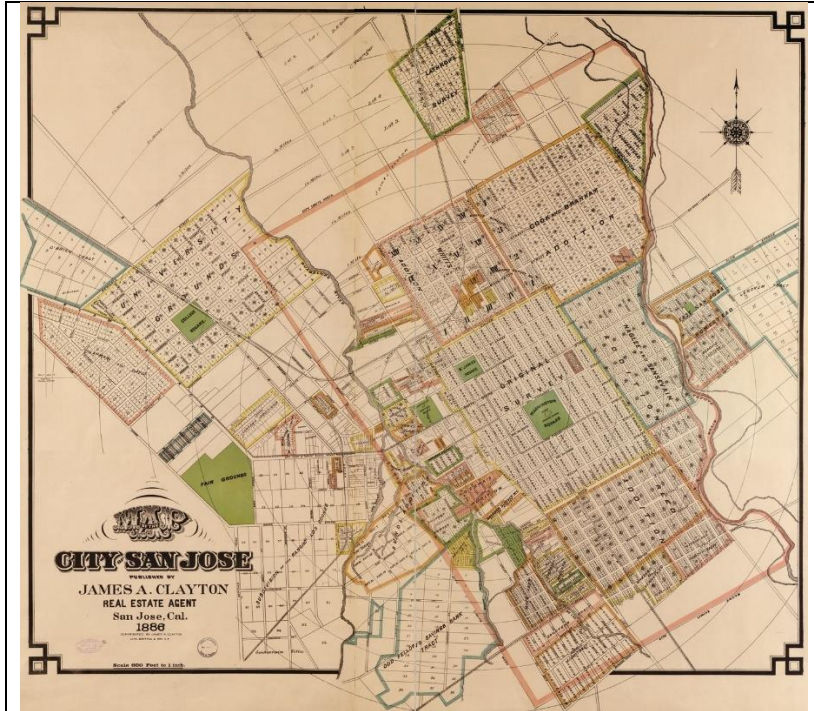


Suburban Residential Expansion Before World War II

SUB-THEME OF

Planning and Building the Modern City



Clayton, James A, and Britton & Rey. 1886 Map of the city of San Jose.

<https://www.loc.gov/item/2012593206/>

The boundaries of San Jose's "Original City" as established on March 27, 1850, remained intact for over 60 years. Although suburban land development occurred outside San José during these six decades, the Gardner and East San Jose annexations of 1911 signify the acceleration of San Jose's urban and suburban expansion in the twentieth century. The era of suburban growth lasted until the establishment of the City's Urban Service Area boundaries in the 1970s.

Beginning in the mid-1880s, and lasting until World War II, many new residential tracts were built within the city and its unincorporated suburbs. By the second decade of the twentieth century, residential segregation resulting from both private realty practices and public policy on to mortgage lending restricted housing opportunities of many racial and ethnic groups that called San José their home. This focused historic context discusses equity in housing opportunities during this period.



SAN JOSE HISTORIC CONTEXT STATEMENT

Department of Planning, Building, & Code Enforcement

200 E Santa Clara St., Third Floor Tower, San José, CA 95113

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Introduction

This focused historic context statement was developed as a companion to the documentation prepared for the nomination proceedings of the **Schiele Subdivision and Alameda Park City Landmark District**.

Although prepared for this city landmark process, the document was drafted to ultimately be a part of the Updated San José Historic Context Statement, which links this and other similar neighborhood and thematic historical studies into a common framework.

Entitled *Suburban Residential Expansion Before World War II*, the subject is intended to address the context of residential development in San José's suburban areas, both within the city limits and the nearby unincorporated areas within San José's sphere of influence which saw residential growth before World War II. As a standalone document associated with the *Schiele Subdivision and Alameda Park District* Record (State of California form 523d), it provides greater contextual detail on suburban residential development, of which the Schiele Subdivision/Alameda Park neighborhood was a part.

In greater San José in the nineteenth century, racial discrimination and the related inequitable outcomes from residential segregation affected urban and rural life of marginalized communities such as Asians, Native Americans, Hispanics, and African Americans. An influx of immigrants from southern Europe and Mexico beginning at the end of the century, Pacific Islanders during the early twentieth century, and African Americans out of the South after World War I, saw new ways in which residential segregation was enacted that affected larger issues of racial equity in our society.

These new forms of institutionalized discrimination were first attempted through residential zoning restrictions, but ultimately grew during the second decade of the twentieth century into the private use of restrictive covenants for new suburban residential tracts. Discrimination gained federal support during the Great Depression of the 1930s, when federal programs to guarantee private mortgage lending further exacerbated the inequities of choice for marginalized communities when individuals were acquiring residential property.

After World War II, the nature of San José's suburban development took on a radically different form under a reformist City Council and their appointed City Manager Anthony "Dutch" Hamann. Problems of equity related to residential segregation continued after World War II, but in different forms. Although the use of restrictive covenants in residential deeds was found unconstitutional by the United States Supreme Court during May 1948 in *Shelley v. Kraemer*, racism still permeated federal guaranteed mortgage lending as well as real estate selling practices. This later post-war period is not addressed in this context statement, as it is a complex subject that falls outside the period of significance for the Schiele Subdivision and Alameda Park district nomination.

Planning for Residential Expansion Before WW II

San Jose's Original City and the 500-acre Suburban Farm Lots

The first recorded mapping of the city limits of San José, then known as the *El Pueblo de San José de Guadalupe*, occurred during late 1846 and early 1847 when the town's *junta*, or appointed town council,¹ first hired local immigrant/settlers from the United States, William Campbell and his brother Thomas, to survey the Mexican pueblo for future building lots.² Prior ownership of house lots, property boundaries, and community areas within the pueblo was not well defined during Mexican governance. A survey had taken place during the 1830s by pueblo officials, but today no record of it exists. The lots created in the Campbell survey were to accommodate new settlers as the townspeople were expecting a transition from Mexican to American rule. Early mapping excluded much but not all the previously settled parts of the pueblo.

The first survey by the Campbell brothers placed the limits of the future town from the newly named Market to Eighth Streets west and east, and between the new Julian and Reed Streets north and south. To the west, southwest, and north were existing agricultural areas known as *suertes* (farming plots), and to the east were the public lands known as *ejidos*. The typical house lot known as a *solar* was about half an acre in size, and their dimensions were based on the Spanish *vara* (slightly less than three feet). Ownership was obtained through the Mexican administrative authorities, and house lots generally remained within families.

The new map of the town did not address ownership of properties west of Market Street. This area to the Guadalupe River contained houses and small farming plots that had been owned up to that time by Californios or recent immigrants, some of whom had married into the older families of the pueblo. Beyond the Guadalupe River were two large ranchos. *El Potrero de Santa Clara*, to the west and northwest of the town, had been granted in 1844 to James Alexander Forbes, the British Vice-consul to Mexican California.³ The other, *Los Coches*, to the south, had been granted in 1844 to Roberto Balermينو, an Indian (Ohlone) who had been associated with *Mission Santa Clara de Asis*.

¹ San Jose's first town council during the Mexican American War of 1846-1848 consisted of a mix of Mexican citizens (often called Californios), and immigrants to Mexican California during the years leading up to the war. Although Native Americans were living in the pueblo at the time, they were not included as a part of the organized governance of the community.

² A copy of the first survey by the Campbell brothers can be found at the History San Jose Research Library and Archives under Catalog No. 1979-861-3480.

³ Forbes was married to Ana Maria Galindo in 1834, daughter of Juan Crisostomo Galindo, *mayordomo* (non-sectarian manager) of Mission Santa Clara de Asis.

This newly imposed grid east of Market Street changed the future character of the town, which up to that time was more casually laid out. As with most new towns in the American West, the grid allowed for a future orderly distribution of lands.

Survey of Pueblo Lands – the 500-Acre Lots

The first mapping of the town was soon followed by a larger survey in July and August of 1847 of the surrounding lands that were owned by the Mexican government. These pueblo-associated lands were mostly framed by the private ranchos called *Milpitas*, *Pala*, *Yerba Buena*, *San Juan Bautista*, *Los Coches*, and *El Potrero de Santa Clara*, that had been granted by the Mexican government to residents.

