

Tamien Transit-Oriented Development

Lick Avenue at Humboldt and Floyd Streets,
San José, Santa Clara County, California

Historic Resources Survey and Report



Prepared for:

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09.26.2018



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INTRODUCTION

Project Introduction and Purpose

Republic Urban and The Core Companies (partnering as UrbanCo-Tamien LLC), are proposing to build a residential and commercial complex at the Caltrain parking lot at Tamien Station in San José. The project consists of up to 568 residential units and 3,000 square feet of ground-floor retail. Of the 568 residences being planned, 433 units, or 76 percent of the total, would be market rate apartments, while 135, or 24 percent, would be affordable apartments. The 135 units would be set aside for people in three categories of low-income households.

The approximately 7 gross-acres site currently consists of a large surface parking lot, the Tamien Child Care Center operated by Bright Horizons, and an undeveloped parcel. It is located on the west side of Lick Avenue in front of the Tamien Caltrain Station entry. The child care center, built in the late 1990s, is the only structure on the site at this time.

Republic Urban and The Core Companies anticipate utilizing funds from the U.S. Department of Housing and Urban Development (HUD) to assist in the construction of the project.

This report has been prepared to meet applicable federal regulatory requirements for projects involving historic properties, which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. Since the project proposes to include funding from HUD, it therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800.

The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places (National Register), and prior to approval of an undertaking to afford the Advisory Council on Historic Preservation (Advisory Council) an opportunity to comment.

Site Location

The site is located within the USGS San José West 7.5 Minute Series Quadrangle, 2005, within Township 7 South; Range 1 East, Mount Diablo Base Meridian.

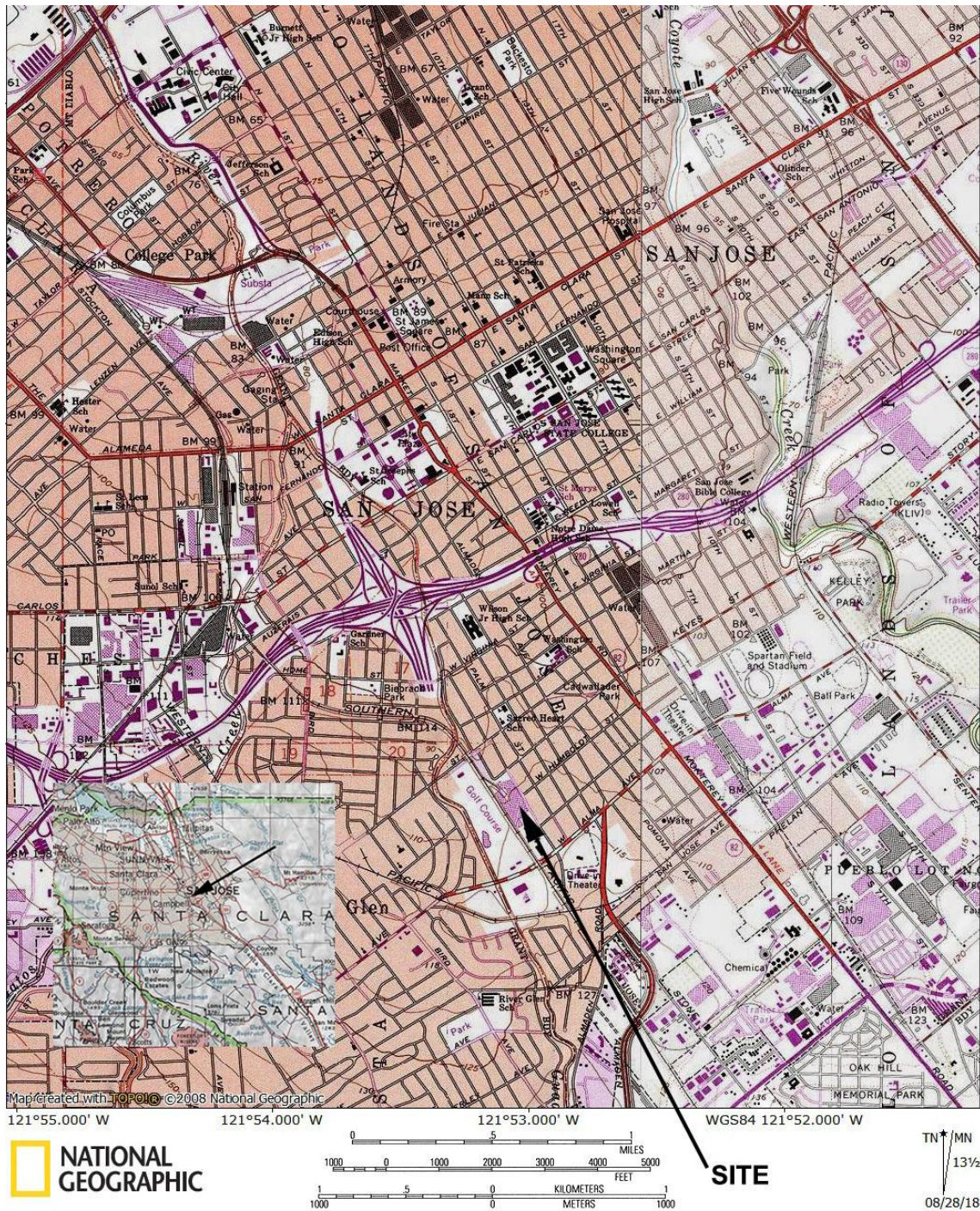
The UTM coordinates are:

Zone 10S: 598883mE/ 4130021mN.

The Tamien Station street address is 1355 Lick Ave., San José.

The Santa Clara County Assessor has identified the parcel as 434-13-040.

