

HISTORIC REPORT

Prepared according to the City of San José Revised Guidelines for Historic Reports (2/26/10)

For the properties located at

720 West San Carlos St. and 655 Auzerais Ave., San José, Santa Clara County, California

APNs 264-15-15, -016, -017, -018, -019, -028, -031

Prepared for

AMS Associates, Inc.
Attn: Al Shaghghi
801 Ygnacio Valley Road, Suite 220
Walnut Creek CA 94596

Prepared by

ARCHIVES & ARCHITECTURE, LLC
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Franklin Maggi, Architectural Historian
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November 21, 2012

DOCUMENT TYPE: Cover Letter

To: Al Shaghghi
AMS Associates, Inc., 801 Ygnacio Valley Road, Suite 220, Walnut Creek CA 94596

Re: 720 West San Carlos St. and 655 Auzerais Ave., San José, Santa Clara County, California
National Retail Properties, LP, Project Applicant
450 South Orange Avenue Suite 900, Orlando, FL 32801

From: Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
PO Box 1332, San José, CA 95109

Date: November 21, 2012

Dear Mr. Shaghghi:

Please find attached documents comprising a historic report, prepared for the properties at 720 West San Carlos St. and 655 Auzerais Ave. in San José. This report was prepared for use in a submittal for development entitlements associated with the subject properties. According to project plans submitted to the City of San Jose Building Department, dated September 24, 2012, the proposed project is the construction of a new 35,000 sq. ft. Orchard Supply Hardware store with a 12,000 sq. ft. Garden Center on the south side of site. The property is located at the south side of West San Carlos Street, at the corner of Royal Avenue and West San Carlos Street. This will also include constructing of a portion of a new parking lot which will be in front of the new building. The existing store is scheduled to remain open to the public during construction of the new store. Once the new store has been completed, the existing store is to be demolished and the parking lot reconfigured.

The site is located within a combined industrial/commercial area, as designated by San Jose General Plan 2040, and currently contains three buildings, one of which is a vacant single family residential house addressed as 655 Auzerais Ave. The property has been the subject of permit and land use applications and proceedings with the City of San José in the past.

A historic report is a survey and evaluation that is used to determine the significance of a historic building, site, or object. The survey contains a description of a historic resource as well as information about its historical background and surrounding area. The evaluation within this report is based on specific historic evaluation criteria that have been developed for the City of San José, the California Register, and the National Register of Historic Places.

A historic report may be deemed necessary by the City of San José to determine the significance of a historic resource, and how a proposed project will affect its significance. The Department of Planning, Building and Code Enforcement (PBCE) sometimes requires an applicant to hire a

qualified historical consultant to prepare a historic report when a project has the potential to affect a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register, or (2) designated or eligible for designation as a City Landmark.

The Department of PBCE of the City of San José uses a historic report as a reference to determine whether the project will result in a significant impact to historic resources. A project will have a significant effect on historic resources 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 Department of Planning, Building, and Code Enforcement to make a determination as to whether a project will have a significant impact on a potential resource under the California Environmental Quality Act (CEQA). If a project will not have a significant effect on the environment, the Department of PBCE will issue a Negative Declaration. Conversely, the Department of PBCE will require the preparation of an Environmental Impact Report (EIR) if it determines that the project will have significant effect on the environment.

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, and also is the property is potentially eligible for designation as a City Landmark. Attached to the DPR523 forms are completed Historic Evaluation Rating Sheets prepared according to the Historic Report Guidelines that are used to determine if the property is eligible for listing on the Historic Resources Inventory. Also included is a completed checklist developed by the City of San José of the literature cited and persons consulted. The bibliography is embedded in the DPR523 series forms, as well as a relevant annotated photo that graphically describes the character-defining features of the property.

Below is a summary of our investigation and findings:

The two (2) attached DPR523 forms dated November 21, 2012, which we prepared, document the historical and architectural aspects of the properties at 720 West San Carlos St. and 655 Auzerais Ave., San José. The seven parcels have extant buildings, and the parcels are located just outside the original limits of the City of San Jose in Santa Clara County, in an area that was once the subdivided lands of what was the Los Coches rancho. The area was annexed by the City of San Jose as part of the Gardner Annexation on March 16, 1911. The commercial store located at 720 West San Carlos St. that houses Orchard Supply Hardware was initially under construction by 1946, based on City of San Jose Building Permits and *Building and Engineering News* (a weekly builders and contractors publication), and was opened in 1947. Accessory and ancillary buildings on site serving as warehouse facilities were constructed between 1946 and 1967. All of the buildings related to the current Orchard Supply Hardware operation feature improvements that date to recent times. The now-vacant residence located at 655 Auzerais Ave. was constructed *ca.* 1895-1896, based on Sanborn Fire Insurance maps and Polk Company City of San Jose City Directories. It was been vacant since about 2001.


The attached DPR523 series forms includes an update of a previous recording prepared for 655 Auzerais Avenue by Dill Design Group for OSH Acquisition Corporation in 2000, as well as a new recording for 720 West San Carlos St. All other parcels within the project area have not been previously surveyed for, or recorded on, any local, state, or national registers. **We indicated in the DPR523 series forms that the properties do not appear to qualify for listing on the California or National Registers; and that the evaluation performed according to the City of San José historic evaluation-rating system resulted in point scores of 55.96 for 720 W. San Carlos St. and 31.62 for 655 W. San Carlos St. Neither the store or house appear eligible as San Jose Historic Landmarks.** The interiors of the properties were not viewed or evaluated as a part of this investigation. Interiors have not been a part of the City's evaluation rating system since the revised Guidelines were published in early 2010.

Altogether, there are seven (7) parcels located within the project area. National Retail Properties, LP currently holds the title to all seven of the properties, APNs 264-15-015, -016, -017, -018, -019, -028, and -031.

Attached to this Cover Letter are (2) DPR523 series forms that contain a historical background of the properties, historical context of the study area, and facts regarding ownership, subdivision, construction dates, occupants, and uses of the properties. The forms also include a description of the property, including style, defining features, condition, exterior photographs, and historic documents and photos. An evaluation for significance is also included in the forms. There is no potential that any of the properties might contribute to a district comprised of similar resources in the area.

An impacts analysis was not conducted, as the properties are not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San Jose City Landmark. The scores according to the City's Evaluation Rating System indicate that the property at 720 W. San Carlos (Orchard Supply Hardware) would qualify for listing on the City of San José Historic Resources Inventory as a Structure of Merit, while the residential structure at 655 Auzerais Ave., although previously evaluated as eligible, would no longer qualify for listing on the City of San José Historic Resources Inventory.

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 23

*Resource Name or #: (Assigned by recorder) Orchard Supply Hardware

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T7S;R1E; Mount Diablo B.M.

c. Address 720 West San Carlos St. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597304mE/ 4131307mN

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

Assessor's Parcel Numbers: 264-15-015, -016, -017, -018, -019, -031, -028;
southwesterly corner of West San Carlos and Royal Street.

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

The subject property is located on the west side of Royal Avenue, between West San Carlos Street and Auzerais (formerly San Salvador) Avenue in the City of San Jose. The site is currently addressed as 720 West San Carlos St. and is occupied by the Orchard Supply Hardware (OSH) store site adjacent the Union Pacific (Southern Pacific) right-of-way; it also encompasses a residence addressed as 655 Auzerais Ave., located on the northwesterly corner of Auzerais and Royal Avenues. The one-story (with office mezzanine) retail store was initially constructed in 1946 in a Modern style. It was designed by the locally-prominent architectural firm of Higgins & Root, comprised of William L. Higgins and Chester Root.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

View facing south, November 2012.

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

1946 and later, 66 years old, building permit.

*P7. Owner and Address:

National Retail Properties, LP
450 S. Orange Ave. Ste 900
Orlando, FL 32801

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

F. Maggi & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 11/21/2012

*P10. Survey Type: (Describe)
Intensive

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

None.

*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)

Page 2 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from page 1, DPR523a, P3a Description)

In the United States, most modern architecture in the early part of the century was regional in character. By 1932 however, following an exhibit of modern architecture at the Museum of Modern Art in New York by H. R. Hitchcock and Philip Johnson, the modern movement in America became greatly influenced by the evolving International Style. The 1946 design of Orchard Supply Hardware, strongly International Style in character, is characterized by a geometric play of volumes, a large expanse of glass installed as a curved curtain wall, and surface textures simplified to minimize distraction to the composition. The palate of shapes and materials are evidence that Chester Root had by 1946 developed masterful skills in the Modern aesthetic. Root's education at Harvard and employment in New York around the time of the Hitchcock and Johnson exhibit certainly influenced his interest in Modern architecture, and likely allowed him to provide a convincing argument to the Orchard Supply clients to build a radically new building for their store. His later work during the 1950s and 1960s continued his exploration of modern design and the Bay Area Tradition adaptation of this evolving style.

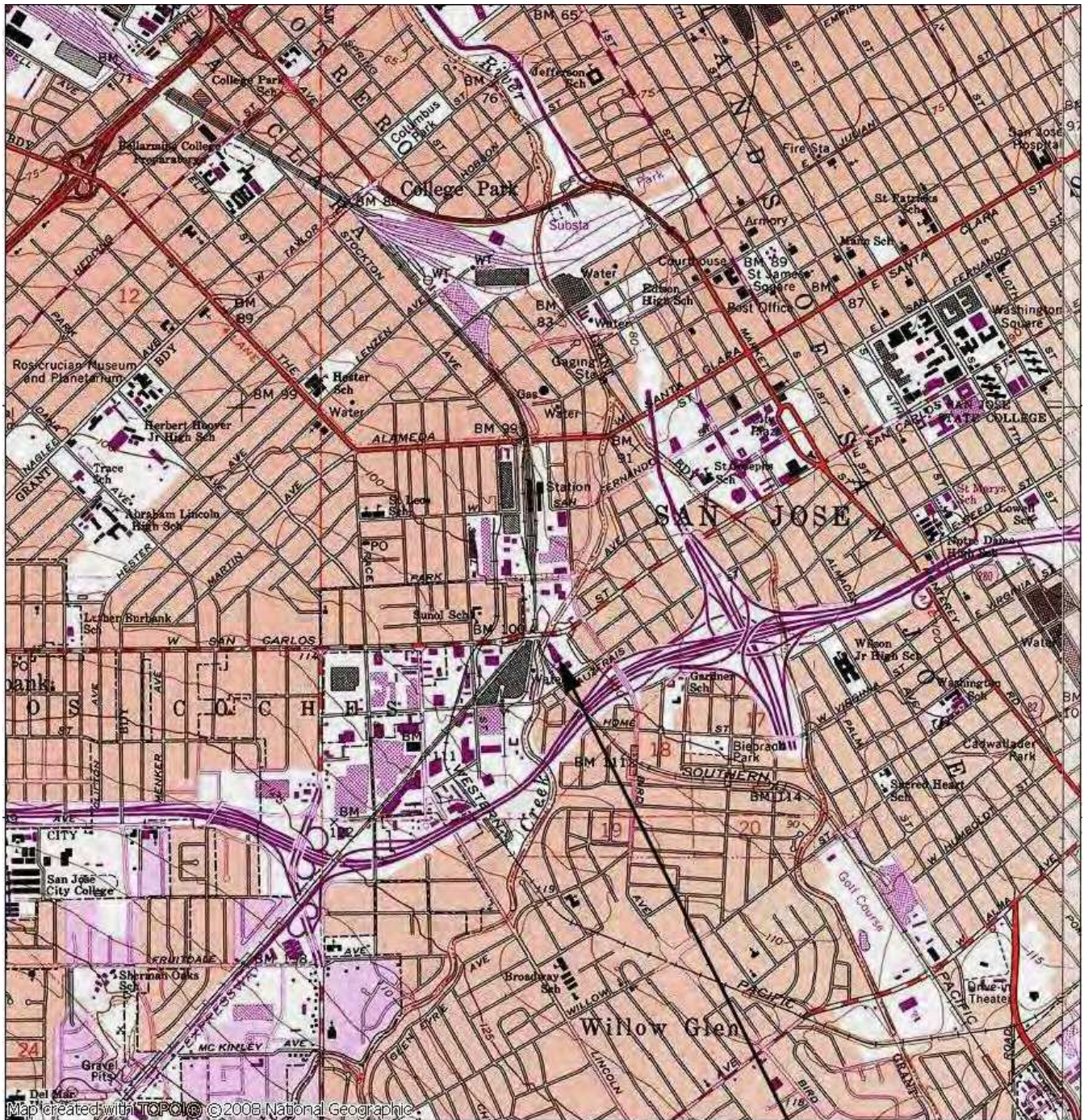
The design of Orchard Supply Hardware is also regional in character, utilizing flared external columns, a design feature that would soon be found in numerous street-side commercial buildings in the area during the late-1940s and 1950s. The large expanse of glass along the two main elevations opened the retail space to the automobile as it approached the building or passed by on the overpass to the north. The rising two-sided mass at the west end of the front façade was added purely to hold signage for the automobile, but is integrated to the massing of the building as an integral architectural element. At the rear of this upper mass can be seen wall bracing rather than the back end of a volume.