The plan of the *junta* was to survey the lands near the pueblo and divide them into 500-acre farm lots to be distributed to pueblo residents. In July 1847, James Dempsey Hutton, an artist, surveyor, and cartographer, who had traveled to California in early 1847 during the Mexican American War, was hired to survey this large open rangeland framed by the new pueblo boundaries and the surrounding rancho properties.⁴ After the survey was completed, a lottery was held, and *alcalde* Juan (John) Burton, the pueblo's elected leader, issued titles to the new farm lots to the heads of families of Californios and recent immigrants to the area.



500-acre lot map by Board of Commissioners of the Funded Debt of the City of San Jose, adopted July 3 1865, prepared by Ansel D. Fuller County Surveyor. City of San José Archives, held by History San José Research Library and Archives Catalog No. 1997-212-128.

⁴ The actual extents of this survey were hypothetical based on oral traditions, as mapping of those rancho properties did not occur until after the California Land Commission was established in 1851.

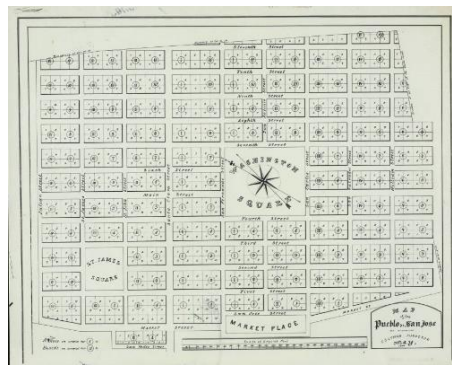
Of the ninety-three or so lots, over fifty have been identified as being given to Hispanic men in the pueblo, another eighteen to American or English immigrants (many married to Mexican women), and another twenty-five or so have not been identified with specific individuals (Halberstadt, 2010).

Later, the process was found to have problems with surveyed boundaries, and in 1850 after Statehood, the newly installed San Jose Common Council declared the titles forfeited. Deeds in suburban eastern, northern, and southern San José continue to reference these early lot numbers and property lines, and today help inform the history of land ownership and suburban subdivision of lands outside of downtown San José.

The pueblo lands of the 500-acre farm lots, the rancho lands, and other more remote ranchos would ultimately evolve to become suburban San José as the town began to expand beyond its boundaries during the early twentieth century.

Mapping the Original City

In May 1848, following the signing of the Treaty of Guadalupe Hidalgo that had formally transferred ownership of California from Mexico to the United States at the conclusion of the Mexican American War⁵, a resurvey was made of the pueblo by Chester Smith Lyman. Lyman, a Yale graduate, civil engineer, astronomer, and ordained minister, arrived in San José in summer of 1847, and the *junta* employed him to provide a more exacting survey than the one the Campbell brothers had made. After redrawing the Campbell survey, he extended the boundaries eastward from Eighth to around Eleventh Street adjacent the west line of Farm Lot 13, then owned by Pedro Sainsevain, an early French immigrant to Alta California. Now called the “Original Survey,” the east and south edges aligned with the boundaries of the 500-acre map created the prior year.

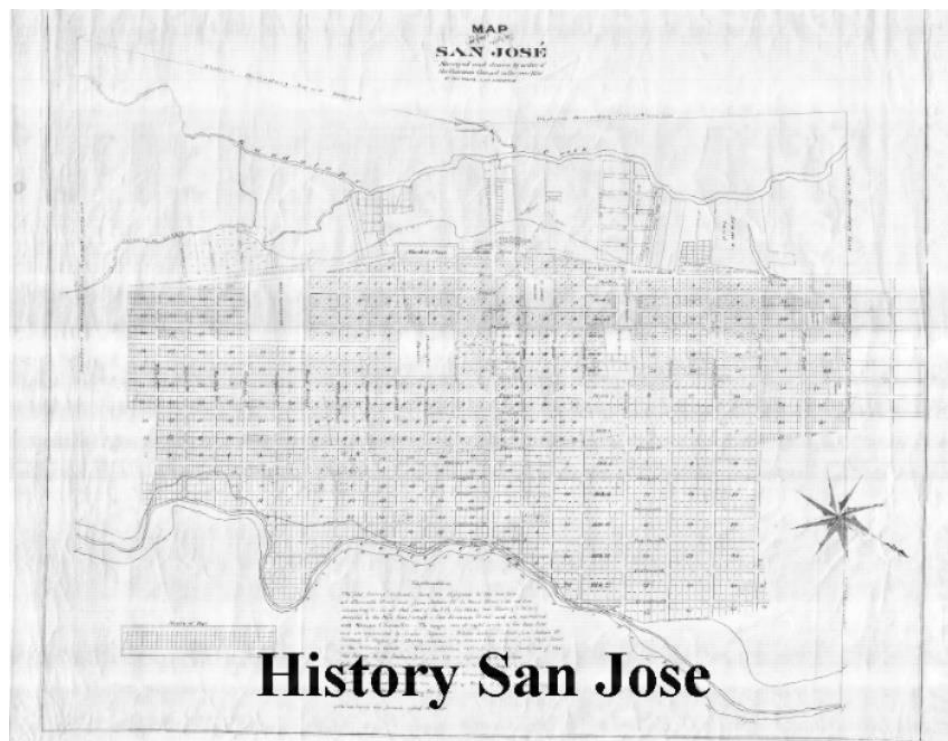


Lyman's Map of the Town of Pueblo of San Jose, May 1848 (SJPL California Room Collections).

⁵ The United States paid Mexico \$15 million dollars to realign the border to include all or part of what are now seven states. Much of this payment was pro-rated out of Mexico's war debt. California's settlement was around 3 million dollars.

The lots in Lyman's survey map were numbered within blocks that were identified by their relative position to a base line at San Fernando Street (north or south), and their range from Market Street (east or west). This system was used later for some lots and blocks west of Market Street, but areas to the north, east, and south of the Original Survey were later given block and lot numbers by private sector subdividers. The blocks were about 276 feet wide by 550 feet long, except for the first row south of Santa Clara Street, which were 827 feet long.

In 1850, following the formal establishment of the town of San José, the new Common Council created the position of City Surveyor and hired Thomas White, a professional civil engineer from Georgia.⁶ White expanded the surveyed city limits that had been mapped by Lyman to Coyote Creek and to the north, south, and west. White created what is now known as the "Original City" of about two by three miles in size (3,514.68 acres). White did not identify individual lots in most of the western parts of the Original City, nor the northern corner. He also identified subdivided blocks north of Rosa Street (now Hedding Street) that at that time were not included in the city limits.



Thomas White's map of the Original City, History San Jose Research Library and Archives Catalogue No. 1979-1052.

⁶ Thomas White was elected Mayor the following year in 1851 and held the position for four years.

Many of the lots Thomas White identified were from unrecorded subdivisions that had been mapped during the two previous years, many which were probably first mapped by Norman S. Bestor in 1849. Bestor had come to the west coast in the late 1840s as a member of the U.S. Topographical Engineers and had been hired by James F. Reed, prior to 1850 to survey Reed's large property extending south from about William Street and Monterey Road to Coyote Creek. Bestor's map included what was to soon become most of the area within the Original City boundaries (see map below).⁷

The block and lot configurations beyond the area first identified by the Campbells and Lyman as the Original Survey varied significantly, with many smaller lots in the Reed and White Additions of the Bestor map, and larger lots and blocks in other early subdivisions such as the Cook & Branham Addition. (These additions are explained in more detail on later pages.) The Original City extended northward from Taylor Street to Rosa Street (now Hedding Street) to include areas that had not yet been subdivided.



Bestor's 1849 map (above) for James F. Reed. Bestor's map only extends to Jackson Street on the north but extends east to Coyote Creek and south to incorporate all of what was apparently Reed's lands to around Keyes Street. He identified large properties other than that of Reed and labeled the White, Cook & Branham, Sansevain (sic), and Ruckel & McKee. These five large properties were later identified as "Additions" (to the Original Survey). Only the Reed property included block and lot numbers as in Lyman's Original Survey but with a different format.