Regional Map

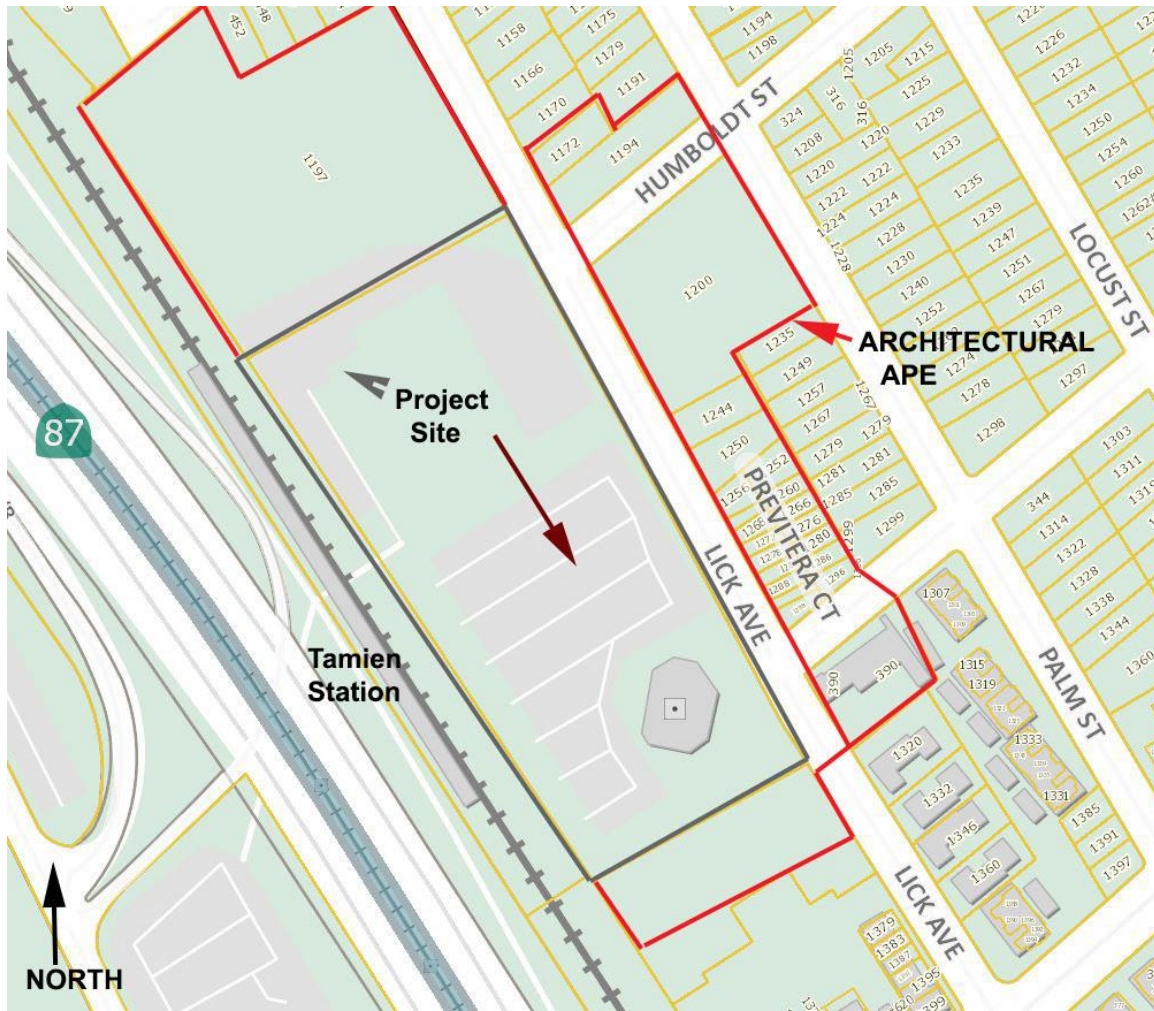


San José West, UGGS 1980 (photorevised) with regional insert.

Area of Potential Effect (APE) for Architectural Resources

This study is intended to evaluate the National Register eligibility of architectural resources that are at least 45 years of age and are located within the Architectural APE. The APE is the “geographic area within which (the) undertaking may cause changes in the character of or use of historic properties” (36CFR 8002(c).” The proposed APE for this project accommodates short- and long-term effects to historic resources and is proposed as outlined below.

Tamien Station itself is an intermodal passenger transportation station served by the Santa Clara Valley Transportation Authority light rail system, bus routes, and the Caltrain commuter rail line. The Caltrain elevated island platform is located immediately west of the project site, and the light rail platform is to its west in the center median of State Route 87. Tamien Station opened in 1992.



Persons and Agencies Contacted

The following individuals and agencies were contacted by letter (Attachment: Consultation Letters /Historic) in late August 2018 to solicit and allow input towards preparation of this report:

- City of San José Historic Landmarks Commission, c/o Planning Division, Department of PB&CE, 200 East Santa Clara St., San José, CA 95113, Attn: Juliet Arroyo, Historic Preservation Officer
- County of Santa Clara Historical Heritage Commission, c/o Planning Office, County Government Center, East Wing, 7th Floor, 70 West Hedding St., San José, CA 95110, Attn: Vinh Nguyen, Deputy Clerk of the Board.
- Preservation Action Council of San José, San José Historical Museum, 1650 Senter Road, San José, CA 95112, Attn: Brian Grayson, Executive Director

Summary of Historic Resources Identification and Evaluation

In compliance with Section 106 of the National Historic Preservation Act, this report provides an overview of potential architectural resources near the Tamien Transit-Oriented Development at Tamien Station, San José.

The purpose of this Historic Resources Survey and Report is to address the eligibility of the buildings and structures within the APE for inclusion on the National Register of Historic Places. The project itself has previously undergone local environmental review in early 2016 under the California Environmental Quality Act as a part of a rezoning of the property and was issued a Mitigated Negative Declaration by the San José Director of Planning, Building, and Code Enforcement. That Mitigated Negative Declaration found no historic resources onsite but identified the potential impact upon known and unknown subsurface pre-historic resources and Native American human remains, while presenting nine (9) mitigation measures to address those impacts.

None of the properties within the boundaries of the project Architectural, appear on any local, state or federal lists of historically or architecturally significant structures and/or sites, landmarks, or points of interest.

None of the nearby properties within the Architectural APE appear to be eligible for the National Register of Historic Places under any of the applicable criteria based upon a reconnaissance survey, preliminary historical research, and preliminary evaluation for historic significance as described in the table of properties included within this report.

Accordingly, it does not appear that the proposed undertaking will affect any historic-era properties eligible for or listed on the National Register. Since the Federal undertaking will therefore not affect any historic properties listed in or eligible for inclusion on the National Register of Historic Places, a determination of No Historic Properties Affected (36 CFR Part 800.4(d)(1)) appears appropriate since no historic properties will be affected by the project (36 CFR Part 800.16(i)).

REGULATORY CONTEXT OF HISTORIC RESOURCES

This report has been prepared to meet applicable federal regulatory requirements for historic properties (cultural resources) which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. The project proposes to include funding from the Department of Housing and Urban Development, and therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800. The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places.

Federal Laws and Regulations

Under the National Environmental Policy Act (NEPA), federal agencies must take into account impacts to historic resources for those resources that are eligible for the National Register of Historic Places before an undertaking is approved under NEPA. Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C., Section 470f), as amended, requires that any federal or federally-assisted project or any project requiring federal licensing or permitting consider the effect of the action on historic properties listed in or eligible for the National Register, as outlined in the regulations of 36 CFR Part 800.

The National Register, created under the National Historic Preservation Act (NHPA), is the federal list of historic, archaeological, and cultural resources worthy of preservation. Resources listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, prehistory, architecture, archaeology, engineering, and culture. The National Register is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

In determining eligibility for the National Register of Historic Places, the National Park Service considers the quality of significance in American history, architecture, archeology, engineering, and culture that are present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Register states, "The significance of a historic property can be judged and explained only when it is evaluated within its historic context." It defines historic contexts as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." Developing a historical context generally begins with compiling information from secondary sources on relevant historical themes. National Register Bulletin 15 defines a theme as "a means of organizing properties into coherent patterns based on elements such as environment,

social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history.”

The Office of Historic Preservation (OHP) in Sacramento, California, administers California’s National Register program under the direction of the State Historic Preservation Officer. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These Criteria are standards used to review and consider every property that is nominated to the National Register.

- Criterion A Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B Are associated with the lives of persons significant in our past; or
- Criterion C Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or
- Criterion D Has yielded, or may be likely to yield, information important in prehistory or history.

