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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Bayside Canning Company

D1. Historic Name: Bayside Canning Company D2. Common Name: Bayside Cannery

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Bayside Canning Company historic district encompasses approximately 3.74 acres and includes all the remaining buildings associated with the Bayside Canning Company, the ruins of former cannery buildings, and adjacent associated open spaces that once held additional cannery facilities. While the district boundary does not include all former cannery facility properties, it does contain those parcels that also include contributing buildings. The district is centered on the intersection of Elizabeth and Hope streets in the Alviso neighborhood of San Jose and includes the four parcels around this intersection. The four contributing features are:

1. Bayside Cannery (APN 015-01-028) (1906, additions 1929) – 1290 Hope Street
2. Union Warehouse (APN 015-01-029) (c.1858) – 1200 Hope Street
3. Chinese Cookhouse (APN 015-01-038) (c.1929) – 906 Elizabeth Street
4. Bayside Cannery Office (APN 015-01-020) (c.1925, relocated c.1929) – 907 Elizabeth Street

See Continuation Sheet.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Bayside Canning Company historic district is bounded on the north by Mills Street and the San Francisco Bay, on the east by the property line between 906 and 922 Elizabeth streets, on the south by the combined southern property lines of 907 Elizabeth and 1200 Hope streets, and on the west by the Guadalupe River levee. See **Map 1**.

**\*D5. Boundary Justification:**

The boundary includes the four remaining buildings associated with the Bayside Canning Company as well as all the land within those four parcels. This land once contained other supporting facilities such as additional canning buildings (some ruins are still present), workers cottages, and storage tanks. No modern intrusions are located within the district boundaries.

**D6. Significance: Theme** Agriculture/Canning and Chinese in California **Area** Santa Clara County  
**Period of Significance** 1908 - 1936 **Applicable Criteria** A/1 and C/3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Bayside Cannery is significant for its association with the Chew family, founders and owners of the Bayside Cannery in Alviso, California. Thomas Foon Chew, the son of the founder Sin Yin Chew, developed the cannery operations into one of the largest canneries in the county and their combined Bayside Cannery facilities in California constituted the third largest cannery operation in the United States in 1931. The cannery was the first major Chinese owned industry in Santa Clara County. Thomas Chew employed hundreds of people in his business from a variety of ethnic backgrounds; the cannery contributed substantially to the economic vitality of Santa Clara County. Besides the cannery operations in Alviso, Chew built two other canneries in the region and owned thousands of acres of farm and orchard land.

See Continuation Sheet.

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):

*Five Views: An Ethnic Historic Site Survey for California*. (Sacramento: State of California Office of Historic Preservation, 1988). [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

*HABS No. CA-2686: Bayside Cannery*. (San Francisco: Department of the Interior, 1997).

*San Francisco Examiner*. "Old Town Charter of Alviso Still in Force." February 12, 1905.

See Continuation Sheet.

**\*D8. Evaluator:** Becky Urbano **Date:** May 2023

**Affiliation and Address:** ESA, 787 The Alameda, Ste. 250, San Jose, CA 95126

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### D3: Detailed Description (continued)

This area retains much of the industrial character that existed during the period of significance with close proximity to the water, open and unobstructive views to Alviso Slough and San Francisco Bay, and limited modern intrusions.

One building in the district (Union Warehouse) is currently listed on the National Register of Historic Places as part of the Port of Alviso Historic District.

In 1995, the four district contributing features were included as part of a California Point of Historical Interest application along with 12 other buildings.<sup>1</sup> Together with the former Union Warehouse, which also was owned and used by the Bayside Cannery, this sub-group of the 1995 California Point of Interest constitutes a significant historical resource associated with prominent Chinese businessman Thomas Foon Chew. In 1997, the main Bayside Cannery building at 1290 Hope Street was subject to Historic American Building Survey (HABS) recordation. That documentation noted the significance of the complex but failed to formally evaluate it for listing at the national, state, or local level.

In 2022, the roof of the Bayside Cannery (1290 Hope Street) collapsed due to poor condition of the roof structure.

This district form intends to formally evaluate and update these prior district documentation packages to reflect current conditions as of 2023.

### D6: Significance (continued)

The Bayside Canning Company is identified in *Five Views: An Ethnic Historic Site Survey for California* prepared by the California Office of Historic Preservation in 1988 as a significant site associated with Chinese Americans in California

## Historic Context

### The Town of Alviso

The following pre-contact historical summary is taken from the *California Point of Interest: Port of Alviso* application prepared in 1995:<sup>2</sup>

Alviso was laid out in 1849 and incorporated in 1852 by a group of American speculators who believed Alviso would become one of the most important towns in the state because of its location on the San Francisco Bay and its proximity to San Jose, the newly designated state capital. The Alviso port was the major commercial shipping depot for the entire Santa Clara Valley. Four horse teams hauled quicksilver from new Alvin and to the Port of Alviso. In 1853 the Raleigh George Adams constructed a steam flour mill, which was the largest mill in the county, process Santa Clara Valley week for growing the local population. Wharves, warehouses, hotels, taverns, doors, and residences were also built in Alviso as a local economy grew with the influx from the gold rush. In 1858, the Guadalupe River access from Alviso to the bay was enhanced by a channel through Alviso Slough.

Although the port developed as a major passenger and freight link between San Francisco and the southern bay area, it never met the expectations of the developers. Peter Burnett, California's first American governor and one of the major investors and Alviso's development, built a two-story mansion in Alviso in December 1850. Following the removal of the state capital from San Jose, Burnett realized that Alviso would not become the major seaport envisioned by its founders. In 1854, he had his house disassembled and rebuilt on N. 1<sup>st</sup> Street in San Jose.

<sup>1</sup> City of San Jose, *Application for California Point of Historical Interest: Port of Alviso*, 1995.

<sup>2</sup> *Application for California Point of Interest*, p. 45.

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In 1864, Alviso declined in importance as a commercial port the completion of the San Francisco-San Jose railroad offered alternatives shipping freight by steamboat to San Francisco. The completion of the transcontinental railroad in 1869 sealed the port's doom. The importance of the Port of Alviso continue to diminish, except as a point of shipment for local produce to San Francisco. Small steamers carried produce, such as strawberries, and some passengers when they were able to compete with prevailing rail rates. The completion of the Southern Pacific narrow gauge railroad route Alviso and 1876 revived the small town's principal industries and Alviso included the Alviso flour Mills, a watch factory, Bayside cannery, through evaporators, and Shell business. Periodically, plans were made to develop reports, and in 1890, the marshlands of Alviso was optimistically surveyed as 'New Chicago at the Port of Alviso.' However, these plans never came to fruition.

By 1881, the town of Alviso had several industries that still relied on the port, even though shipping activities never reached the heights of the 1850s and 1860s. By 1890, the town had a population of 967. After the failure of the New Chicago development, the population fell to 529 by 1900.<sup>3</sup>

After the 1906 earthquake devastated San Francisco and damaged many buildings and structures, industries looked to rebuild outside of the city's boundaries. This included the Precita Canning Company owned by Sai Yin Chew. After immigrating to the United States in 1878, Chew built up a successful business in San Francisco. When it was destroyed in 1906, he moved his cannery south to Alviso.<sup>4,5</sup> Chew and his son, Thomas Foon Chew, restarted canning operations as the Bayside Canning Company, located in the former Fruit Canning Company of Alviso buildings.

Chew died on February 24, 1931 and in 1933, the cannery went into receivership. It was sold in 1936 to the Bay Shore Cannery Company. It continued to operate as a cannery under different owners through the 1960s, after which canning operations in Alviso ended.

