

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) Old City Hall

P1. Other Identifier: Alviso Firehouse, San Jose Library, Community Policing Center, EOC Office

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Milpitas Date 2021 T 06S; R 01W; of of Sec ; Mt. Diablo B.M.

c. Address 1060 North Taylor Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590545.00 mE/ 4142665.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-02-022

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

1060 Taylor Street is a single-story civic structure with log cabin style wood siding, and a gable roof with a stepped false façade (topped with signage reading "San Jose Police") over a full width porch supported by four square wooden columns centered to either side of the primary entrance. Fenestration includes paired 6-lite wood casement windows to either side of a wood panel door flanked with 5-lite sidelight windows. These sidelight windows were replaced in 2003 to appear more similar to those in photographs from 1935 (City of San Jose, 2003). The building's rectangular footprint measures 80 feet by 30 feet and is surrounded to the east, west, and north by a paved surface parking lot. The 30-foot-long rear building was constructed in 1943 to house the Alviso Fire Department. It has a stepped the gable roof, covered with green composite shingles, horizontal wood siding, and modern single hung windows.

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP14 (Government Building – City Hall and Firehouse)

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



*P4. Resources Present:

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View from Taylor Street, looking northwest, April 2023

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1934 (newspaper)

*P7. Owner and Address:

City of San Jose
801 N First ST Unit #200
San Jose, CA 95110

*P8. Recorded by: (Name, affiliation, and address) Becky Urbano, ESA
787 The Alameda, Ste. 250
San Jose, CA 95126

*P9. Date Recorded: November 2022

*P10. Survey Type: (Describe) Intensive

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

Neighborhood of Alviso Historic

Context and Survey _____

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Old City Hall and Fire House *NRHP Status Code 5S1
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B1. Historic Name: Old City Hall
B2. Common Name: Police Station
B3. Original Use: City Hall and Firehouse B4. Present Use: Vacant
*B5. Architectural Style: Log Cabin

*B6. Construction History: (Construction date, alterations, and date of alterations)
1933 original construction
1943 construction of addition
2003 replacement of exterior windows, doors, and signage

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

*B8. Related Features:
none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Civic Development Area Alviso
Period of Significance 1934-1968 Property Type Government Administration Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1060 North Taylor Street was constructed in 1933 to serve as Alviso's Town Hall after the prior town hall building burned. It was augmented in 1943 with the construction of a garage at the rear to house the City's fire engine. It has served the Alviso community in various civic roles since its construction. It was city hall from 1933-1968, it housed a branch of the San Jose Public Library. It served as the local office of the Santa Clara County Economic Opportunity Committee. Today it serves as a policing station for the City of San Jose. The building is currently recognized as a City of San Jose Landmark (City Landmark #HL00-117).

This evaluation confirms eligibility for this designation and recommends the building **eligible** for listing in the California Register at the local level, and **not eligible** for listing on the National Register of Historic Places (National Register).

See Continuation Sheet

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

*B12. References:
See Continuation Sheet

B13. Remarks:
None.

*B14. Evaluator: Kathy Cleveland, ESA
*Date of Evaluation: May 2023

(This space reserved for official comments.)



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B10: Significance (Continued)

A 19th-century building identified on the 1900 Sanborn map as a post office is also shown on the 1930 Sanborn map as "City Hall". The address of the building housing the original townhall was at 42 Taylor Street, and it was destroyed by fire sometime before 1935.¹

In 1932 the community began talks of constructing a building dedicated to functioning as a town hall, rather than continuing to rent and repurpose existing structures. Town leaders proposed that a hall "made of wood" could be built "for several hundred dollars" using State Emergency Relief Administration (SERA) funding.² SERA was created in 1933 as a provision of the Unemployment Bond Relief Act to provide employment to out of work individuals of all professions.