Buildings less than 50 years old do not meet the National Register criteria unless they are of exceptional importance, as described in the National Park Service Bulletin No. 22, “How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years.”

As a Certified Local Government (CLG), the City of San José can make findings on the potential effect of the proposed project on historic properties for submittal to the State Historic Preservation Officer (SHPO) according to 36 CFR 800.4(d)(1). As a part of making those findings, the City of San José should consult with the San José Historic Landmarks Commission as an interested party, providing public participation to the Section 106 process.

AFFECTED ENVIRONMENT

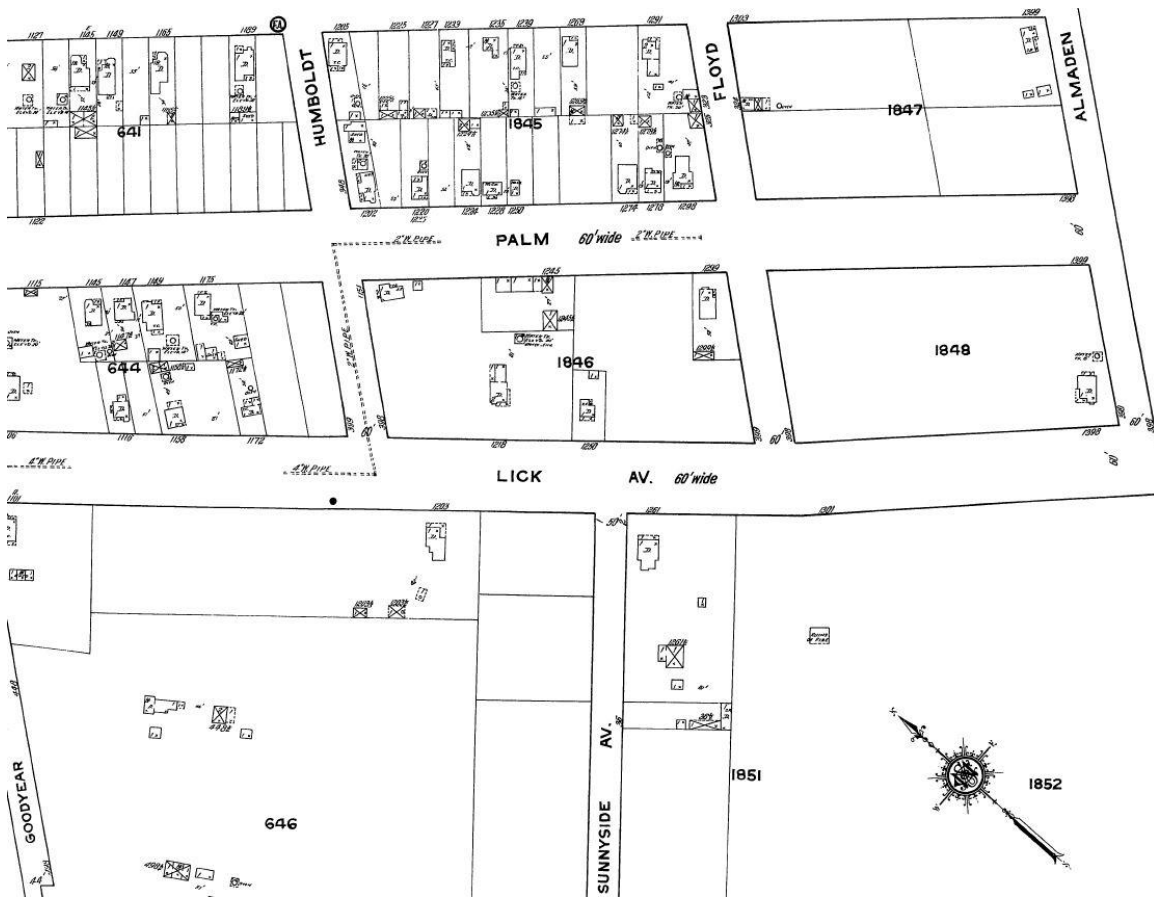
Early Historical Background and Context

The site of the proposed Tamien Transit-Oriented Development is situated on a block that was initially part of San Jose’s Original City. Located at the southwest corner of the city as established by 1850, this area remained undeveloped until the beginning of the twentieth century when growth in the early Washington residential neighborhood south of San Jose’s downtown expanded southward to what was then Almaden Avenue (now West Alma Avenue).

The southern part of the Original City between Willow Street and then Almaden Avenue was originally public lands that was divided up in 1847 and distributed by lottery by San Jose’s transition government just before the concession of Upper California by Mexico in the Treaty of Guadalupe Hidalgo of 1948. This area, (Lot 5), had originally been owned by Charles White following the lottery. White was a pioneer of 1846 who arrived from Missouri. Sold soon after to Miles Goodyear and James Lick, their land remained primarily agricultural for the next half a century and included Lick’s “Homestead” that he built near South First Street in 1869.

The Washington neighborhood, particularly the area north of Willow Street, developed at a fairly low density during the second half of the nineteenth century, but also included new subdivisions south of Willow Street known as the Lick Homestead and Goodyear Tracts. The neighborhood established itself as the Fourth Ward, one of four political districts of early urban San José.

Beginning in the twentieth century, infill development in the Fourth Ward increased with the influx of immigrants from Italy who provided a work force for the booming horticultural industries located nearby to the east of South First Street.



Project site in 1915. Development of residential uses at this south end of the Washington neighborhood remained sparse, and industrial development had not yet occurred on the project site. The Southern Pacific Railroad bypass of San Jose’s downtown did not occur for another 20 years (Sanborn Company map excerpt).

The Washington neighborhood are often referred to in early histories of San José as “Goosetown.” The area evolved as a primarily ethnic neighborhood of Italian immigrants and first- and second-generation Italian-Americans from the 1890s until after World War II. The exact boundaries of what constitutes Goosetown vary with the source. Some say it was all of San José’s old Fourth Ward, others say it was south of San Carlos Street and East of Almaden Blvd., or that it was south of Reed Street between South First Street and the Guadalupe River.

In the 1890s the Italians arriving in San José were quick to make Goosetown their own, settling southward from the early River/St. John Streets neighborhoods along the west side of the downtown beside the Guadalupe River. They soon dominated the area that had previously been occupied by other population groups. During the first half of the twentieth century, Italian-American owned businesses and residential properties associated with Italian surnames dominated the area. The primary employers of the laborers that lived in the neighborhood were the orchards and fruit packing and canning plants that were the basis of San José’s economy in the late nineteenth and first half of the twentieth century.

Twentieth Century Development

During the early two decades of the twentieth century, residential infill development continued in the immediate vicinity of the project site, although the land west of Lick Avenue remained in agricultural use.

In 1920, John Christian Manufacturing Company moved from South First and William Streets to a larger structure on 1194 Lick Avenue, at the northeast corner of Lick Avenue and Humboldt Street across from the project site. John Christian came to San José in the 1850s, working as an apprentice with local blacksmiths - Bonner & McKenzie. In 1861, by then a master blacksmith, he opened his own business on South First Street, and produced the first steel-laid replacement teeth for agricultural harvesters, considered at that time the best on the market.

