

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

Primary #
 HRI #
 Trinomial
NRHP Status Code
 Other Listings
 Reviewer

Review Code

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 1000 De Anza Blvd. San Jose

1. Other Identifier: 1000 Saratoga-Sunnyvale Road, San Jose (the name changed in 1976, in recognition of the De Anza Expedition 1776.

*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 Location: Not for Publication Unrestricted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 1000 De Anza Blvd. City San Jose Zip _____

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN372-26-18

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

The site is facing De Anza Blvd, a heavy trafficked corridor that extends east to west across the western Santa Clara Valley. This single building on the flat property is a single-story, square-form, drive-through fast food restaurant. The front facade is divided with large pane glass doors on one side and horizontal windows on the other. Brick veneer covers the columns and front. On the north is the drive-through with a canopy over the service window area. Other than the decorative brick, the walls are covered in stucco. A red tile roof extends over the front and side wall. The center of the roof is open with mechanical equipment. The building has been remodeled, altering the original design which did not have any brick or a tile roof.

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



*P3b. Resource Attributes: (List attributes and codes) HP 6

Commercial Bldg 1-3 stories

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

P5b. Description of Photo: (view, date, accession #) front façade, 2/12/24

*P6. Date Constructed/Age and Source: historic
 Prehistoric Both
1975 Building Permit

*P7. Owner and Address:
Borello Asset Management, Inc
45 W, First St.
Morgan Hill, CA

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

*P9. Date Recorded: 1 FEB 2025

*P10. Survey Type: (Describe, or enter "none.") intensive

*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): _____

CONTINUATION SHEET

Property Name: ___1000 de Anza Blvd. San Jose___
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P3 Description Continued

Photographs (Photographs were taken Feb.10 2025)



Photograph 2 100 De Anza Blvd. San Jose
View: north façade with drive-through canopy.

Camera facing south

CONTINUATION SHEET

Property Name: ___1000 de Anza Blvd. San Jose___
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Photograph 3 100 De Anza Blvd. San Jose
View: north and west (front) facade with drive-through canopy.
Camera facing southeast.

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Property Name: ___1000 de Anza Blvd. San Jose___
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Photograph 4 100 De Anza Blvd. San Jose
View: west (front) and south facade.

Camera facing northeast.

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Property Name: ___1000 de Anza Blvd. San Jose___
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Photograph 5 100 De Anza Blvd. San Jose
View: East (rear) and north facades, parking and drive-through isle.
Camera facing southwest.

CONTINUATION SHEET

Property Name: ___1000 de Anza Blvd. San Jose___
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Photograph 6 100 De Anza Blvd. San Jose
View: Pole Sign.

