



Figure 1: Image of HRI Identification of the Temple Laundry/IBM Building 800 on APN 467-14-087

The 2008 historic resources evaluation of the Temple Laundry/IBM Building 800 noted that there are several parts to the building, including the original portion constructed in 1919 and two additions - a 1928 addition and a 1920 addition. The report concluded that the original 1919 building is eligible for listing in the NRHP and the CRHR and as a California Landmark. The report also concluded that the two additions do not contribute to the significance of the building due to a loss in historic integrity. Although the stepped parapet with cornice and pilasters remains on the 1928 addition, its exterior is otherwise unrecognizable. Most notably, the vast majority of the large multi-paned industrial sash windows that formerly dominated the northeastern and southeastern elevations of the 1928 addition have been infilled. The original entrances also appear to have been infilled and replaced with roll-up garages. These significant alterations greatly reduce the integrity of materials, design, workmanship, feeling and association of the 1928 addition. Only a small portion of the 1920 addition to the original 1919 building remains. The existing portion is approximately 30 feet by 60 feet, whereas the full addition was approximately 150 feet by 60 feet. Because it is such a minor and architecturally nondescript portion of what was formerly a much larger addition the remnant of the 1920 addition does not retain sufficient integrity to contribute to the 1919 building's eligibility.

ANALYSIS

The City of San José has received a streamlined ministerial project application for affordable housing under Senate Bill 35 (SB 35). The proposed project, MP23-008, is located on an approximately 3.10-gross-acre-site and includes the demolition of the 1928 addition of the Temple Laundry/IBM Building 800, the construction of three 100% affordable residential projects: a 5-story, senior housing development with 64 units, an 8-story, large family development with 114 apartment units, and 36 for-sale, attached townhomes; a request for State Density Bonus concessions and waivers (from various development standards), and the removal of 90 trees, including 15 ordinance-size trees.

Enacted in 2017, SB 35 allows qualified multifamily infill projects to go through a simplified and expedited housing approval process in jurisdictions that are not on track to meet their housing production goals. Eligible projects must provide a minimum share of affordable units, follow certain labor provisions, and be consistent with local planning standards.

In order to be eligible for streamlining, the project must meet certain criteria, one of which is that the project does not demolish a historic structure that has been placed on a national, state, or local historic register. As previously discussed, properties listed in the HRI are identified by APN. The proposed affordable housing project includes APN 467-14-087 and the Temple Laundry/IBM Building 800 which is listed on the HRI, a local historic register.

The project does not propose to demolish the original 1919 Temple Laundry/IBM Building 800 which was determined in 2008 to be eligible for listing in the NRHP and the CRHR and as a California Landmark or the remaining portion of the 1920 addition. The project proposes to demolish the 1928 addition which determined not contribute to the significance of the Temple Laundry/IBM Building 800 due to a loss in historic integrity.

The demolition of the 1928 addition to the original 1919 Temple Laundry/IBM Building 800 was previously analyzed in 2007 as part of the San Jose Medical Center Demolition Project. The physical impact of the removal of the addition from the original building was evaluated by Garden City Construction. The analysis concluded that the original building was in “relatively good condition” and the older portion of the building could be separated from the 1928 addition through careful selective demolition with the following mitigation measures:

“Prior to the issuance of a demolition permit for the 1920 and 1928 portions of Building 800, a full report on the seismic condition of the 1919 building and a shoring and bracing plan shall be prepared by a professional structural engineer. It is anticipated that the portion of Building 800 to be retained may require a seismic retrofit and truss repairs. Both the seismic condition report and the shoring and bracing plan shall be submitted to the City of San José Building Official for review and approval.

A qualified preservation architect shall monitor and consult with demolition contractors on Building 800 demolition and weatherproofing activities, specifically at the southern and western walls of the 1919 structure to be retained. Work in this area shall be performed by hand. Monitoring shall consist of coordinating demolition work to allow for the careful examination of the effect of demolition and weatherproofing on the historic (1919) portion of the building. Monitoring reports and protocols shall be designed to ensure that demolition and weatherproofing activities of openings in the southern wall are completed in compliance with the

Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The preservation architect must maintain a field log in their presence on the site and observations, carefully noting building conditions. The historic resources monitor must be pre-approved by the City's Historic Preservation Officer. Field monitoring logs and a summary report shall be submitted to the Historic Preservation Officer following completion of the demolition.

Any modifications to Building 800 that may be proposed as part of its preservation in the context of a Planned Development Permit Amendment or Permit Adjustment at the discretion of the Planning Director, must comply with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties."