John Christian had acquired all of the property on the east side of Lick Avenue across from the project site by the end of the nineteenth century. He had built his house at 1218 Lick Avenue (at the southeast corner of Lick Avenue and Humboldt Street) by the 1880s. The house is no longer extant, having been demolished in the 1950s and the site now contains Palm Court Apartments at 1200 Lick Avenue.

John Christian died in 1909, but his family continued his manufacturing business with his son Charles as president of the company, and various other relatives working as blacksmiths, secretaries and mechanics into the 1930s and beyond at the third location of the business, established by John’s son Charles at 1194 Lick Ave. The business continued to prosper in the same location until recent times; the original building is extant today and has been used in recent times as West Coast Marble and Granite.



John Christian Manufacturing Company (from A Century of Service)

At about the same time that the John Christian Manufacturing Company had relocated to Lick Avenue in 1920, the San Jose Canning Company Inc. was constructed on the west side of the street at the project site. It was founded by father and son, Marco and Ignatius Rancadore, and relatives Mariano and Vito LoBue.

The San Jose Canning Company canned string beans and tomatoes, supplying jobs for many of the residents of the Washington neighborhoods during the interwar years and later. The cannery also engaged in general food canning, preserving, freezing and storage. The Rancadore family lived on Lick Avenue north of the cannery.

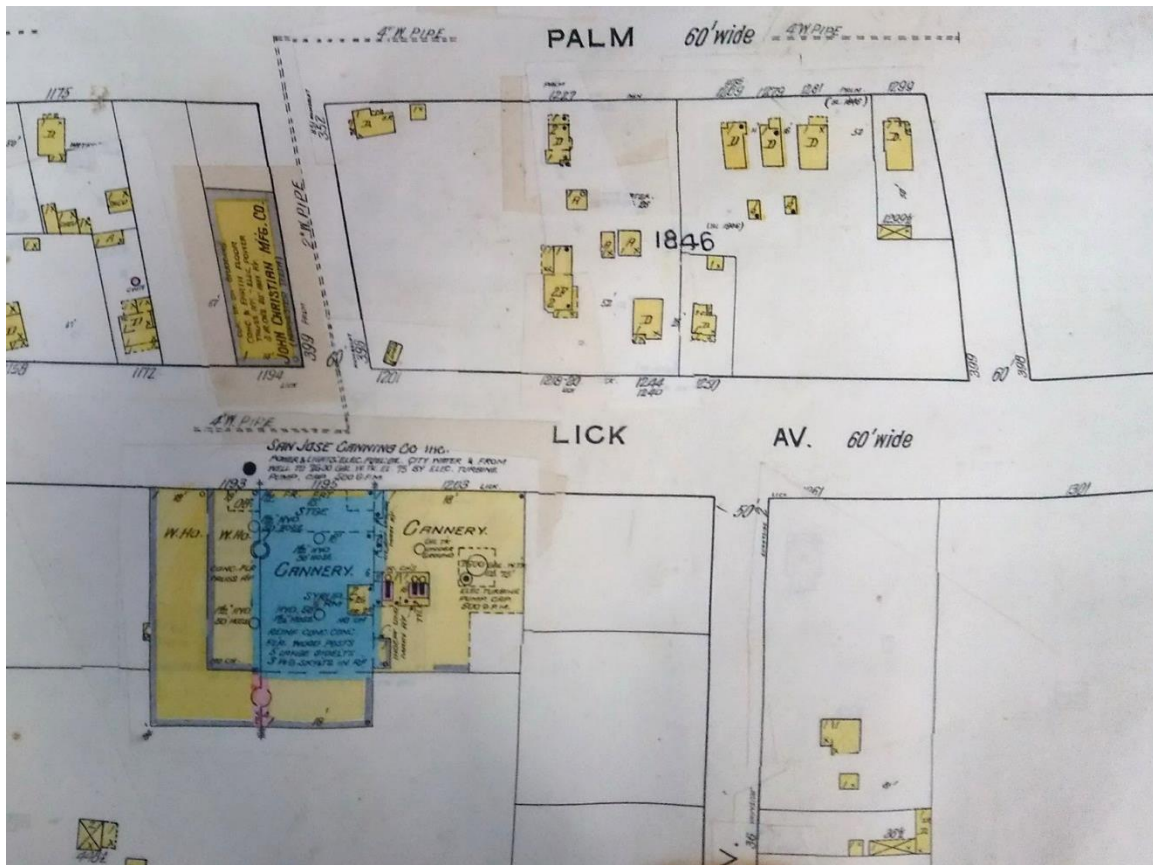


San Jose Canning Company – Gene Filice, manager, in center (DeVincenzi Collection)

The LoBues were also an enterprising business family, opening the LoBue Packing Company and LoBue Farms located just south of the cannery at 1301 Lick Avenue in the late 1950s.

Rancadore served as president and general manager of the cannery until it was sold in 1960 to California Cannery and Growers. The LoBue packing company and farm were also sold during this time to the Alma Development Corporation, who built the Alma

Bowl on the site in 1960. The cannery operated until 1983 as Cal Can. The cannery was demolished as a part of the Tamien Station project, and the site is currently open land north of the parking lot for the Tamien Child Care Center.



1932 Sanborn Company map excerpt showing project site (with San Jose Canning Co. building footprint) and built environment on the east side of Lick Avenue.

After World War II, the prevalence of ethnic Italian-Americans within the Washington neighborhood fell as second and third generations of these early families followed San José urbanization, seeking new homes in the expanding suburbs. As an older area zoned for higher densities and ultimately providing lower-cost housing and rental opportunities, the area became home to new immigrants from Mexico and Central America – the neighborhood today remains mainly Latino.

Property Information

Properties within the Project Site and at Tamien Station

The project site contains one existing assessor parcels (APN #434-14-040). This is the site of San Jose Canning Co. beginning in the early 1920s and is presently vacant except for the late-1990s child care center at the southeast corner of the Tamien Station-Lick Avenue parking lot. The property is owned by the Valley Transportation Authority.

The child care center building is around twenty years old and was not evaluated for historical significance as a part of this report. Similarly, the Tamien Station structures to the west of the project site, which were completed in 1992 and are now around twenty-six years old, were also not evaluated.

Vacant Nearby Properties

Vacant properties are located to the north and south of the project site. To the north is a 3.5 acres site owned by the City of San José and is being developed as Tamien Park. Structures have recently constructed at the north end of this parcel.


To the south across the Tamien Station driveway loop is a vacant 1.2 acres parcel owned by GR Tamien LLC.




Nearby Properties Outside the Project Site with Buildings


There are 7 properties located adjacent to the project site and within the proposed APE on the east side of Lick Avenue. Of these seven properties, two have large modern apartment/condominium complexes, and five have buildings that are over 45 years in age.

The multi-family complexes are Palm Court, a large three-story U-shaped apartment building located at the southeast corner of Lick Avenue and Humboldt Street, and Previterra Court, a 16-unit two-story townhouse development at the northeast corner of Lick Avenue and Floyd Street.

The following table contains summery information and preliminary statement of significance for National Register eligibility for the five properties over 45 years in age.