Camera facing south

CONTINUATION SHEET

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Maps



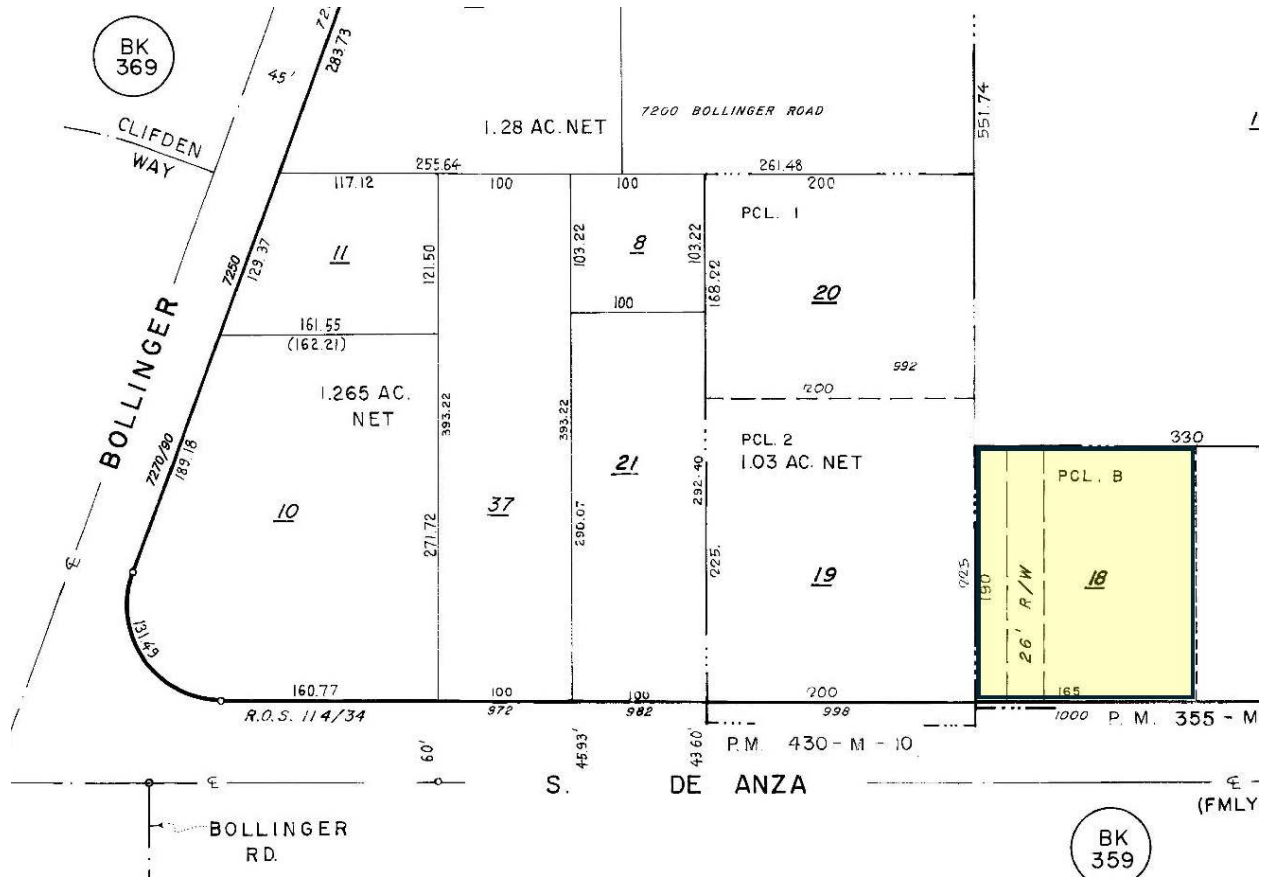
Aerial Map 1948
Source: Google Earth
Pro



Aerial Map 2025 Source:
Google Earth Pro

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Santa Clara County Assessor's Map
1000 De Anza Blvd.

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1000 De Anza Blvd., SanJose *NRHP Status Code 6Z

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B1. Historic Name: Carl's Jr.

B2. Common Name: None

B3. Original Use: Commercial-vernacular Fast Food Restaurant B4. Present Use: Vacant

*B5. Architectural Style: _____ *B6.

Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1975, Remodeled 2014 and subsequent tenant improvements.

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

*B8. Related Features:

The only related feature is a non-original pole sign that is not significant. The pole sign constructed in 1975 has been altered with a new sign and illumination.

B9a. Architect: Carl's Jr Corp b. Builder: Carl's Jr. Corp.

*B10. Significance: Theme NA Area San Jose

Period of Significance NA Property Type _____ Applicable Criteria NA

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

The Carl's Jr Fast Food Restaurant was constructed in 1975 and was owned and operated by the corporation until c.2013. The property is not a significant historic resource eligible for listing in the California Register of Historical Resources as it is not associated with important events, broad patterns in local history or people important in history. The original design of a corporate style replicated in many locations was modified and is not a significant example of commercial-fast food design. An archaeological survey was not conducted, however, based upon the history of agricultural and commercial development it is unlikely important information relating to history or pre-history would be found on the site.

Background is continued on the following pages.