⁷ Bestor's map, called *Plan of the Pueblo de San José*, or facsimiles, can be found at the Office of the Santa Clara County Surveyor. Clyde Arbuckle noted in his *History of San Jose* that Bestor's 1849 map can be identified by the included identification of property owners west of Market Street as well as the notation in the name that included "Reeds Addition".

The Original City based on Thomas White's map was formally adopted by the Common Council on March 27, 1850, as the City's corporate limits. The new easterly boundary was at Coyote Creek, and the westerly boundary line varied, with that south of San Fernando Street parallel to South First Street at 660 feet west of the bank of the Guadalupe River at San Fernando Street (around Delmas Street) and running northward to a point 660 feet from the riverbank at Rosa Street. The southerly boundary was set near Keyes Street, slightly offset due to the southerly alignment on Peter Davidson's 384-acre farm lot 10 (later the Reed Addition).

The White map was republished by Sherman Day and William J. Lewis shortly after White made his map.⁸ On February 5, 1856, the Federal Board of Land Commissions confirmed to the City of San José four square leagues of land. This equates to over 30,000 acres, so obviously included other rural lands. Ultimately, the map of U.S. Surveyor General noted that the total pueblo lands of San Jose included 65,132 and 6/100 acres. This is twice the size confirmed by the 1856 Federal Board of Land Commissions and includes lands near Almaden Valley and in the southeastern foothills.



U.S. Surveyor General's 1866 map of the Pueblo Lands of San Jose (History San José Research Library and Archives Catalog No. 1977-2012 B)

⁸ There are a number of versions of the Original City map.

Early Residential Subdivisions within the Original City

Some areas within the “Original City” beyond the “Original Survey” of the core area that Chester Lyman had platted in 1848 had been surveyed for subdivisions before 1850 when the State of California established the formal jurisdictions of the City of San Jose and County of Santa Clara. Large subdivisions within the Original City, such as the Cook & Branham Addition⁹ north of the downtown and others, have been referenced in deeds over the years, but no recorded maps are known to exist.

Most of the subdivisions of lands outside of Lyman’s Original Survey, but within the boundaries of the Original City, were called “Additions,” i.e. additions to the Original Survey. Subdivisions outside of the Original City have a number of different identifiers, such as “survey,” “subdivision,” “tract,” “lots, etc. The term “Addition” was also used for subdivision(s) that expanded the boundaries of the town of East San Jose.

Among those unrecorded subdivisions created from 1848 to 1850 prior to incorporation are:

ADDITION NAME	AREA	NOTES
Cook & Branham Addition	Farm Lot 14 (James. W. Weeks), North of Julian Street to Taylor Street and from 9th Street to the Coyote Creek – 35 double blocks 827 ft. long, but later resurveyed.	Remained undeveloped for many years.
White Addition	North of Julian Street to Taylor Street and east of 1st Street to 9th Street – 18 double blocks 827 ft. long, but later resurveyed.	Charles White died in the Jenny Lind explosion on April 11, 1853
Naglee & Sainsevain Addition	West portion of Farm Lot 13 (Pedro Sainsevain), east of 11th Street to Coyote Creek and from St. John Street to Williams Street – 46 blocks 550 ft. long except for those between Santa Clara and San Fernando Streets (827 ft. long), but later resurveyed.	Henry Naglee became a partner around 1849. Property east of Coyote Creek that was also part of Farm Lot 13 became East San Jose.
Ruckel Addition	Farm Lot 11 (Thomas Campbell), east of 12th Street and south of William Street nested into Coyote Creek – about 14 blocks 550 feet long.	Ruckel & McKee in 1849 on the Bestor map, called Ruckels Addition later
Reed Addition	Farm Lot 10 (Peter Davidson), south of Reed Street to around Keyes Street, and from 1st to 12th Streets – about 65 blocks 550 feet long.	The 1849 version excluded Reed’s Reservation from subdivided lots.

The town that had been mapped by Chester Lyman in 1848 was platted based on the measurements of the *solar*, the Spanish half-acre house lot of around 137 by 137 feet in size. To create the smaller lots that exist today, property owners split their lots and then sold them to speculators who built the houses to be sold, or new owners who hired architects or contractors to provide them with a custom-built house. Most were

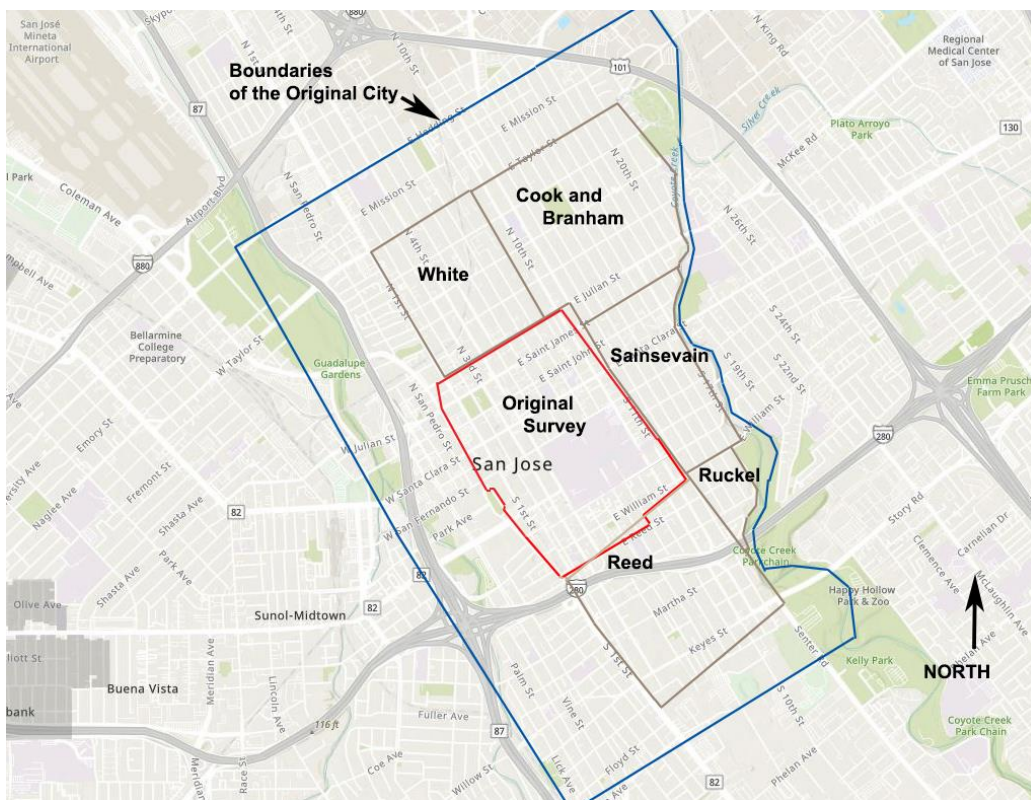
⁹ The Additions were labeled on maps as both singular nouns and singular possessive nouns. For consistency in this document, they are all labeled as singular nouns, i.e. Reed Addition, etc.

constructed by carpenter builders who were often affiliated with lumber yards, and some by owners themselves.

The smaller lots were created by a method called “lot by deed,” meaning the lot was created by the recording of the deed or other instrument by the property owner when conveying the property to a buyer. This process of single lot creation, or small subdivisions of land without a recorded tract map remained in use for many years.¹⁰

To the east, north, and south of Lyman’s Original Survey but within the Original City, early subdivisions languished during the first few decades of the early American-era town building period.¹¹

Below is a map of these five “Additions” overlaid on a current map:



¹⁰ California had no certification for real estate salespersons until the twentieth century, so anyone could broker the sale of land. Owners or their agents would sometimes hire a surveyor to prepare a legal description of the property that was then inserted into the conveyance deed. The rise of realty groups in the early twentieth century coincided with attempts to regulate the sale of real estate, but also became the vehicle for the evolution of private land-use restrictions attached to residential tracts, including racial restrictions that were recorded on the deeds of housing lots sold in new subdivision throughout California (Slater 2021).

¹¹ Town Building in Early San José (1846-1873) is one of five primary historic themes that is defined and described within the Updated San José Historic Context Statement (see page 7 and 49-62).