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
1172 Lick Ave.	This lot was developed with the existing building by 1958 as a sheet metal shop and expanded in 1966 when adapted as a cabinet shop. It is a vernacular industrial building with minimal detailing.	Ca. 1958	Not eligible	

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
1194 Lick Ave.	A vernacular industrial building, it served as the third and final location of John Christian Manufacturing Co., a manufacturer of agricultural implements, and recently housed a marble and granite company.	1920	Not eligible	
1244 Lick Ave.	This vernacular ca. 1915 Craftsman-styled house was moved onto this site around 1925 for Troy Verser, a blacksmith with John Christian Manufacturing.	Ca. 1915	Not eligible	
1250 Lick Ave.	An early 1870s or earlier National-style cottage moved onto this site in the 1880s, it was a rental for many years, occupied by painter Elmo Clare and owned by John Christian. It was re-clad after Christian's death, and then was home to Joe Santos and other laborers during the twentieth century.	Late 1920s	Not eligible	

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
390 Floyd St.	A modest modern building, his contractor’s office and warehouse was built for Leonard Eckstrom of California Drywall and Taping. Exterior finish was remodeled in 1998.	1956 and 1964	Not eligible	

ASSESSMENT OF POSSIBLE PROJECT EFFECTS

Analysis of Potential Adverse Effects of the Federal Undertaking

The proposed Tamien Transit-Oriented Development project will not have an effect on significant or potentially significant architectural resources.

The existing building within the project site is contemporary and not eligible for the National Register of Historic Places under any of the applicable criteria as enumerated within this report.

Properties over 45 years in age with built structures adjacent to the project site on the east side of Lick Avenue are considered for the purposes of this report to be within the Area of Potential Effect and were surveyed and investigated. None have been previously surveyed or evaluated for historical significance, and none were found eligible for the National Register based upon the four criteria for considering eligibility.

The project as planned, including demolition of the one building on the project site and the construction of a new multi-family residential project and related commercial space will not negatively affect historically significant properties, as this preliminary survey and investigation found none of the adjacent properties to likely be eligible for the National Register of Historic Places.

The proposed undertaking as planned therefore will not affect any properties potentially eligible for or listed on the National Register of Historic Places.

Franklin Maggi, an Architectural Historian for Archives & Architecture, LLC, meets the Secretary of the Interior’s Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A) and has found as a part of this study, that the Federal undertaking proposed to help fund the affordable housing project in San José at Tamien Station will not affect any historic properties eligible for inclusion or listed on the

National Register of Historic Places. A determination of No Historic Properties Affected (36 CFR Part 800.4(d) (1)) appears to be appropriate since no historic properties will be affected by the project (36 CFR Part 800.16 (i)).

SOURCES OF INFORMATION

Archives & Architecture, Washington Neighborhoods Historic Context Survey, San José, Santa Clara County, California, 2007.

Harriman, F. G., Block Book of the City of San José, Santa Clara County. Compiled from Official Records by F. G. Harriman, 1909.

Santa Clara, County of, recorded maps.

Salameda, Joe, *Italiana of Silicon Valley*. Los Altos: Privately Published, 1984.

Sanborn Company, fire insurance maps. 1891-1962.

San Jose Block Books, 1909.

San José City Directories, 1870-1978.

San José Building Permits.

San José Planning, Building & Code Enforcement, Initial Study and Mitigated Negative Declaration for Tamien Station Transit-Oriented Development Rezoning PDC14-072, March 2016.

San José Planning, Building & Code Enforcement, Tamien Station Area Specific Plan, March 1995.

State of California, Directory of Properties (Santa Clara County) in the Historic Property Data File (2010 update listing).

Thomas Bros, Block Books of San José, Vol 4, 1924.

United States Population Census, 1880-1940.

USGS Aerials, 1931-1980.

Qualifications of the Consultants

The principal author of this report and evaluator for significance was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

The evaluator meets the Secretary of the Interior's Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A), and is listed with the California Historical Resource Information System (www.chrisinfo.org) as an Architectural Historian.

APPENDIX

Letters sent to interested parties



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August 27, 2018

City of San Jose Historic Landmarks Commission
C/o Juliet Arroyo, Historic Preservation Officer
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

Re: Tamien Transit-Oriented Development

Honorable Commissioners:

Republic Urban and The Core Companies are preparing environmental documents for the development of the Valley Transportation Authority site located at the Tamien Caltrain Station parking lot south of Downtown San José.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects and resolve any possible adverse effects through consultation that considers the interests of stakeholders.

The seven gross-acres site is located on the west side of Lick Avenue at its intersection with Floyd and Humbolt Streets within the Washington Neighborhood. The north portion of the site is presently vacant, and the southern portion contains the large Tamien Caltrain Station Parking Lot and Bright Horizon at Tamien child care center. The proposed project consists of an estimated 568 residential units and 3,000 square feet of ground-floor retail.

With this letter, we are seeking information, as appropriate, from interested parties and any other individuals and/or organizations likely to have knowledge of, or concerns with, historic properties in the immediate vicinity of the project site.

If you wish to provide comment, we request that you reply no later than September 26, 2018 by letter to Archives & Architecture, LLC, PO Box 1332, San José, CA 95109, to the attention of Franklin Maggi, Architectural Historian.

The Project Area is identified as is shown on the map on the following page.

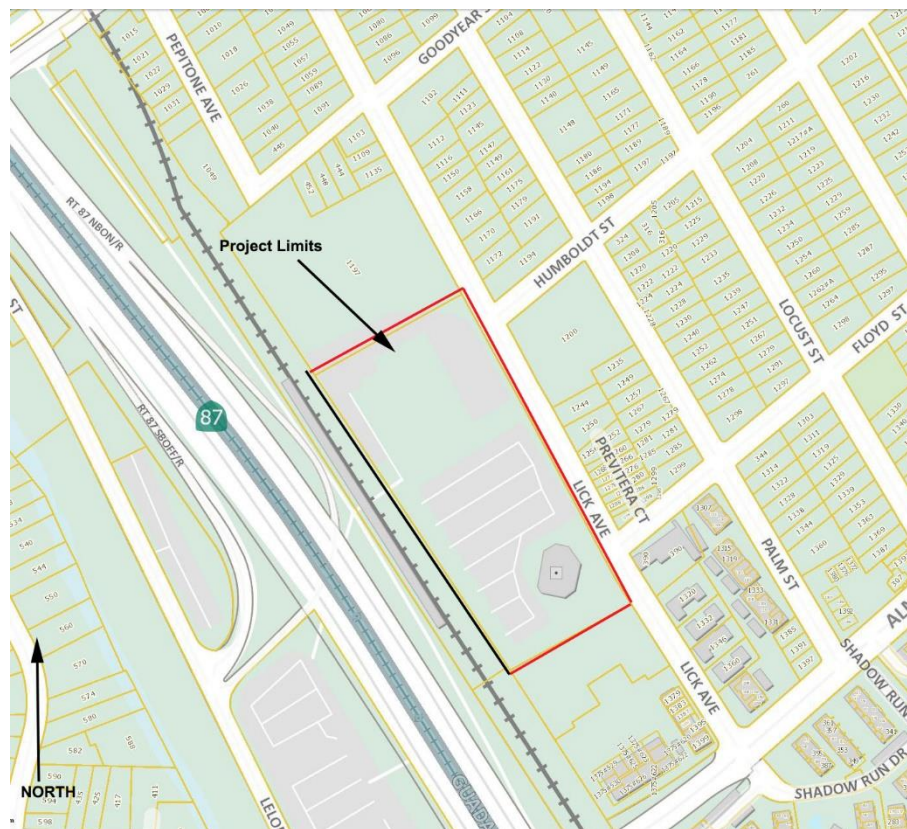
After we have surveyed the subject property and considered adjacent historic properties, conducted research into their history, and evaluated the properties for historical significance under the criteria for the National Register of Historic Places, we will prepare a report documenting our findings pursuant to Section 106 requirements. If properties are found to be eligible for listing on the National Register of Historic Places, the project's effects on such properties will then be assessed as a part of the federal environmental review for the project undertaken by HUD.

