State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI #						
	RY RECORD	Trinomial NRHP Status Co	de			
	Other Listings _ Review Code _		Date			
Page 1 of 11 *Resource Name or #: (Assigned by recorder) 1513 El Dorado Street P1. Other Identifier: Vahl's Restaurant *P2. Location: Not for Publication						
bou 1513 El Dora result of mult roofline inters appear to be includes larg	scription: (Describe resource and its major indaries) do Street is a two-story restaurant buildin iple additions since its original constructio sected by a neon blade sign reading "Vah aluminum frame single hung windows an eribbon picture windows on the western f façade. The primary entrances on the sou	g with a flat roof with boxed or n. The second floor consists or l's" with geometric detail on the d double vent windows cover açade and three-lite fixed pict	verhang and an irregular T-shaped of a residential space, with the box e western facade. The second sto ed with metal security bars. First fl ure windows and ribbon single hu	d footprint, the ked overhang bry windows loor fenestration ng windows on		

entrances on the southern addition are simple flush wooden doors. Exterior cladding includes both smooth stucco on the two-story building element, wide plank horizontal siding on the northern façade, and both smooth stucco and vertical wood siding on the

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 Story Commercial Building)

southern building addition. A small surface parking lot is present on the southern end of the parcel.

P5a. Photograph or Drawing (Photograph required for buildings, structures, a objects.)	nd
A V A H	

Context and Survey

*P4. Resources Present:				
Building □ Structure □ Object				
☐ Site ☐ District ☐ Element of District				
☐ Other (Isolates, etc.)				
P5b. Description of Photo: (view,				
date, accession #) View from El				
Dorado Street, looking north, Nov. 2022				
*P6. Date Constructed/Age and				
Source: ⊠ Historic □ Prehistoric				
□ Both				
Pre-1908 (Sanborn Maps)				
*P7. Owner and Address:				
Vahl Family LP				
PO Box 296				
Alviso, CA 95002				
*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				

Neighborhood of Alviso Historic

"none.")

*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): _____

DPR 523A (9/2013) *Required information

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

· · · · · · · · · · · · · · · · · · ·	
*Resource Name or # (Assigned by recorder) Vahl's Restaurant Page 2 of 11	*NRHP Status Code 5S3
B1. Historic Name: Vahl's Restaurant, Newport Inn B2. Common Name: Vahl's Restaurant B3. Original Use: Tavern B4. Present Use: B B5. Architectural Style: International B6. Construction History: (Construction date, alterations, and date and some story residential (between 1960 and 1968), modification of second story roof; c 1985. Con 1990 construction of projecting northern restaurant entrance	e of alterations) al addition; c 1965 Construction of the northwestern addition
B7. Moved? ⊠No □Yes □Unknown Date: B8. Related Features: none	Original Location:
B9a. Architect: Unknown B10. Significance: Theme Period of Significance (Discuss importance in terms of historical or architectural context address integrity.) The building at 1513 El Dorado Street was constructed between 1930 Dorado streets was closer to the Guadalupe River. It has been operate Amelia Vahl. The associations with hospitality in Alviso, and with Amerise to a level of significance that warrants listing on the national or statisting on either the National Register of Historic Places (National Registeria 3 and 4. See Continuation Sheet	and 1936, when the intersection of North Taylor and Eled as a hospitality venue since 1936, most of that time by slia Vahl in particular, are long-standing but do not appear to ate registers. The building is recommended not eligible for ister) or the California Register of Historical Resources
B11. Additional Resource Attributes: (List attributes and codes) B12. References: See Continuation Sheet	none
B13. Remarks: None.	(Sketch Map with north arrow required.)
*B14. Evaluator: Kathy Cleveland, ESA *Date of Evaluation: May 2023 (This space reserved for official comments.)	EL DORADO ST

DPR 523B (9/2013) *Required information

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B10: Significance (Continued)

The 1930 Sanborn Fire Insurance Map shows the 1-2 story San Jose Fruit Evaporating Company building at the southeast corner of El Dorado and Taylor streets. As early as 1936, local newspaper articles identified Fred Baumbach (eventual councilman and mayor of Alviso) as the owner and operator of the Newport Inn in Alviso. The Newport Inn was an "eight barstool tavern," described as a "popular club frequented by yachtsmen." Baumbach died in November 1941, and presumably it was at this time that Amelia Vahl took over operations of the Newport Inn.

