

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 8 *Resource Name or #: (Assigned by recorder) 5030 North First Street

P1. Other Identifier: George Mayne Elementary School

*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 Location: Not for Publication Unrestricted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 5030 North First Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 591373.00 mE/ 4142469.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-43-012

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

5030 N First Street is an elementary school complex situated on a 7.5-acre parcel at the intersection of North First Street and Tony P Santos Way. The campus consists of four parallel classroom buildings, an administration building, a kindergarten classroom, and ten modular classroom buildings. Four rectangular multi-classroom wings (Buildings A/B, C, D, and E) are situated on the east side of campus along Tony Santos Way. The southernmost of these two buildings (A and C) were the earliest constructed in 1956, and Buildings D, E, and the Kindergarten Building B constructed in 1958. These original buildings all have the same appearance with concrete construction, standing seam sheet metal roof, flush metal doors, and fenestration consisting of ribbons of clerestory windows on the southern façade of the building and multi-lite industrial fixed windows on the northern façade. Building B, added in 2002, has a side gable roof, panel concrete cladding, paired picture windows, and flush metal doors. See Continuation sheet.

*P3b. **Resource Attributes:** (List attributes and codes) HP15 (Educational Building)

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 North First Street, looking north, April 2023

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
1956 (newspaper)

*P7. **Owner and Address:**
Santa Clara Unified School District
5040 North First Street
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:** April 2023

*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) 5030 North First Street *NRHP Status Code 6Z
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B1. Historic Name: George Mayne Elementary School
B2. Common Name: George Mayne Elementary School
B3. Original Use: Education – elementary school B4. Present Use: Education – elementary sch
*B5. Architectural Style: contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations)
1956 – original construction
1958-1960 – construction of kindergarten; additional wing with four classrooms
c. 1973 - gymnasium

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

*B8. Related Features:
none

B9a. Architect: Kress, Goudie & Kress b. Builder: George A Lauer

*B10. Significance: Theme Education Area Alviso
Period of Significance n/a Property Type Public School Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Overall, the building does not meet any of the criteria for consideration as a City of San Jose Landmark. 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. 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. 5030 North First Street served as the local elementary school for decades, spanning both the periods when Alviso was an incorporated city and when it was consolidated into the City of San Jose. While the building does not meet the criteria for historical designation, it is recommended as a **Structure of Merit** in recognition of its role as a community asset from 1956-c.1978.

See Continuation Sheet

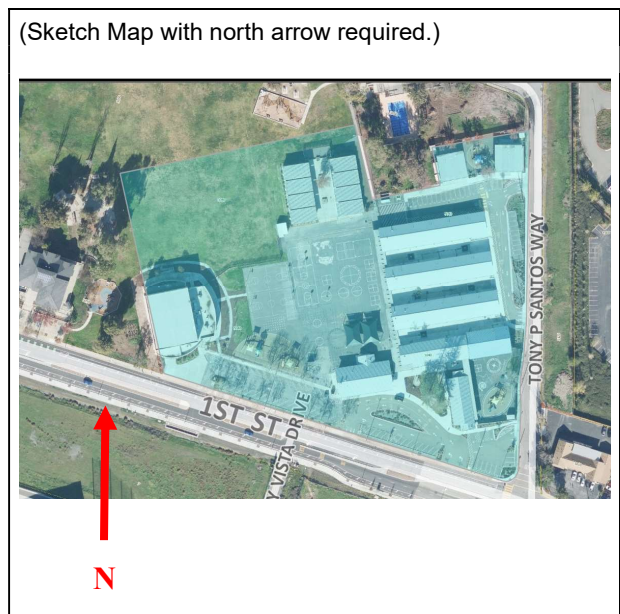
B11. Additional Resource Attributes: (List attributes and codes) none

*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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P3a: Description (Continued)

The gymnasium on the south end of campus was constructed in the 1970s, appearing on historic aerials by 1980. It is similarly designed as the rest of the permanent campus buildings, with concrete construction, a standing seam sheet metal clad gable roof, clerestory windows, and flush metal doors.

B10: Significance (Continued)

In 1954, residents in the Alviso Elementary School District voted to approve a \$147,000 bond measure to replace the aging Alviso School that was built in 1900 at the northwest corner of Liberty and Hoppe streets. In 1956, a new eight-classroom stucco school opened at 5030 North First Street and was named after Alviso rancher George Mayne who donated the land for the school campus. Mayne was also the oldest member of the school board of trustees at the time.¹ The school was dedicated June 6, 1956, and the dedication was attended by the building contractor (George A Lauer) and representatives from the architectural firm of Kress, Goudie & Kress who designed the school.² The school expanded quickly, when two years later in 1958 the school was one of two Santa Clara County Schools to receive a state loan of \$273,000 towards the expansion of the school.³ Three buildings were added by 1960, including a kindergarten and a new wing with four new classrooms.⁴

Review of historic aerials identified Building G as being constructed prior to 1980. After Alviso consolidated with San Jose in 1968, the area around the elementary school was slowly developed with community amenities. The first improvement was the construction of the swimming pool and adjacent 7.5 acre community park started in 1969.⁵ They were completed by the late 1970s.