If you have any questions regarding this process, or if you know of any other groups we should contact, please email at the address below, mail at the address on the previous page, or call me at (408) 297-2684.

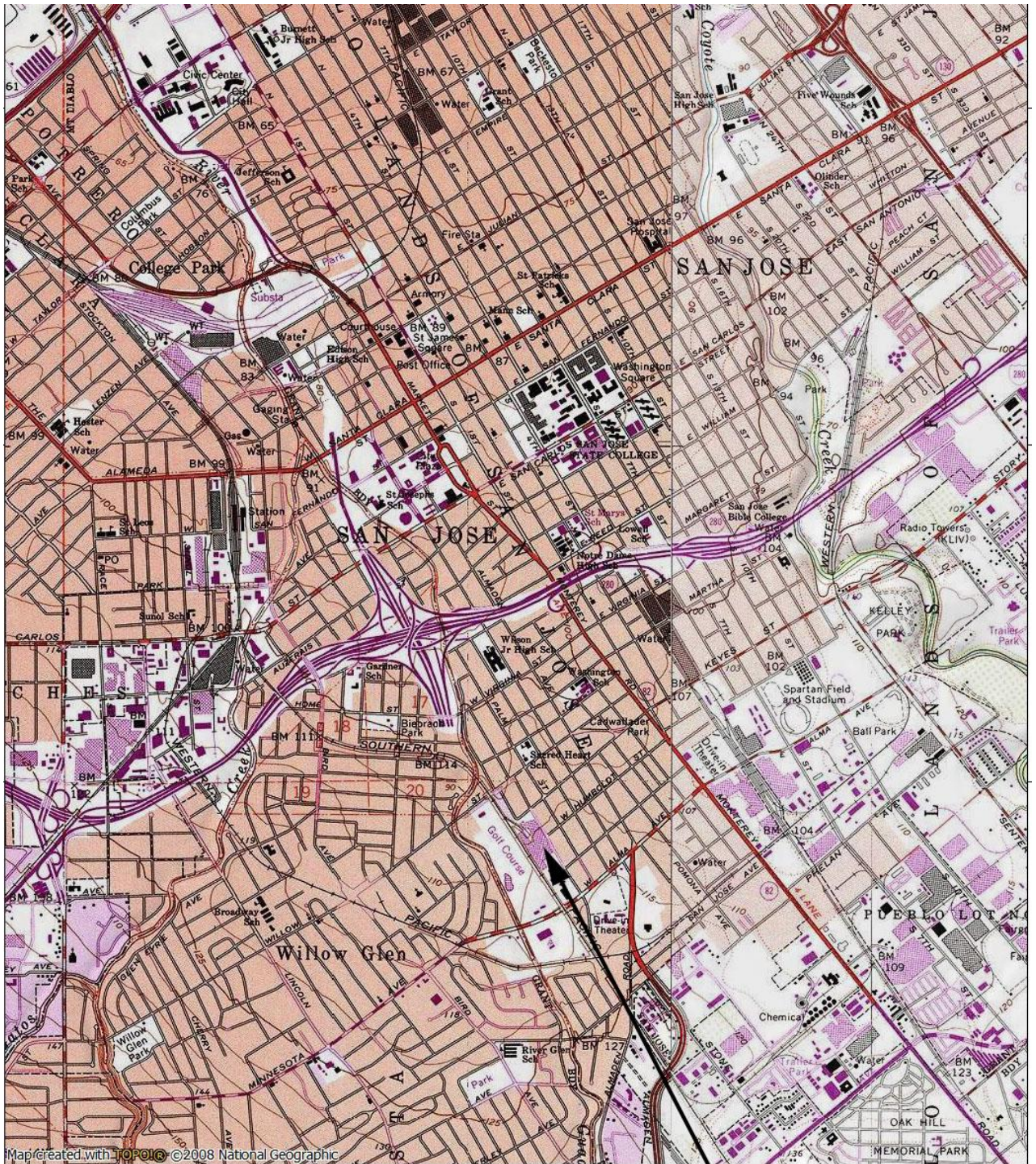
Sincerely,

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
franklin.maggi@archistory.com

cc:
Preservation Action Council of San José
Santa Clara County Historical Heritage Commission



Project Area Limits Map



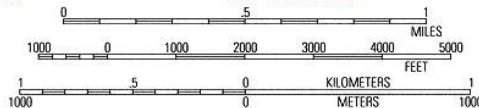
Map created with TOPOID ©2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN ↑ MN
13 1/2 °
08/28/18

LOCATION MAP



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August 27, 2018

County of Santa Clara Historical Heritage Commission
C/o Vinh Nguyen, Deputy Clerk
Clerk of the Board
70 West Hedding Street, East Wing, 10th Floor
San Jose, CA 95110

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Honorable Commissioners:

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The seven gross-acres site is located on the west side of Lick Avenue at its intersection with Floyd and Humboldt Streets within the Washington Neighborhood. The north portion of the site is presently vacant, and the southern portion contains the large Tamien Caltrain Station Parking Lot and Bright Horizon at Tamien child care center. The proposed project consists of an estimated 568 residential units and 3,000 square feet of ground-floor retail.