Work began on the town hall building August 31, 1934, and was described as a 42 by 24-foot pine building with a poured concrete foundation, front porch, and room for offices for the police judge and other town officers.³ The lot the building would occupy was donated by Mayor John Ackermann, and the building's flagpole was donated by former chief of police Emil D Bachigalupi.⁴ Construction of the building was delayed pending the availability of SERA labor until mid-October when five workmen were assigned to the location.⁵ The work was completed using SERA labor, along with town officers including Willis Laine (town clerk), Alex Berryessa (councilman), J.R. Davis (street commissioner), and others assisting in the final construction.⁶ Construction was completed by November, minus exterior paint, and plans were set for a formal dedication and community party/hall warming.⁷ An unidentified private roofing company installed the roof, and the exterior was clad in "log cabin sheeting."⁸ (**Figures 1-3**)

1 San Jose Mercury Herald. "SERA Expenditures to Aid Santa Clara County Unemployed Pass Million Dollar Mark." May 12, 1935. p 21.

2 San Jose Mercury Herald. "Alviso Plans to Build Bigger Better Hall. July 4, 1934 p 7.

3 San Jose Mercury Herald. "States Oldest Charter City Gets Town Hall." August 31, 1934. p 11.

4 San Jose Mercury Herald. "States Oldest Charter City Gets Town Hall." August 31, 1934. p 11.

5 San Jose Mercury Herald. "Residents Speed Completion of First Town Hall." October 19, 1934. p 18.

6 San Jose Mercury Herald. "Residents Speed Completion of First Town Hall." October 19, 1934. p 18.

7 San Jose Evening News. "Alviso Hall Set for Dedication". November 3, 1934. p 5.

8 San Jose Mercury Herald. "Residents Speed Completion of First Town Hall." October 19, 1934. p 18.

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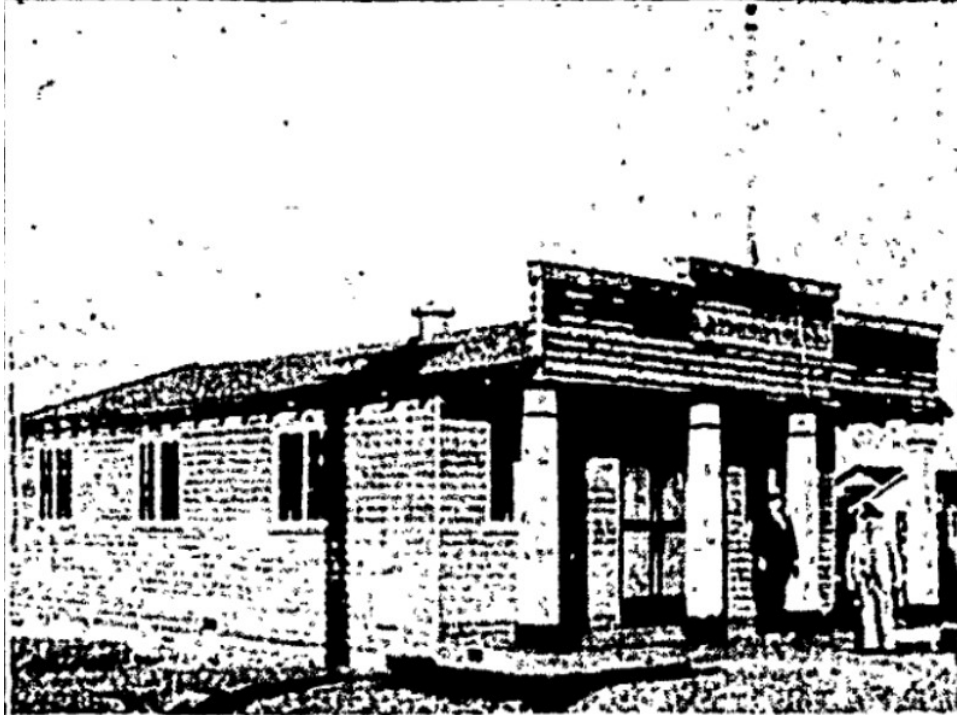