### Canning in Santa Clara County

Fruit canning in Santa Clara County began in 1871 when Dr. James Dawson began experimenting with commercial canning techniques at his residence in San Jose.<sup>6</sup> It was a natural complement to the vast orchards that were then being planted throughout the Santa Clara Valley and around the San Francisco Bay Area. According to the *San Jose, California Historic Context Survey, Draft*:

The fruit canning and dry pack industry quickly grew to become the urban counterpart of the Valley's expanding orchard lands. Other support industries such as box, basket, and can factories were created to support this form of intensive agriculture.

The manufacturing of orchard and food processing machinery and spring equipment became important local industries. W. C. Anderson started a canning machinery factory (Anderson Prunedipping Co.) in 1890. Anderson absorbed Barngrover, Hull, & Cunningham in 1902 becoming Anderson-Barngrover Manufacturing Co. this company merged with the Bean Spray Pump Company

<sup>3</sup> HABS No. CA-2686: *Bayside Cannery*, (San Francisco: Department of the Interior, 1997), p.10.

<sup>4</sup> "Bay Side Canning Company," *Five Views: An Ethnic Historic Site Survey for California*, 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

<sup>5</sup> The original use of the Bayside Cannery site is often reported as being the former Alviso Watch Factory. However, that building was located on State Street. The buildings that Chew purchased were part of the former Fruit Canning Company of Alviso. This earlier cannery was started in 1905 by a group of local farmers and investors and operated from a preexisting building known as the Boots warehouse. "Old Town Charter of Alviso Still in Force," *San Francisco Examiner*, February 12, 1905, p. 20.

<sup>6</sup> City of San Jose, *San Jose, California Historic Context Survey, Draft*, September 29, 2021, p. 63.

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in 1928 to become Food Machinery Corporation (FMC), the company that built the World War II amphibious tracked landing vehicles and ultimately during the Cold War the Bradley Fighting Vehicle.

The fruit industry thus came to dominate the lives and livelihoods of most residents in San Jose by the end of the 19<sup>th</sup> century in both agriculture and industry. Early industrial development was located near shipping points and transportation lines...<sup>7</sup>

...The beginning of the 20<sup>th</sup> century saw an explosion of industrial development associated with the local fruit dry pack and canning industry which resulted in a period of related residential growth beyond the limits of [San Jose] as World War I approached. With new immigrants flowing into the area to work in the orchards and canneries, most of the remaining undeveloped land within the original [boundaries of San Jose] filled with working class homes, and new tracts were established during the second decade in suburban areas such as Hachette Park, the Gardener District (and greater Willow Glen), East San Jose, Burbank, and Westside...<sup>8</sup>

... As suburbanization of the valleys agricultural lands gained rapid pace in the 1950s and 1960s, agricultural fieldwork shifted to the Salinas and central valleys. The canneries continued to operate into the 1970s until the cost of doing business push those that survived to that point to new industrial centers in Modesto, Loughon, Marysville, and other population centers in the San Joaquin and Sacramento valleys...<sup>9</sup>

### Bayside Canning Company

The Bayside Canning Company was the second started by Sai Yin Chew. Following the 1906 earthquake, Chew moved his operations from San Francisco to the former Fruit Canning Company of Alviso buildings located in the Port of Alviso.<sup>10,11</sup> The operations began with tomatoes. By 1908, the complex consisted of a wooden, one-story cannery, two brick warehouse buildings a water tower, a small wooden box storage building, a concrete storage tank, an oil tank, and an artesian well (see **Figure 1**). Additional buildings were located south of the main complex and included a wagon house, a warehouse, an office building, and a small dwelling. In 1910, all the employees were Chinese with the exception of a Japanese foreman and laborer.<sup>12</sup>

Chew began with packing tomatoes primarily using laborious, hand packing techniques. The operation was run by steam supplied by "old, donkey-type boilers; open vats were used in processing fruits and vegetables. Hand seamers and hand soldering were used in canning the processed food."<sup>13</sup> This changed when the cannery was eventually managed by Chew's son, Thomas Foon Chew. Under his management, operations expanded and production was modernized. <sup>14</sup> He "devised a method for washing tomato boxes before their return to the fields, and he bought a tugboat

<sup>7</sup> City of San Jose, *Five Views: An Ethnic Historic Site Survey for California*, September 29, 2021, p. 63.-65.

<sup>8</sup> *San Jose, California Historic Context Survey, Draft*, p. 72.

<sup>9</sup> *San Jose, California Historic Context Survey, Draft*, p. 83.

<sup>10</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>11</sup> The original use of the Bayside Cannery site is often reported as being the former Alviso Watch Factory. However, that building was located on State Street. The buildings that Chew purchased were part of the former Fruit Canning Company of Alviso. This earlier cannery was started in 1905 by a group of local farmers and investors and operated from a preexisting building known as the Boots warehouse. "Old Town Charter of Alviso Still in Force," *San Francisco Examiner*, February 12, 1905, p. 20.

<sup>12</sup> *HABS No. CA-2686: Bayside Cannery*, p.9-10.

<sup>13</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>14</sup> *HABS No. CA-2686: Bayside Cannery*, p.11.



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and barge to transport goods. He also bought land near Yuba City [in] Sutter County, to grow peaches, and near Dos Palos [in] Merced County, for rice.<sup>15</sup>

Under his leadership, the work force at the Bayside Canning Company came to represent a myriad group of immigrants to the area: people of Chinese, Italian, Portuguese, Japanese, Filipino, and Irish heritages.<sup>16</sup> They packed and canned various fruits and vegetables including spinach, cherries, apricots, plums, peaches, pears, tomatoes, ketchup, tomato sauce, hot sauce, fish sauce, and fruit cocktail.<sup>17</sup> Items were packed under various labels including Del Monte and Libby, McNeill & Libby, with only the highest quality products receiving the "Bayside" label.<sup>18</sup> At its peak, the Bayside Canning Company, headquartered in Alviso, was the third largest canning company in the United States, behind Del Monte and Libby, McNeill & Libby.<sup>19</sup>

Commented [JK1]: The company's name is Libby, McNeill & Libby.

Commented [JK2]: See comment above.

Products were delivered to the Alviso cannery by horses and wagons. Products coming from the San Joaquin and Sacramento River delta regions arrived by ship or train. When products were not shipped to Alviso, they went to one of Thomas Foon's other canneries in Isleton (Sacramento County, constructed 1919) or Mayfield (Santa Clara County, constructed 1924).

Chew undertook a massive building campaign in Alviso in 1929 (see **Figure 2**). The current cannery building (1290 Hope Street), office (907 Elizabeth Street), and Chinese Cookhouse (906 Elisabeth Street) date to this period. Additionally, he constructed 30 workers cottages, a warehouse, an addition to the cannery, and other unnamed projects. Unfortunately, Chew died on February 24, 1931, shortly after work was completed. In 1933, the cannery went into receivership and in 1936 it was sold to the Bay Shore Cannery Company. It continued to operate as a cannery under different owners through the 1960s.

### Sai Yin and Thomas Foon Chew

Sai Yin Chew immigrated from China to the United States in c.1878.<sup>20</sup> Chew eventually settled in San Francisco where he founded the Precita Canning Company c.1890 at Broadway and Sansome Street. The officers and board of directors of the company were all of Chinese ancestry. When the cannery and company offices were destroyed in the 1906 earthquake, Chew moved the company to Alviso and changed its name to the Bayside Canning Company.<sup>21</sup> Sai Yin Chew grew the new cannery with the help of his son, Thoman Foon Chew who was 17 when the family relocated to Alviso. It was under Thomas Foon's leadership that the Bayside Canning Company came to dominate canning operations in the region. He expanded into the Central and San Joaquin Valleys, grew some of his own crops for processing, and modernized the canning industry through his innovative processing techniques, some of which are still used by modern canneries through at least 1988.<sup>22</sup>

## Contributing Features

The district is composed of four properties that represent the heart of Bayside Canning Company in Alviso at the height of the company's success and which represent four areas of the company's operation: canning, storage, business and management, and workers' facilities.