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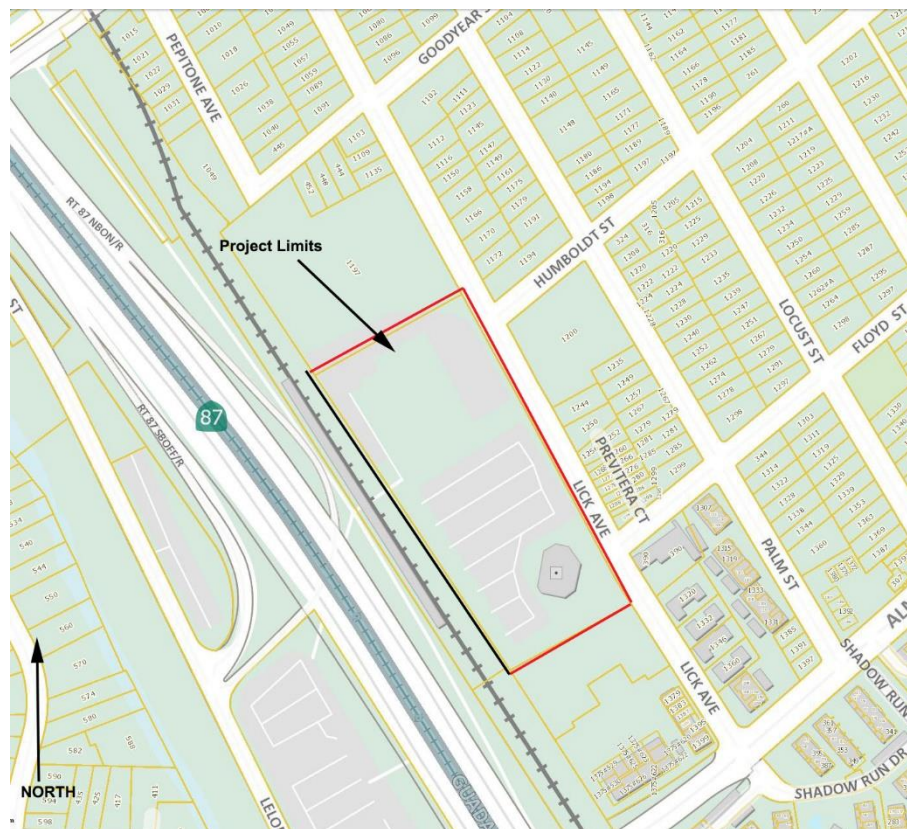
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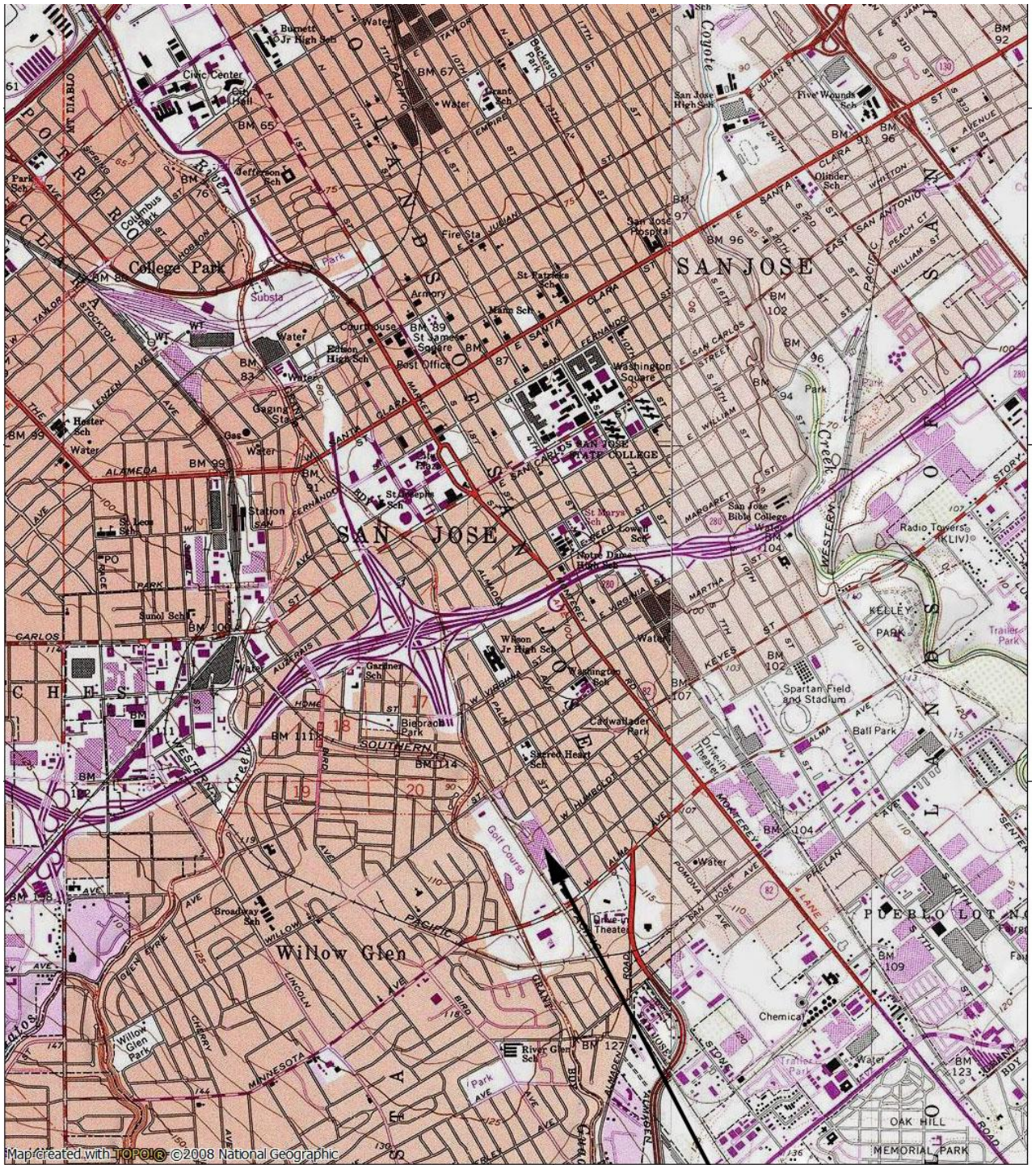
Sincerely,

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
franklin.maggi@archistory.com

cc:
Preservation Action Council of San José
San Jose Historic Landmarks Commission



Project Area Limits Map



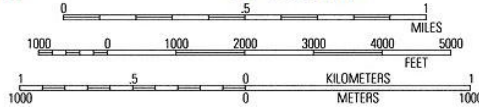
Map created with TOPOID ©2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN ↑ MN
13 1/2°
08/28/18

LOCATION MAP



ARCHIVES
ARCHITECTURE

August 27, 2018

Preservation Action Council of San José
C/o Brian Grayson, Executive Director
1650 Senter Rd.
San José, CA 95112

Re: Tamien Transit-Oriented Development

Dear Brian and members of the Board of Directors:

Republic Urban and The Core Companies are preparing environmental documents for the development of the Valley Transportation Authority site located at the Tamien Caltrain Station parking lot south of Downtown San José.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects and resolve any possible adverse effects through consultation that considers the interests of stakeholders.

The seven gross-acres site is located on the west side of Lick Avenue at its intersection with Floyd and Humboldt Streets within the Washington Neighborhood. The north portion of the site is presently vacant, and the southern portion contains the large Tamien Caltrain Station Parking Lot and Bright Horizon at Tamien child care center. The proposed project consists of an estimated 568 residential units and 3,000 square feet of ground-floor retail.

With this letter, we are seeking information, as appropriate, from interested parties and any other individuals and/or organizations likely to have knowledge of, or concerns with, historic properties in the immediate vicinity of the project site.

If you wish to provide comment, we request that you reply no later than September 26, 2018 by letter to Archives & Architecture, LLC, PO Box 1332, San José, CA 95109, to the attention of Franklin Maggi, Architectural Historian.

