

# Appendix D

## **Historic Resources Evaluation Report**





**FINAL**

# KAISER PERMANENTE SAN JOSÉ MEDICAL CENTER PROJECT

## Historic Resources Evaluation Report

Prepared for  
Kaiser Foundation Hospitals

July 2023





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Prepared for  
Kaiser Foundation Hospitals

July 2023

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# SUMMARY OF FINDINGS

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Environmental Science Associates (ESA) has prepared this Historic Resources Evaluation Report for the Kaiser Permanente San José Medical Center Project (project). Kaiser Foundation Hospitals (Kaiser Permanente or Kaiser), the project applicant, proposes to demolish the existing approximately 250,000-square-foot (sf) hospital and construct a new 685,000-sf hospital (including basement), a new central utility plant (energy center), and a parking structure at their San José Medical Center campus (SJMC campus or campus). Projected future campus improvements would include demolition of two one-story medical offices (both approximately 10,100 sf), construction of a 250,000-sf outpatient facility, and a parking garage.

The SJMC campus is located on an approximately 40-acre site and bounded by Highway 85 and the Valley Transit Authority (VTA) Cottle Light Rail Station and parking lot to the north; Cottle Road to the west; Santa Teresa Boulevard to the south; and Liska Lane to the east. Hospital Parkway, Camino Verde, and International Boulevard provide access to and through the campus. The proposed project is subject to review under the California Environmental Quality Act (CEQA). The City of San José is serving as the Lead Agency under CEQA for the proposed project.

To determine whether historical resources are in the project site, ESA conducted a cultural resources records search, pedestrian survey, and architectural history review. ESA identified the 1974 hospital (250 Hospital Parkway) and medical office building (275 Hospital Parkway, Building 6), and a 1978 medical office building complex (280 Hospital Parkway, Buildings A-D) as age-eligible historic-era buildings within the project area. As a result of this report, ESA recommends that these resources are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, nor the City of San José Historic Resources Inventory as a Candidate City Landmark, and as such are not considered historical resources for the purposes of CEQA.

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# KAISER PERMANENTE SAN JOSÉ MEDICAL CENTER PROJECT

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## Historic Resources Evaluation Report

### 1. Introduction

Environmental Science Associates (ESA) has prepared this Historic Resources Evaluation Report (HRER) for the Kaiser Permanente San José Medical Center Project (Project). Kaiser Foundation Hospitals (Kaiser Permanente or Kaiser), the project applicant, proposes to demolish the existing approximately 250,000-square-foot (sf) hospital and construct a new 685,000-sf hospital (including basement), a new central utility plant (energy center), and a parking structure at their San José Medical Center campus (SJMC campus or campus). Projected future campus improvements would include demolition of two one-story medical offices (both approximately 10,100 sf), construction of a 250,000-sf outpatient facility, and a parking garage.

The proposed project is subject to review under the California Environmental Quality Act (CEQA). The City of San José is serving as the Lead Agency under CEQA for the proposed project. The purpose of this report, in accordance with CEQA, is to:

- Identify cultural resources,<sup>1</sup> including buildings and structures, within the project site;
- Preliminarily evaluate cultural resources according to the criteria set forth by the California Register of Historical Resources (California Register); and
- Determine whether the project would have an impact on California Register-listed or eligible resources (i.e., historical resources as defined by CEQA).

Kathy Cleveland, MA, completed the architectural history portions of this report. Ms. Cleveland meets the Secretary of the Interior Professional Qualification Standards (SOI PQS) for Architectural History. Becky Urbano, MS, reviewed the report and meets the SOI PQS for History and Architectural History.

### 1.1 Project Location and Description

The SJMC campus is located on an approximately 40-acre site and bounded by Highway 85 and the Valley Transit Authority (VTA) Cottle Light Rail Station and parking lot to the north; Cottle Road to the west; Santa Teresa Boulevard to the south; and Liska Lane to the east. Hospital Parkway, Camino Verde, and International Boulevard provide access to and through the campus.

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<sup>1</sup> Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historic, architectural, archaeological, cultural, or scientific importance, according to CEQA.

The campus is surrounded by urban uses, including a gas station at the northeast corner of Cottle Road and Santa Teresa Boulevard adjacent to the campus; commercial uses to the south; the Oakridge Palmia residential neighborhood and daycare and pre-school to the west; and the Santa Teresa Branch Library, daycare, and residential uses to the east (**Figures 1 and 2**).

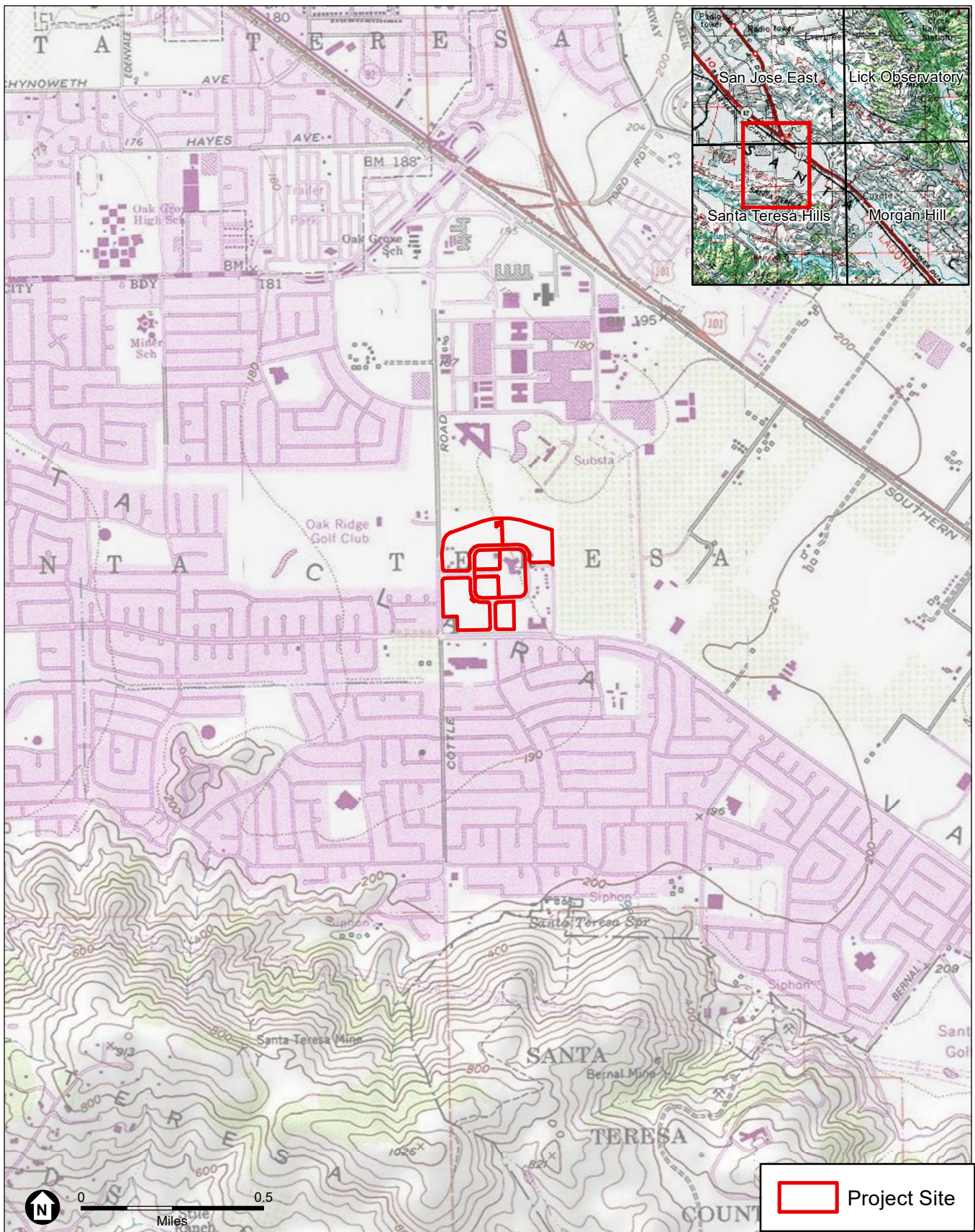
The existing approximately 40-acre SJMC campus contains approximately 675,000 sf of hospital and medical office space. The campus is located at 250 Hospital Parkway and is comprised of multiple structures and APNs (APN 706-05-011; 706-05-025; 706-05-017; 706-05-037; 706-05-020; 706-05-032; and 706-05-035).<sup>2</sup> The majority of the campus is developed and includes the existing hospital and emergency center, medical office buildings, one administrative building, two parking structures, surface parking, and support uses. The campus provides both outpatient and inpatient clinical services. As described in the site-specific history in Section 3.3 below, prior to the construction of the hospital complex, the site was historically used as an orchard.

The core of the campus is encircled by International Circle and contains the approximately 250,000 sf, seven-story hospital and emergency center with 247 patient beds (250 Hospital Parkway), an eight-story medical office building (275 Hospital Parkway), medical office buildings A through D (280 Hospital Parkway), and associated parking lots. The campus north of Hospital Parkway and International Circle is developed with modern buildings, including a one-story outpatient surgery building (274 International Circle), four medical office buildings ranging between two to three stories (256, 270, and 277 International Circle), a five-level parking structure, a one-story administration building (258 International Circle), and a two-story facility engineering building (255 International Circle). The portion of the campus located south of Hospital Way and International Circle is currently developed with surface parking lots, portions of which are currently occupied by temporary portable buildings (284 Hospital Parkway) and tents associated with the COVID-19 center testing and vaccine distribution (at the date of this report). **Figure 3** presents the existing campus buildings.

The proposed project includes demolition of the existing 250,000 sf hospital and construction of a new 685,000 sf hospital, an energy center, and a six-level parking structure. The proposed 110-foot-tall, six-story hospital including basement level would be constructed in the southwest corner of the campus where surface parking is currently located. A 35-foot-tall, 35,000-sf energy center would house the main electrical, mechanical, and plumbing equipment to supply the new hospital and would be located to the south along Santa Teresa Boulevard. A six-level, 419,320-sf parking garage would be constructed at the northeast corner of Camino Verde Drive and Santa Teresa Boulevard, east of the new hospital, on what is currently a surface parking lot. In addition, approximately 200 surface parking spaces would be constructed on the demolished existing hospital site.

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<sup>2</sup> Other addresses assigned to the site include 255, 256, 258, 260, 270, 274, 275, 276, and 280 Hospital Parkway and 1275 International Circle.

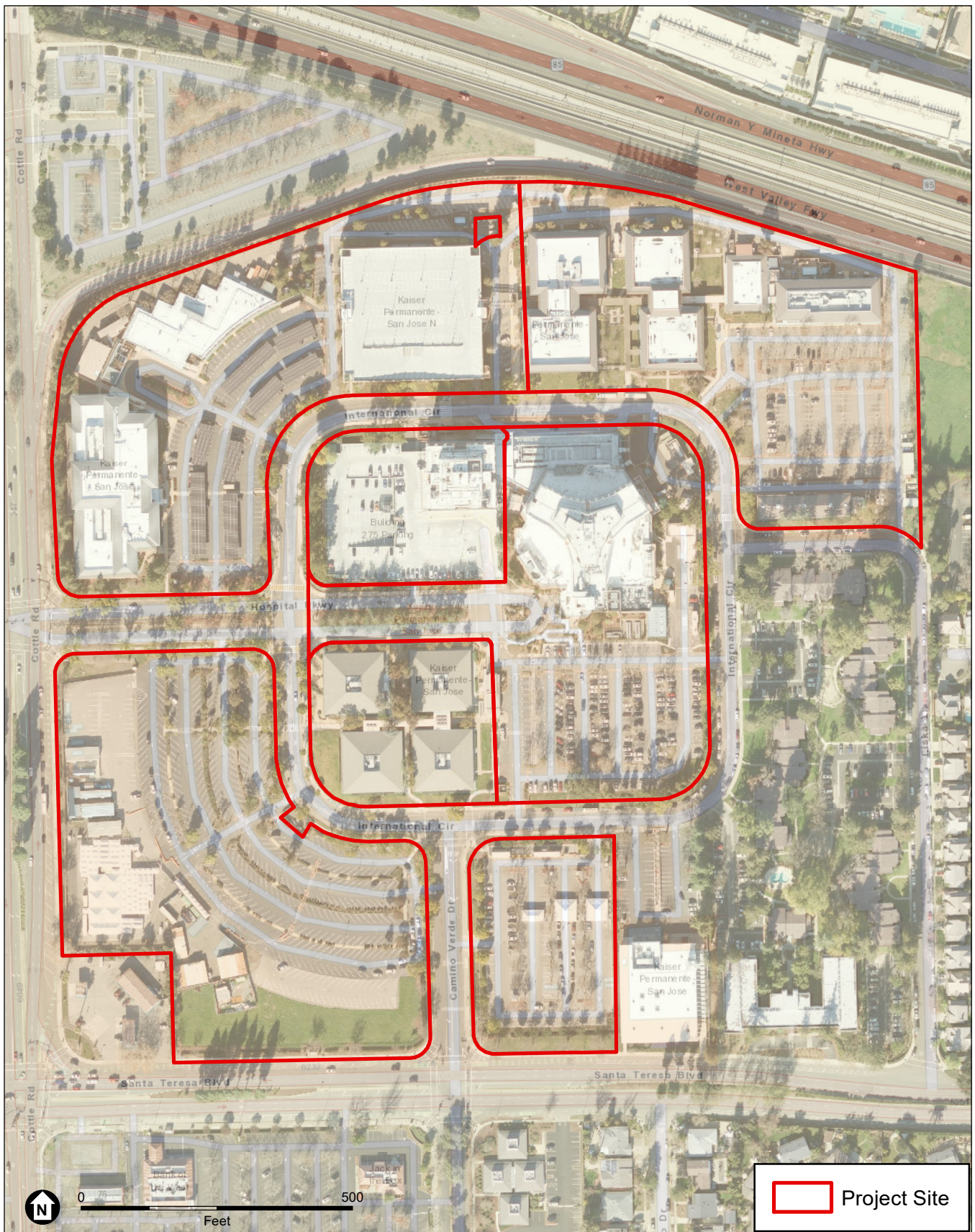


SOURCE: USGS

Kaiser Permanente San José Medical Center

**Figure 1**  
Location Map



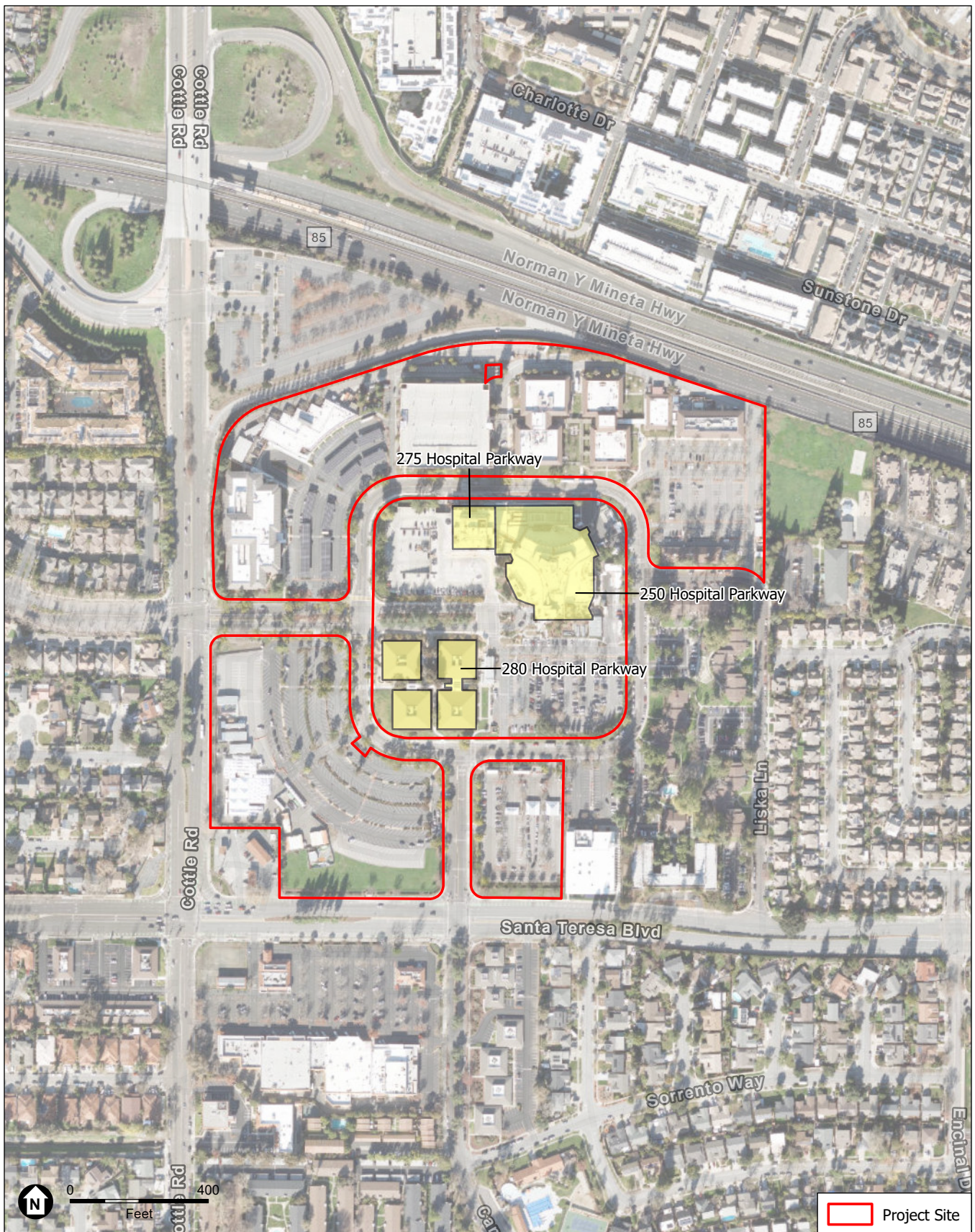


SOURCE: USGS

Kaiser Permanente San José Medical Center

**Figure 2**  
Project Area





SOURCE: Santa Clara County, 2021; ESA, 2023

Kaiser Permanente San José Medical Center

**Figure 3**  
Age-eligible Resources

Kaiser Permanente anticipates future campus improvements beyond 2030, which would include the following components:

- Demolition of two one-story medical office buildings totaling 20,200 sf. (280 Hospital Parkway, for the construction of approximately 116 surface parking spaces);
- Demolition of the existing surface parking lot at the northeast corner of the site between the administration building (258 International Circle) and the facility engineering building (255 International Circle), and construction of a six-story parking garage with approximately 930 parking spaces; and
- Construction of a four- to six-story, approximately 250,000-sf medical office building at the southeast corner of the central portion of the campus on the existing surface parking lot.

The sizing, timing, and exact locations of these future improvements will be determined at a future date. These project components are analyzed in the environmental impact report (EIR) for the project based on the available information. When precise details of this later phase are known, further CEQA analysis will be conducted as warranted.

## 2. Regulatory Context

### 2.1 California Regulations

The City's decisions on the project are subject to review under CEQA. This report does not identify or evaluate tribal cultural resources (TCRs) as defined under Assembly Bill (AB) 52. If tribal cultural resources are identified during consultation, this information may be documented in the tribal cultural resources section of the CEQA document, with the approval of the consulting tribe(s) providing the tribal cultural resources information.

#### California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state. CEQA requires lead agencies to determine, in part, whether a project would have a significant effect on historical resources.

The state implements the provisions of CEQA through its statewide comprehensive cultural resources surveys and preservation programs. Typically, a resource must be more than 50 years old to be considered as a potential historical resource. The State Office of Historic Preservation (OHP) advises recordation of any resource 45 years or older, since there is commonly a five-year lag between resource identification and the date that planning decisions are made.

#### ***Historical Resources***

The CEQA Guidelines recognize that a *historical resource* includes: (1) a resource in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript



which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

## California Register of Historical Resources

The California Register is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties qualify to be protected, to the extent prudent and feasible, from substantial adverse change” (Public Resources Code Section 5024.1[a]). The criteria for eligibility for the California Register are based upon the criteria for listing in the National Register of Historic Places (National Register) (Public Resources Code Section 5024.1[b]), as defined above. Certain resources are determined by the statute 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 cultural resource must be significant at the local, State, and/or federal level under one or more of the following four criteria:

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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must be of sufficient age and retain enough of its historic character or appearance (integrity) to convey the reason for its significance. Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historic resources;

- Historic resources contributing to historic districts; and
- Historic resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone; and
- Tribal Cultural Resources.