The Additions and their owners are described below:

Cook & Branham Addition. In the northeast section of the city, a large unrecorded subdivision of one-acre lots had been created by Grove Cook and Isaac Branham before 1850 but remained undeveloped for many decades. Isaac Branham was the most prominent of the two, arriving at Mission San José in 1846 on a wagon train from his home in Missouri. He was instrumental in helping establish a new system of government for the pueblo, and a major facilitator for California's first legislature. Grove C. Cook had arrived in the pueblo in 1841 and served on the *junta* with Branham in 1846 under Juan Burton. He died just a few years later in 1852 in Santa Cruz. Cook's Grove or Pond in Santa Clara is sometime mistakenly associated with Grove C. Cook, but it was the home of Major John Cook.

White Addition. Charles White created an unrecorded Addition (sometimes referred to as "Survey") north of Julian Street that established eighteen blocks of lots (now thirty-two blocks) for future sale early in the town building period, but like the Cook & Branham Addition, saw little development during San Jose's early years. Charles White died in the Jenny Lind explosion on April 11, 1853, before title was cleared over much of this area that he had surveyed and claimed.

Sainsevain Addition. On both sides of Coyote Creek east of the pueblo, Pedro (né Pierre) Sainsevain, born in Bordeaux, France and an immigrant to Mexican California in 1839, had acquired, through the lottery, 396 acres east of Eleventh Street, known as Lot 13 of the 500-acre lot survey of 1847. By 1850, he had taken in Henry Naglee as a partner on this property and they had their land surveyed for lots from Eleventh Street to Coyote Creek and south of St. James Street to Williams Street. Later named the (unrecorded) Naglee and Sainsevain Addition, most of this area south of Santa Clara Street became the grounds of Naglee's estate and was not developed until after 1900. The blocks of the Naglee and Sainsevain Addition north of Santa Clara Street to St. James Street were sold off and much of it re-subdivided during the second half of the nineteenth century, and the area to the east of Coyote Creek was later sold to Samuel A. Bishop, a Virginian, who came to California in 1849 and San José in 1866. Bishop recorded a map in 1870 called East San Jose Homestead Association (Santa Clara County Maps Book A Page 101), later to become the incorporated town of East San Jose in 1906. The tract developed quickly as a dry town and had 250 residents by 1876. The unincorporated town expanded to the south with the Beach Addition in 1870 (Book A of Maps Page 27) later to the northeast of Coyote Creek with the Garden City Tract (Maps Book B Page 70), and then east with the subdivision of the large Lendrum Tract (Maps Book C Page 80) that extended this suburban area to King Road. In 1911 as the town struggled to implement planned street work, the populace voted to annex to the City of San José at an election late that year, adding 2,000 new residents to the city.

Ruckel and McKee Addition. South of the Sainsevain Addition nested into a turn of the Coyote Creek became the unrecorded Ruckel Addition which was subdivided to match the lot sizes of the Sainsevain and Naglee Addition. Joseph S. Ruckel (a.k.a. Ruckle), a trader who arrived in California from New York in 1847, acquired from Thomas Campbell the 392-acre Lot 11 that included lands on both sides of Coyote Creek south of Sainsevain's 396 acres, including the clay pit south of East William Street that became Schroeder's Brickyard in the 1870s. By 1849, Ruckel had taken in McKee as a partner, but the name was removed from later maps. That year, Ruckel built San José's first hotel, the Mansion House on First Street, but soon sold it and moved to Oregon by 1856. Ultimately, Ruckel's lots in his Addition were deemed too large and were the subject of later tract overlays containing smaller lots.

Reed Addition. South of Reed Street between Monterey Road (now South First Street) and the Ruckel Addition and Coyote Creek was the large unrecorded Reed Addition identified by Bestor in 1849. It originally was the 384-acre Lot 10 obtained by Peter Davidson in the lottery. Reed's early tract of seventy blocks holding over 2000 lots established lot sizes that generally have remained in place into the present. This map established the east and west streets after members of the Reed family, including in-laws, and one was named for the surveyor, Bestor. The area developed slowly, however, and there were later adjustments to the southern boundaries to align with Farm Lot 9 of José Noriega. Noriega (José Noriega y Mur), from Asturias, Spain, arrived in Alta California in 1834 as supercargo of the *Natalia*¹², which was transporting members of the Hajar-Padrés Colony to Monterey where it lost anchor, beached and was destroyed. He was *alcalde* (mayor) in San José in 1839 and was a grantee of the *Rancho Quito* in 1841.

These five "Additions" to the Original Survey, and later subdivisions north of Taylor Street, provided ample opportunities for urban expansion within the Original City into the twentieth century even with the town's steady growth rate.

The boundaries of the Original City remained in place for slightly under sixty-one years. During this period, the town grew into a city, but mostly within the boundaries established by the Common Council in 1850. Some residential growth that could be characterized as suburban had occurred outside the city limits in those sixty-one years, but growth beyond the city's boundaries appears to have been constrained by a lack of urban services and an unwillingness by civic leaders to pay for their extension beyond the city limits. By 1911, when the first annexation to the city occurred with the Gardner district southwest of the city, much of the land within the limits of the Original City was still vacant. In 1910, the year before this annexation, the federal census had recorded a population of 28,946 within the City of San José.

¹² Supercargo of the *Natalia* represented the ship's owner in matter's related to its cargo.

Suburban Lands Outside the Original City

As San José within its Original City limits began a period of town-building after 1850, many settlers coming into the valley after the California Gold Rush sought more rural areas to make claim for land and convert it to agricultural use. Title to much of the land outside the Original City remained unclear until the 1860s, but that did not deter the settlers from occupying the land, sometimes as squatters, and in other cases by acquiring tentative title from the rancho owners, who in themselves became increasingly second- or third-generation owners through acquisition. Although the California Land Claims Commission¹³ began a laborious process in 1851 to sort out ownership of private lands, the process of title confirmation was long, cumbersome, and expensive, and many of the Mexican landowners were gone or had sold off or lost large portions of their ranchos by the time that title was confirmed.

Evolution of Suburban Satellite Communities near San José

Many crossroads throughout the valley evolved into small communities during the nineteenth century, many established soon after statehood. Within greater San José, twelve of these early rural centers were absorbed into the suburban expansion of the city during the twentieth century. Of these twelve, only two—East San Jose and Willow Glen—were incorporated into the city limits before the beginning of World War II.

Additional identification of these suburban satellite communities can be found in the update to the *San José Historic Context Statement 2021* beginning on page 55. Many of these crossroads have maintained their identity within present-day San José.