Amelia Vahl (1906-2004)

Amelia (Rebozzi) Vahl was born February 1, 1906 in Los Banos, California, to a dairy farming family.⁵ Her parents Paul and Cora Rebozzi had immigrated from Switzerland with their oldest son Peter in 1902 and in 1905 the family settled in Los Banos where Amelia was born shortly thereafter.^{6,7} By 1920, the family had grown to nine children and the family had relocated to San Jose.⁸ The 1930 census shows Amelia as having married to Angelo Bechis (an Italian man, nearly 20 years her senior) who ran the Costa Hotel at 119 North Market Street where she worked as a housekeeper.^{9,10} Amelia had married Bechis in 1926 at the age of 20. In 1928 the couple purchased the Costa Hotel and by 1931 they were divorced.^{11,12} While Amelia briefly moved out following her divorce, by 1934 she had returned to reside at the Costa Hotel.¹³ Between 1934 and 1940, the Santa Clara Voter Registration and City Directories rolls identified her as a housewife, and later server, manager, and proprietor of the Costa Hotel.^{14,15,16}

¹ San Jose Mercury Herald "Singing Society In Visit to Baumbach's." May 27, 1936. p 11.

² San Jose Mercury Herald "Alviso Mayor's Funeral Will be Held Tomorrow." November 17, 1941. p 8.

³ San Jose Mercury News "The Boss' - The Gal Behind The Vahl Says She May Call It Quits." September 6, 1992. p B1.

⁴ San Jose Mercury Herald "Alviso Mayor's Funeral Will be Held Tomorrow." November 17, 1941. p 8.

⁵ Gathright, Alan. 2005. Amelia Vahl – longtime Alviso restauranteur. https://www.sfgate.com/bayarea/article/Amelia-Vahl-longtime-Alviso-restaurateur-2708239.php Jan 1, 2005.

⁶ Gathright, 2005.

⁷ U.S. Federal Census. 1920.

⁸ U.S. Federal Census, 1920.

⁹ Ancestry.com. California, U.S., Voter Registrations, 1900-1968 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.

¹⁰ U.S. Federal Census, 1930.

¹¹ San Jose Evening News. "Personals: What the People of San Jose are Doing." May 21, 1928. p 16.

¹² San Jose Mercury News "Thousands Look to Vahl's for Treats." May 10, 1931. p 11.

¹³ Ancestry.com. U.S., City Directories, 1822-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

¹⁴ Ancestry.com. U.S., City Directories.

¹⁵ Ancestry.com. California, U.S., Voter Registrations,

¹⁶ San Jose Evening News. "Thomas Gets Transcript of Probe." October 23, 1936. p 1.

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Figure 1. Vahl's Club, c.1950. Source: History San Jose, nd. 17

Per her own recollections, Amelia Vahl began operations of the Newport Inn in 1941, where she met her second husband Eric Vahl. Vahl was a Swedish immigrant who enlisted in the Army in 1941 out of Kalamazoo, Michigan where he had worked as cabinet maker. ^{18,19,20} Eric and Amelia married sometime prior to 1944 when a notice of intent to sell alcohol on the premise was posted under Amelia Vahl's name in the San Jose Mercury News on April 11, 1944. ²¹ That fall, Amelia Bechis Vahl sold the Costa Hotel on North Market Street to focus on the Newport Inn. ²² The building was briefly referred to as Vahl's Place, ²³ Vahl's Newport Inn. ²⁴, Vahl's club²⁵, and Vahl's restaurant. ²⁶ Review of historic newspaper articles indicate that Vahl's was known for its large dinners and banquets and was often used as a community event space. Eric and Amelia ran Vahl's together, providing a community gathering place and Italian food, for more than four decades. Vahl's survived multiple floods, including one in 1983 where the water was 9 feet high in the dining room. ²⁷ Eric and Vahl lived in the upstairs residential unit until Eric's death in 1986. Amelia continued running the restaurant until her death in 2004.