## 2.2 Local Regulation

### Historic Preservation Ordinance

The City of San José Historic Preservation Ordinance (Municipal Code Chapter 13.48) is designed to identify, protect, and encourage the preservation of significant resources as a means to stabilize neighborhoods, enhance property values, carry out the goals of the General Plan, foster civic pride in the city’s cultural resources, and celebrate the unique historical identity of San José. The Historic Preservation Ordinance requires the City to do all the following:

- Establish a Historic Landmarks Commission and retain a City historic preservation officer
- Maintain a Historic Resources Inventory
- Preserve historic properties using a landmark designation process
- Protect the community character of historic neighborhoods by regulating Conservation Areas
- Require a Historic Preservation (HP) permit for alterations of any designated City Landmark (excluding candidate landmarks) or property within a City historic district
- Provide financial incentives through a Mills Act Historical Property Contract

Specifically, Municipal Code Section 13.48.210 requires HP permits for the following work performed on a proposed or designated City landmark or in a City historic district:

*[C]onstruction, reconstruction, alteration, basic color change, repair, rehabilitation, restoration, remodeling, or any other changes to the exterior of any structure or any other similar activity ... [including] installation of new or additional pavement or sidewalks or the erection of new or additional structures. Work [subject to the HP permit process] shall also include installation of new or additional pavement or sidewalks or the erection of new or additional structures. Work shall also include demolition, removal, or relocation of any structure or portion thereof.*

In accordance with Municipal Code Chapter 13.48, Part 3, additional reviews, assessments, and submission materials may be required during the HP permit process. This may include development of, and required adherence to, project design standards and guidelines by City staff in consultation with the San José Historic Landmarks Commission and as approved by the City Council.

### **City Landmarks, candidate City Landmarks, Landmark Historic Districts, and candidate Landmark Historic Districts**

As presented in Municipal Code Section 13.48.020(A-C), designated or candidate City Landmarks<sup>3</sup> and City Landmark Historic Districts<sup>4</sup> (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. These resources are considered historic resources under CEQA.

A designated City Landmark must conform to the General Plan and have special historical, architectural, cultural, aesthetic, or engineering value of a historic nature. In making a recommendation to the City Council on an application for a proposed City Landmark, the Historic Landmarks Commission may consider eight criteria and other relevant factors as outlined in Municipal Code Section 13.48.110(H) such as:

*[I]ts character, interest or value as part of the local, regional, state or national history, heritage or culture; its location as a site of a significant historic event; its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history; its exemplification of the cultural, economic, social or historic heritage of the City of San José; its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style; its embodiment of distinguishing characteristics of an architectural type or specimen; its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

### **Historic Resources Inventory**

The City of San José Historic Resources Inventory (HRI) includes 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 includes Structures of Merit, Identified Sites/Structures, and Conservation Areas (and their 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.

<sup>3</sup> The term “landmark” shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature: 1. An individual structure or portion thereof; 2. An integrated group of structures on a single lot; 3. A site, or portion thereof; or 4. Any combination thereof.

<sup>4</sup> “Historic district” shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.

## 3. Historical Background

### 3.1 Santa Clara Valley

Spanish explorers in the late 1760s and 1770s were the first Europeans to traverse the Santa Clara Valley. José Francisco Ortega, a soldier in the exploring party of Gaspar de Portola and Juan Crespi, made the first recorded crossing of the Guadalupe River in the vicinity of present-day Alviso during November 1769, but no clear record remains of his exact route or his impressions of the area.<sup>5</sup> Juan Bautista de Anza and Pedro Font led the next expedition through the area in early 1776, leaving a substantial record of their travels. The explorers commented on the level land and good pasturage, concluding that the area would be an excellent site for settlement. Anza recorded three native villages in the vicinity of his campsite, each reportedly composed of approximately 70 people. Anza noted some “paths and trails” heading to the south and concluded that the same tribe of Indians dwelled throughout the entire valley.<sup>6</sup>

After an initial period of exploration, the Spanish focused on the founding of presidios, missions, and secular towns with the land held by Spain. Following the favorable reports by Anza and Font, the Spanish moved to occupy the lands in the Santa Clara Valley, founding both Pueblo de San José and Mission Santa Clara de Asis in 1777. The Pueblo of San José de Guadalupe was California’s first civilian settlement, and one of three towns founded to administer and coordinate the missions and presidios of Alta California.<sup>7</sup> By the late 18th century, the Embarcadero de Santa Clara, at the mouth of the Guadalupe River into the San Francisco Bay, had developed as a trading port and separate community. Mission Santa Clara provided for the religious needs of the Pueblo, and, as one of seven missions located within Ohlone territory, would have been the mission with the greatest impact on the indigenous population living in the Santa Clara Valley.

After the independence of Mexico and the secularization of the missions in the 1830s, the mission’s property was divided into ranchos and distributed to private citizens. The hospital is located within land grant Rancho Posolmi, also known as Rancho Yñigo, and was granted to Lupe Yñigo in 1884.<sup>8</sup> Yñigo was a Ohlone man who worked as an alcalde at Mission Santa Clara until it was secularized.<sup>9</sup> The Ohlone and other Native Californians gradually left the now-secular missions, with many going to work as wage laborers on the ranchos, in mines, and in domestic positions. There was a partial return to indigenous religious practices and subsistence strategies, but for the most part, the Ohlone culture was greatly diminished.<sup>10</sup> Today, descendants of the

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<sup>5</sup> Beck, Warren A. and Ynez D. Hasse, *Historical Atlas of California*. Norman, Oklahoma: University of Oklahoma Press, 1974, 16-17.

<sup>6</sup> Bolton, H.E., *Anza's California Expeditions*, Berkeley: University of California Press, Volume I: An Outpost of Empire; Volume II: Opening a Land Route to California; Volume IV: Font's Complete Diary of the Second Anza Expedition, 1930.

<sup>7</sup> Hendry, George, and Jacob Bowman, *The Spanish and Mexican Adobe and Other Buildings in the Nine San Francisco Counties, 1776 to about 1850*; on file, California Historical Resources Information System, Northwest Information Center, Rohnert Park, 1940, 750.

<sup>8</sup> Ayers, James J., *Report of the Surveyor-General of the State of California from August 1, 1884, to August 1, 1896*. Available at: [http://www.slac.ca.gov/wp-content/uploads/2018/08/Willey\\_1884\\_1886.pdf](http://www.slac.ca.gov/wp-content/uploads/2018/08/Willey_1884_1886.pdf), 1886.

<sup>9</sup> Shew, William J., *Portrait of Lupe Yñigo*, Santa Clara University Archives and Special Collections. Available at: <http://content.scu.edu/cdm/ref/collection/college/id/99>, 1903.

<sup>10</sup> Levy, Richard, “Costanoan”, In *California*, edited by Robert F. Heizer, pp. 485-495, *Handbook of North American Indians*, Vol. 8, William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C., 1978.

Ohlone still live in the area and many are active in restoring their traditions and advocating for Native American issues.

After California became part of the United States in 1848, San José was initially (and temporarily) named the state's capital. In the 1850s, the Gold Rush led to major changes in San José, which then became a supply town for the prospectors who flooded the area. The population of the Santa Clara Valley expanded as a result of the Gold Rush, followed later by the construction of the railroad to San Francisco (1864) and the completion of the transcontinental railroad in 1869.<sup>11</sup>

## San José in the 20th Century

In 1992, the City of San José prepared a *Historical Overview and Context for the City of San Jose*, spanning the history of San José from 1777 through 1991.<sup>12</sup> This document provides a historical context for the region to support the evaluation of significance of historic properties within the region. Additionally, the City of San José prepared a context statement regarding its modern 20th century history, *San José Modernism Historic Context Statement*, to establish the chronology of development in San José between the years of 1935 and 1975. The following history is summarized from these documents, focusing on the 20th century development that led to the establishment of Kaiser SJMC.

Between 1870 and 1930, Santa Clara Valley and the City of San José experienced an expansion of the fruit industry as a major economic driver. Fruit trees had been introduced to the area as early as the 1850s, and by the 1860s orchards were being established in East San Jose, Milpitas, and the north valley.<sup>13</sup> Orchard production continued to grow and dominate agricultural production through the 1920s. A regional canning industry developed out of the dominance of orchards, along with other support industries such as box, basket, and can factories. Commercial growth in San José boomed during the 1880s and continued through the end of the century.<sup>14</sup>

Most of the undeveloped land within the city limits was subdivided and filled with homes during the 1880s, with new suburban tracts expanding out through the end of the 19th and beginning of the 20th centuries. The City's first annexations were the Gardiner District and East San José in 1911. During the interwar period, population growth continued to expand out from the urban core, replacing orchards with residential development. World War II had a significant effect on the economy of San José, with the large naval air station at Moffett Field being a center of activity with thousands of military personnel relocating to the region.<sup>15</sup>

Following World War II into 1950, fruit processing remained the main economic driver For San José. Following the war, hundreds of thousands of servicemen and defense workers chose to permanently reside in Santa Clara Valley, resulting in a construction boom to supply the houses and infrastructure needed to support the new population growth. Dutch Hamann was elected City Manager in spring 1950 and became the most active City Manager in San José history, overseeing

<sup>11</sup> Ayers, 1886.

<sup>12</sup> Archives and Architecture, 1992, *Historical Overview and Context for the City of San Jose*, March 1992.

<sup>13</sup> Archives and Architecture, 1992, 8.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

an unprecedented era of citywide expansion and land acquisition.<sup>16</sup> At the time of his retirement in December 1969, the City had grown from 17 to 137 square miles, with a population that had grown from 92,000 to 450,000.<sup>17</sup> Hamann strongly promoted the outward expansion of residential and commercial development from downtown, including associated infrastructure including roadways, utilities, schools, police and fire stations, and hospitals.<sup>18</sup>

## 3.2 Regional Hospitals

During the early 1850s, the City of San José was subject to various epidemics, including cholera, smallpox, diphtheria, and typhoid fever, among other diseases. While the California Legislature had mandated as early as 1850 that counties should “perform all other acts necessary to county welfare,” and several doctors resided in Santa Clara County, no hospital existed in the county until 1860. That year City supervisors purchased twelve acres from Hiram Cahill near the western city limits, converting existing buildings for use as the first county hospital. In 1876 the County replaced the Cahill facility with a new County Hospital facility on a 114-acre site, in the location that would become the site of the Valley Medical Center on South Bascom Avenue.<sup>19</sup>

Santa Clara County Hospital's brick buildings were severely damaged by the 1906 earthquake. The County built a new hospital building on the site of the original building (South Bascom Avenue) in 1907, an E-shaped wood-frame building with neoclassical portico and pillars that served the community until its demolition in 1968. A seven-story addition was completed in 1960, and the remaining 1906 building was replaced in 1970 by a large rehabilitation wing. At the end of 1966, the supervisors changed the name of the institution from the County Hospital to the Santa Clara Valley Medical Center.<sup>20</sup>

San José Hospital (675 E. Santa Clara St., San José) opened in 1923. It was designed to “accommodate the emerging middle class living the central San José that were excluded from city, county, and state-run hospitals that served the poor and the private hospitals that catered to the more affluent.”<sup>21</sup> The facility closed in 2004.

Following the end of World War II and the subsequent population boom experienced by the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and most were constructed within the San José city limits.<sup>22</sup>

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<sup>16</sup> PAST Consultants, LLC, 2009, San José Modernism Historic Context Statement, June 2009, 26.

<sup>17</sup> Ibid.

<sup>18</sup> PAST Consultants, LLC, 2009, 28.

<sup>19</sup> Archives and Architecture, County of Santa Clara Historic Context Statement, prepared for County of Santa Clara Planning and Development Planning Office, December 2004 (revised February 2012).

<sup>20</sup> Archives and Architecture, 2012.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

### 3.3 Kaiser San José Medical Center

The Kaiser SJMC, originally known as the Santa Teresa Community Medical Center, was constructed in 1974 (January 1974 completion date; **Photo 1**). Prior to that time the site was used for agricultural purposes. The Santa Teresa Ranch consisted of 10,000 acres and was deeded to Joaquin Bernal by Carlos III of Spain in 1769. Bernal had been sent to Mexico and later California as a mining engineer and assayer, and for his services he was provided a land grant. In 1834, Bernal (at 94 years old) petitioned the Mexican government to have his lands confirmed.<sup>23</sup>



SOURCE: San José News, November 20, 1973

Kaiser Permanente San José Medical Center Project

#### Photo 1

Santa Teresa Community Hospital,  
Main Hospital and Building 6, 1973

Historic maps and aerial imagery provide an overview of the historical development of the project site. The earliest (1876) historic map of the area shows the project site as part of a 451.22-acre parcel owned by Francisco Bernal.<sup>24</sup> Francisco Bernal was the grandson of Jose Joaquin Bernal, the original recipient of the 9,647-acre Santa Teresa land grant. The earliest U.S. Geological Survey topographic map from 1916 shows a building at that same location, with a dirt road leading from Cottle Road. The alignment of Santa Teresa Boulevard is also depicted on the 1916 map.

The earliest aerial image of the project site from 1948 shows it was primarily orchard land with a large farm complex in the southeast. The building and dirt roads on earlier images and maps are no longer depicted. The orchard and farm complex are also on the 1953, 1956, 1960 and 1968 aerial images.

The 1980 aerial image shows that the orchards had been cleared and the hospital complex was under development. A gas station is shown at the corner of Cottle Road and Santa Teresa

<sup>23</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>24</sup> Thompson & West, 1876, *Map of Santa Clara County, California*, Thompson & West, San Francisco.

Boulevard. Additional development is shown on the aerial images through the 1980s and early 1990s. By 2002, the entire SJMC had been constructed in its current configuration.

American Medical International (AMI), Inc., the developer and primary investor in the hospital, began in 1956 as a central medical laboratory in Los Angeles, and by 1966 had transitioned to investor-ownership in the hospital field. By 1974, AMI owned and operated 45 facilities (with 43 in the United States and two in Europe), with Santa Teresa Community Hospital representing the 46th hospital.<sup>25</sup>

As described above, early hospital development was primarily government led, with private citizens hiring private doctors and the poorer citizens relying on government provided care. World War II transformed health care nationwide, with both the Veterans Administration hospital managing a range of care for servicemembers and veterans and the exponential growth of private healthcare during and after the war. During the wage freeze of the war years, U.S. companies began offering private health insurance as a benefit, which provided coverage to millions of people and reshaped the face of health care.<sup>26</sup> Additionally, the introduction of Medicare and Medicaid in 1965 provided money for the care of the aged and the poor, respectively. The newly available funding allowed for expansion of both government and private hospitals to provide treatment for a significantly larger population than earlier generations.<sup>27</sup> AMI hired Ruth and Going, an engineering, planning, and architecture firm in San José, to design the hospital complex. The main building plans were signed off by William H. Bender, a structural engineer for Ruth and Going, with F. Hazen “Skip” MacLaren acting as principal architect for the project.<sup>28</sup> F.A. Rossi Construction Company of Los Angeles began construction of the project in 1971, with the majority of the work completed by E.A. Hathaway Construction Company of San José at a cost \$9 million of the \$30 million total for the medical complex.<sup>29</sup>

Both the Main Hospital and Building 6 were completed by January 1974, with plans for future growth including emergency facilities, medical and commercial offices, employee housing, as well as a motel, drug store, bank, and other commercial stores.<sup>30</sup> The Y-shape of the tower was designed to provide efficient patient care, replacing the older, long, single corridor model with multiple shorter corridors extending out from the central core. The central core housed nursing stations, supply areas, and reception, allowing for more efficient care.<sup>31</sup>

<sup>25</sup> Ibid.

<sup>26</sup> Justin Barr, M.D., Ph.D., and Scott H. Podolsky, M.D., 2020. A National Medical Response to Crisis – the Legacy of World War II. *New England Journal of Medicine*. Available online [https://www.nejm.org/doi/full/10.1056/NEJMp2008512#:~:text=World%20War%20II%20also%20fundamentally,now%20Veterans%20Affairs\)%20hospital%20system](https://www.nejm.org/doi/full/10.1056/NEJMp2008512#:~:text=World%20War%20II%20also%20fundamentally,now%20Veterans%20Affairs)%20hospital%20system).

<sup>27</sup> “History of Hospitals.” University of Pennsylvania. <https://www.nursing.upenn.edu/nhhc/nurses-institutions-caring/history-of-hospitals/>

<sup>28</sup> Ruth & Going, Santa Teresa Community Hospital – As Built Drawings; “Groundbreaking set today for Santa Teresa Hospital,” *San José Mercury News*, June 23, 1971, 17.

<sup>29</sup> Ben Hawkins, *Business Happenings*, *San José Mercury News*; June 15, 1975, 91; Robert E. Mayfield, *Engineers Save Ancient Tree*, *Engineers News*; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>; *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>30</sup> “New Hospital to be started next week,” *San José Mercury News*; May 31, 1971, 29; “Hospital Target January ’74,” *San José Mercury News*; January 28, 1973.

<sup>31</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.



In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital for an undisclosed amount. This was Kaiser's second hospital in Santa Clara County, following the construction of the Kaiser Santa Clara Hospital on Kaiser Drive off Kiely Boulevard in 1964.<sup>32</sup> The purchase of the Santa Teresa Hospital was described as including the eight-story [sic] hospital (Main Hospital), eight story medical office (Building 6),<sup>33</sup> a two-story parking structure, and 61-acre site.<sup>34</sup> By 1979, the four medical office Buildings A-D at 280 International Circle had been constructed, and a review of aerial photographs from 1980 shows full development within International Circle (**Photo 2**).<sup>35</sup>



SOURCE: Western Aerial Photos, 1980

Kaiser Permanente San José Medical Center Project

**Photo 2**  
Santa Teresa Community Hospital, aerial  
photograph, 1980

<sup>32</sup> “Kaiser Permanente Santa Clara marks 50 years of “Thrive-ing,”” July 8, 2014, Available at: [https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing\\_97f3f4fe](https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing_97f3f4fe)

<sup>33</sup> Note that the article incorrectly states that the building heights were eight-stories rather than seven.

<sup>34</sup> “Kaiser Foundation Buys Santa Teresa Hospital,” San José Mercury News; October 2, 1976, 16.

<sup>35</sup> City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

Over the following twenty years, the area surrounding International Circle developed similarly to the original proposed campus design, with parking lots and structures, as well as medical and commercial offices. In 1979 and 1984, the zoning was changed to allow for greater building density and flexibility for Kaiser’s eventual campus build out.<sup>36</sup> Review of historic aerials show development extending counterclockwise from the southeast around International Circle, with medical offices and surface parking slowly filling in the campus by 1998.

In 2003, the Main Hospital building was expanded north and west to include a 17,700-sf emergency room extending westward to Building 6 (275 Hospital Parkway). The one-story expansion consisted of a one-story steel brace framed building with a rectangular footprint, measuring 218 by 60 feet along the northern side of the building, with a triangular addition extending 40 feet on the western side of the building connecting to Building 6.<sup>37</sup>

## Ruth & Going

Leo W. Ruth, Jr. was a civil and mechanical engineer who co-founded Ruth & Going engineering firm with Edward Jackson Going, Jr. in 1960. Born in Santa Clara in 1917 (d. 2003), Ruth attended Santa Clara University and earned his civil and mechanical engineering degree in 1938. After being drafted into World War II in 1940, Ruth returned to San José where he was employed as an office engineer for the San José Department of Public Works as well as the firm James Waters & Associates (JWA). He worked at JWA for a decade before becoming a partner in the renamed Waters, Ruth and Going in 1956.<sup>38</sup> Going was born in 1928 in Houston, Texas (d. 2020) before moving to Santa Clara County in 1944 and attending Santa Clara University in 1949.<sup>39</sup> He joined the JWA firm directly after graduating, became partner in 1952, and formed Waters, Ruth and Going in 1956; and then four years later in 1960 established Ruth & Going when James Waters retired. Ruth and Going retired from the firm in 1983 and 1984, respectively.<sup>40</sup> Projects attributed to Ruth & Going include the Santa Teresa General Hospital, the 8,000 seat University of Santa Clara Buck Shaw Stadium, and the Villages Adult Residential Complex in San José.<sup>41</sup>

In 1990, Ruth was part of the inaugural class of the Silicon Valley Engineering Council (SVEC) Hall of Fame. Established in 1989, the SVEC is a “cooperative educational association of local engineering and technical societies” formed to promote engineering throughout the valley and Greater Bay Area. Ruth was nominated in recognition of his professional and personal merit as a member of numerous local organizations.<sup>42</sup> In 1993, the Santa Clara University School of

<sup>36</sup> City of San José, 1994.