The physical characteristics of the original retail building include a concrete slab floor, poured-in-place concrete walls, curtain walls of steel framed fixed and operable windows that originally curved around the corner, and flared columns with riveted metal sheathing. Flat eaves at the tops of the curtain walls shade the windows as they rest on the top of the columns. The rear portion of the building is the inverse of the front retail section; solid concrete with a few inset windows, portraying the image of a warehouse. The rear of the building along the railroad tracks is purely functional, with no wall articulation or windows. The two expansions of the retail building, to the north for the current garden section, and the south for the miscellaneous hardware, are also functional in nature, but lack the Modernism design aesthetic that is evident with the original building.

The buildings throughout the remainder of the Orchard Supply Hardware site are vernacular metal buildings constructed as needs required for storage and transfer of materials, and are neither consistent among themselves in material types or massing. Originally added as warehouses, they also contain loading docks and a drive-thru for customer pick-ups. A spur from the adjacent railroad aligns with the west side of the building where an old railroad box car remains, the vehicle painted with the OSH logo.

Integrity

The property has a reduce level of integrity to its original design, as per the National Register's seven aspects of integrity. It maintains its original location along West San Carlos Street near downtown San Jose. It is surrounded by a setting that includes a variety of vernacular industrial and commercial building, but with little continuity of design or type of building. The retail building has two major additions that have compromised its integrity, including a front addition that resulted in the demolition of the original façade. The altered property generally retains its mid-twentieth-century commercial scale and feeling but no longer adequately illustrates its associations with the significant body of work of the architectural firm of Higgins & Root. The bulk of the original form and massing remains; however, the front addition has permanently altered one of the original design features. The historic design has been considerably diminished.

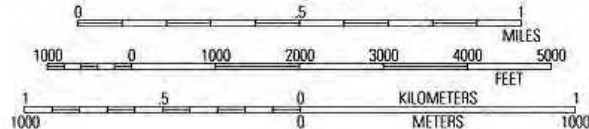


Map created with TOPO! ©2008 National Geographic

121°55'00" W

121°54'00" W

WGS84 121°53'00" W



SITE

TN+MN
14°
11/16/12

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

Primary #
 HRI #

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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

B1. Historic Name: Orchard Supply
 B2. Common Name: Orchard Supply Hardware (OSH)
 B3. Original use: Retail commercial B4. Present Use: Retail commercial

*B5. Architectural Style: Modern

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

Original construction in 1946 (SJ BP #1512, 3/14/1946). Updates and additions between 1947 and the present.

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

*B8. Related Features:

Various warehouse structures constructed primarily between 1947 and 1967 with some modern updates. Related extant neon "Orchard Supply Hardware" sign, unknown construction date.

B9a Architect: Higgins & Root (1946) b. Builder: E. A. Hathaway (1946)

*B10. Significance: Theme Commerce Area Burbank/Del Monte SNI Planning Area
 Period of Significance 1946-1963 Property Type Commercial Applicable Criteria None

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

The subject property located at 720 West San Carlos St. in the Burbank/Del Monte SNI Planning Area of the City of San Jose is the location of the third and earliest surviving Orchard Supply Hardware store. The site is also adjacent the Southern Pacific right-of-way and it also encompasses an extant house addressed as 655 Auzerais Ave., located on the northwesterly corner of Auzerais and Royal Avenues.

Orchard Supply was founded in 1931 as a local farmer cooperative. It served an important role within the local horticultural industry during the Interwar Period and the first decade following World War II, but by the late 1950s had evolved into a retail operation that served the local community-at-large. Orchard Supply Hardware (later branded as OSH), was founded by 30 farmers, and when converted to a stock corporation had about 2,000 farmers as members who retained stock in the reconstituted business. The locally owned group began a concerted expansion program in the 1960s, and in the 1970s when the business was acquired, an expansion program resulted in OSH retail centers built throughout California. During the years as a farmer's cooperative, the co-op was run by General Manager Stanley Smith, a person important to San Jose's history for his role in developing this iconic local business.

(Continued on next page, DPR523L)

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

*B12. References:

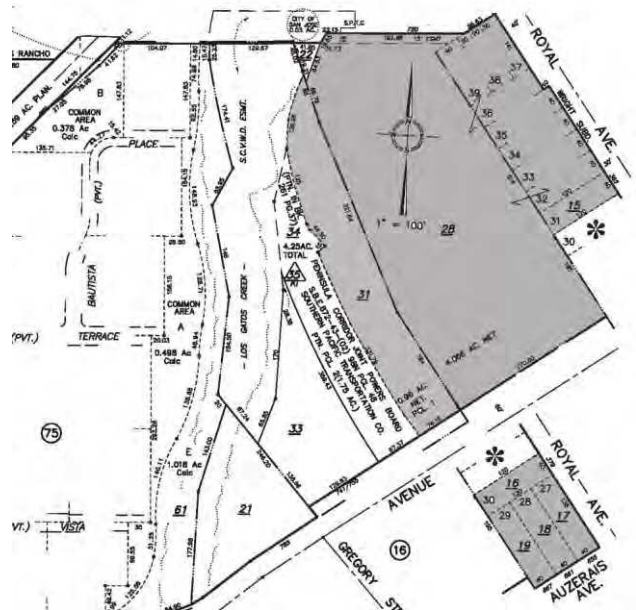
(See DPR523L, page 11)

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 11/21/2012

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

The 7.06-acre site, primarily addressed as 720 West San Carlos St., was first occupied by the co-op Orchard Supply in 1946. An application was filed to build a retail store valued at \$100,000 at the subject property March 14, 1946 (SJ BP #1512), and was designed by the local architecture firm Higgins & Root. A year later, the co-op applied for a permit to construct a warehouse on the site, valued at \$1,835 (SJ BP #3980, 8/26/1947) and an additional warehouse for industrial purposes worth \$11,000 later that same year (SJ BP #4513, 11/25/1947). At this time, the site could be entered from three places: Auzerais Avenue between the warehouses and the adjacent property at 667 Auzerais Ave., a driveway leading from Royal Avenue along the easterly side of the site that led directly into the parking lot, located between the residences at 349 and 365 Royal Avenue, and from West San Carlos Street from an exit just before the bridge leading over the railway tracks.

Sanborn Fire Insurance Company maps dating to 1950, 1958, and 1962 show the three main structures on the subject property. These buildings appear to have been unaltered between 1950 and 1962 based on a study of the three maps, and a search for building permits dating to the 1950s indicate that they remained unaltered during this time as well. According to the Sanborn maps, the one-story retail store (addressed as 720 W. San Carlos St.) labeled "Orchard Supplies & Paint" was made of reinforced concrete, with a steel truss roof inlaid with two wire-glass skylights. It also featured a glass inlaid steel sash overhang along the easterly façade of the building. The westerly one-story warehouse (addressed as 720 ½ W. San Carlos St.) labeled "fertilizer mixing & warehouse" had a corrugated metal-on-steel frame and a concrete floor. A second one-story warehouse (addressed as 720 ¼ W. San Carlos St.) and labeled "Orchard Supply warehouse" was constructed of iron and had a concrete floor.

By the 1960s after the retirement of founding General Manager Stanley Smith and conversion of the co-op to a stock corporation, business was booming, and the subject property underwent a number of expansions during the following decades. In 1960, the main exterior entry was altered at a cost of \$11,000 (SJ BP #32478, 1/19/1960) shifting main retail access to the west facade. In 1963, they undertook several changes, building additional storage space for hardware (SJ BP #35149, 1/17/1963), and constructing two additions to the retail store, one of which was a major addition to the building valued at \$50,000 (SJ BP #42485, 9/11/1963) and the other was for garden sales (SJ BP #43417, 12/17/1963). These expansions included demolition of what had been the main façade of the building that had faced north. A year later, an additional permit to alter the hardware retail store building was issued (SJ BP #45296, 9/24/1964) valued at \$30,000. In 1967, the company constructed an additional storage warehouse at a cost of \$35,000 (SJ BP #54527, 8/15/1967).

The site itself was expanded during this period as well. The building previously addressed as 732 W. San Carlos St. (located to the northeast of the retail store) was already gone by the time the co-op purchased the adjacent property in the 1940s. The property at 337 Royal Ave. had already been cleared of its structures sometime between 1950 and 1958, based on the Sanborn maps. The building addressed as 706/704 West San Carlos St. (located at the southwest corner of San Carlos Street and Royal Avenue) remained until sometime between 1958 and 1960, when it was demolished for expansion of the parking lot, which also included the property previously addressed as 337 Royal Ave. Building permits were not located for this address, but the date was determined through the use of aerial photos and the Sanborn maps. In 1963, the company demolished the residential structures on the middle part of the site along Royal Avenue between the expanded parking lot and the driveway entrance from Royal Avenue. The single family residences at 339 Royal Ave. (SJ BP #42363, 8/22/1963), 341 Royal Ave. (SJ BP #42214, 8/2/1963), and 349 Royal Ave. (SJ BP #42363, 8/22/1963) were all demolished to complete company ownership of the northerly part of the site along Royal Avenue, and addition parking was built to serve the growing customer base.

The property addressed as 365 Royal Ave. was vacated sometime between 1968 and 197. In 1973, the site was further expanded by demolishing the residence at 379 Royal Ave. (SJ BP #77586, 6/6/1973) and then both residences at 661 and 667 Auzerais Ave. in 1975 (SJ BP #85602, 3/13/1975). By then, with the exception of the corner lot at Auzerais and Royal Avenues, the entire site on the west side of Royal Avenue between West San Carlos Street and Auzerais Avenue adjacent to the railway right-of-way and Los Gatos Creek was occupied by the store.

