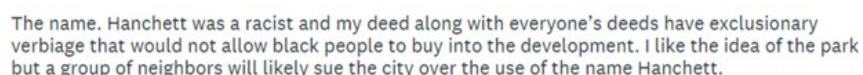


Attachment C – Research Findings on Lewis E. Hanchett (1872-1956)

Survey respondent's claims:

- See screen capture from community member below.
 - “My deed along with everyone’s deeds have exclusionary verbiage that would not allow black people to buy into the development.”

A screenshot of a survey response displayed in a white box with a light gray border. The text inside the box reads: "The name. Hanchett was a racist and my deed along with everyone's deeds have exclusionary verbiage that would not allow black people to buy into the development. I like the idea of the park but a group of neighbors will likely sue the city over the use of the name Hanchett." The text is in a standard sans-serif font, and the box has a subtle drop shadow.

The name. Hanchett was a racist and my deed along with everyone's deeds have exclusionary verbiage that would not allow black people to buy into the development. I like the idea of the park but a group of neighbors will likely sue the city over the use of the name Hanchett.

11/17/2021 6:36 PM

Figure 1: Screenshot of survey respondent's response to Question 4, "If you could change one thing about the plan what would it be?"

Summary of Findings:

The research was inconclusive regarding the respondent's racial implications claim. The sample deeds did not reveal any exclusionary language, other than restrictive language to ensure the area remained strictly residential in use. However, the properties were promoted for the wealthy and barred commercial buildings. While exclusive language was not included in the deeds, residence parks were "characterized by their use of conditions, covenants and restrictions ("CC&Rs") and were marketed primarily to affluent buyers¹." The nearby residence park of Palm Haven, established in 1913, reportedly had racial restrictions, but Lewis E. Hanchett had no apparent connection to that subdivision².

Recommendation:

While Hanchett did not necessarily stand out as a racist in his time, it is questionable whether he meets today's model of diversity and inclusiveness. He was a wealthy transit tycoon and developer. He built the historical neighborhood "Hanchett Residence Park", ran streetcars in San José, and financed the famed Luna Park. However, it is not clear what significant contributions he may have made to San José, to the State, or to the Nation. It is not clear whether he did anything to help others or contribute to the advancement of society. In 1914, he bought land in Los Angeles's Old Chinatown, which appears to have helped led to the displacement of several Chinese American families.

¹ Characteristics of Residence Parks: https://en.wikipedia.org/wiki/Residence_park

² Palm Haven, San José: https://en.wikipedia.org/wiki/Palm_Haven,_San_Jose

For historical purposes, it may be appropriate to consider other names for the area, given that the neighborhood became exclusionary under redlining in 1937. It appears Hanchett had no direct connection to this. He left the area sometime before redlining occurred in the area.

Research Conducted:

- Reviewed deeds for the Hanchett Residence Park subdivision at the County of Santa Clara's Recorder's Office for the following addresses¹⁴:
 - 1249 Martin Avenue, recorded 2/3/1910 (original deed)
 - 1225 Martin Avenue, recorded 3/13/1911 (original deed)
 - 1225 Martin Avenue, recorded 7/25/1952
 - 1241 Martin Avenue, recorded 8/14/1935
- Read and reviewed excerpts from several texts and articles, including:
 - "Lewis H. Butler a Life of Public Service" an oral history of Lewis E. Hanchett's grandson conducted by the UC Berkeley Regional Oral History Office¹⁵
 - Cyilde Artbuckle's book, "History of San José"
 - Signposts article on the Hanchett Resident Park development (2/3/1978) found in the California Room
 - Library of Congress, "Hanchett Residence Park, 1225-1257 Martin Avenue, San José, Santa Clara County, CA," HABS CA-2010 (for locating original deeds)¹⁶
- Contacted the survey respondent who made the claims regarding Hanchett:
 - Five attempts to contact the survey respondent on December 16, 2021, January 4, 2022, January 5, 2022, January 11, 2022, and January 14, 2022.
 - Respondent replied twice on January 4, 2022 but did not substantiate his claim and did not respond to requests for further information on January 5, 2022, January 1, 2022, and January 14, 2022,
- Spoke with three experts regarding the history of the Los Angeles Union Station and Lewis E. Hanchett's involvement in purchasing a large swath of land in Los Angeles's Old Chinatown:
 - Eugene Moy, Board of Director and former President of the Chinese Historical Society of Southern California¹⁷ and a retired urban planner for the City of El Monte¹⁸
 - Historian, Greg Hise, Professor Emeritus with the University of Nevada, Las Vegas¹⁹ and urban historian with University of Southern California²⁰
 - Bill Deverell, Professor of History, University of Southern California via email – connected me to Greg Hise²¹