<sup>37</sup> Geomatrix, Engineering Geological and Geotechnic Report Emergency Room Expansion Kaiser Santa Teresa Medical Center, prepared for Kaiser Foundation Health Plan, Inc., May 2001.

<sup>38</sup> Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff-0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff-0pzCwC?hl=en&gbpv=0).

<sup>39</sup> E. Jackson Going, Jr. Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>40</sup> Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at: [https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)

<sup>41</sup> Santa Clara to Construct New Stadium, The Californian, April 27, 1962, 14; SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>42</sup> SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

Engineering bestowed its highest honor on Going by presenting him with the Distinguished Engineering Alumni Award in recognition of his accomplishments, both in his profession, his community, and in service to the University.<sup>43</sup>

Archival review uncovered little information outside some biographical and professional information about William Bender. Per newspaper review, he was employed by Ruth & Going as early as 1962 and became a senior vice president of structural engineering at Ruth & Going in 1981.<sup>44</sup> MacLaren was born in New Jersey in 1935, attended Stanford University from 1954 to 1958 before joining the U.S. Navy from 1959 to 1963. From 1969 through 1973 he worked as an architect at Ruth & Going before relocating to Mendocino to start a new career in retail.<sup>45</sup>

### **E.A. Hathaway Construction Company**

E.A. Hathaway Construction is one of the oldest commercial construction firms in Northern California. The company was founded by Ernest A. Hathaway, who moved to Santa Clara County from Oregon in 1923 to establish a construction company. In Oregon, Hathaway had been building docks, railroad facilities, and other industrial structures. During the slow period of the Great Depression, Hathaway worked out of his home, remodeling older structures in downtown San José and building small commercial buildings in Santa Clara Valley.<sup>46</sup> After his son Ron returned home from World War II, Ron joined the family business and eventually took over as president in 1954, two years prior to Ernest's death in 1956.<sup>47</sup> Among the buildings attributed to E.A. Hathaway Construction Company are the Santa Teresa Community Hospital, downtown San José's Wells Fargo Bank and PG&E buildings, the 1.8 million-square-foot Safeway distribution center in San José, and NASA's Ames Flight Center in Mountain View.<sup>48</sup>

## **3.4 Corporate Architecture Context (1949-1975)**

Corporate Architecture, also referred to as Corporate International style or Corporate Modernism, is a derivative of postwar Modernism that primarily applied to large-scale commercial office buildings and government facilities. It was the dominant mode of corporate architecture between the 1950s and 1970s and reflected the postwar economic growth and the increasing importance of American corporations, showcasing how these entities "sought to position themselves as agents of modernity,

<sup>43</sup> E Jackson Going Jr Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>44</sup> "Builders at Work," San José Mercury News, November 21, 1962, 11; "People," San José Mercury News, September 4, 1981, 111.

<sup>45</sup> "Frank Hazen "Skip" MacLaren Obituary," 2017. Available at: <https://stanfordmag.org/contents/obituaries-july-2017>.

<sup>46</sup> "After a century of good work, Hathaway Dinwiddie keeps that family feeling going," The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

<sup>47</sup> Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

<sup>48</sup> "Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

technology, and progress.”<sup>49</sup> The “suburbanization of corporate headquarters” began in the mid-20th century when large corporations such as IBM moved out of the city centers and closer to the senior executives.<sup>50</sup> Typical elements included low-rise buildings surrounded by parking lots and landscaping, with larger complexes often having a parklike setting with large scale public art or, in the case of John Deere, large-scale products on display.<sup>51</sup> The corporate campus or estate model were generally large complexes of buildings within a landscaped, park-like setting, where “the site planning, automobile approaches, visitor entrances, employee parking lots, and service docks all exemplified the functionalism of mid-20th century Modernism.”<sup>52</sup> The office park, while including many of the same elements as the corporate campus or estate, was more modest in scale notably with regards to their setting. Office parks still provided the necessary building facilities with ample parking and some amount of landscaping, but not to the scale of a park-like setting. As described by one historian, “created by speculative real estate developers in the 1950s, the office park provided a lower cost, flexible alternative to the corporate campus and estate.”<sup>53</sup>

Character-defining features of Corporate Architecture include:<sup>54</sup>

- Large rectangular massing
- Flat or low-pitched roofs
- Steel or concrete structure as primary expression of the building
- Horizontal bands of windows set within the structural module
- Alternate design of large concrete volume with little or no fenestration
- Building tower set back from the street in a landscaped plaza
- Tower frequently set atop a multi-story base framed by plain concrete or steel columns
- Overall absence of applied ornamentation, with the exception of corporate advertisement signs mounted directly to building

### 3.5 New Formalism Context (1960-1975)

Developed as a reaction to the perceived formulaic and rigid expression of the International Style and the “glass box” of the Corporate Architecture, New Formalism incorporated streamlined and highly stylized classical elements into modernism. New Formalist buildings are defined by their monumental scale and powerful visual presence, with large volumes, rectangular massing, symmetrical facades, and full height colonnades. Buildings were often perched above a podium or articulated base, which reinforced the sense of monumentality. Arches and columns were

<sup>49</sup> Survey LA. Los Angeles Citywide Historic Context Statement – Context Architecture and Engineering – Sub-context: LA Modernism, 1919-1980. Available at: [https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA\\_Modernism\\_1919-1980.pdf](https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf).

<sup>50</sup> The Cultural Landscape Foundation, *Corporate Office Park*, no date. Available at: <https://www.tclf.org/category/designed-landscape-types/corporate-office-park>, accessed February 16, 2022.

<sup>51</sup> Ibid.

<sup>52</sup> Ibid.

<sup>53</sup> Mozingo, Lousie, *Pastoral Capitalism: A History of Suburban Corporate Landscapes*, 2012. Available at: <https://frameworks.ced.berkeley.edu/tag/pastoral-capitalism-a-history-of-suburban-corporate-landscapes/>, accessed February 16, 2022.

<sup>54</sup> Past Consultants, LLC. *San José Modernism: Historic Context Statement*, June 2009, 80.

incorporated in stylized ways, along with modern geometric motifs (such as honeycomb screens, shell forms, or folded plates).<sup>55</sup>

Character-defining features of New Formalism include:<sup>56</sup>

- Symmetrical plan
- Monumental in size and appearance
- Flat roofs with heavy overhanging roof slab
- Full-height columns of steel or concrete connecting the roof slab to the site
- Colonnade of stylized full-height columnar supports
- Repeating arches or rounded openings
- Cast stone or concrete block screens
- Building tower set back from the street in a landscaped plaza
- Building expressed as tower of steel
- Presence of stylized ornamentation
- Smooth wall surfaces

## 4. Research Methods and Results

### 4.1 Records Search

ESA received the results of a records search from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) on April 20, 2023 (File No. 22-1643). The purposes of the records search were to: (1) determine whether known cultural resources have been recorded within or adjacent to the project site; (2) assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby sites; and (3) develop a context for the identification and preliminary evaluation of cultural resources. The records search consisted of an examination of the following documents:

- NWIC digitized base maps (USGS *Santa Teresa Hills, California 7.5-minute topographic map*), to identify recorded archaeological sites and studies within 0.5 mile of the project site.
- NWIC digitized base maps (USGS *Santa Teresa Hills, California 7.5-minute topographic map*), to identify recorded architectural resources (building, structures, and objects) within 0.5 mile of the project site.
- Resource Inventories: *California Inventory of Historical Resources, California Historical Landmarks, Built Environment Resource Directory* (BERD; OHP 2023) (through March 2020), and *Archaeological Determinations of Eligibility* (ADOE, as of April 2012) for Santa Clara County.

<sup>55</sup> Survey LA. Los Angeles Citywide Historic Context Statement – Context Architecture and Engineering – Sub-context: LA Modernism, 1919-1980, 190. Available at: [https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA\\_Modernism\\_1919-1980.pdf](https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf).

<sup>56</sup> Past Consultants, LLC, *San José Modernism: Historic Context Statement*, June 2009, 82.

## Previous Studies of the Project Site

The NWIC records search results identified five previous cultural or architectural resources studies that are within the vicinity of the project site. The relevant reports to this study are identified in **Table 1**.

**TABLE 1**  
**PREVIOUS CULTURAL OR ARCHITECTURAL RESOURCES STUDIES IN THE VICINITY OF THE PROJECT SITE**

Study #	Title	Author	Date
S-16869	A Cultural Resources Evaluation of the IBM Parcel, Santa Teresa Boulevard Between Lika Land and Miyuki Land, San José, Santa Clara County	Katherine Flynn	1994
S- 23630	Historic Properties Survey Report, 04-SCL-85, P.M. 0.0/17.9, Construction of West Valley Transportation Corridor from Cupertino to San José, Santa Clara County, EA 04142-485000	Mara Melandry, David B. Gardner, John W. Snyder, Gregory P. King, Robert L. Gross, and Margaret L. Buss	1984
S-15764	Cultural Resources Assessment for Prodigy Child Development Centers, Liska Lane, City of San José, Santa Clara County	Donna M. Garaventa, Stuart A. Guedon, and Darren Moore	1993
S- 43191	Historic Property Survey Report, State Route 85 Express Lanes Project, Santa Clara County, California, EA 4A7900, EFIS 0400001163, US 101 PM 23.1-28.6, SR 85 PM 0.0-24.1, US 101 PM 47.9-52.0	Kathleen Kubal and Jay Rehor	2013
S- 44016	Historic Property Survey Report, proposed improvements to the existing State Route (SR) 85 roadway between Post Miles 0.0 and 5.6 in Santa Clara County, California; E-FIS Project Number 04 0000 2028	Brett Rushing	2010

SOURCE: NWIC, 2023

## Previously Recorded Resources

The NWIC records search indicated that no resources have been previously recorded within or immediately adjacent to the project site. The closest California Register resource is the site of the New Almaden Mine (Monterey Highway at Flintwell Way; California Historical Landmark No. 339), approximately 0.85 mile northeast of the project site. The closest National Register-listed resource is the Hayes Mansion (200 Edenvale Avenue, San José; National Register No. 75000481), approximately 1.9 miles northwest of the project site.

## 5. Pedestrian Survey

### 5.1 Methods

ESA architectural historian Becky Urbano completed a pedestrian survey on April 14, 2023. The purpose of this survey was to document all exterior and publicly accessible interior spaces of the main hospital and other buildings on the project site constructed prior to 1978. Three resources, comprising six buildings including the Main Hospital and five ancillary buildings, were surveyed and documented as part of the evaluation:

- Main Hospital, 250 Hospital Parkway (1974)

- Building 6, 275 Hospital Parkway (1974)
- Buildings A-D, 280 Hospital Parkway (1978)

**Figure 3** shows the locations of cultural resources identified within the project site as a result of the pedestrian survey.

## 6. Cultural Resources Identified on the Project Site

During the architectural history survey, six buildings including the Main Hospital and five ancillary buildings were recorded: the Main Hospital, 250 Hospital Parkway (1974), Building 6, 275 Hospital Parkway (1974), and Buildings A-D, 280 Hospital Parkway (1978). Previously unevaluated architectural resources are described and evaluated below. Due to their similar design, age, and function, Buildings A-D were evaluated as a single resource. **Appendix A** includes the Department of Parks and Recreation (DPR) 523 site records and evaluation forms for all three resources.

### 6.1 Main Hospital Building (250 Hospital Parkway)



SOURCE: ESA, 2023

Kaiser Permanente San José Medical Center Project

**Photo 3**  
Main Hospital, facing northeast

The 1974 Main Hospital Building (MHB) at 250 Hospital Parkway (APN 706-05-037) consists of a 7-story, 250,000- sf hospital and emergency center. The MHB takes up the northeastern quadrant of the campus core surrounded by International Circle and is constructed of bi-colored reinforced concrete. The MHB is an irregularly shaped structure designed in the New Formalism style, consisting of a seven-story (approximately 95 feet tall) reinforced concrete tri-wing tower topped with a utility penthouse and surrounded by one- and two-story sections at the base. The building

tower is clad in alternating wide and narrow full height stylized pilasters dividing pairs of curtain wall windows, with the ends of the wings consisting of wide concrete panels with narrow vertical bands of windows extending the height of the concrete building end cap, as well as sets of three-pane picture windows along every story.

The building's irregular concrete base extends out on all sides between tower wings and connects on the northwestern side to Building 6. The base's concrete walls alternate between smooth and textured concrete, with a cubic second story projection extending out from the exterior wall on all three sides.

The primary entrance is located on the southwestern façade, underneath a wide concrete overhang extending out from the southern end of the building. The 2003 addition on the northern facade of the hospital's base consists of concrete panels bisected by ribbon windows running the length of the building's base (**Photo 4**). The northern entrance is a glazed, aluminum-framed sliding door set in a glass curtain wall. The addition connects the MHB and Building 6 on the northwestern side of the MHB.



SOURCE: ESA, 2023

Kaiser Permanente Medical Center Project

**Photo 4**  
Main Hospital northern facade, facing southwest  
towards Building 6

## Evaluation

The MHB at 250 Hospital Parkway 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 the City of San José Landmark criteria is presented after.



### **Criterion A/1 (Events)**

The MHB at 250 Hospital Parkway was constructed between 1971 and 1973, opening in January 1974.<sup>57</sup> The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the project.<sup>58</sup> AMI developed the hospital facility as a “total concept” multi-service medical center, their third such facility nationwide of AMI’s 20 previously constructed hospital facilities.<sup>59</sup> In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening of the Kaiser Permanent Santa Clara hospital in 1964.<sup>60</sup> Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.<sup>61</sup>

While the MHB provided an important service meeting the medical needs of the population of South San José, it does not appear to have been historically significant for its associations with the development of San José during the later decades of the 20th century. Research about the building did not reveal any particularly significant associations or innovations connecting the facility with the development of San José, but rather it functioned as a typical community hospital. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the building is associated with community medical services, but this association does not appear to rise to the level where it could be considered important within the historic context. It was one of many hospitals constructed throughout the history of San José in the latter half of the 20th century. Because the MHB at 250 Hospital Parkway does not appear to be historically significant within the context of 20th century hospital development in San José, it is recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

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

Archival research did not reveal any significant persons associated with the MHB at 250 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with the MHB. Therefore, the MHB at 250 Hospital Parkway is recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

<sup>57</sup> San Jose Building Permit Database, permit issued June 30, 1971. Available at: <https://portal.sanjoseca.gov/deployed/sfjsp>.

<sup>58</sup> “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971, 29.

<sup>59</sup> “Hospital Target January ’74,” San José Mercury News; January 28, 1973, 194; “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971 29.

<sup>60</sup> “Kaiser Permanente's 70th Anniversary celebrated at Silicon Valley medical centers,” Karl Sonkin, July 31, 2015.

<sup>61</sup> Archives and Architecture, 2012.

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

The MHB at 250 Hospital Parkway is an example of New Formalism within a hospital setting. The building's monument-like arrangement with the 7-story tower on a substantial concrete base, decorative pilasters and glass wall running the height of the building, smooth concrete exterior, and symmetrical appearance are all characteristics of the New Formalism style. The building has also been somewhat modified since its original construction, with the 2003 northwestern addition expanding the massing at the base of the building and connecting it to Building 6 (275 Hospital Parkway). While a recognizable example of New Formalism, the building does not embody the style, nor does it possess high artistic value. Additionally, the building does not appear to represent the work of a master. Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. Additionally, no individual associated with either the F.A. Rossi Construction Company or the E.A. Hathaway Construction Company appear to have achieved professional acclaim for association with the construction of the Santa Teresa Community Hospital. As such, the MHB at 250 Hospital Parkway is recommended not eligible for listing as individual resource on the National or California registers under Criterion C/3 for its design.

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

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The MHB at 250 Hospital Parkway is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, the MHB at 250 Hospital Parkway is recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

### ***Integrity***

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because the MHB at 250 Hospital Parkway is not recommended eligible under any criteria, a further assessment of integrity is not required.

### ***City Landmark Criteria (City of San José Historic Resources Inventory, Municipal Code Section 13.48.110[H])***

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

The MHB at 250 Hospital Parkway does not represent the character of San José. Its value was as the local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the hospital. Rather it was one of many hospitals constructed during the postwar period in San José to address the needs of the growing population and does not appear to be significant under this criterion.

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

Research does not suggest that the MHB at 250 Hospital Parkway was the location of a significant historic event.

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

Archival research did not reveal any significant persons associated with the MHB at 250 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with the MHB.

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

The MHB at 250 Hospital Parkway does not appear to exemplify a particular aspect of cultural, social, or historic heritage of San José. It served as a community hospital in South San José for many years but does not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to the MHB at 250 Hospital Parkway that is associated with the environment of a group of people.

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

The MHB at 250 Hospital Parkway is an example of New Formalism within a hospital setting. The building's monument-like arrangement with the 7-story tower on a substantial concrete base, decorative pilasters and glass wall running the height of the building, smooth concrete exterior, and symmetrical appearance are all characteristics of the New Formalism style. While a recognizable example of New Formalism, the building does not embody the style, but is rather a typical example of the style within a hospital context.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project.

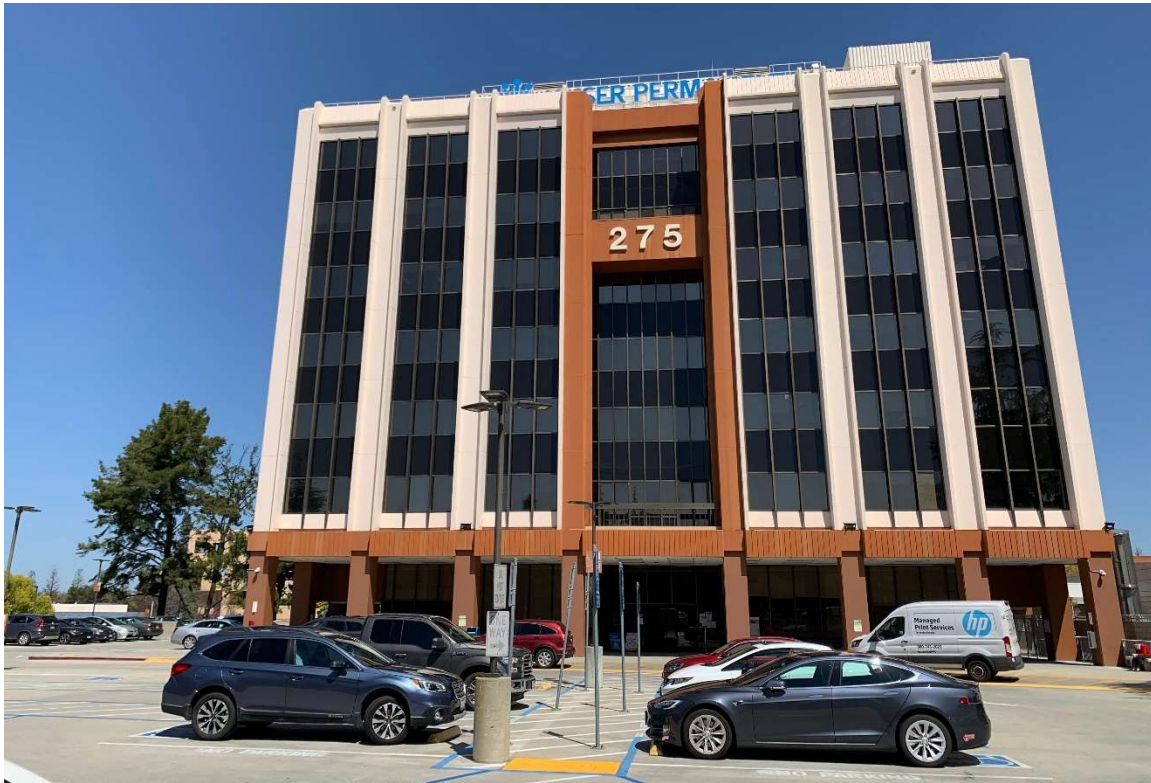
8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of the MHB at 250 Hospital Parkway does not represent a significant architectural innovation, but rather is a typical example of New Formalism within a hospital setting.

## Conclusions

As the MHB at 250 Hospital Parkway does not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends it ineligible for listing under national, state, or local criteria.