Figure 1. Alviso Town Hall, 1935. Source: San Jose Mercury Herald, 1935⁹

The new building contained spaces for city council meetings and a small courtroom, and “the entire hall is large enough to hold small community parties and classes.”¹⁰ The extant rear addition was constructed in 1943 and used as a firehouse for several decades (**Figure 4**).¹¹ After the old Alviso School on Liberty Street closed in 1956, the city offices and meeting rooms were relocated to the more spacious school building, and they remained there until Alviso was consolidated in 1968.¹²

⁹ San Jose Mercury Herald. “SERA Expenditures to Aid Santa Clara County Unemployed Pass Million Dollar Mark.” May 12, 1935. p 21

¹⁰ San Jose Mercury Herald. “Alice Huxham Holds Court, Runs Efficient Household.” December 23, 1951.

¹¹ “Timeline of San Jose Public Library History,” San Jose Public Library, accessed May 5, 2023, <https://www.sjpl.org/history>.

¹² San Jose Mercury Herald. “Landmark Doomed to Wreckers Sledge.” January 5, 1970.

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Figure 2. Alviso City Hall, pre-1943. Source: Historypin (external link)

Following the consolidation of Alviso in 1968, the City of San Jose converted the old city hall into the Alviso Branch of the San Jose Public Library and moved firefighting operations to a firehouse in a former residential building at 1590 Gold Street.¹³ The old city hall functioned as the public library until 1990s when the new Alviso Branch Library and Community Center was constructed at 5050 N. First Street. In 2003 the City of San Jose approved the replacement of exterior windows, doors and signage with those similar to the original structure that was opened in February 1935.¹⁴

¹³ Ed Hering, "New Library, Fire House Perk Up Alviso Landscape," San Jose Mercury, May 1, 1969, p. 12.

¹⁴ City of San Jose, 2003. "Subject: Central Community Policing Center – Historic Renovation & Site Work Package" Available online http://www3.sanjoseca.gov/clerk/agenda/4_29_03docs/04_29_03_2.18.htm. Accessed May 2023.

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Figure 3. San Jose Public Library – Alviso Branch, 1969. Source: *San Jose Mercury*, May 1, 1969, p. 12¹⁵

15 Ed Hering, "New Library, Fire House Perk Up Alviso Landscape," *San Jose Mercury*, May 1, 1969, p. 12.

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Figure 4. The rear structure served as the Alviso Fire Department building from 1943 until 1968. Source: ESA, 2023.

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1060 Taylor Street has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are described as below followed by an analysis of eligibility.

National Register of Historic Places

The National Historic Preservation Act of 1966, as amended (U.S. Code Title 54, Section 306108), and its implementing regulations established the National Register of Historic Places as a comprehensive inventory of known historic resources throughout the United States. The National Register is administered by the National Park Service under the direction of the Secretary of the Interior. It includes buildings, structures, sites, objects, and districts that possess historic, architectural, archaeological, engineering, or cultural significance. A property is considered significant if it meets the criteria for listing in the National Register at Code of Federal Regulations Title 36, Section 60.4 (36 CFR 60.4), as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

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

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California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). Certain resources are determined by law to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a historical resource must be significant at the federal, state, or local level under one or more of the following criteria (PRC Section 5024.1(c)):

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

City of San Jose Historic Resources Inventory

The City of San José HRI identifies known and potential historic resources of varying significance, including individual properties and districts listed in or eligible for listing in the California and National Registers, City Landmarks, Candidate City Landmarks, City Landmark Districts (and their contributing sites/structures), and Candidate City Landmark Districts (and their contributing sites/structures). In addition, the HRI identifies Structures of Merit, Identified Sites/Structures, Conservation Areas, and Conservation Area Contributing Sites/Structures. HRI properties are classified into one of 16 categories, depending on how they were evaluated at the time they were added. The HRI serves as a resource for conducting environmental and project review related to demolition permits, as well as for land use and development approvals. It is not a definitive list of all historic resources in the city of San José, and it is continually updated as new information, project-related evaluations, and neighborhood surveys are completed. The purpose of the HRI is to promote awareness of community resources and to further preservation of historic resources and community character.

