identified with Milpitas, for the next 25 years. By 1943, Newton Jackson appears to have quitclaimed his interest in the property.

Edgar Jackson was a farmer, entrepreneur, and community leader within the local pear industry. At the time of the purchase of the subject property, he lease-operated a ranch in Lawrence Station Road in Cupertino. His family had previously been located in Santa Clara on San Francisco Road where they operated a nursery. While living on Alviso-Milpitas Road, Jackson was president of the Santa Clara Pear Growers Association for a time, and was manager of a cold storage facility. By the 1940s most of the property was planted with orchard trees, and by 1948 it was fully developed. Edgar and Gussie Jackson moved to Saratoga during the mid-1950s, but continued to own the ranch until sold in the mid-1960s. Over the next decade or two the property was converted to row crops, as it existed today. The Jackson House has been a rental since the mid-1950s. The complex of buildings to the west at the center of the site have always been rentals or worker housing, and contains other structures associated with ranch operations.

The Boots properties south of Highway 237 (not a part of the current property) began to convert to industrial use in the 1970s when the Santa Clara Valley Transportation Authority built their maintenance bus yard (Cerone) on Zanker Road. With flood control work on Coyote Creek in the mid-1990s, the land within the Rincon de los Esteros Redevelopment Area quickly built out south of Highway 237. Properties north of the highway (including the subject property) was annexed to the City of San Jose in 2001 as a part of Lick No 27. The Los Esteros Energy Center was built around this time on the acreage that William Boots Jr. had parceled and sold the Victoriano Silveira in 1913.

(Continued on next page)

(Continued from previous page)

EVALUATION

The property appears to have been originally developed in the 1890s when buildings associated with William Boots' ownership of his large property took place. Vernacular buildings associated with worker housing had existed both north and south of Alviso-Milpitas Road during this early period. When the property was converted to orchard use in the 1920s, Edgar Jackson built a second house on the property at the southwest corner, and likely built the equipment shed on the adjacent building site. Following acquisition of the property in the 1960s, additional prefabricated buildings were erected on the site.

Although the site has been in agricultural use for around 150 years, it is not representative today of the early row crop use or the later orchard development. The main grouping of buildings has a mixed history, and other early buildings appear to no longer be extant. The Jackson House was built in the late 1920s, but was separated from the later ranch operations, and therefore doesn't in itself convey the agricultural history of the site. Because of the site today does not exhibit important patterns of early development, the site would not be eligible for the California Register under Criterion (1).

The buildings do not represent important personages. While William Boots may have some significance as an early horse breeder, this portion of the ranch was not associated with that nineteenth century agricultural purpose. Edgar Jackson also has some importance in twentieth century agriculture in North San Jose agriculture, although his contributions are not known to be at the level that would enable the eligibility of the property under California Register Criterion (2).

The buildings in the center of the site are vernacular and lack distinction. The Jackson House however appears architect-designed, and may be associated with the firm of Wolfe & Higgins following the death of Frank Delos Wolfe. While this house is an unusual design with a well-preserved character associated with both Prairie and Craftsman residential architecture, it is not a distinctive example of the work of the assumed architects Wolfe and Higgins. Designs such as the Jackson House, if of that firm, and commissioned after Frank's death, are derivative of his earlier recognized work and often lack the distinctive qualities that are reflective of the hand of a master architect. While William E. Higgins is recognized as an important San Jose architect in his own right, this house appears more associated with Frank's son Carl, who provided continuity to the firm in the late 1920s until Higgins became the sole proprietor. The building therefore does not appear to be eligible for the California Register under Criterion (3).

When considering the City's landmark eligibility criteria in the context of the California Register eligibility considerations as well as qualities specific to the local landmark designation process, the property does not appear to qualify as a City Landmark.

Under the City of San Jose evaluation rating system, the Jackson House scores 50.16 points, indicating that it qualifies for listing on the San Jose Historic Resources Inventory. The complex of buildings at 1591 Alviso-Milpitas Road does not however meet the threshold for listing.



Jackson House site



East entry elevation, viewed facing west.