## 6.2 Building 6 (275 Hospital Parkway)



SOURCE: ESA, 2023

Kaiser Permanente San José Medical Center Project

**Photo 5**  
Building 6, facing northwest

The 1974 Building 6 at 275 Hospital Parkway (APN 706-05-020) is a 7-story, reinforced concrete medical office building with a square footprint measuring approximately 125 by 125 feet. Building 6 takes up the northwestern quadrant of the core of International Circle and is constructed of bi-colored reinforced concrete. The building has a flat roof with utility penthouse, and the first floor is recessed from the main (southern) façade, providing the appearance of a building floating on square concrete posts from the primary facade. The main entrance is on the southern façade and consists of a glazed, aluminum-framed sliding door set in a glass curtain wall in the recessed first floor. Textured concrete panels run the length of the first floor and roof line, and signage consists of the building address in the center of the southern façade and “Kaiser Permanente” on the utility penthouse. The design of Building 6 is similar to that of the MHB, with the tall monument-like massing of the bi-colored 7-story building, decorative pilasters and glass wall running the height of the building, and a symmetrical appearance, all of which are characteristics of the New Formalism style.

## Evaluation

Building 6 at 275 Hospital Parkway 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 José Landmark criteria is presented after.

### **Criterion A/1 (Events)**

Building 6 at 275 Hospital Parkway was constructed between 1971 and 1973, opening in January 1974 as a medical office building associated with the Santa Teresa Community Hospital. The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the proposed project.<sup>62</sup> AMI developed the hospital facility as a “total concept” multi-service medical center, their third such facility nationwide of AMI’s 20 previously constructed hospital facilities.<sup>63</sup> In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening the Kaiser Permanent Santa Clara hospital in 1964.<sup>64</sup> Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.<sup>65</sup>

While Building 6 provided an important service meeting the medical needs of the population of South San José, it does not appear to have been historically significant for its associations with the development of San José during the later decades of the 20th century. Research about the building did not reveal any particularly significant associations connecting the facility with the development of San José, but rather it functioned as a typical medical office building. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the building is associated with community medical services, but this association does not appear to rise to the level where it could be considered important within the historic context. It was one of many medical office buildings constructed throughout the history of San José in the latter half of the 20th century. Because Building 6 at 275 Hospital Parkway does not appear to be historically significant within the context of 20th century hospital development in San José, it is recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

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

Archival research did not reveal any significant persons associated with Building 6 at 275 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their

<sup>62</sup> “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971, 29.

<sup>63</sup> “Hospital Target January ’74,” San José Mercury News; January 28, 1973 194; “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971 29.

<sup>64</sup> “Kaiser Permanente's 70th Anniversary celebrated at Silicon Valley medical centers,” Karl Sonkin, July 31, 2015.

<sup>65</sup> Archives and Architecture, 2012.

association with Building 6. Therefore, Building 6 at 275 Hospital Parkway is recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

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

Building 6 at 275 Hospital Parkway is an example of New Formalism within a medical office setting. Similar to the MHB, Building 6 has a tall monument-like massing with the bi-colored 7-story building, decorative pilasters and glass wall running the height of the building, and a symmetrical appearance, all of which are characteristics of the New Formalism style. While possessing recognizable characteristics of the New Formalism style, the building does not embody the style, nor does it possess high artistic value. Additionally, the building does not appear to represent the work of a master. Neither William H. Bender, a structural engineer, nor F. Hazen “Skip” MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. Additionally, no individual associated with either the F.A. Rossi Construction Company nor the E.A. Hathaway Construction Company appear to have achieved professional acclaim for association with the construction of Building 6 or the Santa Teresa Community Hospital. As such, Building 6 at 275 Hospital Parkway is recommended not eligible for listing as individual resource on the National or California registers under Criterion C/3 for its design.

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

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. Building 6 at 275 Hospital Parkway is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, Building 6 at 275 Hospital Parkway is recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

### ***Integrity***

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because Building 6 at 275 Hospital Parkway is not recommended eligible under any criteria, a further assessment of integrity is not required.

***City Landmark Criteria (City of San José Historic Resources Inventory, Municipal Code Section 13.48.110[H])***

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

Building 6 at 275 Hospital Parkway does not represent the character of San José. Its value was as a medical office building associated with a local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the building. Rather it was one of many medical office buildings constructed during the postwar period in San José to address the needs of the growing population and does not appear to be significant under this criterion.

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

Research does not suggest that Building 6 at 275 Hospital Parkway was the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with Building 6 at 275 Hospital Parkway. No specific individual within Santa Teresa Hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Building 6.

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

Building 6 at 275 Hospital Parkway does not appear to exemplify a particular cultural, social, or historic heritage with the City of San José. It served as a medical office building for a community hospital in South San José for many years but does not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to Building 6 at 275 Hospital Parkway that is associated with the environment of a group of people.

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

Building 6 at 275 Hospital Parkway is an example of New Formalism within a medical office setting. The building's monument-like arrangement with the 7-story massing, decorative pilasters and glass wall running the height of the building, and symmetrical appearance are all characteristics of the New Formalism style. While possessing recognizable characteristics of the New Formalism style, the building does not embody the style, but is rather a typical example of the style within a medical office context.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about

Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of Building 6 at 275 Hospital Parkway does not represent a significant architectural innovation, but rather is a typical example of New Formalism within a medical office setting.

### **Conclusions**

As Building 6 at 275 Hospital Parkway does not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends it ineligible for listing under national, state, or local criteria.

## 6.3 Buildings A-D (280 Hospital Parkway)



SOURCE: ESA, 2023

Kaiser Permanente San José Redevelopment Project

**Photo 6**  
Buildings A and C, facing east

280 Hospital Parkway is a collection of four one-story medical office buildings built in 1978,<sup>66</sup> located on a 2.36-acre parcel (APN 706-05-017) in the southwestern quadrant of the inner core of the hospital campus encircled by International Circle. All four buildings (A-D) are stylistically similar and are surrounded by landscaping as well as surface parking lots that are present to the

<sup>66</sup> Building permit issued October 10, 1978. San Jose Building Permit database, <https://portal.sanjoseca.gov/deployed/sfjsp>



south, east, and west, and a parking garage to the north. Each building measures 100 by 100 feet, with a square footprint and hipped roof with boxed overhangs supported by large concrete pillars concentrated at the building corners and more widely dispersed along the sides of the building. Buildings A-D are constructed of concrete and largely lack architectural distinction. The largely blank facades are clad in smooth stucco and punctuated by aluminum-framed windows.

## Evaluation

As described above, due to their similar design, age, and function, Buildings A-D were evaluated as a single resource. Buildings A-D at 280 Hospital Parkway are 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 José Landmark criteria is presented after.

### ***Criterion A/1 (Events)***

Buildings A-D at 280 Hospital Parkway were constructed in 1978 as additional medical office buildings associated with the Santa Teresa Community Hospital. The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the proposed project.<sup>67</sup> AMI developed the hospital facility as a “total concept” multi-service medical center, their third such facility nationwide of AMI’s 20 previously constructed hospital facilities.<sup>68</sup> In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening the Kaiser Permanent Santa Clara hospital in 1964.<sup>69</sup> Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.<sup>70</sup>

While Buildings A-D provided an important service meeting the medical needs of the population of South San José, they do not appear to have been historically significant for their associations with the development of San José during the later decades of the 20th century. Research about the buildings did not reveal any particularly significant associations connecting the buildings with the development of San José, but rather they functioned as typical medical office buildings. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the buildings are associated with community medical services, but this association does not appear to rise to the level where it could be considered important within the historic context. They are just some of the many medical office buildings constructed throughout the history of San José in the late 20th century. Because Buildings A-D at 280 Hospital Parkway do not appear to be historically

<sup>67</sup> “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971, 29.

<sup>68</sup> “Hospital Target January ’74,” San José Mercury News; January 28, 1973, 194; “Hospital to be Started Next Week,” San José Mercury News; May 31, 1971, 29.

<sup>69</sup> “Kaiser Permanente’s 70th Anniversary celebrated at Silicon Valley medical centers,” Karl Sonkin, July 31, 2015.

<sup>70</sup> Archives and Architecture, 2012.

significant within the context of 20th century medical development in San José, they are recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

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

Archival research did not reveal any significant persons associated with Buildings A-D at 280 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Buildings A-D. Therefore, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

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

Buildings A-D at 280 Hospital Parkway is an example of Corporate Architecture within a medical office setting. Buildings A-D have low horizontal massing, low-pitched hipped roofs, large volumes of concrete with little fenestration, are positioned within a landscaped plaza, and lack ornamentation, all of which are characteristics of the Corporate Architecture style. While possessing recognizable characteristics of the Corporate Architecture style, the building does not embody the style, nor do they possess high artistic value. Additionally, the building does not appear to represent the work of a master. Archival research did not reveal any specific architect or builder associated with the buildings at 280 Hospital Parkway. As such, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing as an individual resource on the National or California registers under Criterion C/3 for its design.

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

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The Buildings A-D at 280 Hospital Parkway are constructed of common materials using standard building techniques. The buildings are unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

### ***Integrity***

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because Buildings A-D at 280 Hospital Parkway are not recommended eligible under any criteria, a further assessment of integrity is not required.

***City Landmark Criteria (City of San José Historic Resources Inventory, Municipal Code Section 13.48.110[H])***

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

Buildings A-D at 280 Hospital Parkway do not represent the character of San José. Their value was as medical office buildings associate with a local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the buildings. Rather, they were some of many medical office buildings constructed during the postwar period in San José to address the needs of the growing population and do not appear to be significant under this criterion.

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

Research did not suggest that Buildings A-D at 280 Hospital Parkway were the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with Buildings A-D at 280 Hospital Parkway. No specific individual within Santa Teresa Hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Buildings A-D.

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

Buildings A-D at 280 Hospital Parkway do not appear to exemplify a particular cultural, social, or historic heritage with the City of San José. They served as medical office buildings for a community hospital in South San José for many years but do not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to Buildings A-D at 280 Hospital Parkway that is associated with the environment of a group of people.

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

Buildings A-D at 280 Hospital Parkway is an example of Corporate Architecture within a medical office setting. The buildings' low horizontal massing, low-pitched hipped roofs, large volumes of concrete with little fenestration, positioning within a landscaped plaza, and general lack of ornamentation are all characteristics of Corporate Architecture. While possessing recognizable characteristics of the style, the building does not embody the style, but is rather a typical example of the style within a medical office context.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Archival research failed to indicate any significant persons associated with Buildings A-D at 280 Hospital Parkway.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of Buildings A-D at 280 Hospital Parkway do not represent a significant architectural innovation, but rather are a typical example of Corporate Architecture within a medical office setting.

### **Conclusions**

As Buildings A-D at 280 Hospital Parkway do not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends them as ineligible for listing under national, state, or local criteria.

## **6.4 Potential Kaiser SJMC Historic District**

The six buildings in the central core of International Drive at the Kaiser SJMC (MHB, Building 6, and Buildings A-D) are associated with the 1974 Kaiser Santa Teresa Hospital/Santa Teresa Community Hospital. As described above, the hospital was one many established in San José in the late-20th century and underwent multiple expansions and building renovations during its period of use. The following discussion analyzes the National Register and California Register eligibility of the Kaiser SJMC as a potential historic district. An analysis of the Kaiser SJMC as a potential historic district with regard to the City of San José Landmark criteria is presented after.

### **Criterion A/1**

Archival research indicates that the Kaiser SJMC was associated with the development of hospitals in San José during the late postwar period. As mentioned above, following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits. The Santa Teresa Community Hospital, Building 6, and Buildings A-D, all of which are components of the Kaiser SJMC, were constructed in 1974 and 1978, respectively. While the Kaiser SJMC provided important service meeting the medical needs of the population of South San José, collectively they do not appear to have been historically significant for their associations with the development of San José during the later decades of the 20th century. Research about the Kaiser SJMC did not reveal any significant associations with the development of San José, but rather the hospital and associated buildings functioned as typical hospital and medical office buildings. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the Kaiser SJMC is associated with community medical services, but this association does not rise to the level where it could be considered important within the historic context. It is one of many hospital complexes constructed throughout the history of San José in the late 20th century. Because Kaiser SJMC does not appear to be historically significant within the context of 20th century medical development in San José, it is recommended not eligible for listing as a historic district on the National or California registers under Criterion A/1 for its association with 20th century development in San José.

### **Criterion B/2**

Archival research did not reveal any significant persons associated with Kaiser SJMC. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Kaiser SJMC. Therefore, Kaiser SJMC is recommended not eligible for listing as a historic district on the National or California registers under Criterion B/2 for its association with historically significant persons.

### **Criterion C/3**

The Kaiser SJMC is not significant for its design, but rather reflects a variety of styles of buildings accumulated over time, namely New Formalism and Corporate Architecture. To be eligible under Criterion C/3, a resource must embody the distinctive characteristic of a type, period, or method of construction, reflect high artistic value, or represent the work of a master. Within the context as a hospital complex, the Kaiser SJMC does not appear to rise to a level of significance as a property that embodies distinctive characteristics of the style, nor reflect high artistic value. Additionally, as described above, William H. Bender, a structural engineer, nor F. Hazen “Skip” MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. For these reasons, Kaiser SJMC is recommended not eligible for listing as a historic district on the National or California Registers under Criterion C/3 for its design.

### **Criterion D/4**

Criterion D/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must “have, or have had, information to contribute to our understanding of human history or prehistory and the information must be considered important”. Because the buildings associated with the Kaiser SJMC are examples of a common construction type built using readily available materials, and designed in a common style, it has little to no potential to yield information important to the prehistory or history of the local area, California, or the nation. Therefore, the Kaiser SJMC does not appear to be eligible for listing as a historic district under Criterion D/4.

### **Integrity**

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because Kaiser SJMC is not recommended eligible under any criteria, a further assessment of integrity is not required.

***City Landmark Criteria (City of San José Historic Resources Inventory, Municipal Code Section 13.48.110[H])***

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

The Kaiser SJMC does not represent the character of San José. Its value was as a hospital with associated medical office buildings in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the buildings. Rather, it was one of many hospital complexes constructed during the postwar period in San José to address the needs of the growing population and does not appear to be significant under this criterion.

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

Research does not suggest that the Kaiser SJMC was the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with Kaiser SJMC. No specific individual within Santa Teresa Hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Kaiser SJMC.

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

Kaiser SJMC does not appear to exemplify a particular cultural, social, or historic heritage with the City of San José. It served as a hospital and medical office complex for a community hospital in South San José for many years but does not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to Kaiser SJMC that is associated with the environment of a group of people.

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

Kaiser SJMC is an example of New Formalism and Corporate Architecture within a medical office setting. The Main Hospital building and Building 6's monument-like arrangement with the 7-story massing, decorative pilasters and glass wall running the height of the building, and symmetrical appearance are all characteristics of the New Formalism style. The associated medical offices' low horizontal massing, low-pitched hipped roofs, large volumes of concrete with little fenestration, positioning within a landscaped plaza, and general lack of ornamentation are all characteristics of Corporate Architecture. While possessing recognizable characteristics of the New Formalism and Corporate Architecture styles, the Kaiser SJMC does not embody either style, but is rather a typical example of these styles within a medical office complex context.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Neither William H. Bender, a structural engineer, nor F. Hazen “Skip” MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. Archival research failed to indicate any significant persons associated with Buildings A-D at 280 Hospital Parkway.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of Kaiser SJMC does not represent a significant architectural innovation, but rather is a typical example of New Formalism and Corporate Architecture within a medical complex setting.

### **Conclusion**

As Kaiser SJMC does not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends it as ineligible for listing as a historic district under national, state, or local registers.

## **7. Conclusions**

Based on the results of the records search, background research, pedestrian survey, resource significance evaluations, and assessment of impacts, three potential cultural resources were identified within the project site: the MHB, 250 Hospital Parkway (1974); Building 6, 275 Hospital Parkway (1974); and Buildings A-D, 280 Hospital Parkway (1978). None of these buildings are recommended eligible for listing in the National Register, California Register, or San José Historic Resources Inventory as a City Landmarks as individual historic resources or a collectively as a historic district.

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“Santa Teresa Community Hospital Dedication pamphlet,” n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

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# Appendix A

## DPR Forms



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

Primary  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 10

\*Resource Name or #: 250 Hospital Parkway

**P1. Other Identifier:** Main Hospital Building

**\*P2. Location:**  Not for Publication  Unrestricted

\*a. County Santa Clara

\*b. USGS 7.5' Quad Santa Teresa Hills

Date 1980

T 8S ; R 2E ; ¼ of ¼ of Sec ; B.M.

c. Address 250 Hospital Parkway

City San Jose

Zip

d. UTM: Zone , mE/ mN; NAD 83

e. Other Locational Data:

APN 706-05-037

**\*P3a. Description:**

The 1974 Main Hospital Building (MHB) at 250 Hospital Parkway (APN 706-05-037) consists of a 7-story, 250,000- sf hospital and emergency center. The MHB takes up the northeastern quadrant of the campus core surrounded by International Circle and is constructed of bi-colored reinforced concrete. The MHB is an irregularly shaped structure designed in the New Formalism style, consisting of a seven-story (approximately 95 feet tall) reinforced concrete tri-wing tower topped with a utility penthouse and surrounded by one- and two-story sections at the base. The building tower is clad in alternating wide and narrow full height stylized pilasters dividing pairs of curtain wall windows, with the ends of the wings consisting of wide concrete panels with narrow vertical bands of windows extending the height of the concrete building end cap, as well as sets of three-pane picture windows along every story.

The building's irregular concrete base extends out on all sides between tower wings and connects on the northwestern side to Building 6. The base's concrete walls alternate between smooth and textured concrete, with a cubic second story projection extending out from the exterior wall on all three sides.

(See continuation sheet)

**\*P3b. Resource Attributes:** HP41. Hospital

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: 250 Hospital Parkway, facing east

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric  
 Both 1974 (newspaper article)

**\*P7. Owner and Address:**

Kaiser Foundation Hospitals  
 One Kaiser Plaza Fl 15  
 Oakland CA 94612

**P8. Recorded by:** Becky Urbano, ESA

**\*P9. Date Recorded:** April 14, 2023

**\*P10. Survey Type:** intensive

**\*P11. Report Citation:** ESA, 2023. Kaiser Permanente San José Medical Center Project Historic Resources Evaluation Report. Prepared for Kaiser Foundation Hospitals. June 2023.

**\*Attachments:**  NONE  Location Map  Sketch 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 # 250 Hospital Parkway  
Page 2 of 10

\*NRHP Status Code 6z

- B1. Historic Name: Santa Teresa Community Hospital  
B2. Common Name: Kaiser San Jose Main Hospital  
B3. Original Use: hospital  
\*B5. Architectural Style: New Formalism  
\*B6. Construction History:  
1974 original construction;  
2003 emergency room addition on northwest façade
- B4. Present Use: hospital

\*B7. Moved?  No  Yes  Unknown Date: Original Location:  
\*B8. Related Features:

B9a. Architect: Ruth & Going b. Builder: F.A. Rossi Construction Company or the E.A. Hathaway Construction Company  
\*B10. Significance: Theme community health Area San Jose  
Period of Significance n/a Property Type hospital Applicable Criteria n/a

The building at 250 Hospital Parkway was constructed in 1974 to serve as the Santa Teresa Community Hospital. It was augmented in 2003 with the construction of an emergency room expansion on the northwestern façade. No historically associations with people, businesses, or events were uncovered during archival research. The building is recommended **not eligible** for listing on either the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). Additionally, the building is recommended **not eligible** for consideration as a City of San Jose Landmark.

(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)  
\*B12. References: (see continuation sheet)

B13. Remarks:

\*B14. Evaluator: Kathy Cleveland, ESA  
\*Date of Evaluation: May 31, 2023.



Recorded by: Katherine Cleveland, ESA

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Continuation  Update

**\*P3a. Description:**

The building's irregular concrete base extends out on all sides between tower wings and connects on the northwestern side to Building 6. The base's concrete walls alternate between smooth and textured concrete, with a cubic second story projection extending out from the exterior wall on all three sides.

The primary entrance is located on the southwestern façade, underneath a wide concrete overhang extending out from the southern end of the building. The 2003 addition on the northern facade of the hospital's base consists of concrete panels bisected by ribbon windows running the length of the building's base. The northern entrance is a glazed, aluminum-framed sliding door set in a glass curtain wall. The addition connects the MHB and Building 6 on the northwestern side of the MHB.