Rural Lands Surrounding the City Limits

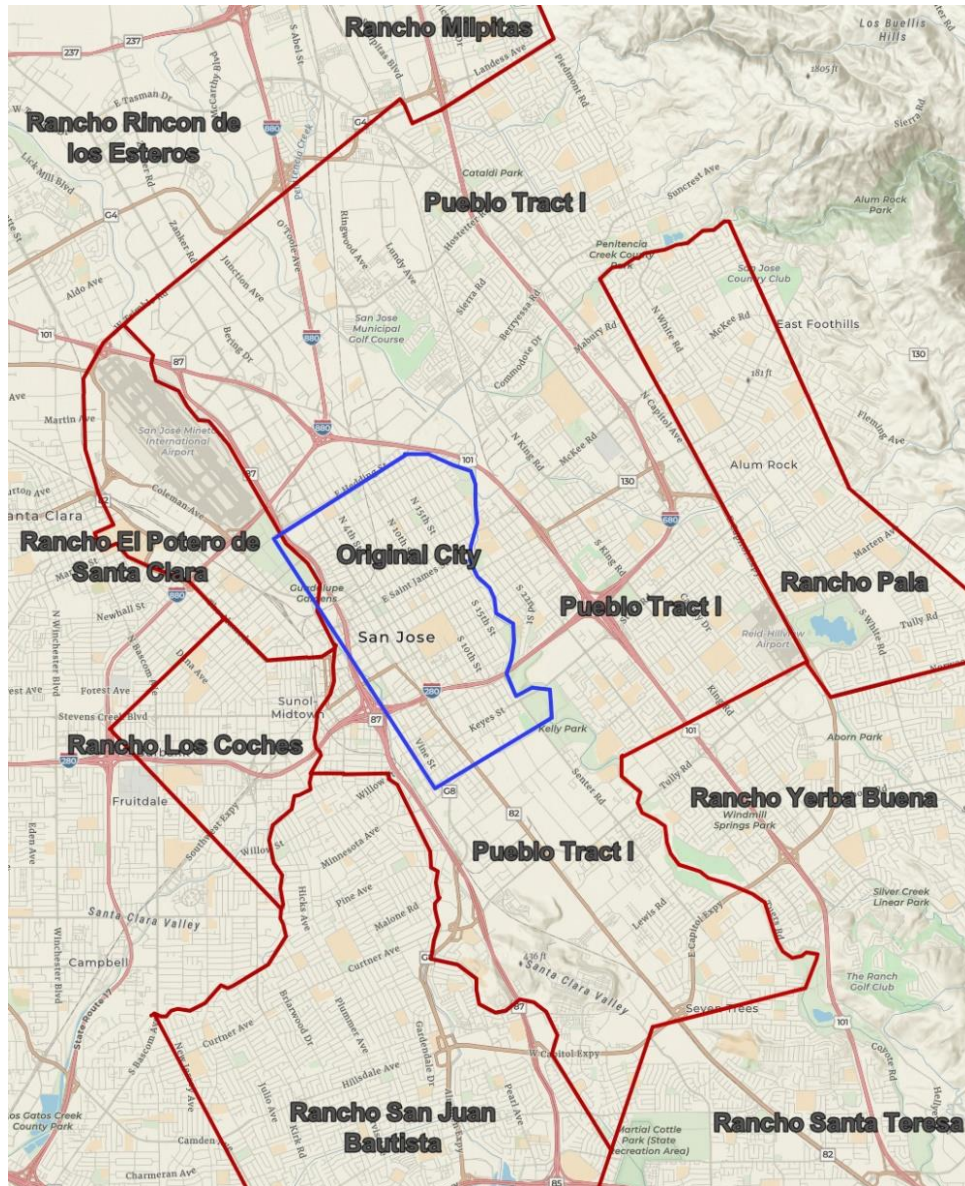
Much of the range land of the ranchos and the subdivided pueblo lands in the east part of the valley were planted in grain in the 1850s and 1860s, but later became part of the rapid horticultural expansion that swept throughout the valley after 1870.

As large private land holdings and public lands associated to the pueblo began to change hands during the first decades after California statehood, the owners of rural areas immediately adjacent to the town initially focused on subdividing these large land holdings into smaller parcels to sell for farming, estates, or even urban expansion.

Of the two large ranchos immediately adjacent the pueblo and later town, both *El Potrero de Santa Clara* and *Los Coches* were acquired and then surveyed just before or around the time of Statehood. After the clearing of title to these two large ranchos near the town,

¹³ The United States Senate and House of Representatives approved a bill on March 3, 1851, the California Land Act of 1851 (Stat. 631) that had been presented by California's first Senator William M. Gwin. The Act established a three-member commission appointed by the President referred to as the California Land Claims Commission.

and other rural lands such as the *Rancho San Juan Bautista* to the south as well as the large Pueblo Tract No. 1 that wrapped around the city from *Rancho San Juan Bautista* to the north city limits, these areas were surveyed and underwent continuing re-subdivision throughout the remaining years of the twentieth century.



Original City limits with adjacent suburban public lands and private ranchos in the early 1850s.

The following five sections provide more detail on these areas around the Original City during this initial era of Town Building in Early San José (1846-1873), one of five themes in the San José Historic Context Statement update. Although the San Juan Bautista

Rancho saw little development during this early period because of its swampy topography, it is included due to its adjacency:

El Potrero de Santa Clara (a.k.a. Stockton Ranch, Alameda Gardens, later containing University Grounds, and much later, Schiele Subdivision and Alameda Park)

El Potrero de Santa Clara was one of the first ranchos to be subdivided near San José after Statehood. It was located to the northwest of the pueblo and was known to be the horse pasture of Mission Santa Clara but appears to have fallen into the public domain after the secularization of the missions in 1834. Mexican Governor Manuel Michelorena granted the rancho to James Alexander Forbes in 1844. In 1847, Forbes sold it to Commodore Robert F. Stockton of New Jersey, and it was surveyed that same year by Chester S. Lyman, who recorded it as containing 1,939.03 acres, as noted in the patent issued by the Land Commission in 1861. In 1850, Sherman Day reworked Lyman's survey, subdividing it into many smaller parcels and identifying it as Alameda Gardens.



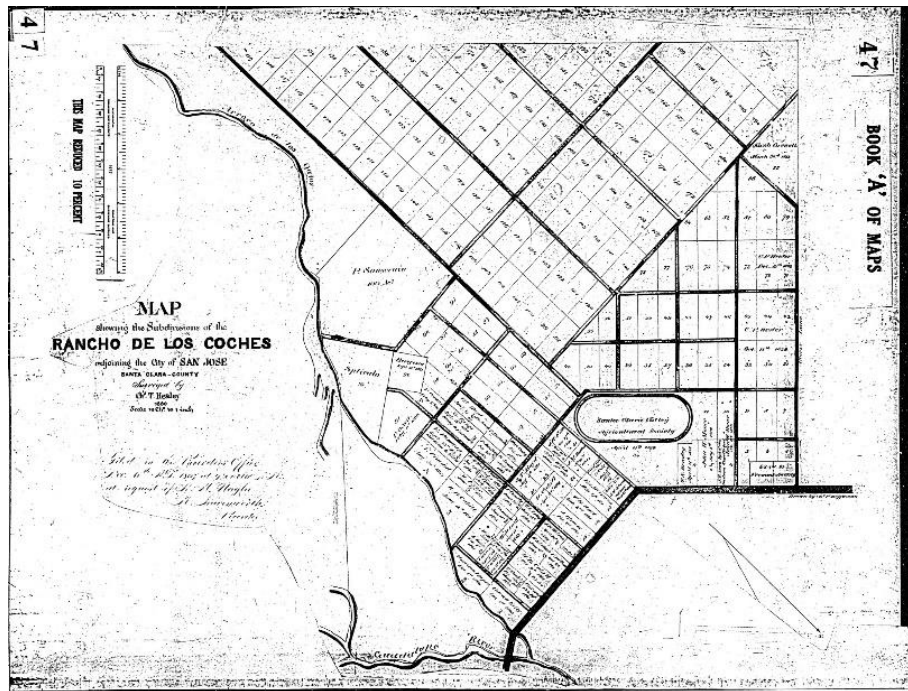
Sherman Day's 1850 map of Alameda Gardens prepared for Robert Stockton, Recorder's Book A Page 72, and at History San José Research Library and Archives. Catalog No. A-480-61

Sherman Day had arrived in California in 1849 and had a prolific career in early California as a mining engineer and surveyor. Three streets in the Stockton Ranch are said to have resulted from his mining background: Gold, Silver and Cinnabar. Gold is now Hedding Street, Silver became Polhemus Street (now Taylor Street), and Cinnabar still exists west of downtown. He also identified Pueblo Street, the original alignment of The Alameda where it angled to the confluence of Guadalupe River and Los Gatos Creek. A bridge at that location still existed at the time, but its replacement further south was one of the first action items of the newly seated Common Council in 1850. Day bisected the ranch with Stockton Avenue providing access to the large agricultural plots that were proposed. Spring and Autumn Streets still bear names he labeled on his map.

Day's survey is one of the more detailed maps of the time that shows aspects of what we now call wetlands of the lands of the Stockton Ranch, showing the location of springs, rich moist and black soils, swampy willow groves, and ditches with running water. The ecology of this rancho is not fully natural, however, as the rancho had been used for agricultural purposes by the mission for almost seventy-five years by the time that this survey took place.