Rear (north) elevation, viewed facing west.



Southwest corner, viewed facing northeast.



South entry elevation, viewed facing north.



East side of house at driveway, viewed facing north.



Garage and shed at rear, viewed facing northwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: Edgar A. Jackson Ranch House (revised)

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Very good		X		
2. STYLE	Very good example many survive		X		
3. DESIGNER	Designer of primary importance	X			
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS				X	

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Person of secondary importance		X		
7. EVENT	None associated				X
8. PATTERNS	Secondary importance intimately connected		X		
9. AGE	1929-1930			X	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not area of primary or secondary importance			X	
11. SETTING	Compatible			X	
12. FAMILIARITY	Not visible from right-of-way				X

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATIONS	Some changes		X		
15. STRUCTURAL REMOVALS	Some features removed		X		
16. SITE	Has not been moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Reversible		X		

REVIEWED BY: Franklin Maggi

DATE: 03/09/17

EVALUATION TALLY SHEET

Historic Resource Name: Edgar A. Jackson Ranch House (revised)

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
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	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		<u>29</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	15			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	3		<u>27</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	0		<u>5</u>	<u>61</u>
	(SUM OF A+C) =				<u>34</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	61	1.8
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	34	1.7
	.00	.03	.05	.10	0.03	x	27	0.8
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x	34	6.8
	.00	.10	.20	.40	0.1	x	27	2.7
16. SITE	.00	.10	.20	.40	0	x	27	0.0
							<u>13.8</u>	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								<u>47.16</u>
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			<u>50.16</u>
EVALUATION TOTAL: (Adjusted subtotal)								<u>50.16</u>

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Boots Worker House and Buildings

P1. Other Identifier: None

*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 Milpitas

Date 1980 T.6S.; R.1W.; Mount Diablo B.M.

c. Address 1591 Alviso-Milpitas Rd.

City San Jose

Zip 95134

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594729mE/ 4142312mN

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

Assessor's Parcel Number: 015-31-054;

North side of Alviso-Milpitas Road east of Los Esteros Energy Center.

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

Centered along the frontage of a large agricultural site north of Highway 237, this house and related ancillary buildings serves as a residential use and farm staging area for the ranch site operated by Cilker Orchards. Mostly hidden within a massing of large shrubs and trees, the one-story National-style vernacular house was built in the nineteenth century, and may have been placed on this site as early as the mid-1890s when owned by William Boots. At that time, buildings are first identified on this site on the first USGS map for this area, surveyed in 1895 and published in 1899. The farm was then 79 acres in size just outside the town of Alviso. Now 65.4 acres in size due to acreage loss to the Coyote Creek channelization, the L-shaped ranch was developed with orchards during the twentieth century, and converted to row crops during the 1970s after acquired by family associated with the current ownership.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) Hp33. Farm/ranch

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



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

View facing northwest, June 2016.

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

Ca. 1899 plus, USGS maps, 117 plus years old.

*P7. Owner and Address:

James William Henderson
 1631 Willow St., #105
 San Jose, CA 95125

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

Franklin Maggi
 Archives & Architecture, LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: July 12, 2016

*P10. Survey Type: (Describe)
 Intensive

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

Archives & Architecture LLC: Historic Report, 1591-1657 Alviso-Milpitas Road, 2016.

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

*Recorded by Franklin Maggi

*Date 7/12/2016

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

The site contains an additional residence to the east of the subject house and complex of buildings. Access is off Alviso-Milpitas Road, a now dead-end street that connects to North McCarthy Boulevard near the McCarthy Ranch shopping center.

A driveway penetrates the site with the buildings located on its west side. The first building, angles parallel to the street, is a simple single-wall (board-wall) house with deep rectangular proportions and a front-to-rear roof peak. The roofing has been replaced with standing-seam metal roofing, and the short gable eave ends are boxed. Side eaves are gutterless. The front gable, facing the driveway, has a small attic window with a six-lite fixed window framed with flat boards. A replacement wood front porch is attached to the façade and is covered with matching standing-seam metal roofing and has a plywood soffit.