For clarity and simplicity, this property is evaluated under the criteria for the two major categories of historical resources in the City of San Jose: City Landmarks and Structures of Merit

City Landmark /Candidate City Landmark

As presented in Municipal Code Section 13.48.020(C), designated or candidate City Landmarks and City Landmark Districts (and their contributors) are highly significant historic resources. They are designated by the City Council through a formal process as defined in the Historic Preservation Ordinance (Municipal Code Section 13.48.110(H)). These resources are considered historic resources under CEQA.

Eligibility of a city landmark must consider:

1. Its character, interest, or value as part of the local, regional, state, or national history, heritage for culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, date, or national culture and history;
4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

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6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose; and
8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

Structure of Merit

A structure of merit is an important historic property or feature of lesser significance that does not qualify as a city landmark or for the California or National Registers. Attempts should be made for the preservation to the extent feasible under the City of San Jose 2040 General Plan goals and policies.¹⁶ While there is no formal designation process for a structure of merit, it is generally understood to follow the same criteria as that for city landmarks, but with a lower threshold eligibility.

Integrity

In addition to meeting one or more of the criteria above, a property must also retain integrity. Integrity is the authenticity of a historic resource's physical identity as shown by the survival of characteristics that existed during the period of significance. For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historic resource and to convey the reasons for its significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. A resource that does not retain sufficient integrity to meet the National Register criteria may still be eligible for listing in the California Register or as a local resource.

The assessment of integrity is often weighted toward specific aspects traits and that weighting is depending on the reasons for historical significance. Properties significant for design (C/3) generally would have greater importance given to integrity of design, materials, and workmanship while properties significant for events or cultural associations (A/1) would have greater emphasis on feeling and association.

Evaluation

For simplicity, 1060 North Taylor Street is evaluated first within the criteria of the National and California registers. Because the criteria are nearly identical they are evaluated for both registers simultaneously. 1060 Taylor Street is already listed as a City of San Jose Landmark (City Landmark #HL00-117).

Criterion A/1 (Events)

The Old Alviso City Hall building at 1060 North Taylor Street was constructed in 1934 thanks in part to SERA funding during the Great Depression. The original townhall had been a converted 19th-century building that burned down in the early 1930s. The 1934 building was designed and constructed to function as a town hall, and in 1943 was expanded to the north to include an addition used as the fire station. Following the consolidation of Alviso in 1968, the City of San Jose converted the old city hall into the Alviso Branch of the San Jose Public Library and moved firefighting operations to a firehouse in a former residential building at 1590 Gold Street.¹⁷ The old city hall functioned as the public library until 1990s when the new Alviso Branch Library and Community Center was constructed at 5050 N. First Street. Research indicates 1060 North Taylor Street is associated with local Alviso civic development during the early to mid-twentieth century, spanning both the periods when Alviso was an incorporated city and when it was consolidated into the City of San Jose; first as a town hall and later as a public library. The building at 1060 North Taylor Street provided as an important community resource throughout its existence.

¹⁶ "Historic Resources Inventory," City of San Jose Planning, Building & Code Enforcement, accessed April 28, 2023, <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

¹⁷ Ed Hering, "New Library, Fire House Perk Up Alviso Landscape," San Jose Mercury, May 1, 1969, p. 12.

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For an association with historic events and patterns to be historically significant, *National Register Bulletin 15* states that “a property must be important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in Alviso, the old City Hall building a resource that most wholly and significantly represents Alviso's independence as its own city and serves as a lasting reminder of that history. It is directly associated with civic development within Alviso and appears to rise to a level of significance where it could be considered important within that context at a state or federal level. The building appears to be historically associated with in the contexts of 20th century civic development in Alviso, and is recommended **eligible** for listing as an individual resource at the local level under the California Register for its association with 20th century civic development in Alviso. It does not appear eligible under National Register criteria. Finally, it is also, as described above, already listed as a City of San Jose Landmark (City Landmark #HL00-117) for its significant associations at the local level.