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History of Orchard Supply Hardware

In 1931, following two years of drought, crop failures and the Great Depression hit the agricultural area surrounding San Jose hard. Thirty farmers, mostly prune growers, formed a cooperative to buy farming supplies. Each farmer contributed \$30, and Orchard Supply was founded, helping the farmer members to buy and share much needed farm supplies. The group rented a warehouse on Bassett Street, stockpiling picking pails, sprays and other farming supplies geared toward vegetable or orchard crops. Stanley B. Smith was the first manager and an investor of the cooperation beginning in 1931, and the Smith family would continue to play a major role in the development of the hardware supply store throughout the twentieth century while it was owned by local farmers.

Needing a larger site the co-op relocated in the downtown to Vine and Post Streets in 1933. In addition to farm supplies, the new store location at 44 Vine St. brought in hardware, gardening supplies, and housewares. Non-farmers were welcome, and in addition to consumer purchases, they were able to get helpful advice. Again, business flourished and in 1946, a new store was built at the subject property 720 West San Carlos St. The newest location next to the Southern Pacific Railroad featured a rail-served warehouse, as well as 26,000 square feet of retail space. By this time the purchasing cooperative had almost 2,000 members and Orchard Supply was recognized as a leading hardware store in San José.

In the 1950s, the post-World War II economy in the Santa Clara Valley boomed, and the area saw thousands of new homeowners. Orchards ceased operation as farmers retired and sold their land for suburban development. Orchard Supply was still a popular shopping place, but no longer qualified as a cooperative. At about the time of Stanley Smith's retirement, a decision was made by the co-op owners to remain in the retail business as "Orchard Supply Hardware" under the direction of new general manager Kenneth J. Lewis, who assumed leadership of the company in the late 1950s.

A second retail location near downtown San Jose at 449 East Santa Clara St. was also added in 1957 to help fill the growing customer demand.

In 1962, Albert B. Smith, son of Stanley Smith, became President of Orchard Supply Hardware. Under his direction Orchard Supply Hardware grew with branch stores being established throughout the county. In 1965, the first store on the east side of San Jose at 3000 Alum Rock Ave. was followed quickly by the Branham Lane store in 1968 and one in Sunnyvale in 1972. With the Sunnyvale store as the new retail model, in 1973, the Capitola store became the first out-of-County location. Expansion continued with the opening of the Gilroy store in 1975, and Livermore in 1976. In 1977, Albert Smith was elected Mayor of Los Gatos, and he left his position with company control turned over to his brother Loren Smith. Locations in Modesto and Fremont followed in 1979, and then San Lorenzo, Dublin, and Vallejo in 1980.

In 1979, the company was acquired by W. R. Grace and Company, a chemical and material company based on the east coast, ending local control and the involvement of the Smith family who had been involved with management and operations for half a century. Members were given Grace and Company stock in exchange for their holdings. Shortly after, W. R. Grace and Company sold out to Wickes Companies, Inc. in 1986 as part of multi-retail store deal during Wickes bankruptcy. Wickes Companies, Inc., most recently known as Wickes Lumber Company, is a staple in the building supplies retail and wholesale market, and operates around the world. Orchard Supply Hardware was acquired from Wickes by Sears Holding Company in 1996. In 2012, OSH, which had branded itself under Sears as OSH in 2002, was spun off and became a publically traded company on the NASDAQ under the symbol, "OSH".

Today, with over 45,000 items for sale in 89 stores throughout California and acclaimed customer service, OSH still serves California with the same simple retail philosophy developed long ago, "Take good care of our customers and they will take good care of you."

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Agricultural Co-op Context

An agricultural cooperative, also known as a farmers' co-op, is a cooperative where farmers pool their resources in certain areas of activity. Typically, agricultural cooperatives operate for three purposes: marketing, supply, and service. Many cooperatives combine all three types of functions in their operations. Marketing cooperatives help to sell their members' farm products and maximize the return that they receive for these goods. Supply cooperatives (sometimes referred to as purchasing cooperatives) sell farm supplies to their members. Products include production supplies such as seed, fertilizer, petroleum, chemicals, and farm equipment.

Although cooperation among individuals has existed among mankind throughout history, the cooperative as a modern business structure first originated in Great Britain during the nineteenth century. In response to the depressed economic conditions brought forth by the Industrial Revolution, some people began to form cooperative businesses to meet their needs. Among them was a group of 28 workers who were dissatisfied with the merchants in their community, and they formed a consumer cooperative known as the Rochdale Society of Equitable Pioneers in 1844. They began by opening a cooperative store that sold items such as flour and sugar to members, and the Society quickly grew to include other enterprises. The founders also established a unique combination of written policies that governed the affairs of the cooperative.

Based on its success, the Rochdale set of policies soon became a model for other cooperative endeavors, and became known as the general principles that make a cooperative unique from other business structures. They are:

1. Open membership to all regardless of sex, race, politics, or religious creed;
2. One vote per member;
3. Any capital required should be provided by members and should earn a limited rate of return;
4. Any net margins should be returned to members in proportion to patronage;
5. Cooperatives should allocate some funds for education in the principles and techniques of cooperation;
6. Market prices should always be charged, i.e., no price cutting to pass on cooperative savings directly;
7. Cash trading: no credit given or asked;
8. Products should be accurately formulated and labeled;
9. Full weight and measure should be given;
10. Management should be under the control of elected officers and committees; and
11. Accounting reports of financial health should be presented frequently to members.

Over time many of these have come to be recognized as business practices that any firm may or may not follow for better or worse. The first five principles, with minor modifications, plus the requirement that cooperatives cooperate among themselves are the six principles that the International Cooperative Alliance (ICA) recognizes today as the Rochdale principles of cooperation.

Today, American farmers purchase about 28 percent of their supply needs through cooperatives. Service cooperatives provide various services to their members, such as pesticide applications, seed cleaning, and artificial insemination. According to the United States Department of Agriculture (USDA), the largest number of agricultural cooperatives occurred during 1929-30, meaning that farming co-ops were at their peak when the Orchard Supply co-op was first formed in 1931. At that time, the USDA recorded 12,000 farmer cooperatives. Other famous American farming cooperatives still operating today include Land O'Lakes, Florida's Natural Growers, Ocean Spray, Sunkist, Sunsweet Growers Incorporated, and Tillamook.

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Higgins & Root

The firm of Higgins & Root is the architectural firm of record for the design of the original 1946 structure at 720 West San Carlos St. The firm comprised of Higgins and Root (William L. Higgins and Chester Root) was initially formed in 1936, in downtown San José and is attributed to a significant body of work throughout the County in the post-World War II period through the 1970s.

William Ernest Higgins, father of William Lewis Higgins, had been an architect with the firm of Wolfe and McKenzie as early as 1911, the same year his son and namesake was born. The senior Higgins later became a partner with Frank Delos Wolfe after World War I, the firm name changing to Wolfe and Higgins. William Ernest Higgins continued the firm with Carl Wolfe as Wolfe and Higgins after Frank Wolfe's death in 1926.

In the 1930s, William L. Higgins went to work at his father's firm as a draftsman while studying to be an engineer. Following the death of his father in early 1936, Higgins brought in Chester Root, who joined the firm as the architect of record. Working out of an office in the Security Building on South First Street in downtown San José, the firm took the name Higgins & Root, Architects, their first client being the Bank of Italy in Irvington.

Chester Root was educated in architecture at the University of California, Berkeley and earned a Master's degree at Harvard University in 1930. He worked for a time in New York for Grosvenor Atterbury and returned west in 1935, where he became a licensed architect in California. During his career, he was a long-time civic leader, serving as a trustee of the YMCA, on the Montalvo Association board, and was the first architect appointed to the Santa Clara County Planning Commission, on which he served for a decade, from 1947 to 1957. He became a Fellow of the American Institute of Architects (AIA), serving on many advisory committees for the architectural profession. Root helped form the local AIA chapter in Santa Clara Valley and was their first president after serving as the president of the Central Coast Counties Branch Chapter of the AIA.

The work of Higgins & Root during the thirty years following the war was rooted in the evolving modern movement in architecture of the mid-nineteenth century. Institutional buildings designed by the firm have a strong sense of functionalism and are related to the Bay Regional Style developed by San Francisco Bay Area firms such as Wurster, Bernardi and Emmons. The firm Higgins & Root continued work until World War II, when the office was closed as Root enlisted in the Army Corps of Engineers and Higgins went to work for the Donald R. Warren Company doing work for the Navy and Permanente Metals Corporation. After the war, the two partners returned to their offices in the Security Building and began to develop a substantial body of work including many local school buildings, churches, banks, hospitals, public and industrial buildings and structures. The Orchard Supply Hardware building on West San Carlos Street was a significant Modern design at the beginning of the post-War expansion period as Santa Clara Valley began a rapid expansion period. In 1963, the firm of Higgins & Root moved to offices in Los Gatos, locating in their signature two-story office building along Highway 17. Six years after the death of Chester Root in 1977, William L. Higgins merged the firm with the firms of Elmore and Titus to create the firm Higgins & Root, Elmore, Titus, Architects. William L. Higgins then retired from the firm shortly thereafter. He passed away in 2006 at the age of 95. The firm merged with Sugimura & Associates in the late-1990s.

(Continued on next page)

(Continued from previous page)

Land Use and Neighborhood Context

The subject parcel was created as a series of several lots of Wright's Subdivision (SCC Maps Book G: 49), which was recorded on February 25, 1893. Wright's Subdivision is within a larger area that had been the *Rancho de los Coches* (known as Los Coches), originally granted by the Mexican government to Roberto Balermino, a Native American formerly of the Mission Santa Clara de Asis. Roberto sold the rancho to Antonio Suñol in 1847, shortly after the American occupation of California.

The Suñol Addition to the City of San Jose had sixteen parcels of about six acres each. The area of the future Wrights Subdivision was within Lot 13 of the Suñol Addition. The 5.8-acre Lot 13 was sold to William H. Wright and his wife, Myra, who then subdivided the property on February 25, 1893. This small lot subdivision was on the fringes of downtown San José, but near cannery and lumber operations that were evolving in the vicinity of San Carlos and then San Salvador Streets along Los Gatos Creek. Wright's Subdivision contained 39 parcels that each measured about 40 x 130 feet and was framed by San Carlos Street on the north and San Salvador on the south. Royal Street connected the two, running through the middle of the new tract. On the east, the boundary of the subdivision was known at one time as Narcisco Street (now Lincoln Avenue).

The area has also been identified as the Western Addition, as the Hester District, as part of The Willows, and when it was annexed to the City of San José in 1911, it was referred to as the Gardner District. Land use in the area has been predominately mixed industrial, a mixture of canneries and fruit processing companies surrounded by small lot subdivisions containing cottages that housed many of the cannery workers who were employed locally.