**\*B10. Significance:**

The Kaiser SJMC, originally known as the Santa Teresa Community Medical Center, was constructed in 1974. Prior to that time the site was used for agricultural purposes. The Santa Teresa Ranch consisted of 10,000 acres and was deeded to Joaquin Bernal by Carlos III of Spain in 1769. Bernal had been sent to Mexican and California as a mining engineer and assayer, and for his services was provided a land grant. In 1834, Bernal (at 94 years old) petitioned the Mexican government to have his lands confirmed.<sup>1</sup>

Historic maps and aerial imagery provide an overview of the historical development of the project site. The earliest (1876) historic map of the area shows the project site as part of a 451.22-acre-parcel owned by Francisco Bernal. Francisco Bernal was the grandson of Jose Joaquin Bernal, the original recipient of the 9,647-acre Santa Teresa land grant. One building is shown in the project site near the north side of International Circle. The earliest U.S. Geological Survey topographic map from 1916 shows a building at that same location, with a dirt road leading from Cottle Road. The alignment of Santa Teresa Boulevard is also depicted on the 1916 map.

The earliest aerial image of the project site from 1948 shows it was primarily orchard land with a large farm complex in the southeast. The building and dirt roads on earlier images and maps are no longer depicted. The orchard and farm complex are also on the 1953, 1956, 1960 and 1968 aerial images.

The 1980 aerial image shows that the orchards had been cleared and the hospital complex was under development. A gas station is shown at the corner of Cottle Road and Santa Teresa Boulevard. Additional development is shown on the aerial images through the 1980s and early 1990s. By 2002, the entire SJMC had been constructed in its current configuration. American Medical International (AMI), Inc., the developer and primary investor in the hospital, began in 1956 as a central medical laboratory in Los Angeles, and by 1966 had transitioned to investor-ownership in the hospital field. By 1974, AMI owned and operated 45 facilities (with 43 in the United States and two in Europe), with Santa Teresa Community Hospital representing the 46th hospital.<sup>2</sup>

Early hospital development was primarily government led, with private citizens primarily hiring private doctors and the poorer citizens relying on government provided care. World War II transformed health care nationwide, with both the Veterans Administration hospital managing a range of care for servicemembers and veterans and the exponential growth of private healthcare during and after the war. During the 4-year wage freeze of the war years, US companies began offering private health insurance as a benefit, which provided coverage to millions of works and reshaped the face of health care. Additionally, the

<sup>1</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>2</sup> *Ibid.*

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introduction of Medicare and Medicaid in 1965 provided money for the care of the aged and the poor, respectively. The newly available funding allowed for expansion of both government and private hospitals to provide treatment for a significantly larger population than earlier generations.

AMI hired Ruth and Going, an engineering, planning, and architecture firm in San José, to design the hospital complex. The main building plans were signed off by William H. Bender, a structural engineer for Ruth and Going, with F Hazen “Skip” MacLaren acting as principal architect for the project.<sup>3</sup> F.A. Rossi Construction Company of Los Angeles began construction of the project in 1971, with the majority of the work completed by E.A. Hathaway Construction Company of San José at a cost \$9 million of the \$30 million total for the medical complex.<sup>4</sup>

Both the Main Hospital and Building 6 were completed by January 1974, with plans for future growth including emergency facilities, medical and commercial offices, employee housing, as well as a motel, drug store, bank, and other commercial stores.<sup>5</sup> The Y-shape of the tower was designed to provide efficient patient care, replacing the older, long, single corridor model with multiple shorter corridors extending out from the central core. The central core housed nursing stations, supply areas, and reception, allowing for more efficient care.<sup>6</sup>

In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital for an undisclosed amount. This was Kaiser’s second hospital in Santa Clara County, following the construction of the Kaiser Santa Clara Hospital on Kaiser Drive off Kiely Boulevard in 1964.<sup>7</sup> The purchase of the Santa Teresa Hospital was described as including the eight-story hospital (Main Hospital), eight story medical office (Building 6), a two-story parking structure, and 61-acre site.<sup>8</sup> By 1979, the four medical office Buildings A-D at 280 International Circle had been constructed, and a review of aerial photographs from 1980 shows full development within International Circle.<sup>9</sup>

Over the following twenty years, the area surrounding International Circle developed similarly to the original proposed campus design, with parking lots and structures, as well as medical and commercial offices. In 1979 and 1984 the zoning was changed to allow for greater building density and flexibility for Kaiser’s eventual campus build out.<sup>10</sup> Review of historic aerials show development extending counterclockwise from the southeast around International Circle, with medical offices and surface parking slowly filling in the campus by 1998.

In 2003, the Main Hospital building was expanded north and west to include a 17,700-sf emergency room extending westward to Building 6 (275 Hospital Parkway). The one-story expansion consisted of a one-story steel brace framed building with a rectangular

<sup>3</sup> Ruth & Going, Santa Teresa Community Hospital – As Built Drawings; “Groundbreaking set today for Santa Teresa Hospital,” San José Mercury News, June 23, 1971, 17.

<sup>4</sup> Ben Hawkins, Business Happenings, San José Mercury News; June 15, 1975, 91; Robert E. Mayfield, Engineers Save Ancient Tree, Engineers News; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>; *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>5</sup> “New Hospital to be started next week,” San José Mercury News; May 31, 1971, 29; “Hospital Target January ’74,” San José Mercury News; January 28, 1973.

<sup>6</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>7</sup> “Kaiser Permanente Santa Clara marks 50 years of “Thrive-ing.”” July 8, 2014. [https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing\\_97f3f4fe](https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing_97f3f4fe)

<sup>8</sup> “Kaiser Foundation Buys Santa Teresa Hospital,” San José Mercury News; October 2, 1976, 16.

<sup>9</sup> City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

<sup>10</sup> City of San José, 1994.

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footprint, measuring 218 by 60 feet along the northern side of the building, with a triangular addition extending 40 feet on the western side of the building connecting to Building 6.<sup>11</sup>

### Ruth & Going

Leo W. Ruth, Jr. was a civil and mechanical engineer who co-founded Ruth & Going engineering firm with Edward Jackson Going, Jr. in 1960. Born in Santa Clara in 1917 (d. 2003), Ruth attended Santa Clara University and earned his civil and mechanical engineering degree in 1938. After being drafted into World War II in 1940, Ruth return to San José where he was employed as an office engineer for the San José Department of Public Works as well as the firm James Waters & Associates (JWA). He worked at JWA for a decade before becoming a partner in the renamed Waters, Ruth and Going in 1956.<sup>12</sup> Going was born in 1928 in Houston, Texas (d. 2020) before moving to Santa Clara County in 1944 and attending Santa Clara University in 1949.<sup>13</sup> He joined the JWA firm directly after graduating, became partner in 1952, and formed Waters, Ruth and Going in 1956; and then four years later in 1960 established Ruth & Going when James Waters retired. Ruth and Going retired from the firm in 1983 and 1984, respectively.<sup>14</sup> Projects attributed to Ruth & Going include the Santa Teresa General Hospital, the 8,000 seat University of Santa Clara Buck Shaw Stadium, and the Villages Adult Residential Complex in San José.<sup>15</sup>

In 1990, Ruth was part of the inaugural class of the Silicon Valley Engineering Council (SVEC) Hall of Fame. Established in 1989, the SVEC is a "cooperative educational association of local engineering and technical societies" formed to promote engineering throughout the valley and Greater Bay Area. Ruth was nominated in recognition of his professional and personal merit as a member of numerous local organizations.<sup>16</sup> In 1993, the Santa Clara University School of Engineering bestowed its highest honor on Going by presenting him with the Distinguished Engineering Alumni Award in recognition of his accomplishments, both in his profession, his community, and in service to the University.<sup>17</sup>

Archival review uncovered little information outside some biographical and professional information about William Bender. Per newspaper review, he was employed by Ruth & Going as early as 1962 and became a senior vice president of structural engineering at Ruth & Going in 1981.<sup>18</sup> MacLaren was born in New Jersey in 1935, attended Stanford University from 1954 to 1958 before joining the U.S. Navy from 1959 to 1963. From 1969 through 1973 he worked as an architect at Ruth & Going before relocating to Mendocino to start a new career in retail.<sup>19</sup>

### E.A. Hathaway Construction Company

E.A. Hathaway Construction is one of the oldest commercial construction firms in Northern California. The company was founded by Ernest A. Hathaway, who moved to Santa Clara County from Oregon in 1923 to establish a construction company. In Oregon,

<sup>11</sup> Geomatrix, Engineering Geological and Geotechnic Report Emergency Room Expansion Kaiser Santa Teresa Medical Center, prepared for Kaiser Foundation Health Plan, Inc., May 2001.

<sup>12</sup> Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff--0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff--0pzCwC?hl=en&gbpv=0).

<sup>13</sup> E. Jackson Going, Jr. Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>14</sup> Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at: [https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)

<sup>15</sup> Santa Clara to Construct New Stadium, The Californian, April 27, 1962, 14; SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>16</sup> SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>17</sup> E Jackson Going Jr Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>18</sup> "Builders at Work," San José Mercury News, November 21, 1962, 11; "People," San José Mercury News, September 4, 1981, 111.

<sup>19</sup> "Frank Hazen "Skip" MacLaren Obituary," 2017. Available at: <https://stanfordmag.org/contents/obituaries-july-2017>.

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Hathaway had been building docks, railroad facilities, and other industrial structures. During the slow period of the Great Depression, Hathaway worked out of his home, remodeling older structures in downtown San José and building small commercial buildings in Santa Clara Valley.<sup>20</sup> After his son Ron returned home from World War II, Ron joined the family business and eventually took over as president in 1954, two years prior to Ernest's death in 1956.<sup>21</sup> Among the buildings attributed to E.A. Hathaway Construction Company are the Santa Teresa Community Hospital, downtown San José's Wells Fargo Bank and PG&E buildings, the 1.8 million-square-foot Safeway distribution center in San José, and NASA's Ames Flight Center in Mountain View.<sup>22</sup>

#### New Formalism Context (1960-1975)

Developed as a reaction to the perceived formulaic and rigid expression of the International Style and the "glass box" of the Corporate Architecture, New Formalism incorporated streamlined and highly stylized classical elements into modernism. New Formalist buildings are defined by their monumental scale and powerful visual presence, with large volumes, rectangular massing, symmetrical facades, and full height colonnades. Buildings were often perched above a podium or articulated base, which reinforced the sense of monumentality. Arches and columns were incorporated in stylized ways, along with modern geometric motifs (such as honeycomb screens, shell forms, or folded plates).<sup>23</sup>

Character-defining features of New Formalism include:<sup>24</sup>

- Symmetrical plan
- Monumental in size and appearance
- Flat roofs with heavy overhanging roof slab
- Full-height columns of steel or concrete connecting the roof slab to the site
- Colonnade of stylized full-height columnar supports
- Repeating arches or rounded openings
- Cast stone or concrete block screens
- Building tower set back from the street in a landscaped plaza
- Building expressed as tower of steel
- Presence of stylized ornamentation
- Smooth wall surfaces

#### Evaluation

<sup>20</sup> "After a century of good work, Hathaway Dinwiddie keeps that family feeling going," The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

<sup>21</sup> Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

<sup>22</sup> "Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

<sup>23</sup> Survey LA. Los Angeles Citywide Historic Context Statement – ContextArchitecture and Engineering – Sub-context: LA Modernism, 1919-1980, 190. Available at: [https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA\\_Modernism\\_1919-1980.pdf](https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf).

<sup>24</sup> Past Consultants, LLC, *San José Modernism: Historic Context Statement*, June 2009, 82.

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The MHB at 250 Hospital Parkway 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 the City of San José criteria is presented after.

#### Criterion A/1 (Events)

The MHB at 250 Hospital Parkway was constructed between 1971 and 1973, opening in January 1974. The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the project. AMI developed the hospital facility as a “total concept” multi-service medical center, their third such facility nationwide of AMI’s 20 previously constructed hospital facilities. In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening of the Kaiser Permanent Santa Clara hospital in 1964. Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.

While the MHB provided an important service meeting the medical needs of the population of South San José, it does not appear to have been historically significant for its associations with the development of San José during the later decades of the 20th century. Research about the building did not reveal any particularly significant associations connecting the facility with the development of San José, but rather it functioned as a typical community hospital. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the building is associated with community medical services, but this association does not appear to rise to the level where it could be considered important within the historic context. It was one of many hospitals constructed throughout the history of San José in the latter half of the 20th century. Because the MHB at 250 Hospital Parkway does not appear to be historically significant within the context of 20th century hospital development in San José, it is recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

#### Criterion B/2 (People)

Archival research did not reveal any significant persons associated with the MHB at 250 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with the MHB. Therefore, the MHB at 250 Hospital Parkway is recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

#### Criterion C/3 (Design)

The MHB at 250 Hospital Parkway is an example of New Formalism within a hospital setting. The buildings monument-like arrangement with the 7-story tower on a substantial concrete base, decorative pilasters and glass wall running the height of the building, smooth concrete exterior, and symmetrical appearance are all characteristics of the New Formalism style. The building has also been somewhat modified since its original construction, with the 2003 northwestern addition expanding the massing at the base of the building and connecting it to Building 6 (275 Hospital Parkway). While a recognizable example of New Formalism, the building does not embody the style, nor does it possess high artistic value. Additionally, the building does not appear to represent the work of a master. Neither William H. Bender, a structural engineer, nor F. Hazen “Skip” MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. Additionally, no individual associated with either the F.A. Rossi Construction Company or the E.A. Hathaway Construction Company appear to have achieved professional acclaim for association with the construction of the Santa Teresa Community Hospital. As such, the MHB at 250 Hospital Parkway is recommended not eligible for listing as individual resource on the National or California registers under Criterion C/3 for its design.

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Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The MHB at 250 Hospital Parkway is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, the MHB at 250 Hospital Parkway is recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because the MHB at 250 Hospital Parkway is not recommended eligible under any criteria, a further assessment of integrity is not required.

City Landmark Criteria (City of San José Historic Resources Inventory)

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

The MHB at 250 Hospital Parkway does not represent the character of San José. Its value was as the local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the hospital. Rather it was one of many hospitals constructed during the postwar period in San José to address the needs of the growing population and does not appear to be significant under this criterion.

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

Research does not suggest that the MHB at 250 Hospital Parkway was the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with the MHB at 250 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with the MHB.

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

The MHB at 250 Hospital Parkway does not appear to exemplify a particular aspect of cultural, social, or historic heritage of San José. It served as a community hospital in South San José for many years but does not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to the MHB at 250 Hospital Parkway that is associated with the environment of a group of people.

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

The MHB at 250 Hospital Parkway is an example of New Formalism within a hospital setting. The building's monument-like arrangement with the 7-story tower on a substantial concrete base, decorative pilasters and glass wall running the height of the building, smooth concrete exterior, and symmetrical appearance are all characteristics of the New Formalism style. While a recognizable example of New Formalism, the building does not embody the style, but is rather a typical example of the style within a hospital context.

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7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of the MHB at 250 Hospital Parkway does not represent a significant architectural innovation, but rather is a typical example of New Formalism within a hospital setting.

#### Conclusions

As the MHB at 250 Hospital Parkway does not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends it ineligible for listing under national, state, or local criteria.

#### \*B12. References:

City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at: [https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)

Geomatrix, Engineering Geological and Geotechnic Report Emergency Room Expansion Kaiser Santa Teresa Medical Center, prepared for

Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff--0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff--0pzCwC?hl=en&gbpv=0).

Kaiser Foundation Health Plan, Inc., May 2001.

Past Consultants, LLC, *San José Modernism: Historic Context* Statement, June 2009, 82.

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*Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

Survey LA. Los Angeles Citywide Historic Context Statement – Context - Architecture and Engineering – Sub-context: LA Modernism, 1919-1980, 190. Available at: [https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA\\_Modernism\\_1919-1980.pdf](https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf).

SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

#### Newspaper/Journal Articles

Ben Hawkins, Business Happenings, San José Mercury News; June 15, 1975, 91;

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"After a century of good work, Hathaway Dinwiddie keeps that family feeling going," The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

"Builders at Work," San José Mercury News, November 21, 1962, 11; "People," San José Mercury News, September 4, 1981, 111.

"Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

"E Jackson Going Jr Obituary", 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

"Frank Hazen "Skip" MacLaren Obituary," 2017. Available at: <https://stanfordmag.org/contents/obituaries-july-2017>.

"Groundbreaking set today for Santa Teresa Hospital," San José Mercury News, June 23, 1971, 17.

"Kaiser Foundation Buys Santa Teresa Hospital," San José Mercury News; October 2, 1976, 16.

"New Hospital to be started next week," San José Mercury News; May 31, 1971, 29; "Hospital Target January '74," San José Mercury News; January 28, 1973.

Robert E. Mayfield, *Engineers Save Ancient Tree*, Engineers News; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>;

"Ron Hathaway Obituary", January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

"Santa Clara to Construct New Stadium", The Californian, April 27, 1962, 14;



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

Primary  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: 275 Hospital Parkway

**P1. Other Identifier:** Building 6

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Santa Clara

\*b. USGS 7.5' Quad Santa Teresa Hills

Date 1980

T 8S ; R 2E ; ¼ of ¼ of Sec ; B.M.

c. Address 275 Hospital Parkway

City San Jose

Zip

d. UTM: Zone , mE/ mN; NAD 83

e. Other Locational Data:

APN 706-05-020

\*P3a. Description:

The 1974 Building 6 at 275 Hospital Parkway (APN 706-05-020) is a 7-story, reinforced concrete medical office building with a square footprint measuring approximately 125 by 125 feet. Building 6 takes up the northwestern quadrant of the core of International Circle and is constructed of bi-colored reinforced concrete. The building has a flat roof with utility penthouse, and the first floor is recessed from the main (southern) façade, providing the appearance of a building floating on square concrete posts from the primary façade. The main entrance is on the southern façade and consists of a glazed, aluminum-framed sliding door set in a glass curtain wall in the recessed first floor. Textured concrete panels run the length of the first floor and roof line, and signage consists of the building address in the center of the southern façade and "Kaiser Permanente" on the utility penthouse. The design of Building 6 is similar to that of the Main Hospital Building, with tall monument-like massing of the bi-colored 7-story building, decorative pilasters and glass wall running the height of the building, and a symmetrical appearance, all of which are characteristics of the New Formalism style.

\*P3b. Resource Attributes: HP41. Medical Office Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: 275 Hospital Parkway, facing southwest

\*P6. Date Constructed/Age and Source:

- Historic  Prehistoric  
 Both 1974 (newspaper article)

\*P7. Owner and Address:

Kaiser Foundation Hospitals  
 One Kaiser Plaza Fl 15  
 Oakland CA 94612

P8. Recorded by: Becky Urbano, ESA

\*P9. Date Recorded: April 14, 2023

\*P10. Survey Type: intensive

\*P11. Report Citation: ESA, 2023. Kaiser Permanente San José Medical Center Project Historic Resources Evaluation Report. Prepared for Kaiser Foundation Hospitals. June 2023.

\*Attachments:  NONE  Location Map  Sketch 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 # 275 Hospital Parkway  
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\*NRHP Status Code 6z

B1. Historic Name:

B2. Common Name: Building 6

B3. Original Use: medical office

B4. Present Use: medical office

\*B5. Architectural Style: New Formalism

\*B6. Construction History:

1974 original construction;

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Ruth & Going

b. Builder: F.A. Rossi Construction Company or the E.A. Hathaway Construction Company

\*B10. Significance: Theme community health

Area San Jose

Period of Significance n/a

Property Type medical office

Applicable Criteria n/a

The building at 275 Hospital Parkway was constructed in 1974 to serve as a medical office building associated with the Santa Teresa Community Hospital. No historically associations with people, businesses, or events were uncovered during archival research. The building is recommended **not eligible** for listing on either the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). Additionally, the building is recommended **not eligible** for consideration as a City of San Jose Landmark.

(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: (see continuation sheet)

B13. Remarks:

\*B14. Evaluator: Kathy Cleveland, ESA

\*Date of Evaluation: May 31, 2023.

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**\*B10.Significance:**

The Kaiser SJMC, originally known as the Santa Teresa Community Medical Center, was constructed in 1974. Prior to that time the site was used for agricultural purposes. The Santa Teresa Ranch consisted of 10,000 acres and was deeded to Joaquin Bernal by Carlos III of Spain in 1769. Bernal had been sent to Mexican and California as a mining engineer and assayer, and for his services was provided a land grant. In 1834, Bernal (at 94 years old) petitioned the Mexican government to have his lands confirmed.<sup>1</sup>

Historic maps and aerial imagery provide an overview of the historical development of the project site. The earliest (1876) historic map of the area shows the project site as part of a 451.22-acre-parcel owned by Francisco Bernal. Francisco Bernal was the grandson of Jose Joaquin Bernal, the original recipient of the 9,647-acre Santa Teresa land grant. One building is shown in the project site near the north side of International Circle. The earliest U.S. Geological Survey topographic map from 1916 shows a building at that same location, with a dirt road leading from Cottle Road. The alignment of Santa Teresa Boulevard is also depicted on the 1916 map.