In 2009, the San José City Council approved the San Jose Medical Center Demolition Project and certified the Final Environmental Impact Report (refer to Attachment 2) which included the above outlined mitigation measures.

In 2024 the applicants retained Evans and De Shazo, Inc to provide guidance on the status of the 1928 addition (refer to Attachment 3). The memo report provides a brief history of the IBM Building 800 and the IBM company which began in the late nineteenth century as a computing, tabulating, and recording company. The company was incorporated in the state of New York in 1911 and during that time focused on manufacturing and selling machinery for commercial and personal use. Over the next decade, IBM expanded its operation into electronic means of accounting and officially adopted the acronym of IBM. The company flourished during the Great Depression (ca. 1929-1939) and expanded its operations to the West Coast during World War II. In 1943, IBM operated a "card punching plant" within the former Temple Laundry building, including the ca. 1920 and ca. 1928 additions. From 1943 to 1960, the building was known as the "IBM Building." IBM utilized the extant ca. 1920 and non-historic ca. 1928 additions and the original Temple Laundry building (no longer extant; demolished in recent years). From 1943 to 1960, the building was the location of IBM's first West Coast manufacturing facility. In July 1960, IBM moved from San José to a new facility in Campbell. By 1961, the IBM Building was part of the San Jose Hospital campus and was known as Building 800; it was sometime after the hospital took ownership that the 1918 section of the Temple Laundry building was demolished.

The applicant team has indicated it is their understanding, based on site observation, that the primary structural framing of the 1928 addition is separate from that of the 1919 building. The design intent of the SB 35 affordable housing project is to have the 1919 building remain as an enclosed building with its boundary walls intact after the demolition of the 1928 addition. The planned approach to the demolition of the 1928 addition is outlined below.

- Engage with a qualified structural engineer and a qualified demolition contractor for the scope of work. Additionally, a qualified historical resource consultant will be engaged to oversee the coordination between the structural engineer and the contractor, and to provide on-site observations.
- The contractor will perform a field survey and excavation to confirm the location and depth of existing footings and adjoining party walls for both the 1919 and 1928 buildings.
- The structural engineer shall review the survey document, prepared by the contractor, and provide design details to underpin the footings and shore the party walls of the 1919 building as necessary.

- The contractor, in removing the foundation and party walls of the 1928 building, shall coordinate its means-and-methods and work sequencing to allow for proper execution of the shoring and underpinning of the 1919 building.
- The structural engineer shall also design the foundation of the new senior building that will adjoin the 1919 building in a manner that does not adversely impact the existing foundations of the 1919 building.

In order to facilitate the production of affordable housing in San José, staff is proposing in conjunction with the project applicant that the Historic Landmarks Commission formally clarify the HRI listing of the Temple Laundry/IBM Building 800 under APN 467-14-087 and 675 East St. John Street by specifying that the historically significant building listed in the HRI is limited to the original 1919 building located on East St. John Street at 16th Street and not the subsequent 1928 addition to the southeast (refer to Attachment 4). This action will establish objectivity and clarify for the purposes of SB 35 that the project will not demolish a historic structure that has been placed on a local historic register and the application may be processed through the state-enabled legislation to streamline the housing project.

/s/
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For questions, please contact Dana Peak Edwards, City of San José Historic Preservation Officer, at Dana.Peak@sanjoseca.gov.

Attachments:

1. San Jose Hospital Historic Resource Evaluation Report (Carey and Company, 2008)
DPR 523 Series Forms for recorded and eligible properties evaluated in the Alviso Historic Context and Survey
2. Integrated Final Environmental Impact Report for the Demolition of the San Jose Medical Center
3. Evans and De Shazo, Inc Memo Report (2024)
4. Request to Clarify Listing of Temple Laundry/IBM 800 Building in the Historic Resources Inventory

HISTORIC RESOURCES INVENTORY CLARIFICATION FOR IBM BUILDING 800

Links to the Attachment 1 - 2

Click on the title to view document

[Attachment 1: San Jose Hospital Historic Resource Evaluation Report \(Carey and Company, 2008\) DPR 523 Series Forms for recorded and eligible properties evaluated in the Alviso Historic Context and Survey](#)

[Attachment 2: Integrated Final Environmental Impact Report for the Demolition of the San Jose Medical Center](#)

[Attachment 3: Evans and De Shazo, Inc Memo Report \(2024\)](#)

[Attachment 4: Request to Clarify Listing of Temple Laundry/IBM 800 Building in the Historic Resources Inventory](#)

[Correspondence received after 4/2/24](#)