### Canning and Packing

<sup>15</sup> *Five Views: An Ethnic Historic Site Survey for California.*

<sup>16</sup> *HABS No. CA-2686: Bayside Cannery*, p.10.

<sup>17</sup> *Five Views: An Ethnic Historic Site Survey for California.*

<sup>18</sup> *HABS No. CA-2686: Bayside Cannery*, p.11.

<sup>19</sup> *Five Views: An Ethnic Historic Site Survey for California.*

<sup>20</sup> *HABS No. CA-2686: Bayside Cannery*, p.9

<sup>21</sup> *Five Views: An Ethnic Historic Site Survey for California.*

<sup>22</sup> *Five Views: An Ethnic Historic Site Survey for California.*

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Canning took place in a large complex of buildings that grew out of the original Fruit Canning Company of Alviso building. This original building was greatly expanded and modified as part of the 1929 building campaign. Canning and processing are represented by the Bayside Cannery at 1290 Hope Street (APN 015-01-028). Additionally, ruins of a warehouse and traces of the foundations of cannery additions remain on the northern and northwester portions of this same parcel and within Alviso Marina Park.

### Storage

The Bayside Canning Company had several large warehouses on multiple properties in Alviso. Some were constructed by the company while others were purchased and reappropriated for cannery use. The ruins of one warehouse are located on the same parcel as the main cannery building at 1290 Hope Street. The former Union Warehouse at 1200 Hope Street (APN 015-01-029) was purchased by Sai Yin Chew and converted to cold storage to serve the cannery. During the height of cannery operations c.1930, the footprint of the brick warehouse was expanded through a large one-story wood frame addition that surrounded it on three sides. The addition was removed c.1964.<sup>23</sup>

### Business and Management

Cannery operations were directed from a small, mission-revival style building that was originally constructed on the northwest corner of the intersection of Hope and Elizabeth streets. It is currently located at 906 Elizabeth Street (APN 015-01-020). This building is more elaborate and refined in architectural detail, fitting for a business office associated with a successful company.

### Workers' Facilities

The Bayside Canning Company employed a wide range of immigrant labor. Many workers lived elsewhere during most of the year but lived on site during peak canning times. The 1929 expansion of the cannery facilities included dozens of small workers' cottages and a combination dormitory and kitchen (907 Elizabeth Street) all located on the same parcel (APN 015-01-038). Nearly the full extent of the parcel was devoted to workers' housing. While the workforce was composed of multiple nationalities, a majority of workers were of Chinese ancestry. As a consequence, 907 Elizabeth Street is often referred to as the Chinese Cookhouse.

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<sup>23</sup> The date of the addition's removal is estimated based on comparisons of aerial photographs taken in 1963 and 1965.

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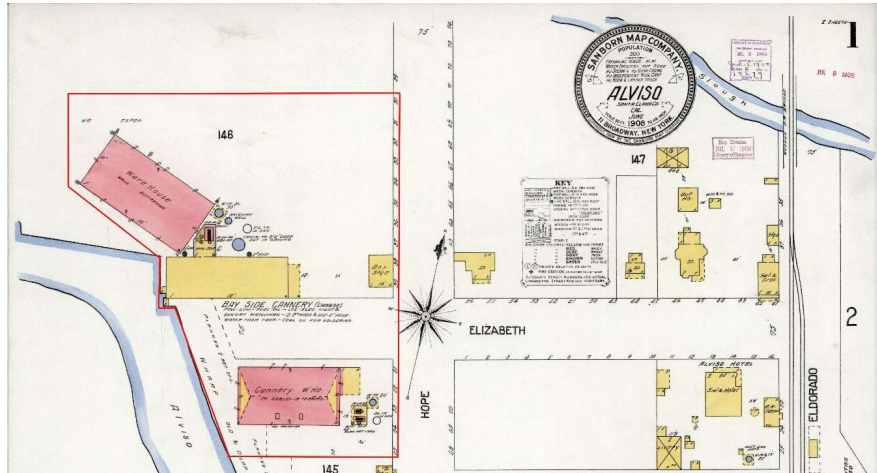


Figure 1: 1908 Sanborn Fire Insurance Map: Alviso, California, Sheet 1. The extent of the Bayside Canning Company at that time is shown in red.

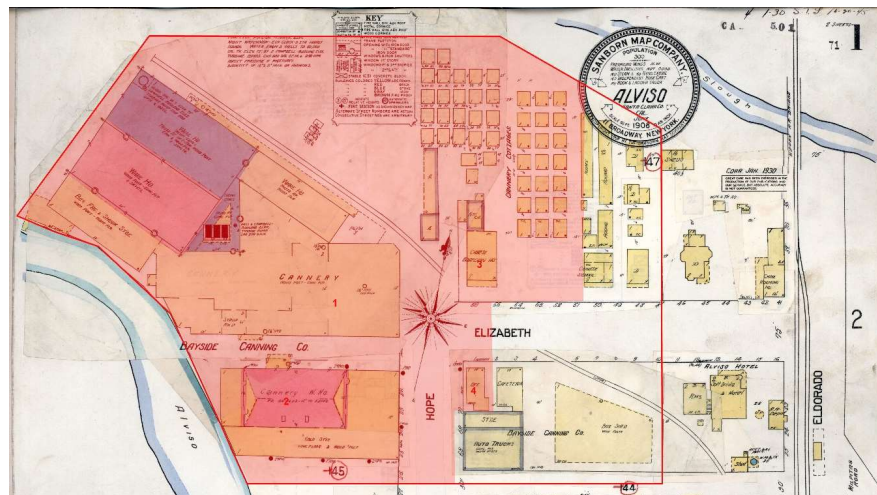


Figure 2: 1930 Sanborn Fire Insurance Map: Alviso, California, Sheet 1. The extent of the Bayside Canning Company in 1930 is outlined by the red line and includes an expansion of the cannery building and dozens of workers' cottages. All contributors are shown on this map and the historic district boundaries are approximately shown by the red shaded area.

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### Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the Bayside Canning Company Historic District has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are described 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.

#### 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

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(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;
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.<sup>24</sup> 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

<sup>24</sup> "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>.

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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, the Bayside Canning Company Historic District 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 Bayside Canning Company was a major contributor to the Santa Clara Valley's dominance in fruit and vegetable canning and packing during the early 20<sup>th</sup> century. As noted above, the valley supplied canned and packed produce for the entire country and was known around the world as the "Valley of the Hearts Delight" for its range of agricultural products and extent of its fruit orchards. As the third largest canning operation in the United States, the Bayside Canning Company was instrumental in establishing the area's reputation and prominence; only Del Monte and Libby were larger. The facility in Alviso was the first for the company and served as its headquarters. As such, the Bayside Canning Company Historic District is recommended eligible for listing on the National Register under Criterion A and on the California Register under Criterion 1 at the national level for its instrumental role in solidifying Santa Clara Valley's reputation as a fruit packing and canning center for the United States.

The Bayside Canning Company was founded by Chinese businessman Sai Yin Chew. It was expertly managed and expanded by his Chinese-American son, Thomas Foon Chew. The business is directly associated with the Chinese and Chinese American experience in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It represents a rare occurrence of a Chinese-American owned business rising to compete at the national level to become a nationally-recognized brand. Chew employed a wide range of immigrant labor; the majority of workers were of Chinese ancestry at a time when discrimination often prevented such individuals from obtaining reliable and consistent work. The historical importance of the Bayside Canning Company within the context of the Chinese American experience was noted as early as 1988 when it was selected as one of a handful of sites across California to be highlighted in the seminal publication *Five Views: An Ethnic Historic Site Survey for California*. Based on this association with Chinese and Chinese American history in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in California, the Bayside Canning Company is recommended eligible for listing in the National Register under Criterion A and the California Register under Criterion 1 at the state and local levels.

The period of significance for Criteria A/1 is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew.