The earliest aerial image of the project site from 1948 shows it was primarily orchard land with a large farm complex in the southeast. The building and dirt roads on earlier images and maps are no longer depicted. The orchard and farm complex are also on the 1953, 1956, 1960 and 1968 aerial images.

The 1980 aerial image shows that the orchards had been cleared and the hospital complex was under development. A gas station is shown at the corner of Cottle Road and Santa Teresa Boulevard. Additional development is shown on the aerial images through the 1980s and early 1990s. By 2002, the entire SJMC had been constructed in its current configuration. American Medical International (AMI), Inc., the developer and primary investor in the hospital, began in 1956 as a central medical laboratory in Los Angeles, and by 1966 had transitioned to investor-ownership in the hospital field. By 1974, AMI owned and operated 45 facilities (with 43 in the United States and two in Europe), with Santa Teresa Community Hospital representing the 46th hospital.<sup>2</sup>

Early hospital development was primarily government led, with private citizens primarily hiring private doctors and the poorer citizens relying on government provided care. World War II transformed health care nationwide, with both the Veterans Administration hospital managing a range of care for servicemembers and veterans and the exponential growth of private healthcare during and after the war. During the 4-year wage freeze of the war years, US companies began offering private health insurance as a benefit, which provided coverage to millions of works and reshaped the face of health care. Additionally, the introduction of Medicare and Medicaid in 1965 provided money for the care of the aged and the poor, respectively. The newly available funding allowed for expansion of both government and private hospitals to provide treatment for a significantly larger population than earlier generations.

AMI hired Ruth and Going, an engineering, planning, and architecture firm in San José, to design the hospital complex. The main building plans were signed off by William H. Bender, a structural engineer for Ruth and Going, with F Hazen "Skip" MacLaren acting as principal architect for the project.<sup>3</sup> F.A. Rossi Construction Company of Los Angeles began construction of the project in

<sup>1</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>2</sup> Ibid.

<sup>3</sup> Ruth & Going, *Santa Teresa Community Hospital – As Built Drawings*; "Groundbreaking set today for Santa Teresa Hospital," *San José Mercury News*, June 23, 1971, 17.

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1971, with the majority of the work completed by E.A. Hathaway Construction Company of San José at a cost \$9 million of the \$30 million total for the medical complex.<sup>4</sup>

Both the Main Hospital and Building 6 were completed by January 1974, with plans for future growth including emergency facilities, medical and commercial offices, employee housing, as well as a motel, drug store, bank, and other commercial stores.<sup>5</sup> The Y-shape of the tower was designed to provide efficient patient care, replacing the older, long, single corridor model with multiple shorter corridors extending out from the central core. The central core housed nursing stations, supply areas, and reception, allowing for more efficient care.<sup>6</sup>

In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital for an undisclosed amount. This was Kaiser's second hospital in Santa Clara County, following the construction of the Kaiser Santa Clara Hospital on Kaiser Drive off Kiely Boulevard in 1964.<sup>7</sup> The purchase of the Santa Teresa Hospital was described as including the eight-story hospital (Main Hospital), eight story medical office (Building 6), a two-story parking structure, and 61-acre site.<sup>8</sup> By 1979, the four medical office Buildings A-D at 280 International Circle had been constructed, and a review of aerial photographs from 1980 shows full development within International Circle.<sup>9</sup>

Over the following twenty years, the area surrounding International Circle developed similarly to the original proposed campus design, with parking lots and structures, as well as medical and commercial offices. In 1979 and 1984 the zoning was changed to allow for greater building density and flexibility for Kaiser's eventual campus build out.<sup>10</sup> Review of historic aerials show development extending counterclockwise from the southeast around International Circle, with medical offices and surface parking slowly filling in the campus by 1998.

In 2003, the Main Hospital building was expanded north and west to include a 17,700-sf emergency room extending westward to Building 6 (275 Hospital Parkway). The one-story expansion consisted of a one-story steel brace framed building with a rectangular footprint, measuring 218 by 60 feet along the northern side of the building, with a triangular addition extending 40 feet on the western side of the building connecting to Building 6.<sup>11</sup>

### Ruth & Going

Leo W. Ruth, Jr. was a civil and mechanical engineer who co-founded Ruth & Going engineering firm with Edward Jackson Going, Jr. in 1960. Born in Santa Clara in 1917 (d. 2003), Ruth attended Santa Clara University and earned his civil and mechanical engineering degree in 1938. After being drafted into World War II in 1940, Ruth return to San José where he was employed as an

<sup>4</sup> Ben Hawkins, Business Happenings, San José Mercury News; June 15, 1975, 91; Robert E. Mayfield, Engineers Save Ancient Tree, Engineers News; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>; *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>5</sup> "New Hospital to be started next week," San José Mercury News; May 31, 1971, 29; "Hospital Target January '74," San José Mercury News; January 28, 1973.

<sup>6</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>7</sup> "Kaiser Permanente Santa Clara marks 50 years of "Thrive-ing."" July 8, 2014. [https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing\\_97f3f4fe](https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing_97f3f4fe)

<sup>8</sup> "Kaiser Foundation Buys Santa Teresa Hospital," San José Mercury News; October 2, 1976, 16.

<sup>9</sup> City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

<sup>10</sup> City of San José, 1994.

<sup>11</sup> Geomatrix, Engineering Geological and Geotechnic Report Emergency Room Expansion Kaiser Santa Teresa Medical Center, prepared for Kaiser Foundation Health Plan, Inc., May 2001.

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office engineer for the San José Department of Public Works as well as the firm James Waters & Associates (JWA). He worked at JWA for a decade before becoming a partner in the renamed Waters, Ruth and Going in 1956.<sup>12</sup> Going was born in 1928 in Houston, Texas (d. 2020) before moving to Santa Clara County in 1944 and attending Santa Clara University in 1949.<sup>13</sup> He joined the JWA firm directly after graduating, became partner in 1952, and formed Waters, Ruth and Going in 1956; and then four years later in 1960 established Ruth & Going when James Waters retired. Ruth and Going retired from the firm in 1983 and 1984, respectively.<sup>14</sup> Projects attributed to Ruth & Going include the Santa Teresa General Hospital, the 8,000 seat University of Santa Clara Buck Shaw Stadium, and the Villages Adult Residential Complex in San José.<sup>15</sup>

In 1990, Ruth was part of the inaugural class of the Silicon Valley Engineering Council (SVEC) Hall of Fame. Established in 1989, the SVEC is a “cooperative educational association of local engineering and technical societies” formed to promote engineering throughout the valley and Greater Bay Area. Ruth was nominated in recognition of his professional and personal merit as a member of numerous local organizations.<sup>16</sup> In 1993, the Santa Clara University School of Engineering bestowed its highest honor on Going by presenting him with the Distinguished Engineering Alumni Award in recognition of his accomplishments, both in his profession, his community, and in service to the University.<sup>17</sup>

Archival review uncovered little information outside some biographical and professional information about William Bender. Per newspaper review, he was employed by Ruth & Going as early as 1962 and became a senior vice president of structural engineering at Ruth & Going in 1981.<sup>18</sup> MacLaren was born in New Jersey in 1935, attended Stanford University from 1954 to 1958 before joining the U.S. Navy from 1959 to 1963. From 1969 through 1973 he worked as an architect at Ruth & Going before relocating to Mendocino to start a new career in retail.<sup>19</sup>

### E.A. Hathaway Construction Company

E.A. Hathaway Construction is one of the oldest commercial construction firms in Northern California. The company was founded by Ernest A. Hathaway, who moved to Santa Clara County from Oregon in 1923 to establish a construction company. In Oregon, Hathaway had been building docks, railroad facilities, and other industrial structures. During the slow period of the Great Depression, Hathaway worked out of his home, remodeling older structures in downtown San José and building small commercial buildings in Santa Clara Valley.<sup>20</sup> After his son Ron returned home from World War II, Ron joined the family business and eventually took over as president in 1954, two years prior to Ernest’s death in 1956.<sup>21</sup> Among the buildings attributed to E.A.

<sup>12</sup> Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff-0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff-0pzCwC?hl=en&gbpv=0).

<sup>13</sup> E. Jackson Going, Jr. Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>14</sup> Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at: [https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)

<sup>15</sup> Santa Clara to Construct New Stadium, The Californian, April 27, 1962, 14; SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>16</sup> SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>17</sup> E Jackson Going Jr Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>18</sup> “Builders at Work,” San José Mercury News, November 21, 1962, 11; “People,” San José Mercury News, September 4, 1981, 111.

<sup>19</sup> “Frank Hazen “Skip” MacLaren Obituary,” 2017. Available at: <https://stanfordmag.org/contents/obituaries-july-2017>.

<sup>20</sup> “After a century of good work, Hathaway Dinwiddie keeps that family feeling going,” The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

<sup>21</sup> Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

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Hathaway Construction Company are the Santa Teresa Community Hospital, downtown San José's Wells Fargo Bank and PG&E buildings, the 1.8 million-square-foot Safeway distribution center in San José, and NASA's Ames Flight Center in Mountain View.<sup>22</sup>

Character-defining features of New Formalism include:<sup>23</sup>

- Symmetrical plan
- Monumental in size and appearance
- Flat roofs with heavy overhanging roof slab
- Full-height columns of steel or concrete connecting the roof slab to the site
- Colonnade of stylized full-height columnar supports
- Repeating arches or rounded openings
- Cast stone or concrete block screens
- Building tower set back from the street in a landscaped plaza
- Building expressed as tower of steel
- Presence of stylized ornamentation
- Smooth wall surfaces

### Evaluation

Building 6 at 275 Hospital Parkway 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 José criteria is presented after.

#### Criterion A/1 (Events)

Building 6 at 275 Hospital Parkway was constructed between 1971 and 1973, opening in January 1974 as a medical office building associated with the Santa Teresa Community Hospital. The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the proposed project. AMI developed the hospital facility as a "total concept" multi-service medical center, their third such facility nationwide of AMI's 20 previously constructed hospital facilities. In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening the Kaiser Permanent Santa Clara hospital in 1964. Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.

While Building 6 provided an important service meeting the medical needs of the population of South San José, it does not appear to have been historically significant for its associations with the development of San José during the later decades of the 20th century. Research about the building did not reveal any particularly significant associations connecting the facility with the development of San José, but rather it functioned as a typical medical office building. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that "a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context." Within the context of 20th century development in San José, the building is associated with community medical services, but this association does not appear to

<sup>22</sup> "Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

<sup>23</sup> Past Consultants, LLC, *San José Modernism: Historic Context Statement*, June 2009, 82.

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rise to the level where it could be considered important within the historic context. It was one of many medical office buildings constructed throughout the history of San José in the latter half of the 20th century. Because Building 6 at 275 Hospital Parkway does not appear to be historically significant within the context of 20th century hospital development in San José, it is recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

#### Criterion B/2 (People)

Archival research did not reveal any significant persons associated with Building 6 at 275 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Building 6. Therefore, Building 6 at 275 Hospital Parkway is recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

#### Criterion C/3 (Design)

Building 6 at 275 Hospital Parkway is an example of New Formalism within a medical office setting. Similar to the MHB, Building 6 has a tall monument-like massing with the bi-colored 7-story building, decorative pilasters and glass wall running the height of the building, and a symmetrical appearance, all of which are characteristics of the New Formalism style. While possessing recognizable characteristics of the New Formalism style, the building does not embody the style, nor does it possess high artistic value. Additionally, the building does not appear to represent the work of a master. Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project. Additionally, no individual associated with either the F.A. Rossi Construction Company nor the E.A. Hathaway Construction Company appear to have achieved professional acclaim for association with the construction of Building 6 or the Santa Teresa Community Hospital. As such, Building 6 at 275 Hospital Parkway is recommended not eligible for listing as individual resource on the National or California registers under Criterion C/3 for its design.

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

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. Building 6 at 275 Hospital Parkway is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, Building 6 at 275 Hospital Parkway is recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

#### Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because Building 6 at 275 Hospital Parkway is not recommended eligible under any criteria, a further assessment of integrity is not required.

#### City Landmark Criteria (City of San José Historic Resources Inventory)

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

Building 6 at 275 Hospital Parkway does not represent the character of San José. Its value was as a medical office building associated with a local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the building. Rather it was one of many medical office buildings constructed during the postwar period in San José to address the needs of the growing population and does not appear to be significant under this criterion.

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

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Research does not suggest that Building 6 at 275 Hospital Parkway was the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with Building 6 at 275 Hospital Parkway. No specific individual within Santa Teresa Hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Building 6.

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

Building 6 at 275 Hospital Parkway does not appear to exemplify a particular cultural, social, or historic heritage with the City of San José. It served as a medical office building for a community hospital in South San José for many years but does not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to Building 6 at 275 Hospital Parkway that is associated with the environment of a group of people.

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

Building 6 at 275 Hospital Parkway is an example of New Formalism within a medical office setting. The building's monument-like arrangement with the 7-story massing, decorative pilasters and glass wall running the height of the building, and symmetrical appearance are all characteristics of the New Formalism style. While possessing recognizable characteristics of the New Formalism style, the building does not embody the style, but is rather a typical example of the style within a medical office context.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Neither William H. Bender, a structural engineer, nor F. Hazen "Skip" MacLaren, a principal architect of Ruth & Going, appear to reflect the professional acclaim that would indicate master status in their craft. Archival research indicated little specific information about Bender, and MacLaren left the architectural field soon after completing the Santa Teresa Community Hospital project.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of Building 6 at 275 Hospital Parkway does not represent a significant architectural innovation, but rather is a typical example of New Formalism within a medical office setting.

#### Conclusions

As Building 6 at 275 Hospital Parkway does not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends it ineligible for listing under national, state, or local criteria.

#### **\*B12. References:**

City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at:  
[https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)



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Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff--0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff--0pzCwC?hl=en&gbpv=0).

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"After a century of good work, Hathaway Dinwiddie keeps that family feeling going," The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

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"Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

"E Jackson Going Jr Obituary", 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

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"Groundbreaking set today for Santa Teresa Hospital," San José Mercury News, June 23, 1971, 17.

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"New Hospital to be started next week," San José Mercury News; May 31, 1971, 29; "Hospital Target January '74," San José Mercury News; January 28, 1973.

Robert E. Mayfield, *Engineers Save Ancient Tree*, Engineers News; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>;

"Ron Hathaway Obituary", January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

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"Santa Clara to Construct New Stadium", The Californian, April 27, 1962, 14;

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

Primary  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: 280 Hospital Parkway

**P1. Other Identifier:** Medical Office Buildings A-D

**\*P2. Location:**  Not for Publication  Unrestricted

\*a. County Santa Clara

\*b. USGS 7.5' Quad Santa Teresa Hills

Date 1980

T 8S ; R 2E ; ¼ of ¼ of Sec ; B.M.

c. Address 280 Hospital Parkway

City San Jose

Zip

d. UTM: Zone , mE/ mN; NAD 83

e. Other Locational Data:

APN 706-05-017

**\*P3a. Description:**

280 Hospital Parkway is a collection of four one-story medical office buildings built in 1978, located on a 2.36-acre parcel (APN 706-05-017) in the southwestern quadrant of the inner core of the hospital campus encircled by International Circle. All four buildings (A-D) are stylistically similar and are surrounded by landscaping as well as surface parking lots that are present to the south, east, and west, and a parking garage to the north. Each building measures 100 by 100 feet, with a square footprint and hipped roof with boxed overhangs supported by large concrete pillars concentrated at the building corners and more widely dispersed along the sides of the building. Buildings A-D are constructed of concrete and largely lack architectural distinction. The largely blank facades are clad in smooth stucco and punctuated by aluminum-framed windows.

**\*P3b. Resource Attributes:** HP41. Medical Office Building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: 275 Hospital Parkway, facing southwest

**\*P6. Date Constructed/Age and Source:**

Historic  Prehistoric

Both 1978 (historic City building permit)

**\*P7. Owner and Address:**

Kaiser Foundation Hospitals

One Kaiser Plaza Fl 15

Oakland CA 94612

**P8. Recorded by:** Becky Urbano, ESA

**\*P9. Date Recorded:** April 14, 2023

**\*P10. Survey Type:** intensive

**\*P11. Report Citation:** ESA, 2023.

Kaiser Permanente San José Medical Center Project Historic Resources Evaluation Report. Prepared for Kaiser Foundation Hospitals. June 2023.

**\*Attachments:**  NONE  Location Map  Sketch 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 # 280 Hospital Parkway  
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\*NRHP Status Code 6z

B1. Historic Name:

B2. Common Name: Buildings A-D

B3. Original Use: medical office

B4. Present Use: medical office

\*B5. Architectural Style: Corporate

\*B6. Construction History:

1974 original construction;

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme community health

Area San Jose

Period of Significance n/a

Property Type medical office

Applicable Criteria n/a

Buildings A-D at 280 Hospital Parkway were constructed between 1977 and 1979 to serve as a medical office buildings associated with the Santa Teresa Community Hospital. No historically associations with people, businesses, or events were uncovered during archival research. The buildings are recommended **not eligible** for listing on either the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). Additionally, the buildings are recommended **not eligible** for consideration as a City of San Jose Landmark.

(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: (see continuation sheet)

B13. Remarks:

\*B14. Evaluator: Kathy Cleveland, ESA

\*Date of Evaluation: May 31, 2023.

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**\*B10.Significance:**

The Kaiser SJMC, originally known as the Santa Teresa Community Medical Center, was constructed in 1974. Prior to that time the site was used for agricultural purposes. The Santa Teresa Ranch consisted of 10,000 acres and was deeded to Joaquin Bernal by Carlos III of Spain in 1769. Bernal had been sent to Mexican and California as a mining engineer and assayer, and for his services was provided a land grant. In 1834, Bernal (at 94 years old) petitioned the Mexican government to have his lands confirmed.<sup>1</sup>

Historic maps and aerial imagery provide an overview of the historical development of the project site. The earliest (1876) historic map of the area shows the project site as part of a 451.22-acre-parcel owned by Francisco Bernal. Francisco Bernal was the grandson of Jose Joaquin Bernal, the original recipient of the 9,647-acre Santa Teresa land grant. One building is shown in the project site near the north side of International Circle. The earliest U.S. Geological Survey topographic map from 1916 shows a building at that same location, with a dirt road leading from Cottle Road. The alignment of Santa Teresa Boulevard is also depicted on the 1916 map.

The earliest aerial image of the project site from 1948 shows it was primarily orchard land with a large farm complex in the southeast. The building and dirt roads on earlier images and maps are no longer depicted. The orchard and farm complex are also on the 1953, 1956, 1960 and 1968 aerial images.

The 1980 aerial image shows that the orchards had been cleared and the hospital complex was under development. A gas station is shown at the corner of Cottle Road and Santa Teresa Boulevard. Additional development is shown on the aerial images through the 1980s and early 1990s. By 2002, the entire SJMC had been constructed in its current configuration. American Medical International (AMI), Inc., the developer and primary investor in the hospital, began in 1956 as a central medical laboratory in Los Angeles, and by 1966 had transitioned to investor-ownership in the hospital field. By 1974, AMI owned and operated 45 facilities (with 43 in the United States and two in Europe), with Santa Teresa Community Hospital representing the 46th hospital.<sup>2</sup>

Early hospital development was primarily government led, with private citizens primarily hiring private doctors and the poorer citizens relying on government provided care. World War II transformed health care nationwide, with both the Veterans Administration hospital managing a range of care for servicemembers and veterans and the exponential growth of private healthcare during and after the war. During the 4-year wage freeze of the war years, US companies began offering private health insurance as a benefit, which provided coverage to millions of works and reshaped the face of health care. Additionally, the introduction of Medicare and Medicaid in 1965 provided money for the care of the aged and the poor, respectively. The newly available funding allowed for expansion of both government and private hospitals to provide treatment for a significantly larger population than earlier generations.

AMI hired Ruth and Going, an engineering, planning, and architecture firm in San José, to design the hospital complex. The main building plans were signed off by William H. Bender, a structural engineer for Ruth and Going, with F Hazen "Skip" MacLaren acting as principal architect for the project.<sup>3</sup> F.A. Rossi Construction Company of Los Angeles began construction of the project in

<sup>1</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>2</sup> Ibid.

<sup>3</sup> Ruth & Going, *Santa Teresa Community Hospital – As Built Drawings*; "Groundbreaking set today for Santa Teresa Hospital," *San José Mercury News*, June 23, 1971, 17.