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 5030 N First 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

¹ San Francisco Examiner. "School Bonds Win," May 1, 1954, p. 23.

² San Jose Mercury News. "Alviso Dedicates its new School Building Today" June 6, 1956. p. 20

³ San Jose Mercury News. "2 Schools Get Loans." March 7, 1958. p 16.

⁴ San Jose Mercury News. March 7, 1958.

⁵ San Jose Mercury News "SJ Expects Alviso Funds" January 22, 1969. p. 84

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- 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 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;

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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. 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, 5030 N First 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)

The George Mayne Elementary School at 5030 North First Street was constructed in 1956 during the post-WWII period of growth in Alviso. As presented in the historic context statement, the period after World War II was one of slow but progressive change as the population began to increase after decades of slow decline. The elementary school does not, however, appear to have been historically significant for its associations with this period in the development of Alviso. Research about the building did not reveal any particular associations with the development of Alviso beyond those reasonably expected of a public elementary school. For that association 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

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clearly be important within the associated context.” Within the context of 20th century development in Alviso, the building is associated with civic development, yet this association does not appear to rise to the level where it could be considered important within that context. It was one of many schools throughout the history of Alviso. Because the building at 5030 N First Street does not appear to be historically significant within the contexts of 20th century civic 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)

George Mayne donated the land on which the school was constructed, and was the longest standing school board trustee member at the time of the school’s dedication and naming. The historical record does not, however, indicate that Mayne was significant for this association. For this 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.” George Mayne does not appear to be historically significant within the context of 20th century development in Alviso. Therefore, building at 5030 North First 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 5030 North First Street is simple in form and design, reflecting typical mid-twentieth century civic and educational design practices. The salt-box style roof, ribbon windows and large windows, and single-story design all reflect mid-century education design trends, and do not demonstrate any particular architectural style. Additionally, research did not identify any especial significance to the builder (George Lauer) or the architectural design firm (Kress, Goudie & Kress). Neither are considered masters in their fields. As such, the building at 5030 North First 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 school at 5030 North First Street is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, or the history of Alviso. As such, 5030 North First 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 5030 North First 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;

The building at 5030 North First Street does not represent the character of Alviso. Its value was as the local elementary school during the mid- to late- twentieth century, but archival review failed to indicate any significant heritage or cultural importance of the school.

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

Research did not suggest that 5030 North First Street was the location of a significant historical event.

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

George Mayne donated the land on which the school was constructed, and was the longest standing school board trustee member at the time of the school's dedication and naming. The historical records does not, however, indicate that Mayne was significant for this association in local, regional, state, or national culture or history.

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

The building at 5030 North First Street does not appear to exemplify a particular cultural, social, or historic heritage with the city of San Jose. It has served as an elementary school for many years and does not represent a particular group, period, or aspect of life in Alviso that is historically important.

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 5030 North First Street that would portray a group of people or era of history.

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

The building at 5030 North First Street is simple in form and design, reflecting typical mid-twentieth century civic and educational design practices. As such, it does not significantly embody any distinguishing characteristics, but rather demonstrates a common architectural type that would not rise to a level of local significance.

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

Research failed to indicate that either the builder (George Lauer) or the architectural design firm (Kress, Goudie & Kress) associated with 5030 North First Street achieved master status in their trades, nor did either demonstrate work that influenced the development of the City of San Jose.

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.

The buildings at 5030 North First Street do not embody the elements of architectural or engineering design, detail, materials, or craftsmanship representing a significant architectural innovation. The campus reflects typical design choices and trends in mid-century civic educational architecture and is not an exceptional or unique example of the style.

Overall, the building does not meet any of the criteria for consideration as a City of San Jose Landmark. 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. 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. 5030 North First Street served as the local elementary school since 1956, spanning both the periods when Alviso was an incorporated city and when it was consolidated into the City of San Jose. While the building does not meet the criteria for historical designation, it is recommended as a Structure of Merit in recognition of its role as a community asset from 1956-present day.

B12: References (Continued)

San Francisco Examiner. "School Bonds Win," May 1, 1954, p. 23.

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Property Name: 5030 North First Street

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San Jose Mercury News. "Alviso Dedicates its new School Building Today" June 6, 1956. p. 20

San Jose Mercury News. "2 Schools Get Loans." March 7, 1958. p 16.

San Jose Mercury News "SJ Expects Alviso Funds" January 22, 1969. p. 84