The neighborhoods filled up quickly and the names of the early residents along Royal Street show that the area was home to a large Italian community. The San Carlos Street bridge/viaduct located adjacent to the subject property was built in the early 1930. Across the creek from the subject property stood the Del Monte Cannery complex, of which the iconic water tower still stands. For over 100 years, the Del Monte Corporation and its predecessors - The California Packing Corporation (Calpak) & the San Jose Fruit Packing Company - processed fruits and vegetables at this site. In 1893, the San Jose Fruit Packing Company constructed a state-of-the-art cannery featuring three major buildings and a number of auxiliary structures.

Calpak assumed operation of the cannery in 1916, renaming it Plant 3. Located near a large pool of labor, the railroad, and thousands of acres of fruit orchards and vegetable farms, Plant 3 operated around the clock during the summer to process fresh fruit. One of the last canneries to operate in San José, the renamed Del Monte's Plant 3 closed in December 1999 after operating for 106 years.

In addition to the canneries, the most significant land use in the immediate area of the subject parcel was the construction of Sodality Park in 1908, a recreation area that was located on the subject parcel on the east bank of the creek founded by Myles P. O'Connor (also the founder of O'Connor Hospital). The park was owned by the men's Sodality of St. Joseph's Church (a fraternal organization) and was used as a baseball field for amateur players and children, but by 1920, had been converted to a semi-pro baseball park by Bert O'Connor, son of Myles, and Bob Larusco. At this time, the San Jose semi-pro team played in the Mission League. Many important local athletes in the early part of the twentieth century played there, as well as visiting Major League Baseball stars such as Ty Cobb, Babe Ruth and Lou Gehrig who came for off-season exhibition games.

Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 10 of 23

*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from previous page)

Ty Cobb, famous for still holding the stolen bases record, played in an exhibition game at Sodality Park in 1920. Babe Ruth and Lou Gehrig played in San Jose as part of a 21 game-showcase barnstorming tour from Providence to San Diego, which included three games in the Bay Area. Headlined by Ruth and Gehrig and organized by Ruth's business manager, Christy Walsh, the tour started two days after the World Series of 1927. On October 26, 1927, Ruth and Gehrig each captained a team at Sodality Park, the "Bustin' Babes" and the Larrupin' Lous". In that game, Ruth crushed a pitch in the ninth inning with two men on base. According to the *San Jose Mercury Herald*, the blast cleared the centerfield wall by 50 yards and came to rest against a house a few feet west of the city limits sign. Hundreds of kids swarmed onto the field, congratulating Babe as he crossed the plate in leading his team to a 13-3 win. After the contest, Stanford football coach "Pop" Warner posed for photographs with Ruth and Gehrig, then entertained them later that evening at his home for dinner. From San Jose, they journeyed to Southern California for the final four games of the tour.

EVALUATION

The property was originally developed for residential housing in the 1890s. In 1908, Sodality Park was constructed on the site and remained until the mid-1930s. Sodality Park has an important place in the history of San Jose, and is remembered as a crossroads where local fans were able to see nationally famous baseball personages during the off-season. The relocation of the Southern Pacific rail line took a significant portion of land and the baseball field was abandoned in the mid-1930s, shortly before the Orchard Supply was built in 1946. Today, OSH's Garden Supply Center stands where the baseball park's grandstand, bleachers, and store once sat. The site today has no physical features related to this important use.

Additionally, a large portion of the former neighborhood in which the subject parcel is located has been cleared away during the last half of the twentieth century, and the neighborhood no longer retains any historic significance.

The Orchard Supply Hardware site represents an important aspect of the Valley's agricultural history, as the oldest extant retail building related to the Orchard Supply farmer's co-op. As the third location of the co-op, the large retail store built in 1946 is directly associated with founding General Manager Stanley Smith, who ran the co-op for over a quarter a century, and is recognized for his work in creating the foundation for the hardware store chain now known as OSH. The site has been compromised however, with the removal of the original main façade in the 1960s. The site, however, continues to represent the origins of Orchard Supply in a secondary way.

While the property at 720 West San Carlos St. was originally constructed by a prominent local architectural firm in San José (Higgins & Root), as discussed in the previous paragraph, the building as it exists today no longer represents the innovative and modern design as conceived in the early post-War period.

Because the historic character of the property has been compromised by changes in the mid-1960s, it does not appear that the site would be eligible for the National Register of Historic Places, nor the California Register of Historical Resources under any of the applicable criteria. A review of the criteria for designation as a San Jose Historic Landmark finds that the reduced integrity of the historic building also limits the ability of the site to adequately represent its historic origins and architectural distinction, and consequently it does not appear that the site would be eligible as a local historic landmark.

Under the City of San José evaluation rating system, the property meets the threshold for listing on the San José Historic Resources Inventory as a Structure of Merit, scoring 55.96.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from DPR523B page 5, B12)

Primary and Unpublished Sources

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County of Santa Clara
Deeds and Official Records.
Recorded Maps.

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Sawyer, Eugene. *History of Santa Clara County, California*. Los Angeles: Historic Record Company, 1922.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from last page)

Scrapbook of Higgins & Root Associates, AIA, Vols. 1-3. History San José cCollection, accession 2008-131: American Institute of Architects, Santa Clara Valley Chapter materials.

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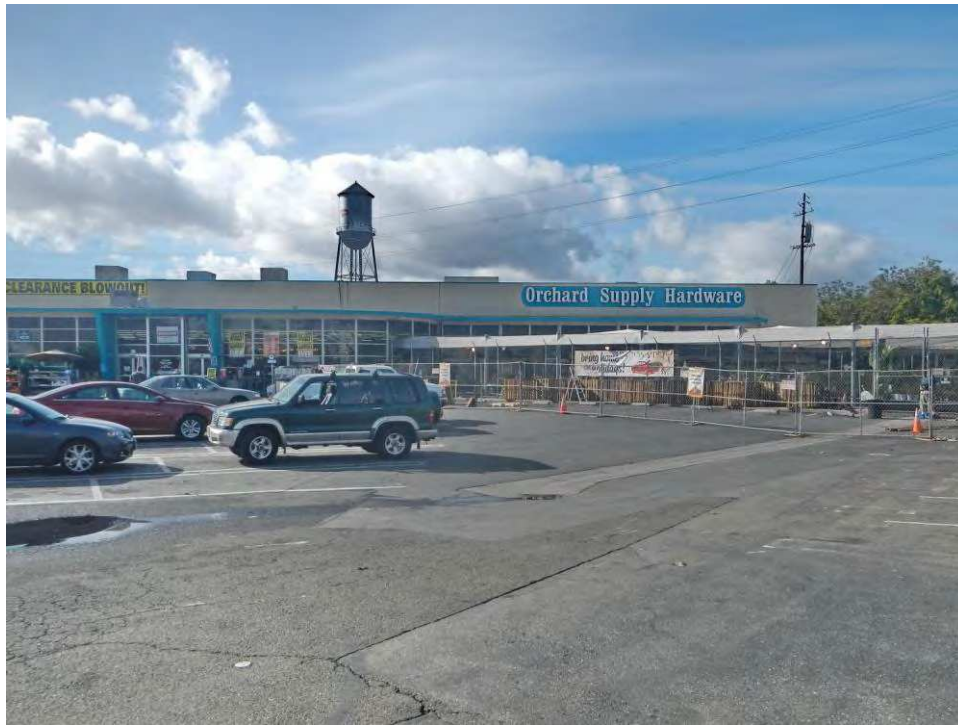
Thompson and West. *Historical Atlas of Santa Clara County*. San Francisco: Thompson and West, 1876 [San José: Smith and McKay Printing, reprinted 1973].

"When the Babe Came to San Jose." *San Jose Mercury News*, September 14, 1975.

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Page 13 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/2012 Continuation Update



Right side of main entry façade, viewed facing west.



Left side of main entry façade viewed facing southwest.

Page 14 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/2012 Continuation Update



Expansion addition at south end of retail store, viewed facing west.



Warehouse and pick-up buildings to the south of retail store, viewed facing south.



Overview of store entry from southeast.



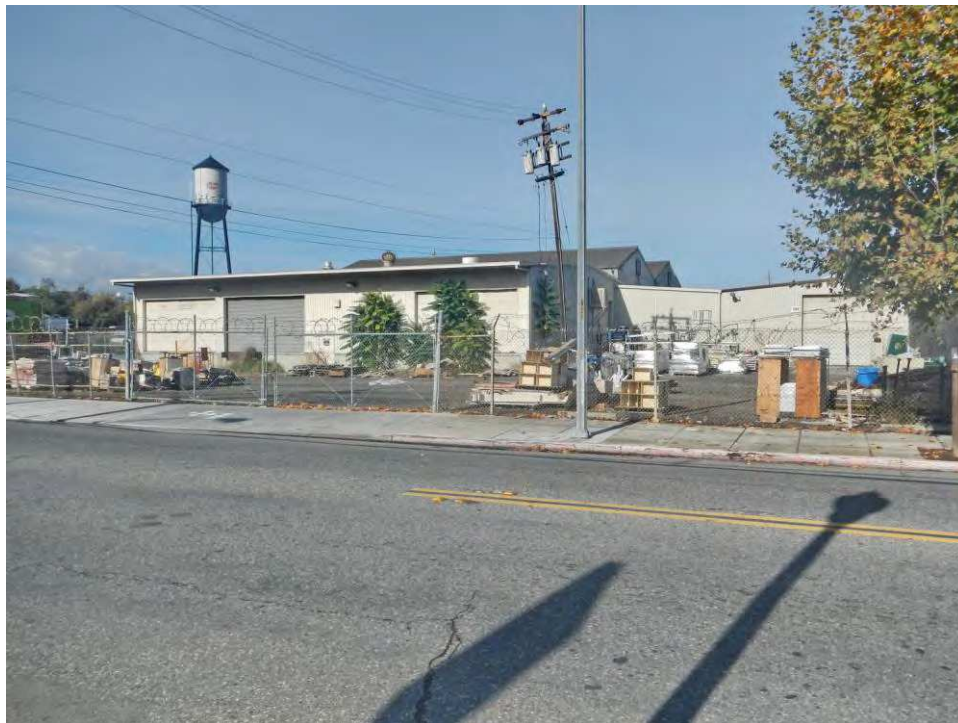
Enclosed pick-up area at Auzerais Avenue, viewed facing west.

Page 16 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/2012 Continuation Update



South façade of warehouse and pick-up drive-thru, viewed facing northwest.



Dock and loading area off Auzerais Avenue, viewed facing northwest.

Page 17 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/2012 Continuation Update



Rear railroad spur and docks at warehouse, viewed facing north from Auzerais Avenue.



Staging area between retail store and warehouses, viewed facing east.

Page 18 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/2012 Continuation Update



Orchard Supply Hardware sign at West San Carlos Street overpass, viewed facing west.

Page 19 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation

Update



Aerial photo of 720 W. San Carlos site, ca. late 1940s. Courtesy of Orchard Supply Hardware.

Plenty of
FREE PARKING

SALE



HARDWARE-HOUSEHOLD-INDUSTRIAL SUPPLIES
ORCHARD SUPPLY HARDWARE

HIP BOOTS

We have a special table made up of boots that have been in stock too long. They are good, but not sellers. We pass the savings on to you. Assorted sizes.

Reg. 11.95 **7.95**

LIMITED STOCK!

3/4 BOOTS
Reg. 10.45 **6.95**

USE NEOPRENE SPRAY CLOTHING
FOR ORCHARD WORK



A Blue Book Store
720 WEST SAN CARLOS ST.