#### *Criterion B/2 (People)*

The Bayside Canning Company is associated with the productive working life of Thomas Foon Chew. Chew was a highly successful Chinese American businessman in an era when people of Chinese ancestry were subject to widespread discrimination. In spite of this, he was able to grow his father's modest canning company into the third largest in the country, expanding beyond Alviso and into the Central Valley and beyond. He not only was able to establish himself as a local business leader but also became a leader within the canning and packing industry. He

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Property Name: Bayside Canning Company Historic District

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developed techniques for canning and packing that remain in practice today. The Bayside Canning Company Historic District is recommended eligible for listing in National Register under Criterion B and in the California Register under Criterion 2 for its association with the productive working life of Thomas Foon Chew, a prominent Chinese American businessman who helped to shape the packing and canning industry in the first three decades of the 20<sup>th</sup> century.

The period of significance for Criteria B/2 is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew.

### *Criterion C/3 (Design)*

The contributors to the Bayside Canning Company Historic District represent a variety of common and utilitarian designs. The cannery building (1290 Hope Street) and the office (907 Elizabeth Street) are both designed in the Spanish Colonial Revival style. This style was popular in 1920s and 1930s and was adapted for a wide range of building types from industrial plants to residences to civic architecture. Neither building demonstrates particularly innovative or unusual adaptations of the style. The Union Warehouse (1200 Hope Street) and Chinese Cookhouse (906 Elizabeth Street) are utilitarian in form and design. Both have been modified several times since they were initially constructed. As a whole, the district does not have a uniform design, architecture, or cohesive development pattern. As such, the Bayside Canning Company Historic District is **not recommended eligible** for listing on the National or California registers under Criterion C/3 for its design.

### *Criterion D/4 (Information Potential)*

After the company was sold in 1936, canning operations were scaled back. By the 1960s, none of the buildings were being used for canning or canning-related purposes. All four contributors to the Bayside Canning Company Historic District have since been modified to varying degrees and are unlikely to provide additional information regarding canning, canning operations, or the Chew family. As such, the Bayside Canning Company Historic District is **not recommended eligible** for listing on the National or California registers under Criterion D/4 for its information potential.

### *Integrity*

The Bayside Canning Company Historic District is located on its original site along the shoreline of the Guadalupe River and San Francisco Bay. The area around it has changed little since the period of significance. It is still fairly open and undeveloped with views to the bay, to the railroad right-of-way, and into the surrounding neighborhood. The neighborhood retains its eclectic mix of commercial, light industrial, and residential uses intersperses with undeveloped areas and relatively large lots. As such, the district retains integrity of **location, setting, and feeling**.

All four contributing features have been modified since the end of the period of significance to varying degrees. The Bayside Canning building (1290 Hope Street) has a collapse roof but retains its overall design, form, and appearance. The Office (907 Elizabeth Street) has been in continual use and its exterior is nearly unchanged since the period of significance. The other two buildings (1200 Hope Street and 905 Elizabeth Street) have had cannery-era additions removed. Overall, the Bayside Canning Company Historic District had diminished integrity of **design, workmanship, and materials**.

The association with Thomas Foon Chew and with canning and packing in the Santa Clara Valley remain intact. The buildings still retain their physical relationship to one another, as executed by Chew under his 1929 expansion. The Bayside Canning Company Historic District retains integrity of **association**.

Overall, the district retains sufficient integrity for listing on the National and California registers.

### *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;

## CONTINUATION SHEET

Property Name: Bayside Canning Company Historic District

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The Bayside Canning Company was a national leader in the canning and packing industry and a highly influential business in the early 20<sup>th</sup> century. As noted above in the discussion under Criterion A/1, It helped to solidify Santa Clara Valley's reputation as the "Valley of the Hearts Delight" by packing and shipping produce from throughout the valley to locations around the United States.

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

The Alviso location served as the headquarters of the Bayside Canning Company but is not associated with a specific historical event.

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

Thomas Foon Chew was a highly successful and influential Chinese American businessman at the local and state levels. As noted above under the discussion for Criteria B/2, the Bayside Canning Company Historic District is directly associated with his productive working life.

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

The Bayside Canning Company was the first major Chinese owned industry in Santa Clara County. It was also a major employer of Chinses and other immigrant labor which directly influenced the settlement patterns in the Alviso neighborhood and beyond. It represents an important contributing part of the overall immigrant settlement and commercial context within 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;

There is no specific overall style or distinctive character to the Bayside Canning Company Historic District.

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

There is no specific overall style or distinctive character to the Bayside Canning Company Historic District.

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 relation to the to the Bayside Canning Company Historic District.

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 the Bayside Canning Company Historic District.

Overall, the Bayside Canning Company Historic District qualifies as a City of San Jose Landmark under Criteria 1, 3, and 4. Criteria 1 and 3 most closely correspond to National Register criteria A and B and to California Register criteria 1 and 2. It is recommended eligible for the San Jose Historic Resource Inventory as a City Landmark under criteria 1, 3 and 4.

### Summary



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Property Name: Bayside Canning Company Historic District

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The Bayside Canning Company Historic District is recommended eligible for listing on the National and California registers under both Criteria A/1 and B/2 and the state and local levels. Under Criterion A/1, it is recommended eligible for its association with Chinese and Chinese American history in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in California. Under Criterion B/2, it is recommended eligible for its association with the productive working life of Thomas Foon Chew, a prominent Chinese American businessman who helped to shape the packing and canning industry in the first three decades of the 20<sup>th</sup> century. Under both, the recommended period of significance is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew. Additionally, it is recommended eligible for consideration as a San Jose City Landmark under criteria 1, 3 and 4.

### D7. References (Continued)

San Jose, City of. *Application for California Point of Historical Interest: Port of Alviso*. 1995.

----. *California Historic Context Survey, Draft*. September 29, 2021.

----. *Planning, Building & Code Enforcement*. "Historic Resources Inventory." <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

Sanborn Fire Insurance Company. *Alviso, Santa Clara County, California*. 1908.

----. *Alviso, Santa Clara County, California*. 1930.

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

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # P-43-000346  
HRI #  
Trinomial CA-SCL-339H  
NRHP Status Code 3B, 1CL

Other Listings P-43-001468  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 10 \*Resource Name or #: (Assigned by recorder) Bayside Cannery  
P1. Other Identifier: Bayside Canning, Bayside Cannery Warehouse, Alviso Boat Works

\*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 1290 Hope Street City San Jose Zip 95002  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590298.00 mE/ 4142885.00 mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 015-01-028

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

The Bayside Cannery is an L-plan building composed of two volumes. The main Bayside Cannery building is a one-story, rectangular plan building on a concrete slab foundation measuring 84 feet by 114-feet. A two-story addition at the rear, measuring 28x44 feet gives the overall complex and "L" shape plan. The partially collapsed roof once stood 20 feet high. The building is clad in a combination of stucco and board and batten siding. The north façade of the two-story rear ell of the building, and a small portion of the west (rear) facades are clad with plywood. The remainder of the north and west facades are clad with vertical board and batten siding that is extremely weathered and damaged.