Rancho De Los Coches (later Burbank, Hanchett and Hester, Westside, St. Leo's, Dana, and south of Rose Garden)

Los Coches was located to the southwest of the pueblo and had formally been occupied by Roberto Balermino and family at least by 1836. "*De Los Coches*" in Spanish means "of the pigs" as it was likely dedicated to swine-raising. The land at the time contained a scattering of white and live oaks and fine grasses as verbally described in government surveys of the time. Governor Micheltorena granted it to Roberto, an Indian (Ohlone) associated with the Santa Clara Mission, in 1844, the same year as *El Potrero de Santa Clara*. Three years later in 1847, Roberto conveyed it to Antonio Suñol, a pueblo resident who had come to Alta California from Barcelona, Spain, in 1817. Suñol, arriving in San José in 1818, was of Catalan ethnicity, and soon became a prominent resident of the community.



1860 Map of Rancho De Los Coches by Charles T. Healey (Maps Book A Page 47).

In 1857, the Land Commission patented the 2,219,341 acres of the rancho to Suñol, and within a few years he partitioned it into three sections, conveying a third to his daughter

Paula (who was married to Pedro Sainsevain), and selling a third to Henry Morris Naglee, who arrived in California as a member of the Stevenson's Regiment and came to San José after the end of the Mexican American War.

In 1860, the lands of the rancho were surveyed by Charles T. Healey. Healey was a West Point Graduate and was the first licensed surveyor of California. For a time, he was the official City Surveyor after being elected in 1862. Before moving to Southern California, he mapped other local ranchos in addition to *Los Coches*, such as *Pala* and *Quito*.

By 1860 when Healey drew his map, much of the land closest to the town between The Alameda and what is now Auzeais Street up to Race Street and along the southwest side of The Alameda from Race Street to Naglee Avenue had been parceled and sold, as can be seen on the *Rancho De Los Coches* map on the previous page. The Santa Clara Valley Agricultural Society had the year before established itself west of The Alameda and Race Street. Most of the rancho was subdivided into ten-acre parcels at the time.

Not labeled on the map is Meridian Road, which intersected Park Avenue at its bend south of the oval track of the Agricultural Society. It had been laid out in 1852 by Colonel Leander Ransom, General Land Office Deputy Surveyor who briefly came through the area in 1851 while surveying the Mt. Diablo Meridian for the General Land Office of California.

Rancho San Juan Bautista (a.k.a. Navarez Rancho and The Willows, later Willow Glen, Robertsville, Hillsdale, Lone Hill)

Rancho San Juan Bautista was granted by Governor Micheltoarena in 1844 to José Agustín Narváez and was around four times larger than either *El Potrero de Santa Clara* or *Los Coches* at 8,879.54 acres. While located near the pueblo to its south to southwest, the expansion of San José into this area did not occur until later in the nineteenth century due to the swampy character of the large willow and sycamore groves in its northern reaches near the city.

Narváez came to Alta California Mexico in the late eighteenth century as an early settler of *Branciforte* (now Santa Cruz). He was granted the rancho by Governor Micheltoarena, and he received the patent from the Land Commission in 1865. Today it encompasses most of Willow Glen and areas to its south.

What we now know as the Guadalupe River at the southeastern portion of the rancho was known as the *Arroyo Seco de los Capitancillos* and had drained into a sink populated with Sycamore and Willow trees in what was then known as The Willows. The headwaters of the Guadalupe River were located south of Willow Street in the vicinity of today's Bird Avenue and Byerley Street. In the 1860s, the Lewis Canal was dug connecting the fan of the *Arroyo Seco de los Capitancillos* to the upper reaches of the Guadalupe River at Willow Street, and in the years after, the large swampy area of The

Willows was drained and subsequently evolved as an orchard district during the late nineteenth century.

Pueblo Tract I (a.k.a. 500-acre lots, East San Jose and later Lendrum Partition, Mayfair, Bird Ranch-Odd Fellows Tract, Greater Gardner, Berryessa, Seven Trees, Oak Hill)

(See map overlay page 15, and Surveyor General's 1866 map page 9)

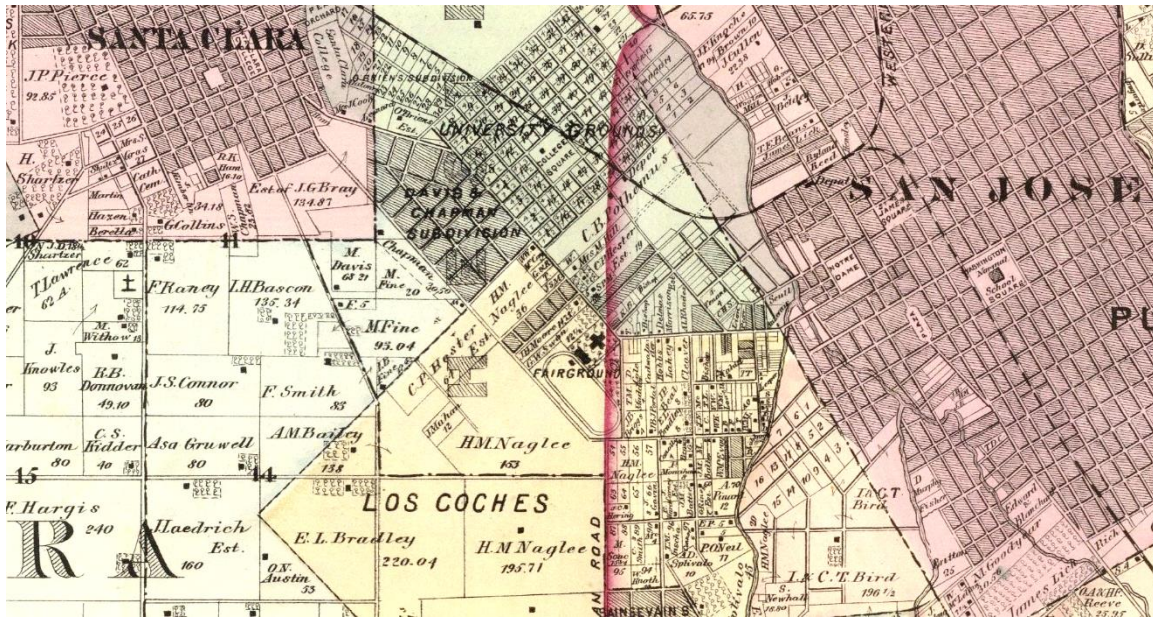
Pueblo Tract I was a large area of the public domain during the Spanish and Mexican periods of governance over the region. Lying east of the pueblo, and on both sides to its north and south, its use during those periods is not well known. Early land descriptions by public surveyors are minimal. North of the Penitencia Creek and present Berryessa Road northward to *Rancho Milpitas* (now the city of Milpitas), it was a large forest of willows and mostly white oaks with large deposits of midden, indicating its use by Native Americans over long periods of time. South of the pueblo this area was framed by the *Rancho Yerba Buena* at today's Evergreen district, the hillock called San Juan Bautista Hills, and a large sink of sycamores in what is now the industrial area north of Curtner Avenue and Stone Avenue.

Much of this area towards the eastern foothills consisted of a multitude of drainage fans from the Diablo Ranch that collected into Thompson Creek and then Silver Creek. The area was prone to flooding during the Spanish and Mexican periods, and evolved during the early American period as grain, hay, and grazing lands, remaining so into the twentieth century. The poor nature of the soils restricted intense agricultural use that the thriving horticultural industry avoided for almost a century.

Undefined Public Lands between the cities of San José and Santa Clara (Chapman and Davis Subdivision, O'Brien Tract)

The cities of San José and Santa Clara were incorporated as townships by the California State Legislature on March 27, 1850, and July 5, 1852, respectively. California was admitted as the 31st state of the Union on September 9, 1850. While the *Los Coches* and *El Potrero de Santa Clara* ranchos filled most of the unincorporated land between these two towns, as with San José, Santa Clara was defined with specific city limits. The official survey of the town of Santa Clara was compiled in April 1866, defined the outer boundaries of town's grid, now known as the Old Quad.

Much of the larger area that the original town of Santa Clara was embedded within had been mission lands until the 1830s but fell into the public domain later in the 1830s and early 1840s. In 1846, the mission lands as well as the rancho *Embarcadero de Santa Clara* to its north were claimed to have been granted to Juan Crisostomo Galindo, Antonio Maria Osio, Francisco C. Arce, Jose Arnaz, and Basilio Bernal. Their claims for these two ranchos were denied by the Land Commission, as well as a grant and purchase agreement involving a number of parties for the Mission Orchard.