CYpress 2-6282

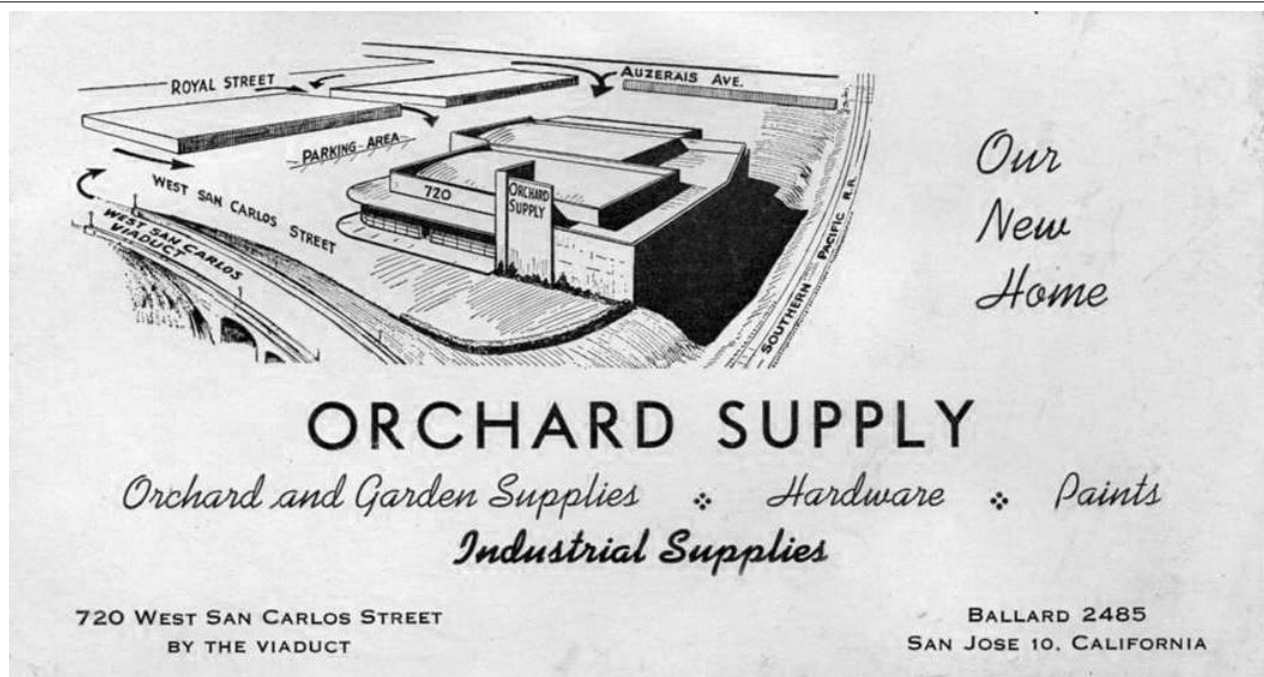
Orchard Supply Hardware advertisement, ca. early 1950s. Courtesy of Orchard Supply Hardware.

Page 20 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/12 Continuation

Update



Business card for OSH showing new site located at 720 W. San Carlos St., ca. 1946. Courtesy of Orchard Supply Hardware.



Photo of façade of 720 W. San Carlos St., ca. 1960. Courtesy of Orchard Supply Hardware.



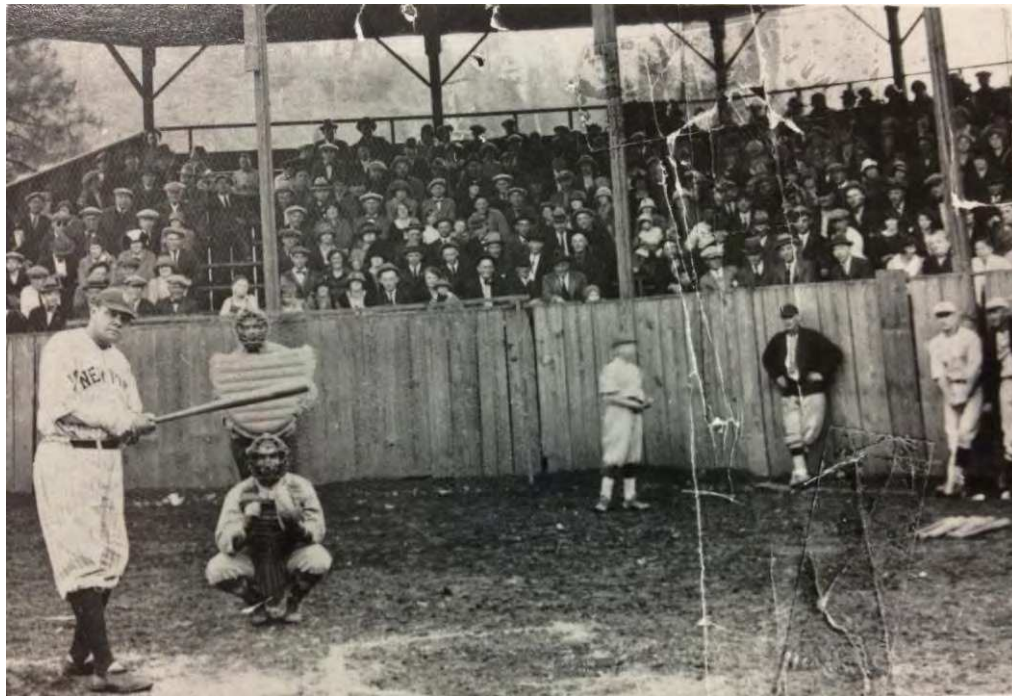
Interior photo of customers at 720 W. San Carlos St., ca. 1950s. Courtesy of Orchard Supply Hardware.



Façade of 720 W. San Carlos St., ca. late 1940s. Courtesy of Orchard Supply Hardware.

Page 22 of 23 *Resource Name or # (Assigned by recorder) Orchard Supply Hardware

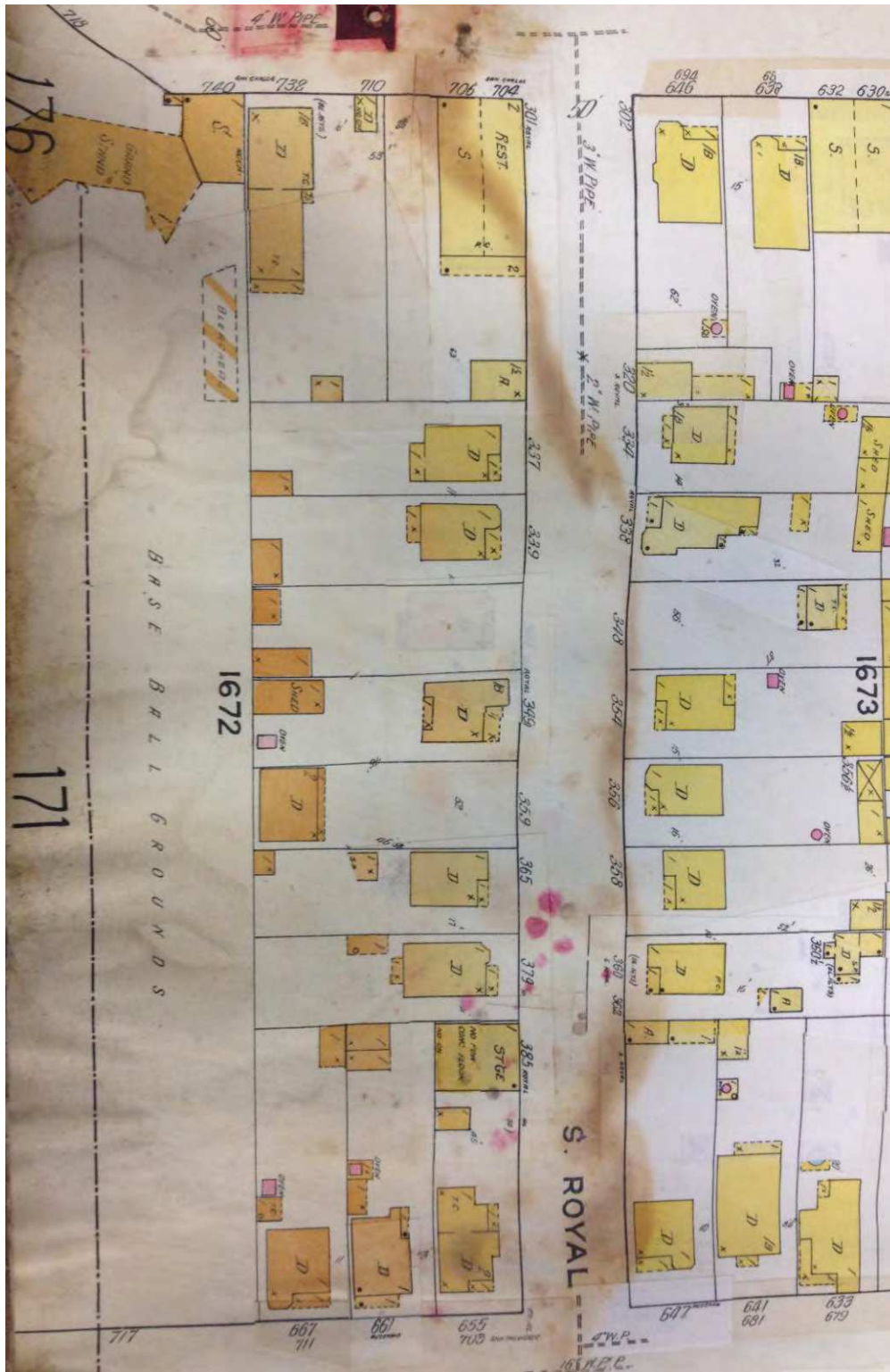
*Recorded by Franklin Maggi & Sarah Winder *Date 11/21/12 Continuation Update



Babe Ruth at Sodality Baseball Park, October 26, 1927. Photo courtesy of History San Jose, Leonard McKay Collection.



San Jose Redsocks Team Photo taken at Sodality Park, ca. 1927. Photo courtesy of History San Jose, Leonard McKay Collection.



Sanborn Fire Insurance Company Map, 1932. Sodalitty Baseball Park (now 720 W. San Carlos St.).

HISTORIC EVALUATION SHEET

Historic Resource Name: Orchard Supply Hardware

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Very good example of post-War Modern		X		
2. STYLE	Very good example		X		
3. DESIGNER	Higgins & Root	X			
4. CONSTRUCTION	Curtain wall and concrete			X	
5. SUPPORTIVE ELEMENTS	Orchard Supply Hardware		X		

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Stanley Smith loosely connected		X		
7. EVENT	None associated				X
8. PATTERNS	Primary importance intimately connected	X			
9. AGE	1946				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar feature in city		X		

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATIONS	Original entry façade missing			X	
15. STRUCTURAL REMOVALS	Important portions missing		X		
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Reversible. 2/3s or more exists		X		

REVIEWED BY: Franklin Maggi

DATE: 11/20/12

EVALUATION TALLY SHEET

Historic Resource Name: Orchard Supply Hardware

<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	4			
5. SUPPORTIVE ELEMENTS	8	6	3	0	6		36	
<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	12			
9. AGE	8	6	3	0	0		27	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	8		10	73
<i>(SUM OF A+C) =</i>					46			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	73	2.2
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x	46	4.6
	.00	.03	.05	.10	0.05	x	27	1.4
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x	46	9.2
	.00	.10	.20	.40	0.1	x	27	2.7
16. SITE	.00	.10	.20	.40	0	x	27	0.0
							20.0	
<i>ADJUSTED SUB-TOTAL:</i> (Preliminary total minus Integrity Deductions)								52.96
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			55.96
<i>EVALUATION TOTAL:</i> (Adjusted subtotal)								55.96

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 11

*Resource Name or #: (Assigned by recorder) Jetter/Zotta House

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T7s;R1E; Mount Diablo B.M.

c. Address 655 Auzerais Ave. City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597430mE/ 4131259mN

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

Assessor's Parcel Number: 264-15-017,
northwesterly corner of Auzerais Avenue and Royal Streets.