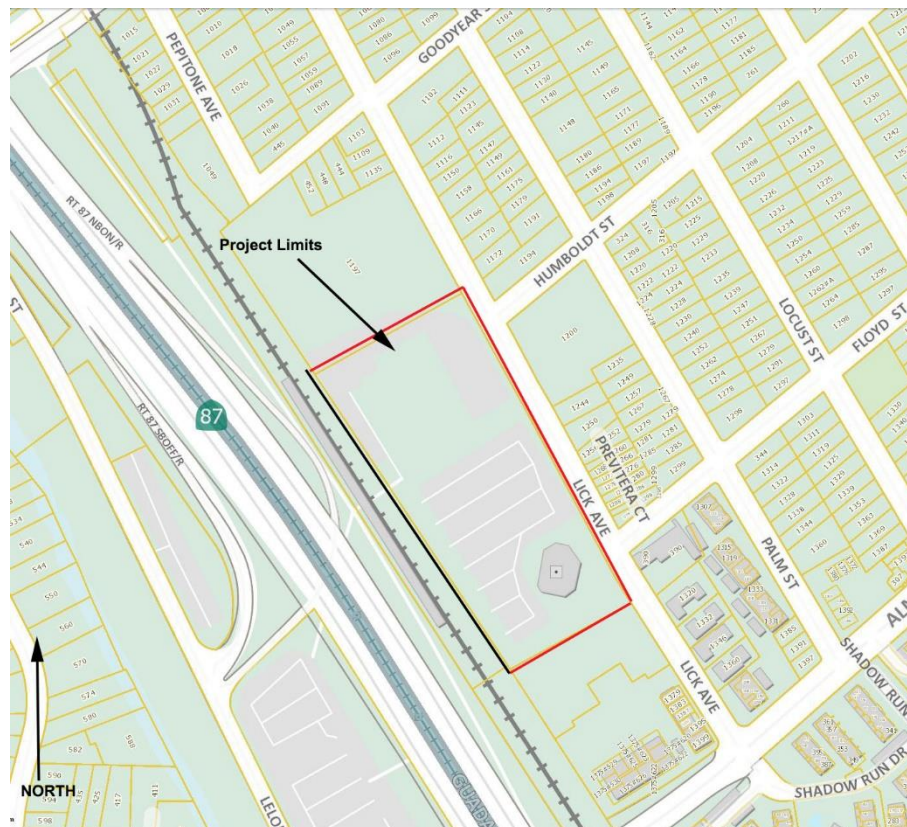
The Project Area is identified as is shown on the map on the following page.

After we have surveyed the subject property and considered adjacent historic properties, conducted research into their history, and evaluated the properties for historical significance under the criteria for the National Register of Historic Places, we will prepare a report documenting our findings pursuant to Section 106 requirements. If properties are found to be eligible for listing on the National Register of Historic Places, the project's effects on such properties will then be assessed as a part of the federal environmental review for the project undertaken by HUD. If you have any questions regarding this process, or if you know of any other groups we should contact, please email at the address below, mail at the address on the previous page, or call me at (408) 297-2684.

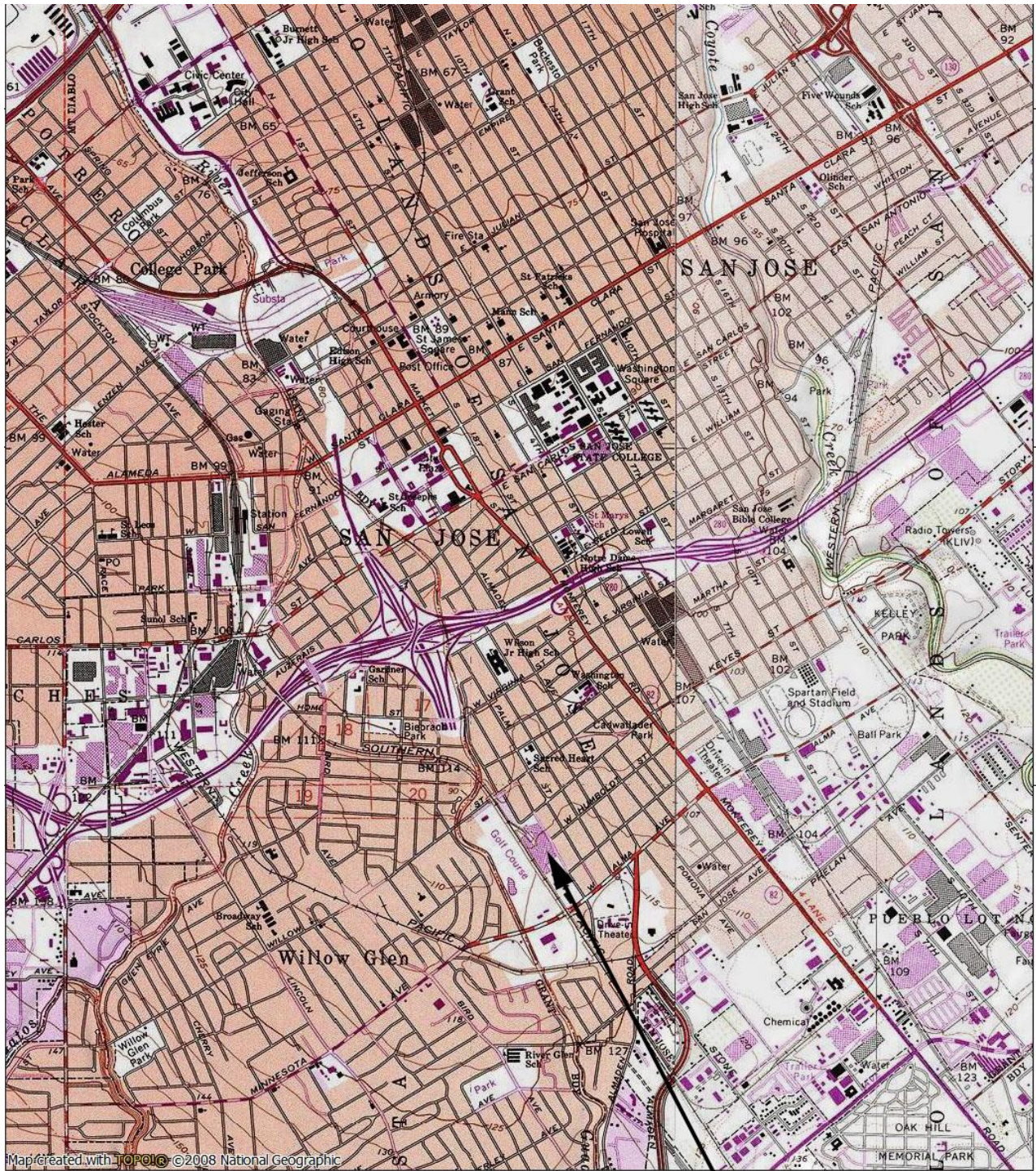
Sincerely,

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
franklin.maggi@archistory.com

cc:
Santa Clara County Historical Heritage Commission
City of San José Historic Landmarks Commission



Project Area Limits Map



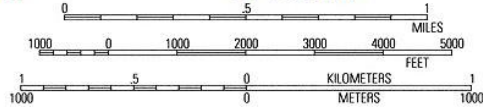
Map created with **TOPOLIC** ©2008 National Geographic

121°55.000' W

121°54.000' W

121°53.000' W

WGS84 121°52.000' W



SITE

TN MN
13 1/2°
08/28/18

LOCATION MAP