Excerpt from the 1876 Thompson & West Atlas of Santa Clara County showing the Chapman & Davis Subdivision southwest of University Grounds and other lands further to the southwest (in very light blue) that were part of the claim of mission lands that was denied by the Land Commission. The vertical red line signifies a township boundary for state election purposes.

The ultimate distribution of these lands is unclear, but by the time of the publication of Thompson & West's *Atlas of Santa Clara County*, the Chapman & Davis Subdivision had been recorded in unincorporated lands between The Alameda and Park Avenue.

Western Additions and Subdivisions of the Original City to 1873

While the area surveyed by Chester Lyman and mapped by Thomas White in 1850 identified lots that served the needs of a growing population for around the first fifteen years of the early town building period, by the mid-1860s, property owners to the west of the survey and maps but within the western boundary of the city established in 1850 began to subdivide their properties after issues of ownership and boundary extents were resolved.

In 1864, the Common Council hired County Surveyor Ansel D. Fuller to straighten out, or otherwise lengthen and improve all the streets now known as West San Fernando, San Pedro, West San Carlos, Almaden, Vine, River, Santa Teresa, Locust, Willow, West St. James, West Julian, and Park Avenue. Little is known about Fuller. Fuller's work in the Western Additions of the Original City, as well as opening El Dorado (now Post), San Fernando, and San Pedro Streets, providing a grid for future sale of land and development. Property owners with new streets agreed to pay for improvements.

Many of these new subdivisions in the west side of town were called "Additions," although the terminology used was not consistent, and some straddled the west city

limits line that had been established in 1850. Many were not formally recorded with the County of Santa Clara, although survey maps may exist with the Surveyor's Office. Subdivisions (including number of lots if know), both inside of and outside and adjacent to the Original City up to 1873 with the Recorder's Office Book and Page, as well as recording date if any, included but is not limited to:

SUBDIVISION NAME	DATE	BOOK & PAGE	LOCATION AND NOTES
Plan of Lots in San Jose	1854	R:11	Lewis & Day not available
Alameda Gardens	1855	A:74	Both black and white and color versions of Sherman Day's map. The copy at History San José has additional notations.
P. Davidson Lots	1855	A:38	27 or so lots both sides Santa Clara in Original City.
Two Suertes	1855	A:51	Two suertes north of St. James Square in Original City.
Pueblo Farm Lots	1862	A:49	Compiled by S. Worsley Smith out of the Co. Surveyor's Office
French Gardens	1862	R:6	Not available.
Auzerais Addition	1866	A:76	South of San Carlos East of Guadalupe River in Original City
Western Addition	1866	R:8	Not available.
Noriega Survey		Not recorded	East of Guadalupe n/of Park in Original city
University Grounds	1866	A:80	44 blocks 4 lots each east of The Alameda in Potrero Rancho
Rancho De Los Coches	1867	A:47	Showing subdivision and owners as of 1867 – Los Coches
Balbach Lots	1867	Not recorded	Balbach and Market in Original City
Reed lots	1867	R:12	Not available
Delmas Survey		Not recorded	West of Guadalupe south of Santa Clara in Original city
Prevost's Survey	1867	A:40	69 lots in 12 blocks south of San Carlos in Original City
North Western Part Addition	1868	1868	Not available.
Lathrop's Addition	1868	A:79	113 lots North of Original City at Rosa in Pueblo Lot #1.
D. Devines Survey No. 1	1868	A:44	Around 200 lots, contains Old Mission Road in Original city
N. Hayes Subdivision	1869	A:52	42 lot south of Santa Clara between 9th and 10th, also includes E.S. Bradlee Plat north of Julian at Montgomery in Original City
Scheller's Survey		Not recorded	Balbach to Grant in Original City
Overbaugh & Roberts Addition		Not recorded	In Original City
E. L. Veuve Addition	1869	A:50	17 lots north of San Carlos east of Guadalupe in Original City
San Jose City Homestead	1869	A:66	120 lots west of The Alameda at Fremont in Los Coches.
East San Jose Homestead	1870	A:101?	Not available at this page.
Vineyard Homestead	1870	A:78	South end of Reed Addition, around 135 lots in Original City
Cesena (Meserve) Addition	1872	A:58	47 lots First, Colfax, and Grant in Original City
Southwestern Addition	1873	A:60	Not available.



Excerpt from the 1876 Thompson & West Atlas showing subdivision activity in the northwest quadrant of the city and beyond. The red line represents the city limits. The future Schiele Subdivision and Alameda Park are about center in this image, south of University Grounds.

Race and Ethnicity in 1870 and the Second Half of the Nineteenth Century

During this early period within the western areas of the Original City, many of the residents who had been Mexican citizens and who called the earlier pueblo their home left the area, and the percentage of residents with Hispanic surnames fell drastically. By 1870, while the general population of San José was approaching 10,000 residents, there were around 70 households with Hispanic surnames in the city as identified in *The San Jose City Directory* of that year (W.J. Colahan and Julian Pomeroy, 1870). These families lived mostly on the west side of town near the Guadalupe River. Other Hispanics were likely populating ranches in rural areas, and there were many at the New Almaden mines, although most of the mining laborers at that time were brought in from Mexico.

The city directory in 1870 shows a mixed population in San José of ethnicity and race. While Hispanics were still populated the original area of the pueblo, other residents of various races and ethnicities seemed to be clustered in the city perhaps due to kinship and family ties; there was a neighborhood of immigrants from France establishing itself west of the Guadalupe River, and to its east across the Guadalupe River was a definable community of Italian immigrants, many who may have come to the United States during the California Gold Rush.

Mexican citizens of African descent were among the first residents of the San José pueblo in 1777 as a part of the extension of the Spanish empire into Alta California. During the Gold Rush, many African Americans also came to California from the South, often as slaves, and sometimes as free blacks (Ruffin 2014). Researchers Edith Smith and Glory Anne Laffey of the Sourisseau Academy of State and Local History found that in 1852, there were around fifty African Americans in Santa Clara County, which increased by around 50 percent by 1860, with that number doubling by 1870 to around 135 persons

in the county (Smith and Laffey, 1994). The city directory in 1870 shows about twenty-five households with an African American head. The distribution of these households within the city has not been mapped.

The local Chinese community was also growing during this period. Beginning in the 1860s, large numbers of Chinese workers came to Santa Clara Valley seeking work on farms and ranches, mining, road building, manufacturing such as brickmaking, and as domestic help. Within the town itself, only eighteen persons with Chinese names are listed in the 1870 city directory.

The Naturalization Act of 1790, and related amendments over the next fourteen years, restricted naturalization of immigrants to the United States to “free white person(s)”. At the time, Native Americans were excluded, as well as both free, enslaved, and indentured Africans, Pacific Islanders, and other Asians. After the Civil War, the Fourteenth Amendment in 1868 granted citizenship to American-born people irrespective of race (except Native Americans on reservations), but the Naturalization Act of 1870 revoked citizenship of naturalized Chinese Americans. Although the law did not prevent the children of Chinese immigrants born in the United States from acquiring birthright citizenship, the law remained in effect until repealed by the Magnuson act in 1943, although quotas remained until the Immigration and Nationality Act of 1952, which abolished direct racial barriers, and the Immigration and Nationality Act of 1965, which abolished the National Origins formula that had been instituted in 1921.

The later 1882 Chinese Exclusion Act subsequently prohibited all immigration of Chinese laborers, and although intended to be temporary at the time, was made permanent in 1902. Japanese and other Pacific Islanders were not specifically excluded in this act, but ultimately their immigration was formally excluded in the 1924 changes to immigration policy, and naturalization procedure continued to undergo modification until the Immigration and Nationality Act of 1952 prohibited racial and sex discrimination in naturalization.

Although few with Chinese surnames are listed in the 1870 city directory, the census of 1870 that year identified 1,525 persons of Chinese identity that lived in the county. Over the next twenty years, the population almost doubled. By 1890, some of the first Japanese immigrants began to be listed in the federal census in Santa Clara County (Laffey 1993). During the 1890s, the Chinese population peaked and began a steady decline, with only 555 persons remaining that identified as Chinese or Chinese American by 1940. By then, the Japanese and Japanese American population had grown to over 4,000 persons, not counting the influx of other Pacific Islanders during the first half of the twentieth century.