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP8, HP36 -CH Chinese

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 across Hope Street, looking northwest, November 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1906, 1929 (HABS)

\*P7. Owner and Address:  
D & RJ LLC  
18481 Twin Creeks Road  
Monte Sereno, CA 95030-2131

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

\*P9. Date Recorded: March 29, 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) Bayside Cannery Building \*NRHP Status Code 3B, 1CL  
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B1. Historic Name: Bayside Cannery, Bayside Cannery Warehouse, Alviso Boat Works

B2. Common Name: Bayside Cannery

B3. Original Use: Cannery B4. Present Use: vacant

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c.1929, 1965-1968: Rear warehouse portion of the building removed, by 2002, most of the connected warehouses have been removed, 2022: roof over the main structure collapsed

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

\*B8. Related Features:

Union Warehouse (1200 Hope Street), Chinese Cookhouse (906 Elizabeth Street, Cannery Office (907 Elizabeth Street)

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Canning and Fruit Packing Area Santa Clara County, State of California

Period of Significance 1929 - 1931 Property Type Cannery Applicable Criteria A/1 & B/2

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Bayside Cannery Building is significant for its central role as the primary canning and packing operations at the Bayside Canning Company in Alviso. This prominent Chinese-American owned business was the third largest canning company in the United States in 1931. The building was part of a massive expansion of the facility that coincided with the height of the cannery's success. It is also significant for its association with businessman Thomas Foon Chew who was highly influential in the canning and packing industry, developing innovative methods that are still in use today. It is significant under National and California criteria A/1 and B/2 as well as under City of San Jose Landmarks criteria 1, 2 and 3. The period of significance is 1929, the date of construction, through 1931, the date of Chew's death and the demise of the Bayside Canning Company.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) HP8: Industrial Building, HP36: CH-Chinese

\*B12. References:

Basin Research Associates, Inc. "Cultural Resources Assessment, Alviso Master Plan Area, City of San Jose, Santa Clara County, CA." Prepared for the City of San Jose. 1995.

Butler, Phyllis and the Santa Clara County Historical Landmarks Advisory. *National Register Nomination: Port of Alviso (San Jose)*. April 7, 1972. <https://catalog.archives.gov/id/123861641>.

*Five Views: An Ethnic Historic Site Survey for California*. (Sacramento: State of California Office of Historic Preservation, 1988). [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

See Continuation Sheet

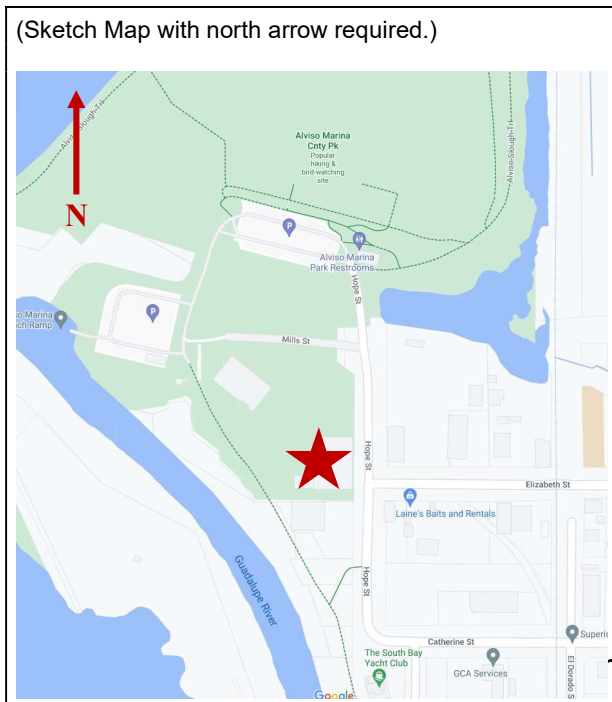
B13. Remarks:

Also see the Bayside Canning Company Historic District DPR 523D

\*B14. Evaluator: Becky Urbano, ESA

\*Date of Evaluation: May 2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Bayside Cannery

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### P3a: Description (Continued)

A second rectangular plan, board-formed concrete building with no roof is located northwest of the building on Hope Street. These ruins and other building remnants hint at the extent of what was once part of a larger complex of buildings that formed a single connected building that stretched from Hope Street to the current Aviso Marina County Park parking lot.

The east (primary) façade is painted with murals showing various scenes in Alviso's history: canning, boat building, sailing ships, a commercial center, and a Native American fishing village. These murals were painted in 1982 by an artist identified only as Dawna.

### B6: Construction History

While portions of this building may pre-date the establishment of the Bayside Canning Company in 1908, its current form, extent, and appearance date to 1929 when Thomas Chew undertook a massive building campaign. The office (907 Elizabeth Street) and Chinese Cookhouse (906 Elizabeth Street) also date to this period. Additionally, he constructed 30 workers cottages, a warehouse, an addition to the cannery, and other unnamed projects. In 1933, after Chew's death, the cannery went into receivership and in 1936 it was sold to the Bay Shore Cannery Company. It continued to operate as a cannery under different owners through the 1960s. In 1969 the building was purchased by Jack Ruby and used to house the Alviso Boat works and Marina. In 1977, the U.S. Fish and Wildlife Service purchased the property for use as storage for the San Francisco Bay Bird Observatory. They remained in the building until at least 1997.<sup>1</sup> In 2023, the building is vacant and the roof is partially collapsed.

### B10: Significance

#### History

The Bayside Canning Company was the second started by Sai Yin Chew. Following the 1906 earthquake, Chew moved his operations from San Francisco to the former Fruit Canning Company of Alviso buildings located in the Port of Alviso.<sup>2,3</sup> The operations began with tomatoes. By 1908, the complex consisted of a wooden, one-story cannery, two brick warehouse buildings a water tower, a small wooden box storage building, a concrete storage tank, an oil tank, and an artesian well. Additional buildings were located south of the main complex and included a wagon house, a warehouse, an office building, and a small dwelling. In 1910, all the employees were Chinese with the exception of a Japanese foreman and laborer.<sup>4</sup>

Chew began with packing tomatoes primarily using laborious, hand packing techniques. The operation was run by steam supplied by "old, donkey-type boilers; open vats were used in processing fruits and vegetables. Hand seamers and hand soldering were used in canning the processed food."<sup>5</sup> This changed when the cannery was eventually managed by Chew's son, Thomas Foon Chew. Under his management, operations expanded and production was modernized. <sup>6</sup> He "devised a method for washing tomato boxes before their return to the fields, and he bought a tugboat

<sup>1</sup> HABS No. CA-2686, p.11-13.

<sup>2</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>3</sup> The original use of the Bayside Cannery site is often reported as being the former Alviso Watch Factory. However, that building was located on State Street. The buildings that Chew purchased were part of the former Fruit Canning Company of Alviso. This earlier cannery was started in 1905 by a group of local farmers and investors and operated from a preexisting building known as the Boots warehouse. "Old Town Charter of Alviso Still in Force," *San Francisco Examiner*, February 12, 1905, p. 20.

<sup>4</sup> HABS No. CA-2686: *Bayside Cannery*, p.9-10.

<sup>5</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>6</sup> HABS No. CA-2686: *Bayside Cannery*, p.11.

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Property Name: Bayside Cannery

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and barge to transport goods. He also bought land near Yuba City [in] Sutter County, to grow peaches, and near Dos Palos [in] Merced County, for rice.<sup>7</sup>

Under his leadership, the work force at the Bayside Canning Company came to represent a myriad group of immigrants to the area: people of Chinese, Italian, Portuguese, Japanese, Filipino, and Irish heritages.<sup>8</sup> They packed and canned various fruits and vegetables including spinach, cherries, apricots, plums, peaches, pears, tomatoes, ketchup, tomato sauce, hot sauce, fish sauce, and fruit cocktail.<sup>9</sup> Items were packed under various labels including Del Monte, McNeil, and Libby, with only the highest quality products receiving the "Bayside" label.<sup>10</sup> At its peak, the Bayside Canning Company, headquartered in Alviso, was the third largest canning company in the United States, behind Del Monte and Libby.<sup>11</sup>

Products were delivered to the Alviso cannery by horses and wagons. Products coming from the San Joaquin and Sacramento River delta regions arrived by ship or train. When products were not shipped to Alviso, they went to one of Thomas Foon's other canneries in Isleton (Sacramento County, constructed 1919) or Mayfield (Santa Clara County, constructed 1924).