¹⁷ "Vahl's Club, Alviso" nd. History San Jose Collection. http://historysanjose.pastperfectonline.com/Photo/9EF3C1DA-00FE-4C4D-BD00-236680500458

¹⁸ San Jose Mercury News, September 6, 1992.

¹⁹ U.S. Federal Census, 1930.

²⁰ Ancestry.com. U.S., World War II Draft Cards Young Men, 1940-1947 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

²¹ San Jose Mercury Herald. "Notice of Intention to Engage in the Sale of Alcoholic Beverages." April 11, 1944. p 17.

²² "Costa Hotel Sold for \$14,000." August 24, 1944. p 1.

²³ San Jose Evening News. "Attend the 3rd Annual Rodeo." June 13, 1945. p 3

²⁴ San Jose Evening News. "Coast Guard Unit to Celebrate Sixth Anniversary." June 25, 1945. p 8.

²⁵ San Jose Mercury Herald. "County Group Figuts ARRL No Exam Proposal." June 9, 1946. p 18.

²⁶ San Jose Evening News. "Engineers to Elect." February 27, 1950. p 13.

²⁷ San Jose Mercury News, September 6, 1992.

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Figure 2. Vahl's, pre-1960. Source: Burrill and Rogers, 2006 28

Construction Chronology

Review of a 1939 aerial map shows a long rectangular building at the southeast corner of what is now El Dorado and North Taylor streets (the current location of Vahl's). The building was set back from North Taylor Street, fronting onto El Dorado Street, and oriented east/west. The second story residential appears as early as 1948 in aerial photos, and from photographs of Vahl's dating to the 1940s (**Figure 2**). The original second story roof consisted of a side gable, with cubic projection on the western side where the original Vahl's signage was hung. Review of historic aerials from the time indicate that the roof was converted to the current flat roof style in the mid-1960s, and it is presumed that the modern neon sign was installed concurrently to the roof replacement.

²⁸ Burrill, Robert and Lynn Rogers. Images of America: Alviso, San Jose. (Charleston, S.C.: Arcadia Publishing, 2006).

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Figure 3. 1939 aerial photograph of Alviso showing the location of Newport Inn/ Vahl's Restaurant outlined in red. Source: UCSB Geospatial Collection, Flight C-5750, Frame 284-114.

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1513 El Dorado 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:

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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.

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

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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:
- 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. ²⁹ 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, 1513 El Dorado 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. A discussion regarding City of San Jose criteria is presented after.

Criterion A/1 (Events)

²⁹ "Historic Resoruces 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.

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Vahl's Restaurant at 1513 El Dorado Street was constructed between 1930 and 1936, when newspaper articles described the Fred Baunbach's Newport Inn as a popular club for yachtsmen. Amelia Rebozzi took over running the establishment after Baumbach's death in 1941, taking over ownership by 1944. Amelia and her second husband Eric Vahl ran the restaurant together for decades, she as the cook and he as the bartender. Vahl's was a community gathering place, hosting numerous banquets, awards dinners, and parties. While the Newport Inn and later Vahl's was a place frequented by many Alvisans between the 1930s through the present, the building at 1513 El Dorado Street does not appear to have been historically significant for its associations with the development of Alviso. Research about the building did not reveal any particularly significant associations with the development of Alviso. Rather, the building was a typical restaurant gathering place, While noteworthy for its longevity, age alone is not enough to attain significance under state and federal criteria. 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 building is associated with commerce (as Vahl's), but this association does not appear to rise to the level where it could be considered important within that context. It was one of many gathering spaces in the center of town throughout the history of Alviso. Because the building at 1513 El Dorado Street does not appear to be historically significant with in the contexts of 20th century commercial development in Alviso, it is recommended **not eligible** for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in Alviso.