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

The two-story residential structure located at 655 Auzerais Ave. appears to have been built on its corner parcel around 1895-1896. The lot was created as a part of a single family residential subdivision recorded in the early 1890s. A thoughtfully conceived and well executed Queen Anne design, the building appears abnormally low on the site for a Victorian-era house. Sanborn Fire Insurance maps confirm however that the house is original to the site. This house and another across Royal Avenue are the last remaining houses of this subdivision.

The house has been vacated since the early 2000s, and is the last remaining pre-existing building remaining within the Orchard Supply Hardware site.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing west, November, 2012.

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

ca. 1895, 117 years old, city directories.

*P7. Owner and Address:

National Retail
Properties LP
450 S Orange Av STE 900
Orlando FL 32801

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

F. Maggi & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 11/21/2012

*P10. Survey Type: (Describe)
Intensive

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

None

*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)

(Continued from page 1, DPR523a, P3a Description)

The primary façade of this house faces Auzerais Avenue, and Royal Avenue contains the secondary façade that was designed with similar massing and features. The west façade facing the Orchard Supply Hardware parking lot is plain in detail, reflecting its original interior property line relationship. The rear of the building also faces the parking lot. The lots originally contained two accessory buildings that are no longer extant. The building site has been enclosed with chain-link security fencing since the mid-2000s. The original porch was removed and architectural features disappeared shortly after the building was vacated.

The building is tall and square. Three wings extend out below a central peak of a simple hipped roof. Two-story gabled wings extend outward towards the two street frontages; the ridges of these gable extensions are below the main roof peak. At the rear of the building, a shed extension covers the full rear elevation of the main two-story shape, with a roofline that is coincident with the rear plane of the main roof. This integration of the (kitchen) shed addition into the building form is atypical of vernacular National and Folk Victorian architecture in the late nineteenth century. The unified shape of the building implies that a skilled designer was involved in the sculpting of the structure.

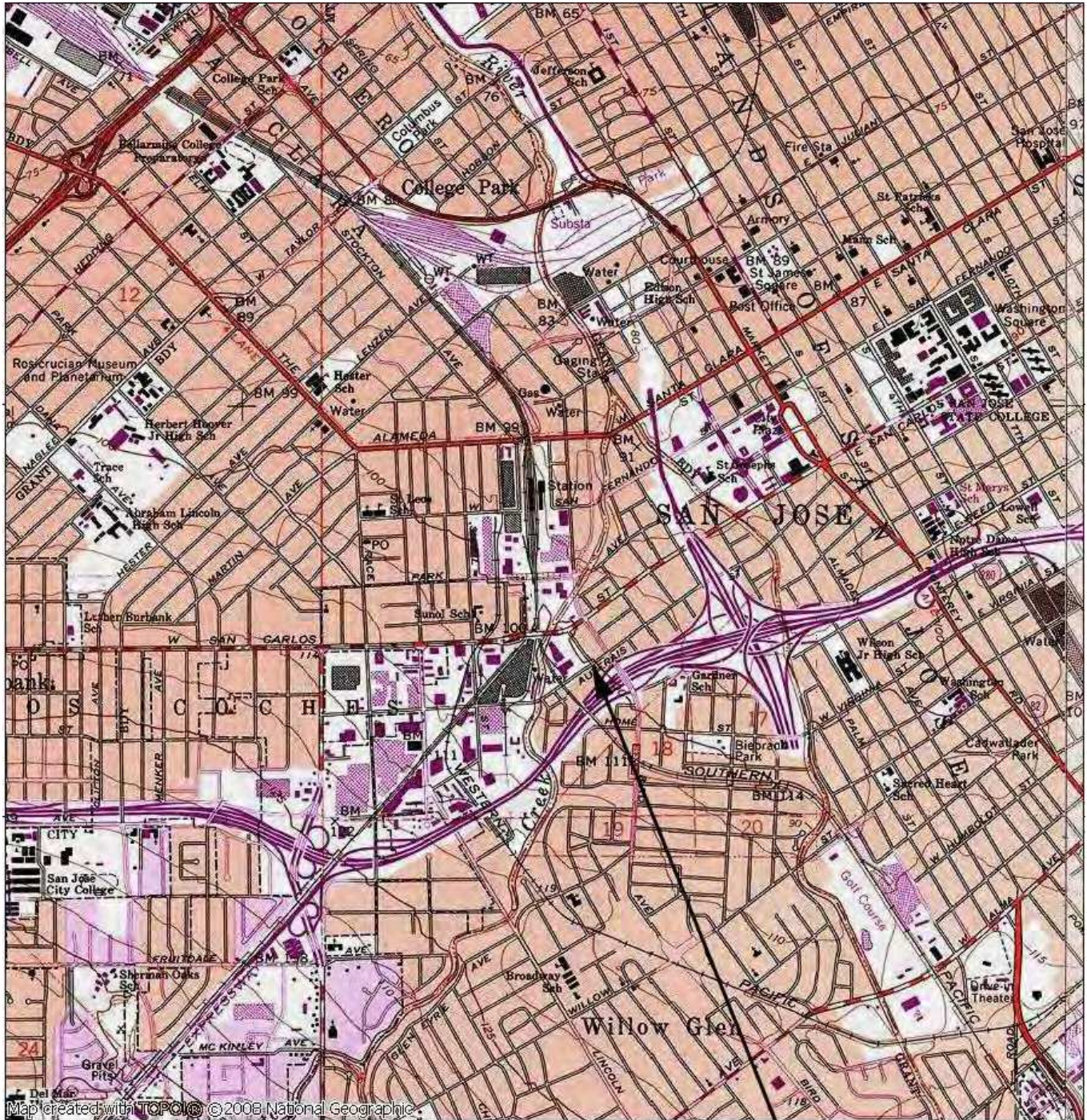
The detailing of the exterior of the building emphasizes the verticalness of the structure; water tables or other segmentation of the walls, which are clad with v-groove drop siding, were omitted at the base and at mid-floor.

The eaves of the roof have boxed cornices that sit above a wide frieze board containing a single crown molding affixed at the center of the boards. The rake at the gable ends contains ornamented bargeboards. The bargeboards are broken into four segments that have recesses filled with a single row of scallops. At the apex and lower ends, bull's eye moldings are featured, and the lower ends terminate in drop-scrolls or volutes. The gable ends are clad with fish scale shingles and the shingled walls are flared at the bottoms. Centered in the gables are window/vent units grouped as a Palladian window. A centered arched double hung window is flanked by vented openings within a larger arched frame.

Fenestration consists of one-over-one double hung sash, set in flat wide-board casings and sills with narrow apron trim. Plywood covers have been installed to secure the building. The casings of the windows at the second floor are integrated into the frieze boards. The wings at the street frontages are angled at the corners at the first level, with windows set within these narrow walls under scrolled moldings with pendants at the outer corners. The pendants are missing along the Auzerais Avenue frontage, but remain intact on the Royal Avenue frontage. The angled window adjacent the front porch is integrated into the porch fascia; this fascia of the original porch now gone contained additional scrolled moldings and scalloped boards above turned columns. The front door is not original, but the casings, including the transom area, are original to the design.

INTEGRITY

The building as a whole has a high level of design integrity to the original, but it is now located at the corner of a parking lot, and no exterior space of residential character remains except for along the street frontages. The front porch is missing. The rear and side yards are now open to the adjacent parking areas and protected by security fencing. The building remains a very good representation of a small custom designed Queen Anne residence of the late Nineteenth Century, but without an associated residential neighborhood. It has appeared to have deteriorated significantly since vacated over ten years ago.

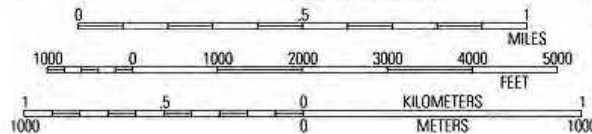


Map created with TOPOIC © 2008 National Geographic

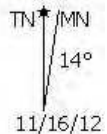
121°55'00" W

121°54'00" W

WGS84 121°53'00" W



SITE



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

Primary #
 HRI #

Page 4 of 11

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Jetter/Zotta House

B1. Historic Name: George Jetter House
 B2. Common Name: None
 B3. Original use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed ca. 1895-1896.

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

*B8. Related Features:

None.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Burbank/Del Monte SNI Planning Area
 Period of Significance 1895-1896 Property Type Residential Applicable Criteria None

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

The subject property is located on the northwesterly corner of Auzerais and Royal Avenues in the City of San José. The address of the subject parcel was 703 San Salvador St. when originally developed in the unincorporated Santa Clara County ca. 1895-1896, but the address was changed after this area came under the jurisdiction of the City of San José and the house has been addressed as 655 Auzerais Ave. since about 1912.

The house is initially associated with the family of George and Susanna Jetter, a cooper, and later the family of Guisepppe Zotta. The building is a well-executed Queen Anne design, but is not in good condition, and the loss of the front porch in recent years has reduced its integrity. The historic context of the residential neighborhood is also gone; only one other house remains from this moderate-sized single family subdivision. Today the house sits vacant within the parking lot of Orchard Supply Hardware, surrounded by security fencing. Although previously evaluated and found eligible for the San Jose Historic Resources Inventory as a Structure of Merit, a re-evaluation finds the property no longer eligible, based on the recent deterioration of the building and also due to a change in the methodology used by the City of San Jose in evaluating historic resources.