Chew undertook a massive building campaign in Alviso in 1929. The current cannery building (1290 Hope Street), office (907 Elizabeth Street), and Chinese Cookhouse (906 Elizabeth Street) date to this period. Additionally, he constructed 30 workers cottages, a warehouse, an addition to the cannery, and other unnamed projects. Unfortunately, Chew died on February 24, 1931, shortly after work was completed. In 1933, the cannery went into receivership and in 1936 it was sold to the Bay Shore Cannery Company. It continued to operate as a cannery under different owners through the 1960s.

See also the Historic Context for the Bayside Canning Company Historic District (DPR 523D).

### Current Status

The Bayside Cannery is not included in the 1972 Port of Alviso Historic District.<sup>12</sup> However, it was listed as part of an ensemble of buildings/sites identified in the State of California ethnic site survey.<sup>13</sup> The seven buildings in the survey were considered eligible for National Register listing as a thematic district and are included in *Five Views: An Ethnic History Site Survey for California*.<sup>14</sup> These buildings included the Bayside Cannery building, Bayside Cold Storage (or Union Warehouse), Bayside Cannery Office, Bayside Cannery "China Camp" site, the Bayside Apple Dryer site, the Thomas Foon Chew House site, and the Bayside Cannery Cabins site. The Bayside Cannery was designated a San Jose Historic Landmark in 1992. The Port of Alviso was also listed as a California Point of Historical Interest in 1995: the Bayside Cannery and the associated buildings were listed as contributing features.<sup>15</sup> The Bayside Canning building complex was the subject of HABS documentation in 1997.

<sup>7</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>8</sup> HABS No. CA-2686: *Bayside Cannery*, p.10.

<sup>9</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>10</sup> HABS No. CA-2686: *Bayside Cannery*, p.11.

<sup>11</sup> *Five Views: An Ethnic Historic Site Survey for California*.

<sup>12</sup> Phyllis Butler and the Santa Clara County Historical Landmarks Advisory, *National Register Nomination: Port of Alviso (San Jose)*, April 7, 1972, <https://catalog.archives.gov/id/123861641>.

<sup>13</sup> "Bay Side Canning Company," *Five Views: An Ethnic Historic Site Survey for California*, 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

<sup>14</sup> Basin Research Associates, Inc, "Cultural Resources Assessment, Alviso Master Plan Area, City of San Jose, Santa Clara County, CA," prepared for the City of San Jose, 1995.

<sup>15</sup> City of San Jose, *Application for California Point of Historical Interest: Port of Alviso*, 1995.

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It is also a contributor to the Bayside Canning Company Historic District. See the Bayside Canning Company Historic District form (DPR 523D) for further information.

### Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the Bayside Cannery Building has been formally evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are described below followed by an analysis of eligibility. While the property has been the subject of several individual documentation efforts (HABS, P-43-000346) it has never been evaluated according to the National, California, or local registers.

#### 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.

#### 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.

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### 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;
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.<sup>16</sup> 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.

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<sup>16</sup> "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>.

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### 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, the Bayside Cannery Building 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 Bayside Cannery Building was a major contributor to the Santa Clara Valley's dominance in fruit and vegetable canning and packing during the early 20<sup>th</sup> century. As noted in the historic context for the Bayside Canning Company Historic District, the valley supplied canned and packed produce for the entire country and was known around the world as the "Valley of the Hearts Delight" for its range of agricultural products and extent of its fruit orchards. The building was the largest in the cannery complex and served as the heart of canning and packing activities for the third largest canning company in the United States. It was a major site of the Bayside Canning Company's instrumental contribution toward establishing the area's reputation and prominence; only Del Monte and Libby were larger.

As noted in the 1997 *Historic America Building Survey* documentation package for the Bayside Cannery, the "Bayside Cannery is significant "as the last of the main cannery buildings built specifically for use in Chew's canning operations." The Bayside Cannery Building is therefore recommended individually eligible for listing on the National Register under Criterion A and on the California Register under Criterion 1 at the local level for its instrumental role in solidifying Santa Clara Valley's reputation as a fruit packing and canning center for the United States.

The Bayside Canning Company was founded by Chinese businessman Sai Yin Chew. It was expertly managed and expanded by his Chinese-American son, Thomas Foon Chew. The business is directly associated with the Chinese and Chinese American experience in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It represents a rare occurrence of a Chinese-American owned business rising to compete at the national level to become a nationally-recognized brand As noted in the 1997 *Historic America Building Survey* documentation package for the Bayside Cannery, "Thomas Foon Chew, the son of the founder Sin Yin Chew, developed the cannery operations into one of the largest canneries in the county and it was the third largest cannery [company] in the United States in 1931. The cannery was the first major Chinese owned industry in Santa Clara County."

Based on this association with Chinese and Chinese American history in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in California, the Bayside Cannery Building is recommended individually eligible for listing in the National Register under Criterion A and the California Register under Criterion 1 at the state and local levels.

The period of significance for Criteria A/1 is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew.



## CONTINUATION SHEET

Property Name: Bayside Cannery

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### *Criterion B/2 (People)*

As noted in the 1997 *Historic America Building Survey* documentation package for the Bayside Cannery Building, the building is significant "for its association with the Chew family, founders and owners of the Bayside Cannery in Alviso, California. Thomas Foon Chew, the son of the founder Sin Yin Chew, developed the cannery operations into one of the largest canneries in the county and it was the third largest cannery [company] in the United States in 1931."

As such, the Bayside Cannery Building is associated with the productive working life of Thomas Foon Chew. Chew was a highly successful Chinese American businessman in an era when people of Chinese ancestry were subject to widespread discrimination. In spite of this, he was able to grow his father's modest canning company into the third largest in the country, expanding beyond Alviso and into the Central Valley and beyond. The Bayside Cannery Building is recommended eligible for listing in National Register under Criterion B and in the California Register under Criterion 2 for its association with the productive working life of Thomas Foon Chew, a prominent Chinese American businessman who helped to shape the packing and canning industry in the first three decades of the 20<sup>th</sup> century.

The period of significance for Criteria A/1 is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew.

### *Criterion C/3 (Design)*

The Bayside Cannery Building is designed in the Spanish Colonial Revival style. This style was popular in 1920s and 1930s and was adapted for a wide range of building types from industrial plants to residences to civic architecture. The building does not demonstrate particularly innovative or unusual adaptations of the style. Additionally, it is not part of an overall design that represents a larger Bayside Canning Company aesthetic. As such, the Bayside Cannery Building is not recommended eligible for listing on the National or California registers under Criterion C/3 for its design.

### *Criterion D/4 (Information Potential)*

After the company was sold in 1936, canning operations were scaled back. By the 1960s, the building was being used for canning or canning-related purposes. Since then it has been modified for more general use. It is unlikely to provide additional information regarding canning, canning operations or the Chew family. As such, the Bayside Cannery Building is not recommended eligible for listing on the National or California registers under Criterion D/4 for its information potential.

### *Integrity*

The Bayside Cannery Building is located on its original site along the shoreline of the Guadalupe River and San Francisco Bay. The area around it has changed little since the period of significance. It is still fairly open and undeveloped with views to the bay, to the railroad right-of-way, and into the surrounding neighborhood. The neighborhood retains its eclectic mix of commercial, light industrial, and residential uses intersperses with undeveloped areas and relatively large lots. As such, the building retains integrity of **location, setting, and feeling**.

Since the period of significance, large portions of the building have been demolished. What remains represents approximately 30% of the footprint in 1930. What remains is the primary façade and most of the 1929 expansion along Hope Street. This portion of the building has been modified since the end of the period of significance to varying degrees. Additionally, it suffers from extreme levels of deferred maintenance. In 2022, the roof collapsed, but retains its overall design, form, and appearance. The main façade retains its original appearance but there is significant degradation of the surface finish, broken and boarded windows throughout, and questionable structural integrity of the rear part of the building. Overall, the Bayside Canning Company Historic District had highly diminished integrity of **design, workmanship, and materials**.