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1971, with the majority of the work completed by E.A. Hathaway Construction Company of San José at a cost \$9 million of the \$30 million total for the medical complex.<sup>4</sup>

Both the Main Hospital and Building 6 were completed by January 1974, with plans for future growth including emergency facilities, medical and commercial offices, employee housing, as well as a motel, drug store, bank, and other commercial stores.<sup>5</sup> The Y-shape of the tower was designed to provide efficient patient care, replacing the older, long, single corridor model with multiple shorter corridors extending out from the central core. The central core housed nursing stations, supply areas, and reception, allowing for more efficient care.<sup>6</sup>

In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital for an undisclosed amount. This was Kaiser's second hospital in Santa Clara County, following the construction of the Kaiser Santa Clara Hospital on Kaiser Drive off Kiely Boulevard in 1964.<sup>7</sup> The purchase of the Santa Teresa Hospital was described as including the eight-story hospital (Main Hospital), eight story medical office (Building 6), a two-story parking structure, and 61-acre site.<sup>8</sup> By 1979, the four medical office Buildings A-D at 280 International Circle had been constructed, and a review of aerial photographs from 1980 shows full development within International Circle.<sup>9</sup>

Over the following twenty years, the area surrounding International Circle developed similarly to the original proposed campus design, with parking lots and structures, as well as medical and commercial offices. In 1979 and 1984 the zoning was changed to allow for greater building density and flexibility for Kaiser's eventual campus build out.<sup>10</sup> Review of historic aerials show development extending counterclockwise from the southeast around International Circle, with medical offices and surface parking slowly filling in the campus by 1998.

In 2003, the Main Hospital building was expanded north and west to include a 17,700-sf emergency room extending westward to Building 6 (275 Hospital Parkway). The one-story expansion consisted of a one-story steel brace framed building with a rectangular footprint, measuring 218 by 60 feet along the northern side of the building, with a triangular addition extending 40 feet on the western side of the building connecting to Building 6.<sup>11</sup>

### Ruth & Going

Leo W. Ruth, Jr. was a civil and mechanical engineer who co-founded Ruth & Going engineering firm with Edward Jackson Going, Jr. in 1960. Born in Santa Clara in 1917 (d. 2003), Ruth attended Santa Clara University and earned his civil and mechanical engineering degree in 1938. After being drafted into World War II in 1940, Ruth return to San José where he was employed as an

<sup>4</sup> Ben Hawkins, Business Happenings, San José Mercury News; June 15, 1975, 91; Robert E. Mayfield, Engineers Save Ancient Tree, Engineers News; July 1971, 6. Available at: <https://www.oe3.org/wp-content/uploads/2017/04/7-1971-july-engineers-news.pdf>; *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>5</sup> "New Hospital to be started next week," San José Mercury News; May 31, 1971, 29; "Hospital Target January '74," San José Mercury News; January 28, 1973.

<sup>6</sup> *Santa Teresa Community Hospital Dedication pamphlet*, n.d. Santa Teresa Community Hospital Folder at San José Library California Room.

<sup>7</sup> "Kaiser Permanente Santa Clara marks 50 years of "Thrive-ing."" July 8, 2014. [https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing\\_97f3f4fe](https://patch.com/california/losgatos/kaiser-permanente-santa-clara-marks-50-years-of-thriveing_97f3f4fe)

<sup>8</sup> "Kaiser Foundation Buys Santa Teresa Hospital," San José Mercury News; October 2, 1976, 16.

<sup>9</sup> City of San José, Draft Environmental Impact Report – Kaiser Santa Teresa Medical Center, June 1994; Western Aerial Photos, 1980.

<sup>10</sup> City of San José, 1994.

<sup>11</sup> Geomatrix, Engineering Geological and Geotechnic Report Emergency Room Expansion Kaiser Santa Teresa Medical Center, prepared for Kaiser Foundation Health Plan, Inc., May 2001.

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office engineer for the San José Department of Public Works as well as the firm James Waters & Associates (JWA). He worked at JWA for a decade before becoming a partner in the renamed Waters, Ruth and Going in 1956.<sup>12</sup> Going was born in 1928 in Houston, Texas (d. 2020) before moving to Santa Clara County in 1944 and attending Santa Clara University in 1949.<sup>13</sup> He joined the JWA firm directly after graduating, became partner in 1952, and formed Waters, Ruth and Going in 1956; and then four years later in 1960 established Ruth & Going when James Waters retired. Ruth and Going retired from the firm in 1983 and 1984, respectively.<sup>14</sup> Projects attributed to Ruth & Going include the Santa Teresa General Hospital, the 8,000 seat University of Santa Clara Buck Shaw Stadium, and the Villages Adult Residential Complex in San José.<sup>15</sup>

In 1990, Ruth was part of the inaugural class of the Silicon Valley Engineering Council (SVEC) Hall of Fame. Established in 1989, the SVEC is a “cooperative educational association of local engineering and technical societies” formed to promote engineering throughout the valley and Greater Bay Area. Ruth was nominated in recognition of his professional and personal merit as a member of numerous local organizations.<sup>16</sup> In 1993, the Santa Clara University School of Engineering bestowed its highest honor on Going by presenting him with the Distinguished Engineering Alumni Award in recognition of his accomplishments, both in his profession, his community, and in service to the University.<sup>17</sup>

Archival review uncovered little information outside some biographical and professional information about William Bender. Per newspaper review, he was employed by Ruth & Going as early as 1962 and became a senior vice president of structural engineering at Ruth & Going in 1981.<sup>18</sup> MacLaren was born in New Jersey in 1935, attended Stanford University from 1954 to 1958 before joining the U.S. Navy from 1959 to 1963. From 1969 through 1973 he worked as an architect at Ruth & Going before relocating to Mendocino to start a new career in retail.<sup>19</sup>

### E.A. Hathaway Construction Company

E.A. Hathaway Construction is one of the oldest commercial construction firms in Northern California. The company was founded by Ernest A. Hathaway, who moved to Santa Clara County from Oregon in 1923 to establish a construction company. In Oregon, Hathaway had been building docks, railroad facilities, and other industrial structures. During the slow period of the Great Depression, Hathaway worked out of his home, remodeling older structures in downtown San José and building small commercial buildings in Santa Clara Valley.<sup>20</sup> After his son Ron returned home from World War II, Ron joined the family business and eventually took over as president in 1954, two years prior to Ernest’s death in 1956.<sup>21</sup> Among the buildings attributed to E.A.

<sup>12</sup> Journal of the Senate, Legislature of the State of California, 1959, Advisory Committee: Leo W Ruth Jr. Available at: [https://www.google.com/books/edition/Journal\\_of\\_the\\_Senate\\_Legislature\\_of\\_the/W5ff-0pzCwC?hl=en&gbpv=0](https://www.google.com/books/edition/Journal_of_the_Senate_Legislature_of_the/W5ff-0pzCwC?hl=en&gbpv=0).

<sup>13</sup> E. Jackson Going, Jr. Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>14</sup> Engineers Joint Council, 1995, Who's who in Engineering, American Association of Engineering Societies, Engineers Joint Council; University of Michigan. Available at: [https://www.google.com/books/edition/Who\\_s\\_who\\_in\\_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0](https://www.google.com/books/edition/Who_s_who_in_Engineering/t4RUAAAAMAAJ?hl=en&gbpv=0)

<sup>15</sup> Santa Clara to Construct New Stadium, The Californian, April 27, 1962, 14; SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>16</sup> SVEC, n.d. Hall of Fame: Mr. Leo W. Ruth, 1990. Available at: <https://www.svec.org/hall-of-fame/>.

<sup>17</sup> E Jackson Going Jr Obituary, 2020. Available at: <https://www.tributearchive.com/obituaries/10442598/E-Jackson-Going-Jr>.

<sup>18</sup> “Builders at Work,” San José Mercury News, November 21, 1962, 11; “People,” San José Mercury News, September 4, 1981, 111.

<sup>19</sup> “Frank Hazen “Skip” MacLaren Obituary,” 2017. Available at: <https://stanfordmag.org/contents/obituaries-july-2017>.

<sup>20</sup> “After a century of good work, Hathaway Dinwiddie keeps that family feeling going,” The Northern California Carpenter. Available at: <https://docplayer.net/58435393-Carpenter-sisters-support-habitat-in-stockton-hathaway-dinwiddie-it-s-still-a-family-operation-time-to-build-your-401-k-northern-california.html>.

<sup>21</sup> Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

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Hathaway Construction Company are the Santa Teresa Community Hospital, downtown San José's Wells Fargo Bank and PG&E buildings, the 1.8 million-square-foot Safeway distribution center in San José, and NASA's Ames Flight Center in Mountain View.<sup>22</sup>

#### Corporate Architecture Context (1949-1975)

Corporate Architecture, also referred to as Corporate International style or Corporate Modernism, is a derivative of postwar Modernism that primarily applied to large-scale commercial office buildings and government facilities. It was the dominant mode of corporate architecture between the 1950s and 1970s and reflected the postwar economic growth and the increasing importance of American corporations, showcasing how these entities "sought to position themselves as agents of modernity, technology, and progress."<sup>23</sup> The "suburbanization of corporate headquarters" began in the mid-20th century when large corporations such as IBM moved out of the city centers and closer to the senior executives.<sup>24</sup> Typical elements included low-rise buildings surrounded by parking lots and landscaping, with larger complexes often having a parklike setting with large scale public art or, in the case of John Deere, large-scale products on display.<sup>25</sup> The corporate campus or estate model were generally large complexes of buildings within a landscaped, park-like setting, where "the site planning, automobile approaches, visitor entrances, employee parking lots, and service docks all exemplified the functionalism of mid-20th century Modernism."<sup>26</sup> The office park, while including many of the same elements as the corporate campus or estate, was more modest in scale notably with regards to their setting. Office parks still provided the necessary building facilities with ample parking and some amount of landscaping, but not to the scale of a park-like setting. As described by one historian, "created by speculative real estate developers in the 1950s, the office park provided a lower cost, flexible alternative to the corporate campus and estate."<sup>27</sup>

Character-defining features of Corporate Architecture include:<sup>28</sup>

- Large rectangular massing
- Flat or low-pitched roofs
- Steel or concrete structure as primary expression of the building
- Horizontal bands of windows set within the structural module
- Alternate design of large concrete volume with little or no fenestration
- Building tower set back from the street in a landscaped plaza
- Tower frequently set atop a multi-story base framed by plain concrete or steel columns
- Overall absence of applied ornamentation, with the exception of corporate advertisement signs mounted directly to building

<sup>22</sup> "Dinwiddie Construction Changes Hands," Kenneth Howe, October 9, 1996. Available at: <https://www.sfchronicle.com/business/article/Dinwiddie-Construction-Changes-Hands-2963493.php>; Ron Hathaway Obituary, January 28, 1999. Available at: <https://www.sfgate.com/news/article/Ron-Hathaway-2950131.php>.

<sup>23</sup> Survey LA. Los Angeles Citywide Historic Context Statement – Context Architecture and Engineering – Sub-context: LA Modernism, 1919-1980. Available at: [https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA\\_Modernism\\_1919-1980.pdf](https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf).

<sup>24</sup> The Cultural Landscape Foundation, *Corporate Office Park*, no date. Available at: <https://www.tclf.org/category/defined-landscape-types/corporate-office-park>, accessed February 16, 2022.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Mozingo, Lousie, *Pastoral Capitalism: A History of Suburban Corporate Landscapes*, 2012. Available at: <https://frameworks.ced.berkeley.edu/tag/pastoral-capitalism-a-history-of-suburban-corporate-landscapes/>, accessed February 16, 2022.

<sup>28</sup> Past Consultants, LLC. *San José Modernism: Historic Context Statement*, June 2009, 80.



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### Evaluation

As described above, due to their similar design, age, and function, Buildings A-D were evaluated as a single resource. Buildings A-D at 280 Hospital Parkway are 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 José Landmark criteria is presented after.

#### Criterion A/1 (Events)

Buildings A-D at 280 Hospital Parkway were constructed in 1978<sup>29</sup>, as additional medical office buildings associated with the Santa Teresa Community Hospital. The Santa Teresa Community Hospital was constructed to serve the surrounding community of South San José, with the local homeowners group in favor of the proposed project. AMI developed the hospital facility as a “total concept” multi-service medical center, their third such facility nationwide of AMI’s 20 previously constructed hospital facilities. In October 1976, the Kaiser Foundation Hospital announced its plans to purchase the Santa Teresa Community Hospital, following the opening the Kaiser Permanent Santa Clara hospital in 1964. Following the end of World War II and the subsequent population boom in the Bay Area, over a dozen hospitals were constructed in Santa Clara County between 1953 and 1991. The majority of these were constructed prior to 1971, and a majority were constructed within the San José city limits.

While Buildings A-D provided an important service meeting the medical needs of the population of South San José, they do not appear to have been historically significant for their associations with the development of San José during the later decades of the 20th century. Research about the buildings did not reveal any particularly significant associations connecting the buildings with the development of San José, but rather they functioned as typical medical office buildings. For an association with historic events and patterns to be historically significant, National Register Bulletin 15 states that “a property must be associated with one or more events important in the defined historic context...the event or trends, however, must clearly be important within the associated context.” Within the context of 20th century development in San José, the buildings are associated with community medical services, but this association does not appear to rise to the level where it could be considered important within the historic context. They are just some of the many medical office buildings constructed throughout the history of San José in the late 20th century. Because Buildings A-D at 280 Hospital Parkway do not appear to be historically significant within the context of 20th century medical development in San José, they are recommended not eligible for listing as an individual resource on the National or the California registers under Criterion A/1 for its association with 20th century development in San José.

#### Criterion B/2 (People)

Archival research did not reveal any significant persons associated with Buildings A-D at 280 Hospital Parkway. No specific individual within Santa Teresa hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Buildings A-D. Therefore, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

#### Criterion C/3 (Design)

Buildings A-D at 280 Hospital Parkway is an example of Corporate Architecture within a medical office setting. Buildings A-D have low horizontal massing, low-pitched hipped roofs, large volumes of concrete with little fenestration, are positioned within a landscaped plaza, and lack ornamentation, all of which are characteristics of the Corporate Architecture style. While possessing recognizable characteristics of the Corporate Architecture style, the buildings do not embody the style, nor do they possess high artistic value. Additionally, the buildings do not appear to represent the work of a master. Archival research did not reveal any specific architect or builder associated with the buildings at 280 Hospital Parkway. As such, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing as an individual resource on the National or California registers under Criterion C/3 for its design.

<sup>29</sup> Building permit issued October 10, 1978. San Jose Building Permit database, <https://portal.sanjoseca.gov/deployed/sfjsp>

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Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The Buildings A-D at 280 Hospital Parkway are constructed of common materials using standard building techniques. The buildings are unlikely to provide additional information on its construction methods, the history of San José, or hospital design and construction. As such, Buildings A-D at 280 Hospital Parkway are recommended not eligible for listing on the National or California registers under Criterion D/4 for its information potential.

Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because Buildings A-D at 280 Hospital Parkway are not recommended eligible under any criteria, a further assessment of integrity is not required.

City Landmark Criteria (City of San José Historic Resources Inventory)

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

Buildings A-D at 280 Hospital Parkway do not represent the character of San José. Their value was as medical office buildings associate with a local hospital in South San José during the late-20th century, but archival review did not reveal any significant heritage or cultural importance of the buildings. Rather, they were some of many medical office buildings constructed during the postwar period in San José to address the needs of the growing population and do not appear to be significant under this criterion.

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

Research did not suggest that Buildings A-D at 280 Hospital Parkway were the location of a significant historical event.

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

Archival research did not reveal any significant persons associated with Buildings A-D at 280 Hospital Parkway. No specific individual within Santa Teresa Hospital administration, AMI, or Kaiser Foundation Hospitals was determined to have achieved significance for their association with Buildings A-D.

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

Buildings A-D at 280 Hospital Parkway do not appear to exemplify a particular cultural, social, or historic heritage with the City of San José. They served as medical office buildings for a community hospital in South San José for many years but do not represent a particular group, period, or aspect of life in San José that is historically important.

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

There is no specific overall style or distinctive character to Buildings A-D at 280 Hospital Parkway that is associated with the environment of a group of people.

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

Buildings A-D at 280 Hospital Parkway is an example of Corporate Architecture within a medical office setting. The buildings' low horizontal massing, low-pitched hipped roofs, large volumes of concrete with little fenestration, positioning within a landscaped plaza, and general lack of ornamentation are all characteristics of Corporate Architecture. While possessing recognizable characteristics of the style, the building does not embody the style, but is rather a typical example of the style within a medical office context.

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Date: May 2023

Continuation  Update

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

Archival research failed to indicate any significant persons associated with Buildings A-D at 280 Hospital Parkway.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

The architectural design of Buildings A-D at 280 Hospital Parkway do not represent a significant architectural innovation, but rather are a typical example of Corporate Architecture within a medical office setting.

#### Conclusions

As Buildings A-D at 280 Hospital Parkway do not meet any of the National Register, California Register, or City of San José Landmark criteria, ESA recommends them as ineligible for listing under national, state, or local criteria.

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Date: May 2023

Continuation  Update

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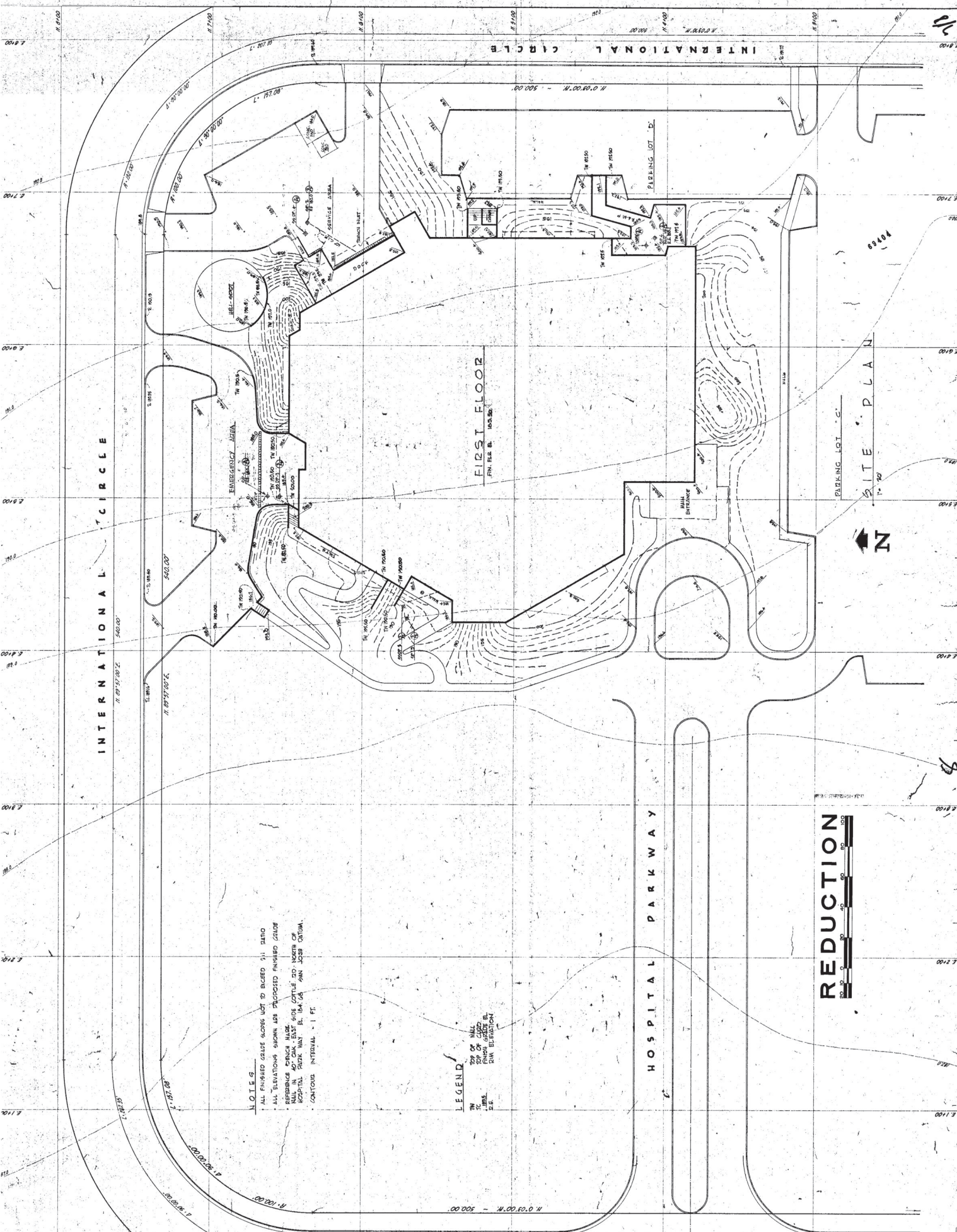
# Appendix B

## **Main Hospital Building (250 Hospital Parkway) Select Original Building Plans**

NO.	DATE	DESCRIPTION

SANTA TERESA COMMUNITY HOSPITAL  
PLAN  
ROUGH GRADING

SHEET  
**C-1**  
2 OF 142 SHEETS  
14487 10/28/75



**NOTES**  
ALL FINISHED GRADE SURFACES NOT TO BE OVER 1/4" BELOW  
ALL ELEVATIONS SHOWN ARE PROPOSED FINISHED GRADE  
REFERENCE SPACES MADE FOR CENTER OF ROADWAY OF  
HOSPITAL BUILDING MAIN ENTRANCE AND SERVICE AREA  
CONTOURS INTERVAL = 1 FT.