Criterion B/2 (People)

Amelia Rebozzi Vahl was the longtime owner and operator of Vahl's Restaurant from 1941 through her death in 2004. Vahl was a longtime business owner and prominent citizen through the mid- to late- twentieth century. The historical association with Amelia Vahl and her namesake restaurant is a long one, but for an association to be considered historically significant the person or family "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." Amelia Vahl does not appear to be historically significant within the context of 20th century development in Alviso at the local, state or federal level. Therefore, building at 1513 El Dorado 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 1513 El Dorado Street is simple in form and design, reflecting many additions and alterations since its original 1930s construction. The extant building has mid-century contemporary architectural elements, including the flat roof with boxed overhang and smooth stucco exterior. However, the building is not a particularly obvious example of any distinct architectural style. The building and all its additions are mostly the result of functional design improvement; its materials are economical and represent widely available options found throughout Alviso and the Bay Area. The building does not demonstrate particularly innovative or unusual adaptations these materials or of a particular architectural style. Additionally, no architect or builder could be identified. As such, the building at 1513 El Dorado 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 1513 El Dorado 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

³⁰ 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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the Perkins family. As such, 1513 El Dorado 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 1513 El Dorado Street is not recommended eligible under any criteria, a further assessment of integrity is not required.

City of San Jose Historic Resources Inventory

1. Its character, interest, or value as part of the local, regional, state, or national history, heritage for culture;

Vahl's at 1513 El Dorado Street does not represent the character of Alviso. Its value was as the local restaurant during the mid- to late- twentieth century, but archival review failed to indicate any significant heritage or cultural importance of the building.

2. Its location as a site of a significant historic event;

Research did not suggest that 1513 El Dorado Street was the location of a significant historical event.

3. Its identification with a person or persons who significantly contributed to the local, regional, state, or national culture and history:

Amelia Rebozzi Vahl and her husband Eric Vahl had a long association with Alviso dating back to the mid-twentieth century. Research suggested that Amelia Vahl specifically was an active member of the community, acting as the face of the restaurant that bore her name and providing food and community for residents and visitors. Amelia Vahl's local contribution to Alviso's culture is apparent in the written record of her character and generosity, and the value that the local community placed on both her and her restaurant. As such, Vahl's appears eligible for the San Jose Historic Resources Inventory under Category 3.

4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;

Vahl's at 1513 El Dorado Street represents a long standing community gathering place in the City of Alviso. It provided local citizens and visitors food as well as a location for casual and celebratory interactions. Vahl's provided gathering place for community celebrations and awards dinner for groups small and large and has been a well-loved community landmark for over 80 years. As such, it appears eligible for the San Jose Historic Resources Inventory under Category 4.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

There is no specific overall style or distinctive character to 1513 El Dorado Street.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

There is no specific overall style or distinctive character to 1513 El Dorado Street.

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

No designer has been identified with 1513 El Dorado Street.

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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.

There is no specific overall style or distinctive character to 1513 El Dorado Street.

Overall, the building appears to meet the criteria for consideration as a City of San Jose Landmark under Categories 3 and 4. It is recommended in recognition of its role as a community asset from 1941-c.1978.

Summary

*B12. References:

Burrill, Robert and Lynn Rogers. Images of America: Alviso, San Jose. (Charleston, S.C.: Arcadia Publishing, 2006).

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.

Parcelquest.com. "1513 El Dorado Street, San Jose." https://pqweb.parcelquest.com/#home.

San Jose Mercury News. May 21, 1928.

- ----. May 10, 1931.
- ----. May 27, 1936.
- ----. October 23, 1936.
- ----. July 29, 1937.
- ----. November 17, 1941.
- ----. April 11, 1944.
- ----. August 24, 1944.
- ----. August 17, 1953.
- ----. March 14, 1971.
- ---. September 6, 1992.

San Jose Planning, Building & Code Enforcement, City of. "Historic Resoruces Inventory." https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory.

University of California at Santa Barbara Library. *Aerial Photography*. Geospatial Collection. https://www.library.ucsb.edu/geospatial/aerial-photography.