The association with Thomas Foon Chew and with canning and packing in the Santa Clara Valley remain intact. The building still retains its physical relationship to other cannery buildings, as executed by Chew under his 1929 expansion. The Bayside Canning Company Historic District retains integrity of **association**.

## CONTINUATION SHEET

Property Name: Bayside Cannery

Page 9 of 10

Overall, the building does not retain sufficient integrity for listing on the National Register. However, it does appear to retain sufficient integrity to meet the requirements for listing on the California Register.

### *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 Bayside Cannery was the main component of a large canning facility that was a national leader in the canning and packing industry and a highly influential business in the early 20<sup>th</sup> century. As noted above in the discussion under Criterion A/1, it helped to solidify Santa Clara Valley's reputation as the "Valley of the Hearts Delight" by packing and shipping produce from throughout the valley to locations around the United States.

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

The Bayside Cannery Building was part of a complex that was historically significant. Thomas Foon is credited with modernizing the canning and packing operations, often developing methods that became industry standards. Because those innovations are directly related to canning and packing it is likely that they occurred within the confines of the Bayside Cannery Building.

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

Thomas Foon Chew was a highly successful and influential Chinese American businessman at the local and state levels. As noted above under the discussion for Criteria B/2, the Bayside Canning Buidling is directly associated with his productive working life.

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

The Bayside Cannery Building was a central component of the first major Chinese owned industry in Santa Clara County. It was also a major employer of Chinese and other immigrant labor which directly influenced the settlement patterns in the Alviso neighborhood and beyond. It represents an important contributing part of the overall immigrant settlement and commercial context within 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;

There is no specific overall style or distinctive character to the Bayside Cannery Building.

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

There is no specific overall style or distinctive character to the Bayside Cannery Buidling.

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 the Bayside Cannery Building.

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 the Bayside Cannery Building.

## CONTINUATION SHEET

Property Name: Bayside Cannery

Page 10 of 10

Overall, the Bayside Cannery Building qualifies as a City of San Jose Landmark under Criteria 1, 2, and 3. Criteria 1 and 3 most closely correspond to National Register criteria A and to California Register criteria 1. Criterion 2 most closely corresponds to National Register Criterion B and California Register Criterion 2. The building is recommended eligible for the San Jose Historic Resource Inventory as a City Landmark under criteria 1, 2, and 3.

### **B12: References (Continued)**

HABS No. CA-2686: *Bayside Cannery*. (San Francisco: Department of the Interior, 1997).

San Jose, City of. *Application for California Point of Historical Interest: Port of Alviso*. 1995.

----. *Planning, Building & Code Enforcement*. "Historic Resources Inventory." <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

Sanborn Fire Insurance Company. *Alviso, Santa Clara County, California*. 1908.

----. *Alviso, Santa Clara County, California*. 1930.

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

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1D, 3D

Other Listings P-43-001468  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Union Warehouse

P1. Other Identifier: Bayside Cannery Waregiyse, Old Union Warehouse

\*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 1200 Hope Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590279.56 mE/ 4142847.20 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 015-01-029

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

The former brick warehouse at 1200 Hope Street is a rectangular plan, two story, brick and wood frame building is currently occupied as a meeting hall called *Mudflat Refuge*. Brick walls enclose the first floor on all sides. A large, wood frame gable roof covers the rear three-quarters of the building and results in a second floor / mezzanine level throughout much of the building. The front facing gable is clad in wood horizontal siding. Four aluminum frame sliding windows are located in the gable end facing Hope Street. A shallow-pitch shed roof covers the front one-quarter of the building. Skylights in both roofs provide additional daylighting. No other windows are visible. Double-leaf, wood panel doors are located on the north, east, and south elevations. Two pairs of doors on the east (primary) elevation are topped by a wood framed transom window glazed with translucent plastic sheeting. The building is sited at the rear of the property line, adjacent to the Guadalupe River levee. An asphalt parking area covers the lot between the street and the east elevation.

The brick walls are original. However, the roof was replaced with the current oversized gable structure c.1990. See Continuation

\*P3b. Resource Attributes: (List attributes and codes) HP8, HP36 -CH Chinese

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 #) Looking west at primary façade, November 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c.1858, NR Nomination

\*P7. Owner and Address:

Robert John and Shelly Carol Gross, Trustee  
922 Elizabeth 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: March 29, 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): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: Old Union Warehouse

Page 2 of 2

### P3a: Description (Continued)

#### History

This building was originally constructed c.1858 to replace an earlier warehouse built by the firm of Clark, Rand & Snyder. When constructed, the Union Warehouse was part of a complex that also included docks on the Guadalupe River. After completion of the railroad in 1878, the importance of shipping in the area declined, and the warehouse was used primarily for storage of hay.<sup>1</sup> It was incorporated into the Bayside Cannery, started next door by the Sai Yin Chew in 1906. By 1930, and possibly as part of the cannery expansion, the building was modified to serve as a cold storage facility. This involved construction of a large one-story addition that wrapped around the east, south, and west sides of the building.<sup>2</sup> By the 1970s, the building footprint was returned to its original extent.<sup>3</sup> The current gable and shed roof was added in the 1980s to replace an earlier gable or hipped roof that covered the entire building perimeter.

#### Status

The Union Warehouse is included in the 1972 Port of Alviso Historic District.<sup>4</sup> It was also listed as part of an ensemble of buildings/sites identified in the State of California ethnic site survey.<sup>5</sup> The seven buildings in the survey were considered eligible for National Register listing as a thematic district and are included in *Five Views: An Ethnic History Site Survey for California*.<sup>6</sup> These buildings included the Bayside Cannery building, Bayside Cold Storage (or Union Warehouse), Bayside Cannery Office, Bayside Cannery "China Camp" site, the Bayside Apple Dryer site, the Thomas Foon Chew House site, and the Bayside Cannery Cabins site. The Bayside Cannery was designated a San Jose Historic Landmark in 1992. The Port of Alviso was also listed as a California Point of Historical Interest in 1995: the Bayside Cannery and the associated buildings were listed as contributing features.<sup>7</sup>

It is also a contributor to the Bayside Canning Company Historic District. See the Bayside Canning Company Historic District form (DPR 523D) for further information.

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<sup>1</sup> City of San Jose, *Application for California Point of Historical Interest: Port of Alviso*, 1995, p.46.

<sup>2</sup> Sanborn Fire Insurance Company, *Alviso, Santa Clara County, California*, 1930, Sheet 1.

<sup>3</sup> This conclusion is based on a comparison of aerial photographs of the area taken between 1928 and 1980.

<sup>4</sup> Phyllis Butler and the Santa Clara County Historical Landmarks Advisory, *National Register Nomination: Port of Alviso (San Jose)*, April 7, 1972, <https://catalog.archives.gov/id/123861641>.

<sup>5</sup> "Bay Side Canning Company," *Five Views: An Ethnic Historic Site Survey for California*, 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

<sup>6</sup> Basin Research Associates, Inc, "Cultural Resources Assessment, Alviso Master Plan Area, City of San Jose, Santa Clara County, CA," prepared for the City of San Jose, 1995.

<sup>7</sup> *Application for California Point of Historical Interest: Port of Alviso*.

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1CL, 3D

Other Listings P-43-001468  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) China Camp

P1. Other Identifier: Bayside Cannery Cookhouse, Oberon Marina Supply

\*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 906 Elizabeth Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 560344.00 mE/ 4142898.00 mN

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

APN 015-01-038

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

This two-story, wood frame, rectangular plan building is located at the northeast corner of the intersection of Elizabeth and Hope streets. The building sits at the extreme southwest corner of a large, irregularly shaped, 0.97-acre lot. The building has a front-facing gable roof and a shed-roof covered porch that spans across the full width of the south (primary) façade. Two windows moder, tripartite sliding windows with simulated mullions are equally spaced above the shed roof at the second floor. Additional modern, tripartite sliding windows are located on the first and second floor levels on the west, north, and east facades. The south and west (secondary) facades are clad in wood lap siding. The east façade is clad in weathered plywood. The north façade was not clearly visible. The fascia is composed of wide, flat sawn wood boards. No door or window trim was visible. Several mature palm trees are scattered across the lot which backs up to marshes at the edge of San Francisco Bay.