**LEGEND**  
TW 2% OF WALL  
FIN. ELEV. 8. 1045.00  
FIN. ELEV. 8. 1045.00  
FIN. ELEV. 8. 1045.00



SITE PLAN

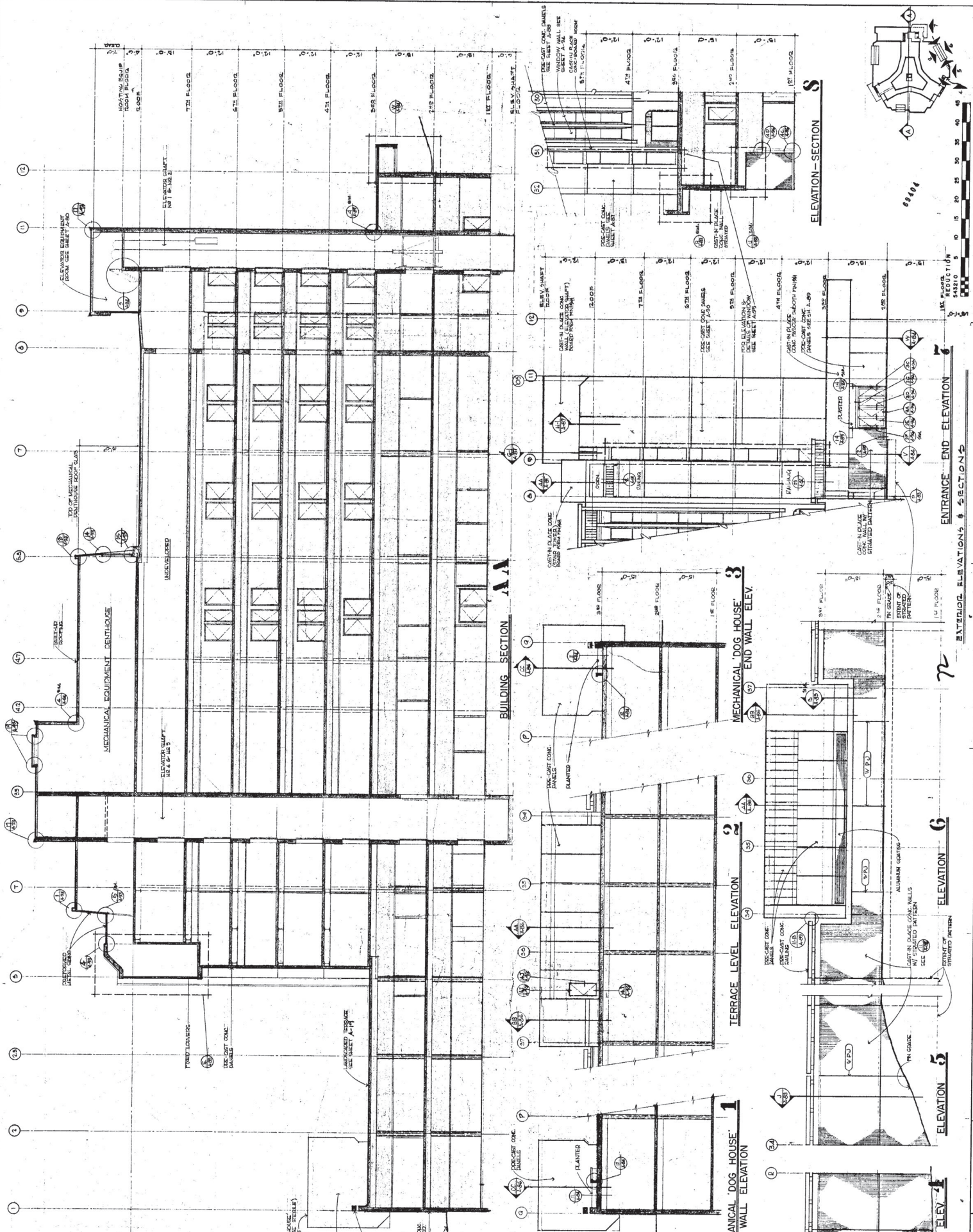
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AMERICAN MEDICAL ENTERPRISES, INC.  
1000 California Blvd.  
San Jose, California

NO.	DATE	BY	DESCRIPTION



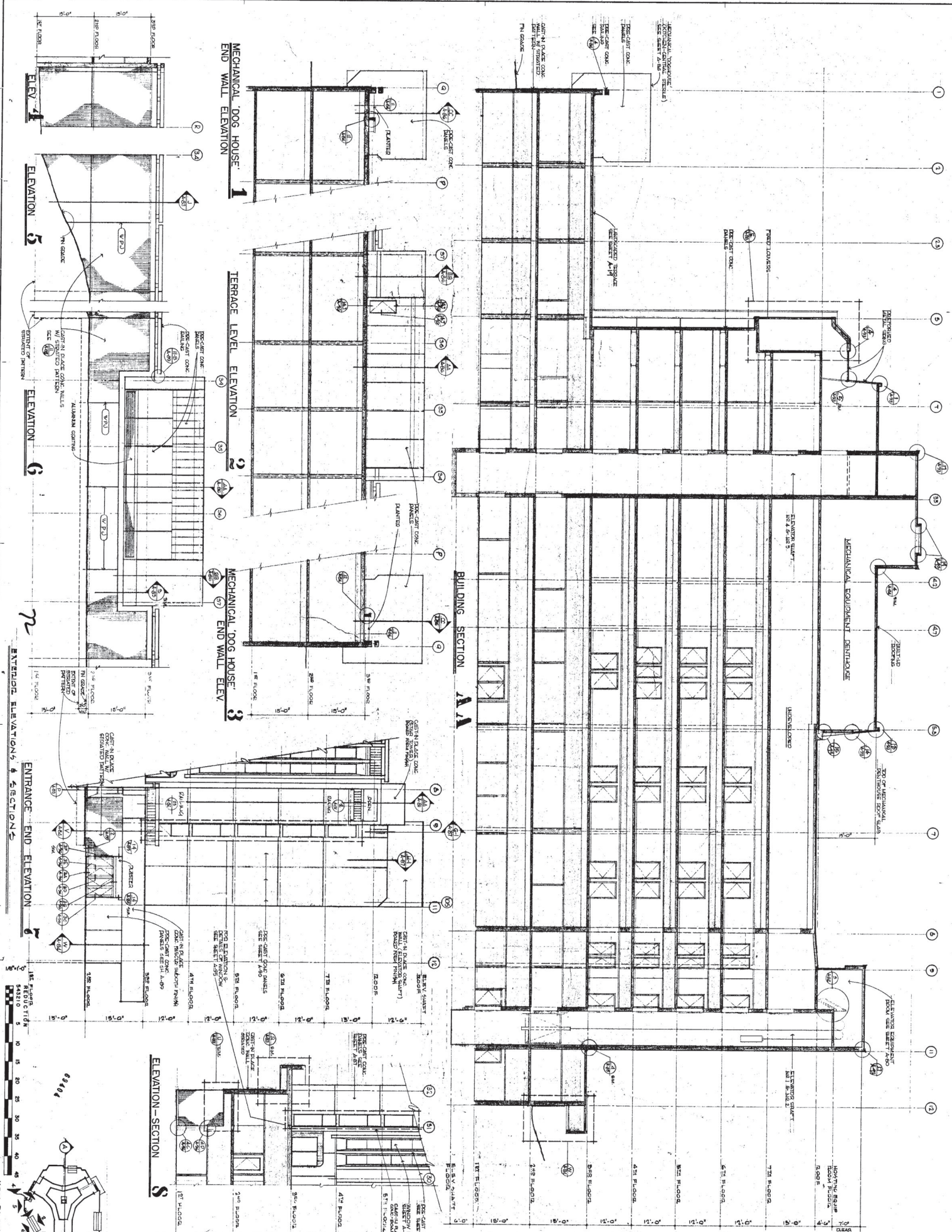
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1/1/22



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 WILLIAMS  
 &  
 WILSON  
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 San Francisco, California  
 415 398-1111

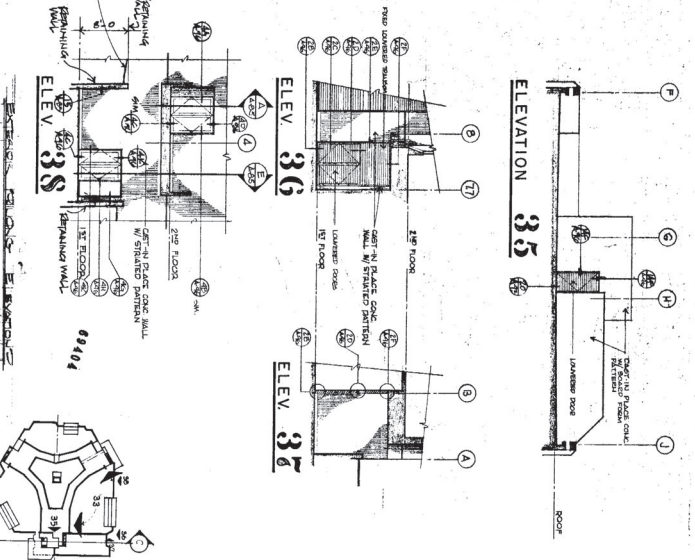
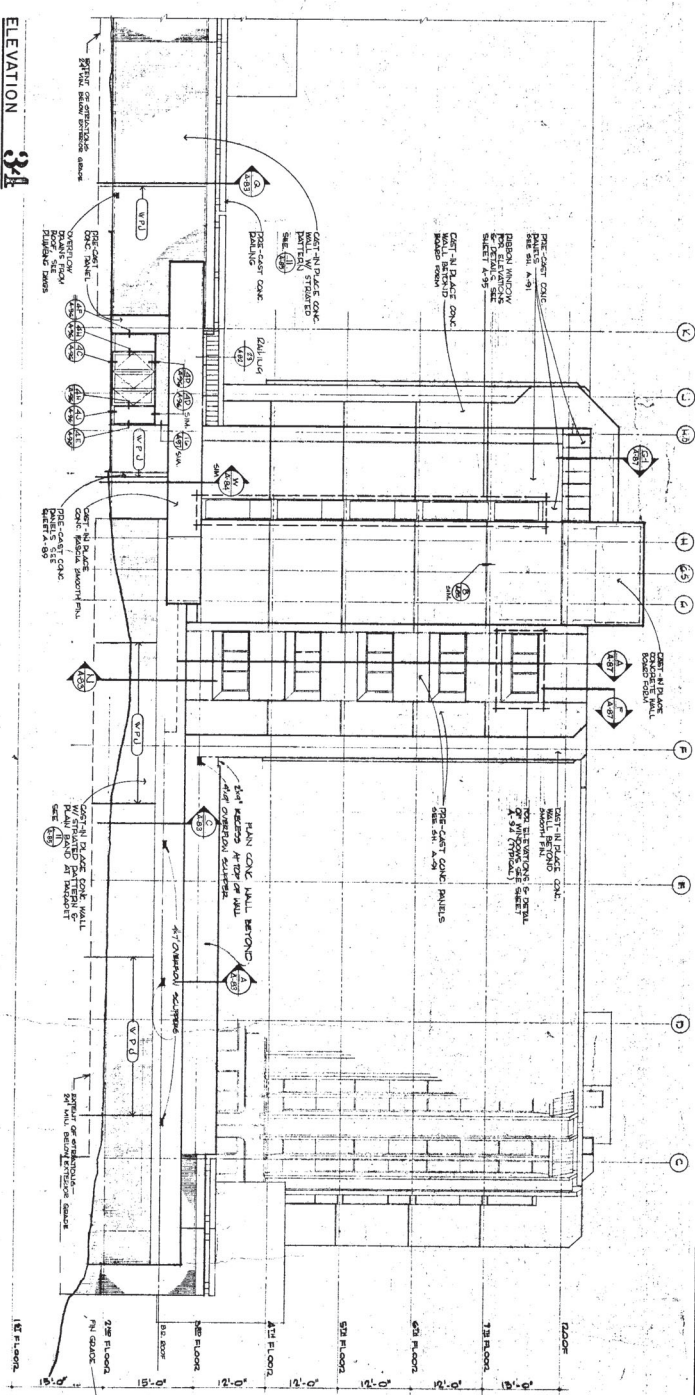
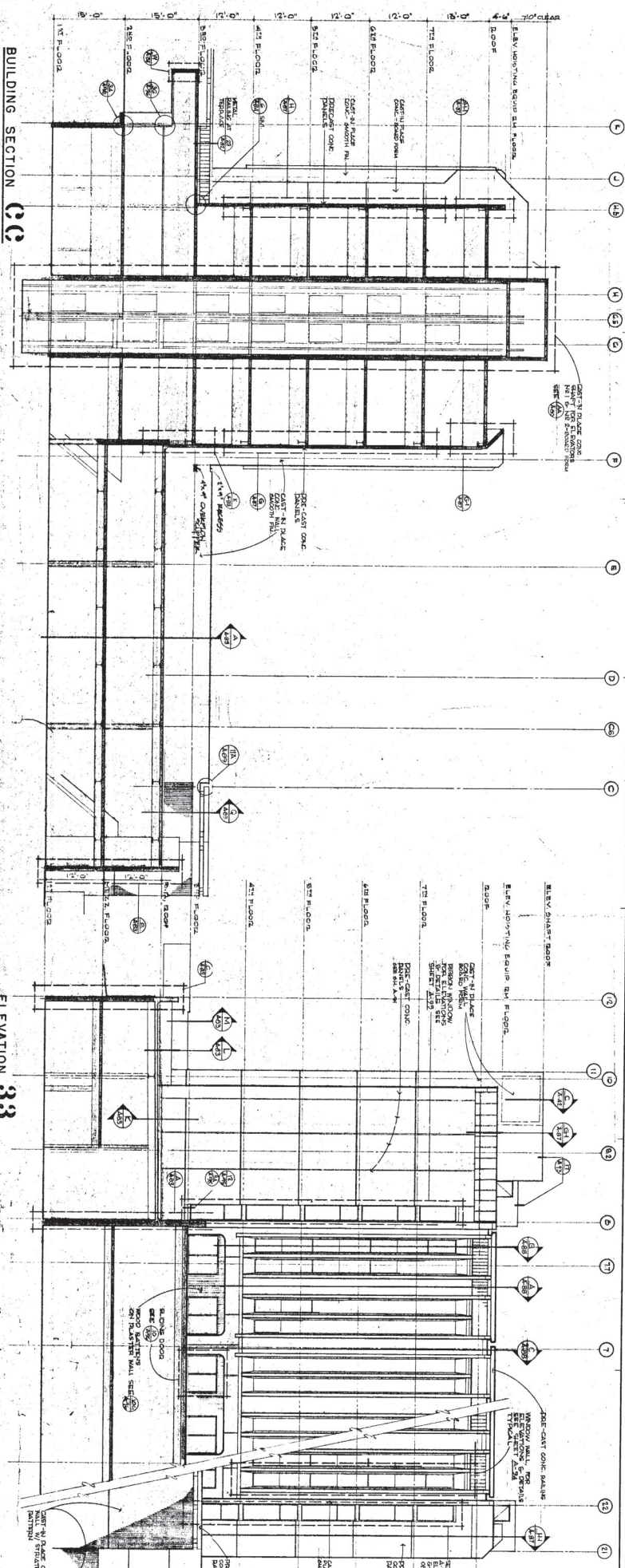
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**KEY PLAN**  
 Shows the location of Elevation 34 on the building's footprint.

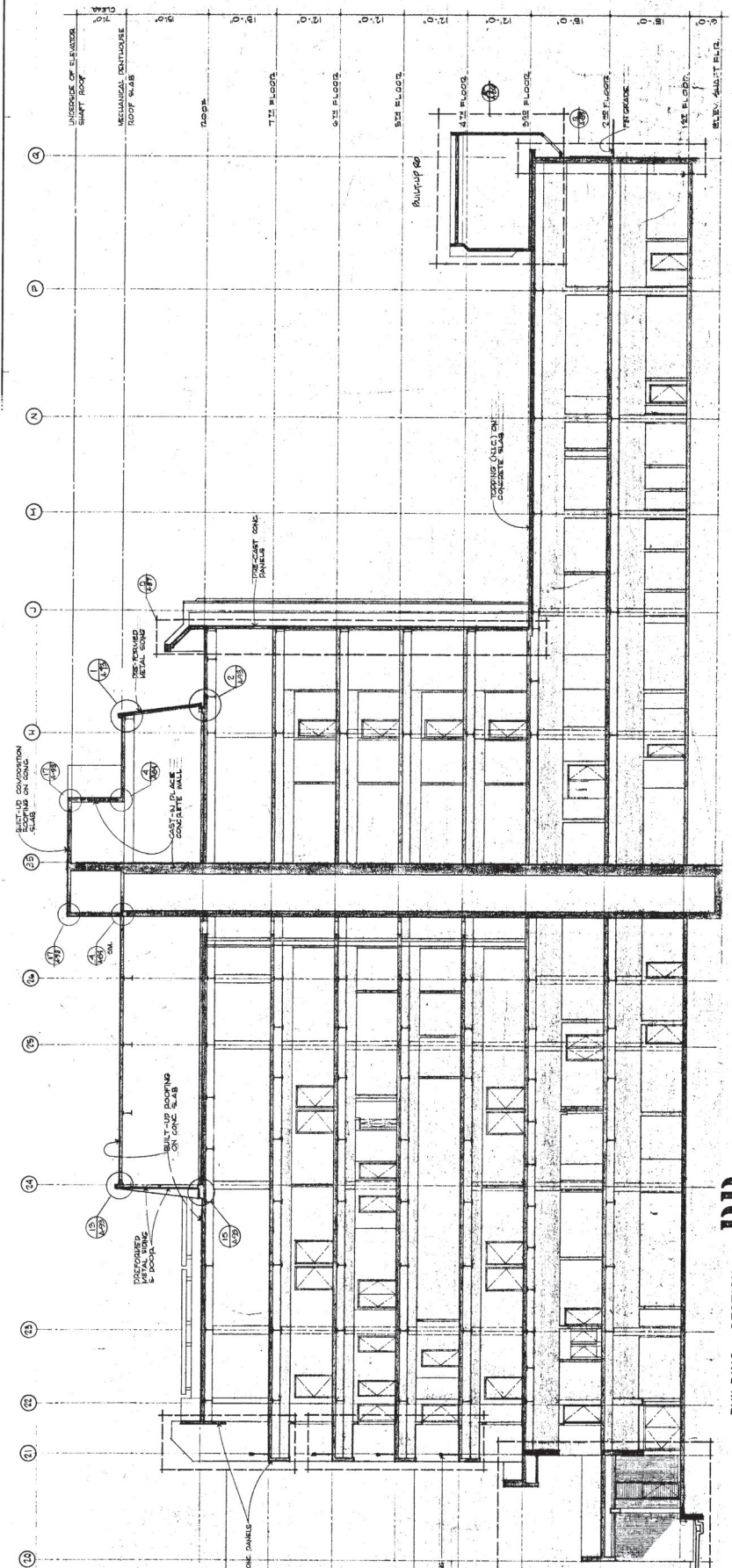
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sheet **A-13**

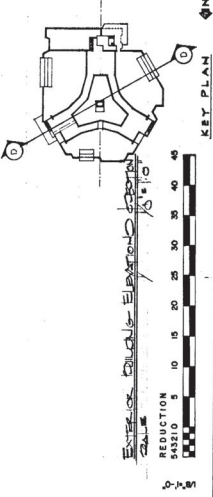
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SCALE: 3/8" = 1'-0"

8/8/60



BUILDING SECTION **BB**



NO.	DATE	BY	DESCRIPTION
1			
2			
3			

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