(Continued on next page, DPR523L)

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

*B12. References:

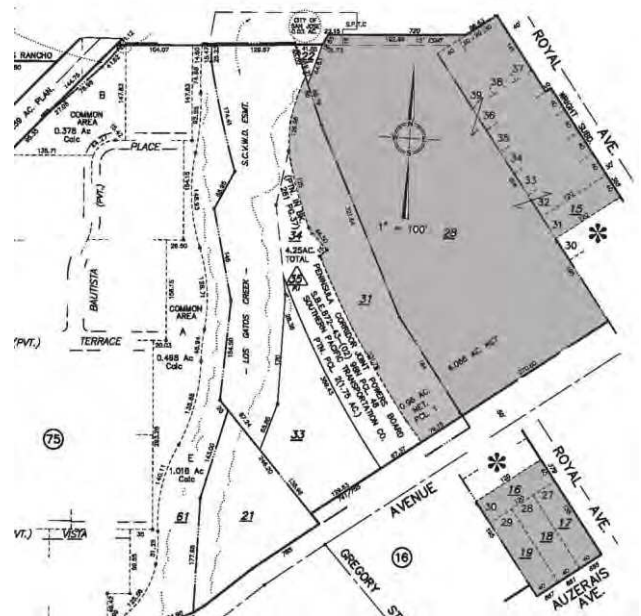
Cnty of Santa Clara, Deeds, Official Records, Maps.
 Dill Design Group. *Historical and Architectural Evaluation at 655 Auzerais Street, San Jose*, 2000.
 Polk directories, 1870-1971
 Thompson and West. *Historical Atlas of Santa Clara County. 1876, reprinted 1973.*
 Thomas Brothers' Block Book San Jose, 1920s-1940s.
 U.S. Census, 1870-1930.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 11/21/2012

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 11

*Resource Name or # (Assigned by recorder) Jetter/Zotta House

*Recorded by Franklin Maggi & Sarah Winder

*Date 11/21/2012

Continuation Update

(Continued from previous page, DPR523b, B10 Significance)

The subject parcel was created as a series of several lots of Wright's Subdivision (SCC Maps Book G: 49), which was recorded on February 25, 1893. Wright's Subdivision is within a larger area that had been the *Rancho de los Coches*, originally granted by the Mexican government to Roberto Balermينو, a Native American formerly of the Mission Santa Clara de Asis. The grant covered 2,219 acres in an area to the west of what is now downtown San José. Balermينو had lived in an adobe that is still extant on the east side of Lincoln Avenue just south of Interstate 280. Roberto sold the rancho to Antonio Maria Suñol in 1847, shortly after the American occupation of Alta California.

Suñol, receiving a patent on the title from the United States on December 24, 1856, split the rancho into three parts. The subject property is within a section known as the "Suñol Addition", and was partitioned among his children after his death in 1865.

The 1876 *Thompson & West Atlas* shows the Suñol Addition with sixteen parcels of about six acres each. The area of the future Wrights Subdivision was within Lot 13 of the Suñol Addition. The 5.8-acre Lot 13 was sold to William H. Wright and his wife, Myra, who then subdivided the property on February 25, 1893. This small lot subdivision was on the fringes of downtown San José, but near cannery and lumber operations that were evolving in the vicinity of San Carlos and then San Salvador Streets along Los Gatos Creek. Wright's Subdivision contained 39 parcels that each measured about 40 x 130 feet, and was framed by West San Carlos Street on the north and West San Salvador Street on the south. Royal Street connected the two, running through the middle of the new tract.

Over the years, the City of San José has changed the street names as streets have been widened and alignments have been altered. San Salvador Street has been changed to Auzerais Avenue. In addition, the house numbering system was changed when this area was annexed to the City of San José in 1911.

The subject property, Lot 27 of the Wright's Subdivision, was purchased in 1895 by Susanna Jetter, the wife of George Jetter, a cooper (barrel maker). Handwritten notes on the recorded map indicate that the corner lot at San Salvador and Royal Streets, Lot 27, had already been sold when the Wright's Subdivision map was filed at the Santa Clara County Clerk-Recorder's Office on February 25, 1893; however, transfer of title of Lot 27 did not actually occur until March 14, 1895 when the property was sold to Susanna Jetter for \$525. The map reference may refer to the Jetter purchase, or may be indicative of a previous deal that fell through. The two-story Queen Anne Victorian residential structure located at 655 Auzerais Ave. appears to have been built on the corner lot site shortly after the Jetter family purchase.

A native of Germany, Susanna was born 1842, and immigrated to the United States about 1874. George Jetter, also native of Germany, was naturalized in Napa County in 1881. He first appears in local city directories in 1889. He worked for Alphonzo Lorenz, originally living at 140, and then 130 West San Fernando St. By 1894, George Jetter was living on Suñol Street near San Salvador Street with only a daughter Katie listed living with him. In the 1896 City Directory, he is listed as living at the corner of San Salvador and Royal Streets at the subject property. Later directories show a Kate, Helen and Louisa, as well as another George at this address. Susan (Susanna) is not specifically identified in the directories until 1905-1906. On August 23, 1906, Susanna Jetter and her husband George Jetter deeded the property to Guiseppe Zotto, an unmarried man (SCC Deeds 311: 40).

Guiseppe A. Zotta (or Zotto) and his family occupied the residence from 1906 to 1942. The recorded deeds at the Santa Clara County Clerk-Recorder's Office use the incorrect spelling of Zotto, rather than Zotta. After 1942, residents of the subject property include Leonard Miller, a welder, from 1943 to 1944, and Mrs. Natalia Ramirez, a widow, who was living at this address by 1944. Mario Ramirez is listed as the property owner on later tax records. Mrs. Ramirez and other members of the Ramirez family occupied the house from 1944 until 1971. From 1971 until 2000, it appears to have been used continuously as a rental property.

(Continued on next page)

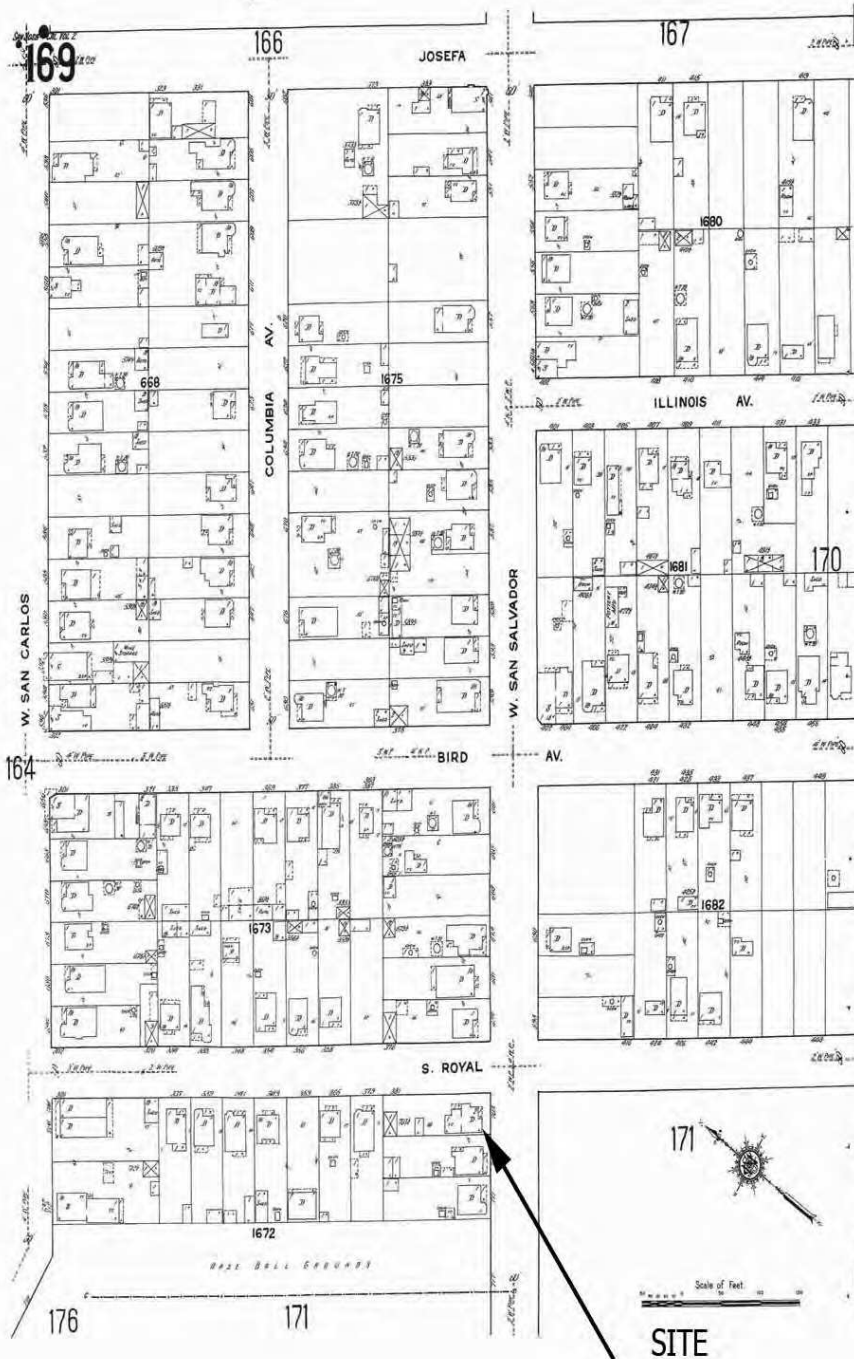
EVALUATION

The subject property at 655 Auzerais Ave., as well as many of the surrounding properties, was originally developed for residential housing in the 1890s. Today, the property is located directly adjacent to Orchard Supply Hardware, a home improvement retail store near the City of San José's downtown area. A large portion of the former neighborhood in which the parcel is located was cleared away during the late twentieth century. This property is now a remnant of the former neighborhood; of the 39 lots of this original subdivision, only two remain occupied with structures built as residences.

The subject property located at 655 Auzerais Ave. is primarily associated with the Jetter and the Zotta families, none of whom are significant personages at the local, state, or federal level. The property also does not contribute to a recognized district of historical significance, nor does it retain its architectural significance or integrity in a matter that satisfies City of San José, State of California, or federal guidelines. The property would, therefore, not appear to qualify for the National or California Registers under Criterion A or 1, or Criterion B and 2, respectively.

While the subject property does not appear to have been altered substantially, the loss of the front porch has compromised its ability to adequately convey its historic origins. While it was previously a fairly distinguished example of the Queen Anne style of architecture in San Jose, it no longer demonstrates a uniqueness of qualities for individual listing due to the loss of building fabric, and the related property of residential character. The property therefore does not appear eligible for the National Register listing under Criterion C or the California Register according to Criterion 3.

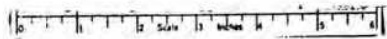
Under the City of San José evaluation rating system, the property does not meet the threshold for listing on the San José Historic Resources Inventory, having received a score of 31.62. Scores of less than 33.0 points according to the City's Evaluation Rating System indicate that the properties would not qualify for listing on the City of San José Historic Resources Inventory as a Potential Resource. As such, the property would not be eligible as a San Jose Historic Landmark.



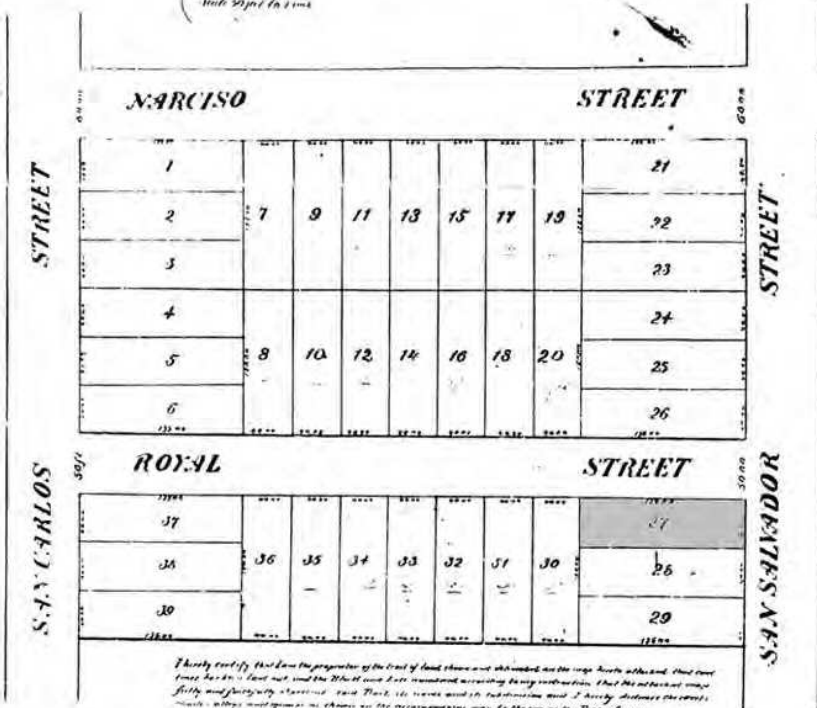
1915 Sanborn Fire Insurance Company map.