See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP3, HP8, HP36 -CH Chinese

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 #) Looking northeast at primary and secondary facades, November 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1929 (HABS)

\*P7. Owner and Address: Robert John and Shelly Carol Gross, Trustee  
922 Elizabeth 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: March 29, 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): \_\_\_\_\_



## CONTINUATION SHEET

Property Name: China Camp

Page 2 of 2

### P3a: Description (Continued)

#### History

The building was originally constructed as a workers' dormitory and kitchen for the Bayside Cannery.<sup>1</sup> Dozens of small workers' cottages were located on the land immediately surrounding the building.<sup>2</sup> The cottages remained through at least 1957 but were demolished by 1963. It was heavily remodeled in the 1970s to its current appearance. It is currently used as an office and residence.

The building was originally constructed as a workers' dormitory and kitchen for the Bayside Cannery.<sup>3</sup> Dozens of small workers' cottages were located on the land immediately surrounding the building.<sup>4</sup> The cottages remained through at least 1957 but were demolished by 1963. For at least some of the period between 1963 and 1980, the building was used as a part of a boat repair yard.<sup>5</sup> As of 1995 it was used as an office. In 2023, it is a private residence.

#### Status

The Bayside Cannery Cookhouse is not included in the 1972 Port of Alviso Historic District.<sup>6</sup> However, it was also listed as part of an ensemble of buildings/sites identified in the State of California ethnic site survey.<sup>7</sup> The seven buildings in the survey were considered eligible for National Register listing as a thematic district and are included in *Five Views: An Ethnic History Site Survey for California*.<sup>8</sup> These buildings included the Bayside Cannery building, Bayside Cold Storage (or Union Warehouse), Bayside Cannery Office, Bayside Cannery "China Camp" site, the Bayside Apple Dryer site, the Thomas Foon Chew House site, and the Bayside Cannery Cabins site. The Bayside Cannery was designated a San Jose Historic Landmark in 1992. The Port of Alviso was also listed as a California Point of Historical Interest in 1995: the Bayside Cannery and the associated buildings were listed as contributing features.<sup>9</sup>

It is also a contributor to the Bayside Canning Company Historic District. See the Bayside Canning Company Historic District form (DPR 523D) for further information.

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<sup>1</sup> City of San Jose, *Application for California Point of Historical Interest: Port of Alviso*, 1995, p. 49.

<sup>2</sup> Sanborn Fire Insurance Company, *Alviso, Santa Clara County, California*, 1930, Sheet 1.

<sup>3</sup> *Application for California Point of Historical Interest: Port of Alviso*, p. 49.

<sup>4</sup> Sanborn Fire Insurance Company, *Alviso, Santa Clara County, California*, 1930, Sheet 1.

<sup>5</sup> Boat hulls are clearly visible in aerial photographs from 1963 through 1980.

<sup>6</sup> Phyllis Butler and the Santa Clara County Historical Landmarks Advisory, *National Register Nomination: Port of Alviso (San Jose)*, April 7, 1972, <https://catalog.archives.gov/id/123861641>.

<sup>7</sup> "Bay Side Canning Company," *Five Views: An Ethnic Historic Site Survey for California*, 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

<sup>8</sup> Basin Research Associates, Inc., "Cultural Resources Assessment, Alviso Master Plan Area, City of San Jose, Santa Clara County, CA," prepared for the City of San Jose, 1995.

<sup>9</sup> *Application for California Point of Historical Interest: Port of Alviso*, 1995.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1CL, 3D

Other Listings P-43-001468  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Bayside Cannery Office

P1. Other Identifier: \_\_\_\_\_

\*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 907 Elizabeth Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590341.49 mE/ 4142852.54 mN

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

APN 015-01-020

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

This one-story, wood frame, stucco clad, rectangular plan building once served as the office for the Bayside Canning Company. The north (primary) façade has an elaborate Mission Revival parapet that masks the front facing gable roof. The arches of the parapet are echoed in the gable window header and main entrance header that spans over the wood panel front door and glazed transom. A projecting wood flat header tops the large rectangular window located east of the front door. The north and south facades each have three, single-hung windows surrounded by narrow raised trim and sills. Secondary entrances are also located on the east and west facades. A raised wood deck resting on a concrete slab surrounds the building on the north and west sides.

The building was originally constructed c.1925 on the location of the main cannery building at 1290 Hope Street. It was reportedly moved to this site c.1929 as part of a massive expansion of the cannery.<sup>1</sup> See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP36 -CH Chinese

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 #) Primary and secondary facades, looking southeast, November 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c.1925, moved 1929 (HABS)

\*P7. Owner and Address:

Kyle Laine et.al  
907 Elizabeth Street  
San Jose, CA 95002

\*P8. Recorded by: (Name, affiliation, and address) \_\_\_\_\_

Becky Urbano, ESA  
787 The Alameda, Ste. 250  
San Jose, CA 95126

\*P9. Date Recorded: \_\_\_\_\_  
March 29, 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): \_\_\_\_\_

<sup>1</sup> City of San Jose, Application for California Point of Historical Interest: Port of Alviso, 1995, p. 49.



## CONTINUATION SHEET

Property Name: Bayside Cannery Office

Page 2 of 2

### P3a: Description (Continued)

#### History

This building was originally constructed c.1925 on the locaiton of the main cannery building at 1290 Hope Street. It was reportedly moved to this site c.1929 as part of a massive expansion of the cannery.<sup>1</sup> In 1971, the building housed the reality office of J.Eldon Gresham, Realtor.<sup>2</sup> In 2023, the building is part of Laine's Baits and Rentals.

#### Status

The Bayside Cannery Office is not included in the 1972 Port of Alviso Historic District.<sup>3</sup> However, it was also listed as part of an ensemble of buildings/sites identified in the State of California ethnic site survey.<sup>4</sup> The seven buildings in the survey were considered eligible for National Register listing as a thematic district and are included in *Five Views: An Ethnic History Site Survey for California*.<sup>5</sup> These buildings included the Bayside Cannery building, Bayside Cold Storage (or Union Warehouse), Bayside Cannery Office, Bayside Cannery "China Camp" site, the Bayside Apple Dryer site, the Thomas Foon Chew House site, and the Bayside Cannery Cabins site. The Bayside Cannery was designated a San Jose Historic Landmark in 1992. The Port of Alviso was also listed as a California Point of Historical Interest in 1995: the Bayside Cannery and the associated buildings were listed as contributing features.<sup>6</sup>

It is also a contributor to the Bayside Canning Company Historic District. See the Bayside Canning Company Historic District form (DPR 523D) for further information.

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<sup>1</sup> City of San Jose, *Application for California Point of Historical Interest: Port of Alviso*, 1995, p. 49.

<sup>2</sup> Advertisement, *San Jose Evening News*, November 8, 1971, p.64.

<sup>3</sup> Phyllis Butler and the Santa Clara County Historical Landmarks Advisory, *National Register Nomination: Port of Alviso (San Jose)*, April 7, 1972, <https://catalog.archives.gov/id/123861641>.

<sup>4</sup> "Bay Side Canning Company," *Five Views: An Ethnic Historic Site Survey for California*, 1988, [https://www.nps.gov/parkhistory/online\\_books/5views/5views3h6.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h6.htm).

<sup>5</sup> Basin Research Associates, Inc, "Cultural Resources Assessment, Alviso Master Plan Area, City of San Jose, Santa Clara County, CA," prepared for the City of San Jose, 1995.

<sup>6</sup> *Application for California Point of Historical Interest: Port of Alviso*.