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

*B12. References:

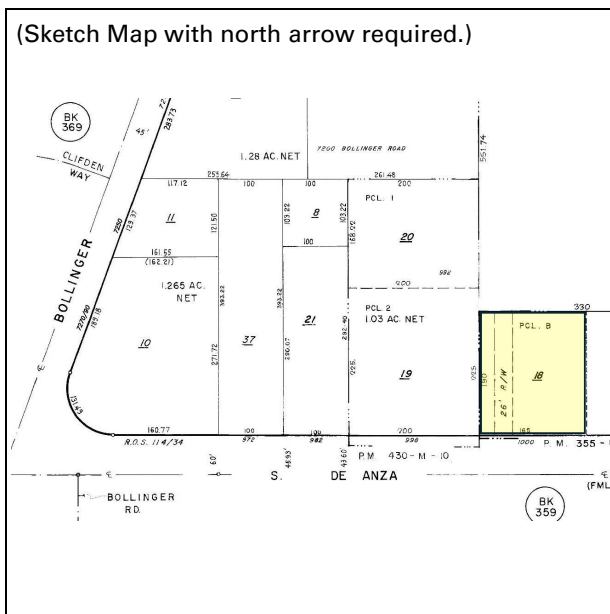
City Directories, Official Records,, Dity if San Jose Building permioits, On-line history of Carl's Jr. corporation.

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: February 13, 2025

(This space reserved for official comments.)



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B10 Significance Continued

In 1956 when San Jose annexed Medera 4, an area that included the subject parcel, the land and surrounding acreage was planted in cherry and apricot orchards.¹ The 1948 aerial map shows a large drying yard indicating these were apricot trees in 1948. The subject parcel was part of the 7 acres purchased from the estate of Annie Morigin by Habitat Development Corp² in May 1973.³ By that time, Saratoga-Sunnyvale Road (later De Anza Blvd) was developing with commercial buildings, and the 0.7 acre parcel was subdivided and became the location of a Carl's Jr Hamburgers fast-food restaurant with a drive-through isle and pole sign. The building was designed by and constructed by corporate contractors from Anaheim, California, the corporate home of Carl's Jr.⁴

In 1940, Carl Karcher, a truck driver, and his wife Margaret (1915-2006) purchased a hotdog cart in Los Angles. Within a couple of years, they owned 4 carts. As WWII ended, the couple built a Carl's Drive-in Barbeque restaurant in Anaheim, California. Four years later in 1949, they added hamburgers to the menu and in 1956 opened the first two Carl's Jr restaurants in Anaheim and Brea in southern California. The company reports the "Jr." was added because these hamburger restaurants were smaller than the original barbeque restaurants. The chain continued to grow in southern California until the 1960s when the chain streamlined the menu and began the corporate design for restaurants expanding to northern California and into other states. The restaurant located on De Anza Boulevard was one of several developed in the San Jose area during the late 1960s and 1970s. Carl's Jr was the first chain to include salad bars in all restaurants in the 1970s. There were a number of building permits issued in 1990, none are specific in describing the changes to the building. However, it appears that the building was squared off with additional seating inside. The Pacific Bell telephone book for 2005-2006 lists eleven Carl's Jr restaurants in San Jose and 22 in the

¹ Olson, Yvonne, Vanishing Farms enduring Values, California History Center.

² Order Confirming Sale in the Matter of the Estate of Annie Morigin, deceased, to Habitat Development Corporation recorded 5/11/1973 book 0372 page 524.

³ Very little information about Annie Morigin was found, except that she registered to vote several years with the same RR address in Cupertino.

⁴ San Jose Building Permit, Certificate of Occupancy #20938.

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surrounding area. After the death of Carl M. Karcher in 2008, the owner of Carl's Jr. LLC, they began to scale back the corporate holdings and franchise the brand.⁵ The LLC is wholly owned by CKE Restaurant Holding Company that includes Hardee's and Mexican brands. The restaurants are located worldwide.

When the Carl's Jr. LLC did not renew the land lease c.2012 at 1000 De Anza Blvd, Kenji Fung leased the property and submitted plans in 2014 to remodel the building and opened Kenji's Hamburgers. Kenji's Hamburgers⁶ appears to have operated for a couple of years before changing to Kenji's Ramon House, and later to Moon Kitchen, a country-style Japanese Restaurant. San Jose building permit records show many electrical and other building permits were issued during those years. The property lately has been vacant for several months.