MAP
 OF
WRIGHTS SUBDIVISION
 OR
 Rural Addition

*Drawn & surveyed by
 R.C. Hunterman
 June*



(North 20 degrees 10 minutes)



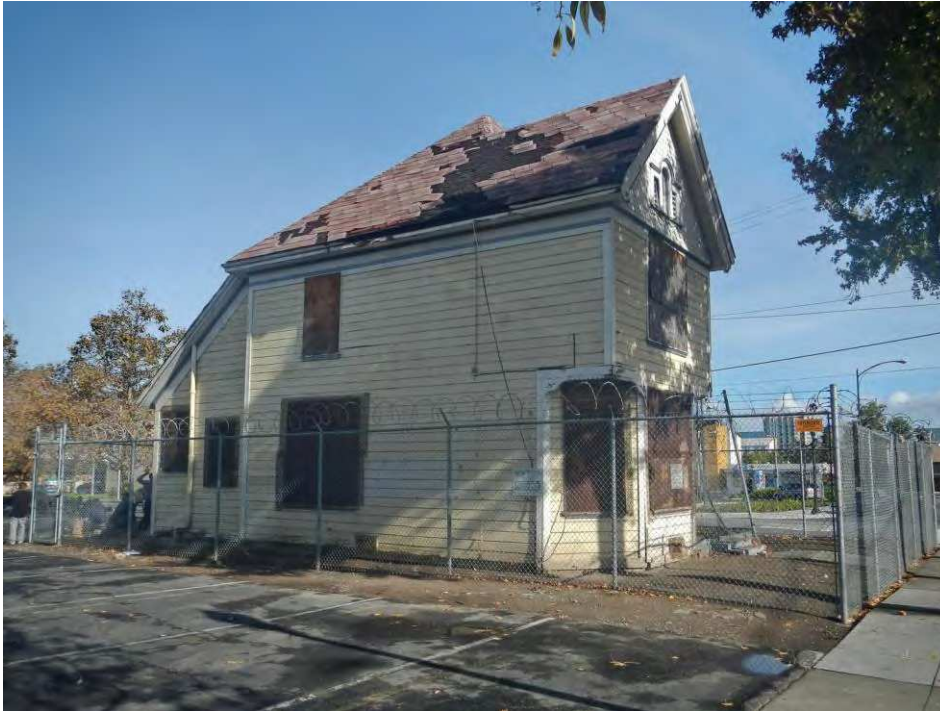
I hereby certify that I am the proprietor of the tract of land shown on the map hereto attached, that said tract has been laid out and the plat hereon duly transmitted according to law, and that the plat is a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map.

Witness My Hand and Seal this 11th day of November 1912

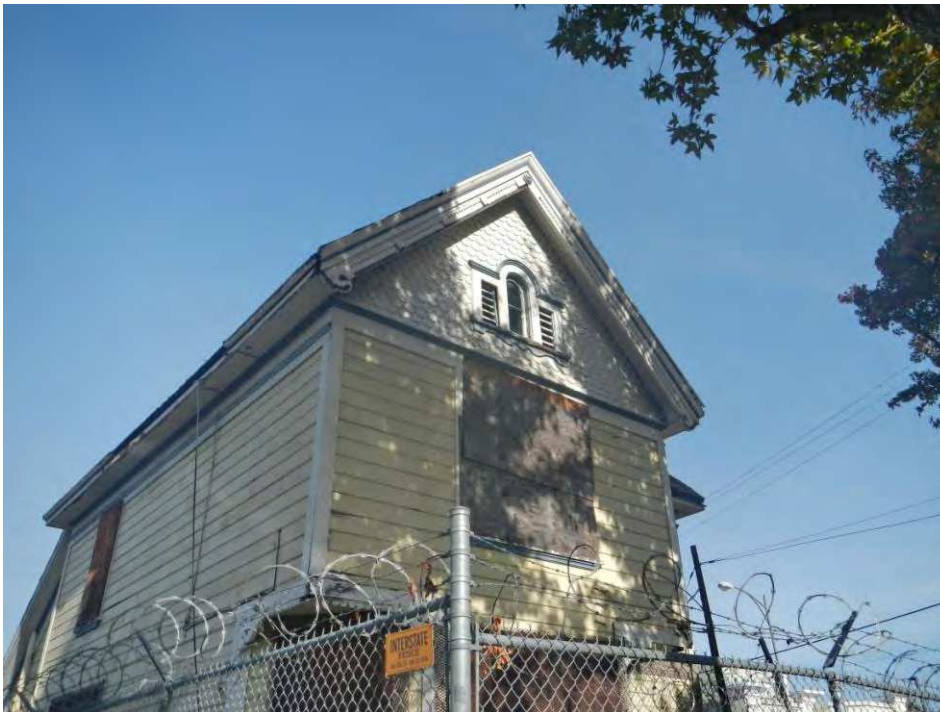
State of California }
 County of Santa Clara }
 I, *William J. Maggi*, Clerk-Recorder of said County, do hereby certify that the above and foregoing map, being a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map, and that the same is a true and correct copy of the original as shown on the map.

Recorded at request
 of *W.J. Maggi*
 in Book *6* Page *227*
 at *San Jose*, Cal., this 21st day of *Nov* 1912
 W. J. Maggi, Clerk-Recorder
 Santa Clara Co. Cal.

Original recorded subdivision map, Santa Clara County Clerk-Recorder's Office.



West side elevation, viewed facing northeast from Auzerais Avenue.



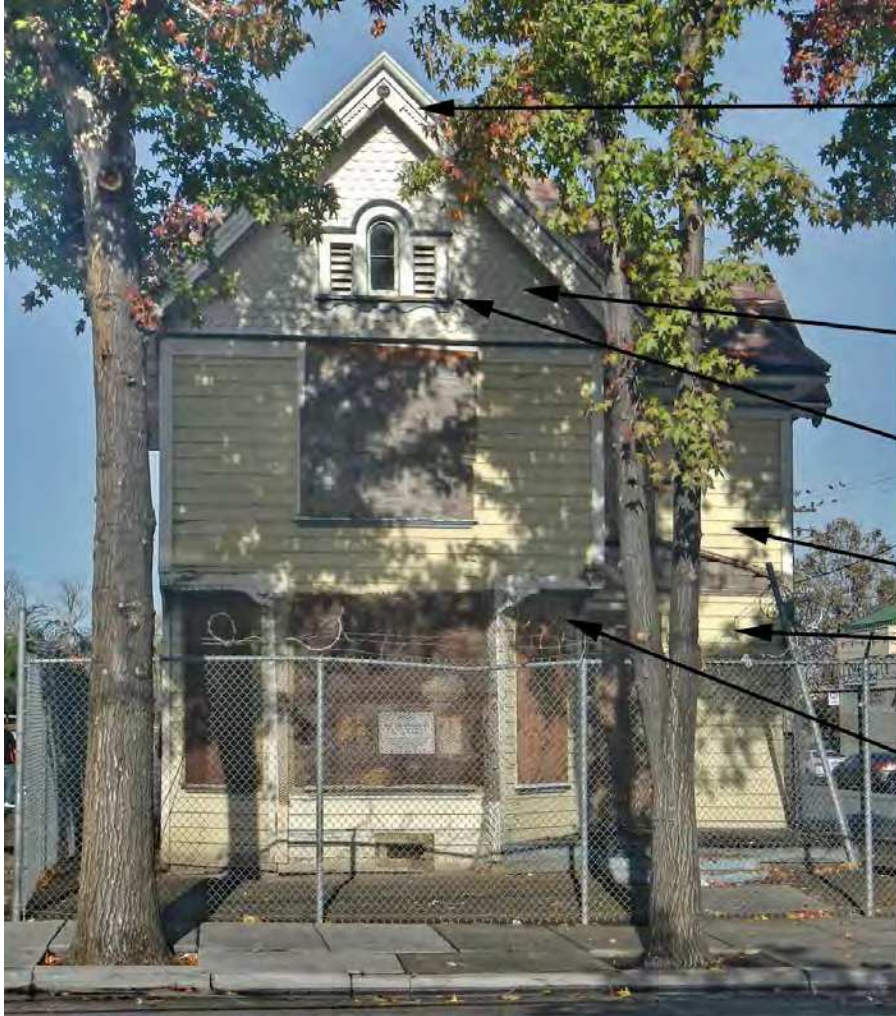
Upper elevation of front façade, viewed facing north.



Rear elevation, viewed facing east from OSH parking lot.



Missing front porch, viewed facing north.



SEGMENTED BARGEBOARDS
AT GABLE RAKES W/
RECESSED SCALLPS,
BULL'S EYE MOLDINGS AT APEX
VOLUTES AT BOTTOM
BOXED CORNICE/FRIEZE

FISHSCALE SHINGLES WITH
BOTTOM WALL FLARE

PALLADIAN ATTIC
WINDOW/VENT

V-GROOVE DROP SIDING

MISSING PORCH

RECESSED ANGLED BAY
W/ SCROLLED CORNER
MOLDINGS AND MISSING
PENDANTS AT CORNERS

Annotated photo of house.

HISTORIC EVALUATION SHEET

Historic Resource Name: Jetter/Zotta House

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Very good form, composition, detailing		X		
2. STYLE	Very good example many survive		X		
3. DESIGNER	Unknown, but Very good example		X		
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	Early subdivision development			X	
9. AGE	1895		X		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Unimportant to setting of area				X
12. FAMILIARITY	Not conspicuous but familiar in neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Considerable surface wear			X	
14. EXTERIOR ALTERATIONS	Overall character intact		X		
15. STRUCTURAL REMOVALS	Important portions removed		X		
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Reversible. Some original missing		X		

REVIEWED BY: Franklin Maggi

DATE: 11/21/12

EVALUATION TALLY SHEET

Historic Resource Name: Jetter/Zotta House

<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	4			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		24	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	6		11	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		4	39
<i>(SUM OF A+C) =</i>					28			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.05	x	39	2.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x	28	1.4
	.00	.03	.05	.10	0.03	x	11	0.3
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x	28	5.6
	.00	.10	.20	.40	0.1	x	11	1.1
16. SITE	.00	.10	.20	.40	0	x	11	0.0
							10.4	
<i>ADJUSTED SUB-TOTAL:</i> (Preliminary total minus Integrity Deductions)								28.62
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			31.62
<i>EVALUATION TOTAL:</i> (Adjusted subtotal)								31.62