The vertical board walls that constitute the structural system has been clad with single-bevel teardrop siding, typical of construction in the late 1890s. This siding may be a part of the original construction, may have been added to an earlier board and batten wall system (see detail photo page 4), or added from surplus material when the shed additional was constructed at the rear. The shed addition is of make-shift construction and has exposed rafter-tails at the rear wall, indicating a twentieth century construction date. The rear 5-panel door is consistent with this time period.

Fenestration is a mix of wood one-over-one double-hung sash with dog-ears and some on the north side elevation have multi-lite sash. The rear addition has a mix of fixed wood multi-lite windows as well as single-pane.

There is no foundation. The wood base of the house is set on 2x sleepers and the subfloor posts have 2x flat plates set on the soil. The perimeter stem walls are enclosed with wood lattice panels. This house may have been moved to this location.

The house is in a deteriorated condition. A small metal shed is located to the rear of the house.

A second ancillary dwelling is located to the rear of the main house. It is a circa 1960s prefabricated home with metal cladding and pressed metal imitation adobe profile skirts.

To the rear of the second ancillary dwelling is a large circa 1960s metal farm building typically referred to as a "Butler Building" in reference to a popular manufacturer of these prefabricated buildings at mid-century and later.

At the far rear of the building complex is an early twentieth century equipment shed most likely associated with the circa 1920s development of the site with an orchard. The post and beam, long, deep, seven-bay shed has corrugated metal roofing, with the front 2-bay portion enclosed with corrugated metal for interior storage. The enclosed portion has a sliding metal access door. The five open bays have no siding, and the two most northerly bays were likely added to the original structure. This equipment shed is in a deteriorated state.

The remainder of the site has been under agricultural use in recent times.



Front residence, viewed facing west.



Front residence, viewed from street facing north.



Front residence, viewed facing southeast.



Detail view of siding.



Prefabricated mobile home, viewed facing northeast.



Metal prefabricated agricultural building, viewed facing southwest.



Metal equipment shed at rear of complex, viewed facing north.



Overview of site from street, viewed facing northwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: William Boots Worker Housing

A. VISUAL QUALITY / DESIGN

Justification

1. EXTERIOR	Undistinguished
2. STYLE	Of no particular interest
3. DESIGNER	Vernacular
4. CONSTRUCTION	Of no particular interest
5. SUPPORTIVE ELEMENTS	

E	VG	G	FP
			X
			X
			X
			X
		X	

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION	tertiary importance
7. EVENT	None associated
8. PATTERNS	Secondary importance intimately connected
9. AGE	1890s

E	VG	G	FP
		X	
			X
	X		
	X		

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY	Not area of primary or secondary importance
11. SETTING	Compatible
12. FAMILIARITY	Not visible from right-of-way

E	VG	G	FP
		X	
		X	
			X

D. INTEGRITY

13. CONDITION	Significant surface wear
14. EXTERIOR ALTERATIONS	Some changes
15. STRUCTURAL REMOVALS	Some features removed
16. SITE	Has not known to have been moved

E	VG	G	FP
		X	
	X		
	X		
X			

E. REVERSIBILITY

17. EXTERIOR	Reversible
--------------	------------

E	VG	G	FP
	X		

REVIEWED BY: Franklin Maggi

DATE: 07/12/16

EVALUATION TALLY SHEET

Historic Resource Name: William Boots Worker Housing

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		<u>3</u>	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	7			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	6		<u>22</u>	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	0		<u>5</u>	<u>30</u>
	(SUM OF A+C) =				<u>8</u>			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.05	x 30	1.5	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 8	0.4	
	.00	.03	.05	.10	0.03	x 22	0.7	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x 8	1.6	
	.00	.10	.20	.40	0.1	x 22	2.2	
16. SITE	.00	.10	.20	.40	0	x 22	0.0	
							<u>6.4</u>	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)							<u>23.64</u>	
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			<u>26.64</u>
EVALUATION TOTAL: (Adjusted subtotal)							<u>26.64</u>	