Criterion B/2 (People)

Archival research indicates that there were many important individuals, including former mayors of Alviso, associated with the construction and operation of government affairs at 1060 North Taylor Street. However, for these association to be considered historically significant the person “must be individually significant within a historic context” and the property must be “associated with a person’s productive life, reflecting the period when [they] achieved significance.”¹⁸ Archival research failed to indicate any especially significant persons associated with 1060 North Taylor Street for their role as leaders of the community. Therefore, the building at 1060 North Taylor Street is recommended **not eligible** for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

Criterion C/3 (Design)

The building at 1060 North Taylor Street is simple in form and design, with log cabin elements. The log cabin cladding, stepped false pediment, and full width porch supported by square columns are extant architectural features from its original design, with the fenestration having been replaced as recently as 2003. The building does not demonstrate a particularly impressive example of the architectural style but is instead a rather plain example of log cabin style construction from the 1930s. Additionally, no architect or builder could be identified. As such, the building at 1060 North Taylor Street is recommended **not eligible** for listing as individual resource on the National or California registers under Criterion C/3 for its design.

Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The building at 1060 North Taylor Street is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of Alviso, or the Perkins family. As such, 1060 North Taylor Street is recommended **not eligible** for listing on the National or California registers under Criterion D/4 for its information potential.

Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because 1060 North Taylor Street is recommended eligible under Criteria A/1 at the local level, a further assessment of integrity is presented below.

1060 North Taylor Street is located in its original location and the building remains for the most part in the same setting as it was for the majority of the twentieth century. Since its construction in 1934 and expansion to include the original fire

¹⁸ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: U.S. Department of the Interior, 1995), p.20.

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station in 1943, the surrounding neighborhood has stayed largely the same as a mix of commercial and civic structures. As such, the building retains integrity of location, setting and feeling.

The building has been modified since 1934, with the 1943 rear addition of the fire station as well as replacement of original fenestration and changes in signage. These changes are relatively minor, and/or date to the period of significance. Overall, 1060 North Taylor Street retains integrity of design, workmanship, and materials.

The building is associated with civic development in the community in Alviso. Within the context of 20th century development in Alviso, the building is a resource that most wholly and significantly represents Alviso's independence as its own city and serves as a lasting reminder of that history. Currently unused after decades of civic use as a library or police station, the building lacks integrity of association.

Overall, the building retains sufficient integrity for listing on the California register under Criterion 1 at the local level for its association with the civic development of Alviso. As such, it is recommended eligible under Criterion 1 at the local level for the association with the civic development of Alviso.

*B12. References:

City of San Jose, 2003. "Subject: Central Community Policing Center – Historic Renovation & Site Work Package" Available online http://www3.sanjoseca.gov/clerk/agenda/4_29_03docs/04_29_03_2.18.htm. Accessed May 2023.

"Old Alviso Town Hall/Firehouse," 2000, "San Jose: Alviso – Old Alviso Town Hall/Firehouse" vertical file, California Room, Dr. Martin Luther King, Jr. Library, San Jose Public Library.

San Jose Mercury News/Herald. "Alviso Plans to Build Bigger Better Hall." July 4, 1934 p 7.

----- "Town Hall Site Acceptance By Alviso Delayed." August 8, 1934. p 8.

----- "States Oldest Charter City Gets Town Hall." August 31, 1934. p 11.

----- "Residents Speed Completion of First Town Hall." October 19, 1934. p 18.

----- "SERA Expenditures to Aid Santa Clara County Unemployed Pass Million Dollar Mark." May 12, 1935. p 21.

----- "Alviso Hall Set for Dedication". November 3, 1934. p 5.

----- "Alice Huxham Holds Court, Runs Efficient Household." December 23, 1951.

----- "Landmark Doomed to Wreckers Sledge." January 5, 1970.

----- "New Library, Fire House Perk Up Alviso Landscape." May 1, 1969.