The history of the property does not show a significant association with the history of San Jose, the State or the Nation. It was one of many such restaurants owned by a corporation located in Anaheim, California with very few ties to the local area.

Drive-in Hamburger restaurants in San Jose. With the growth in population between 1958-1980, San Jose became home to all the major franchise drive-in and fast-food restaurants - McDonalds, Burger King, Carl's Jr., Jack-in-the-Box and In-Out Burgers. Each brand has more than one location in San Jose, and none appear to have strong associations with the City with the exception of an early

Building Permit Confirmed
Not Required

CITY OF SAN JOSE BUILDING DEPARTMENT

APPLICATION FOR MECHANICAL PERMIT

Date 7-16-75 19 Permit No. 7624

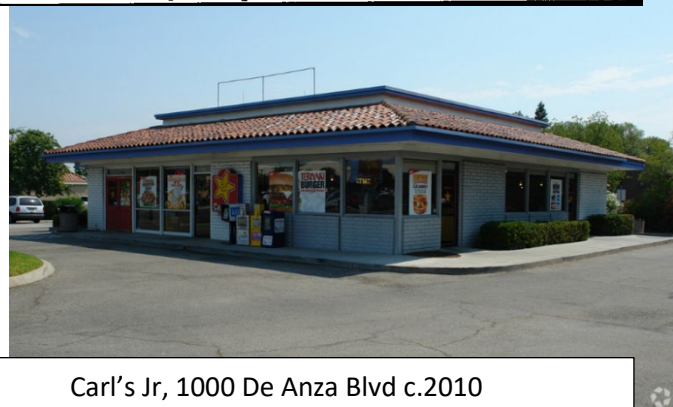
The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.
Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 287684 is in full force and effect and properly authorizes this application.
San Jose City Business License # _____

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Carl's Jr
ADDRESS 1000 Saratoga-Sunnyvale Rd
USE OF BUILDING Restaurant

Signed [Signature]
280-20
1000 Saratoga-Sunnyvale Road
MCAfee ENGINEERING
McAfee Engr.



Carl's Jr, 1000 De Anza Blvd c.2010

⁵www.ps://www.entrepreneur.com/franchise500?type=multisearch&data1=randomize:false,rankId:f500&sort=f500&sortMethod=g

⁶ Yelp listing 2014 1000 De Anza Blvd. San Jose

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Carl's Jr. Restaurant in East San Jose that opened in 2025



Carl's Jr. proto type, Southern California

This appears to have been the original style of the restaurant on De Anza Blvd in San Jose.



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Carl's Jr logo 2025

References

San Jose Building Permit Records
Santa Clara County Official Records and Assessor's Records
California History Center, De Anza College

Jacobson, Yvonne Olson, , Vanishing Farms enduring Values, California History Center.

"Our Brands - CKE Restaurants Holdings, Inc". www.ckr.com. Archived from the original on July 21, 2017. February 10, 2025y 2, 2018.

"2016 Top Franchises from Entrepreneur's Franchise 500 List - page 2". Entrepreneur. Archived from the original on March 31, 2016. Retrieved February 10, 2025.

"The Carl's Jr. Story - Celebrating 70 Years". Carl's Jr. Archived from the original on February 11, 2012. Retrieved February 110, 2025

About US, Carl's Jr. https://www.carlsjr.com/about-us (Retrie ed February 10, 2025

San Jose-Santa Clara Yellow Pages 1005-2006 (listing of Carl;s Jr. restaurants. Page 124.

Deeds and Official Records

Order Confirming Sale in the Matter of the Estate of Annie Morgin, deceased, to Habitat Development Corporation recorded 5/11/1973 book 0372 page 524.

deed to Carl Karcher Enterprises was from Habitat Development Corporation recorded 5/13/975 Book B405 page 584.