During this period from 1860 onward, Chinese who were not living on farms or at the mines were clustered into Chinatowns. As Japanese and Filipinos emigrated to the United States later in the twentieth century, those not living on farms clustered around

Heinlerville, one of San Jose’s two Chinatowns established after the downtown fire that destroyed the large downtown Chinatown at Market and San Fernando Streets in 1887.¹⁴

Two of the largest ethnic groups of immigrants in San José during the second half of the nineteenth century were Irish and Germans, due to the Great Famine/Late Blight famine (in Ireland) or denial of civil rights in some of the German states. Both came in large numbers to the United States. Around 500,000 Irish arrived in the late 1840s, and during the peak period of German immigration (1860-1890), Germans were the largest group to arrive in America with numbers reaching five million. Both ethnic groups settled in San José in large numbers during the early years of the city’s town building period.

The Long Depression (1873-1879)

In 1873, after a period of strong economic growth following the Civil War, the Panic of 1873 kicked off a six-year economic recession of general deflation and contraction of economic activity, marking it as the longest lasting fiscal contraction in the United States. It is unclear from the historic record how this depression affected San José, or the West Coast in general. There was a slowdown in population growth, but the horticultural industry was beginning a period of expansion with new orchards being put out while canning and packing houses just beginning to be established in San José.

There was little subdivision activity during this period:

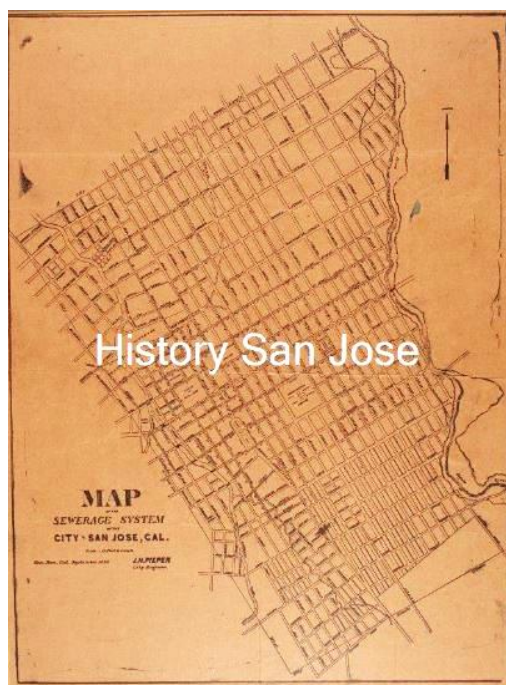
SUBDIVISION NAME	DATE	BOOK & PAGE	LOCATION AND NOTES
Lyman’s Lots	1876	A:10	153 lots west of First north of Oak in Original City.
Edwards & Blanchard	1876	A:14	6 blocks south of Lyman’s lots in Original City
Vestal’s Lands	1876	A:8	161 lots in 13 blocks from Taylor to north limits in Original City.
Morrison Estate	1876	A:12	20 lots The Alameda and Morrison in Potrero Rancho
Sainsevain’s Villa	1876	A:11	103 lots in 9 blocks west of Los Gatos Creek and Lincoln in Los Coches
Reed Homestead	1876	A:9	112 lots in 12 blocks south of Reed at 3rd and 5th in Original City.
Maces Southwestern Addition	1877	A:16	198 lots in 15 blocks west north of Willow in Original City
Part of Western Addition	1877	A:20	19 lots both sides Vine north of San Fernando in Original City.
Blocks 10 and 9 of Maces	1877	A:17	14 lots on Orchard south of Willow in Original City
Hill Tract	1878	A:24	18 lots south of The Alameda at White and Bush in Los Coches
Stelling Tract	1879	A:26	54 lots northeast of St. James and 17th in Original City
Beach’s Addition to East San Jose	1879	A:27	142 lots in 10 blocks in Pueblo Lot #1

¹⁴ A detailed history of San Jose’s Chinatowns and Japantown can be found within appendices to the City’s Historic Context Statement, with links on page 16. The Early Chinatowns document was prepared by Glory Anne Laffey in 1993, and the Japantown document was prepared by Carey & Company in 2006.

During the preceding decade of the 1860s during the Civil War and the years following, San José had been expanding at a rapid rate, with the population almost tripling, reaching over 9,000 residents by 1870. The gain over the 1870s during the depression slowed however, but the population still increased by around 3,000 residents by 1880.

During the late 1870s, landowners continued to subdivide their suburban properties adjacent to the town, although at a slower rate than prior to 1873. It was during this period that John Henry Pieper, an immigrant from Germany, who had been appointed City Engineer of San José in 1867, persuaded the Common Council to build a sewer system large enough for a city of 100,000 inhabitants.

Pieper's sewer system (see map below) would take many years to build out but set sizing and flow parameters to allow for growth over the next forty years.



John H. Pieper's proposed sewer system for the Original City. History San José Research Library and Archives (Catalog No. 1998-137-2)

By the 1880s, the sewer system became a part of the marketing of San José as The Garden City. Foote and Woolfolk's 1893 *Picturesque San Jose* (mentioned later in this narrative) touted how San José had forty miles of main and branch sewers constructed, with more to come to meet demand. With an outlet at the San Francisco Bay four miles from the city, the main sewer ran through the center of the city and was made of brick. Subsidiary brick sewers encircled the city on both sides and emptied into the main drain at the north city limits and drained vitrified stone sewers running along the center of streets. The city had also mandated by ordinance by this time that all property owners were to connect to the sewerage system.

Marketing the Garden City (1880 – 1887 and later)

During the early to-mid-1880s, local business boosters began a campaign to promote San José and Santa Clara County as an ideal destination for families in east and midwest regions of the United States to migrate and settle on the West Coast and gain work in the rapidly expanding horticultural industry in Santa Clara Valley. Advertising campaigns touted the moderate climate and garden setting of the region, and San José was promoted as “The Garden City.”

About 1884, a group of seven civic leaders in San José published under the apparent *nom de plume* “The Society for the Promotion of Manufacturers” *The Advantages of the City of San Jose, California as a Manufacturing Center*.¹⁵ This initiative intended to expand the commerce of the region by drawing in more manufacturing businesses. Both the call for more manufacturing businesses to exploit the resources of the valley, and later promotional advertising for more in-migration to increase the population to provide workers to process those resources, was the beginning of the era of pro-growth that has dominated local politics for the last century and a half.

The 1880s in the United States are now characterized as being a high point of the Second Industrial Revolution as rapid industrial development and economic growth brought on the Gilded Age in America,¹⁶ an extended period of wealth creation that began in the late 1870s. The arrival of the transcontinental railroad to San José in the late 1860s, and the related local transportation infrastructure that soon followed, provided the tools for marketing local agricultural goods to national and international markets.

Catapulting San José into the Gilded Age, by the end of 1881 an electric light tower was constructed over the intersection of Market and West Santa Clara Streets. Proposed and designed by J.J. Owen, who was publisher of *The Mercury News*, the tower presented a modern replacement for gas street lighting. At 207 feet in height, the six arc lamps with diffuser above put out 24,000 candlepower. By the end of the 1880s, the electrification of public street lighting, combined with the conversion of San Jose’s horse-drawn trolley system to electric street cars primed the downtown areas of San José and its residential suburbs for an anticipated period of growth and related expectations of what local civic and business leaders expected for the future of San José.

¹⁵ The San Jose Historical Museum Association republished this booklet in 1991 as a keepsake for museum members. The copy at the museum was the only original one known to still exist.

¹⁶ The Gilded Age also brought political challenges due to corruption and an exponential growth in economic disparities between workers and big business. As the United States came out of the recession in 1897, the Progressive Era had begun, as social activism and political reform became widespread in an attempt to defeat corruption in both political leadership and economic society. By the end of World War I, the Progressive Era had been replaced by the New Era often referred to as the Roaring Twenties.

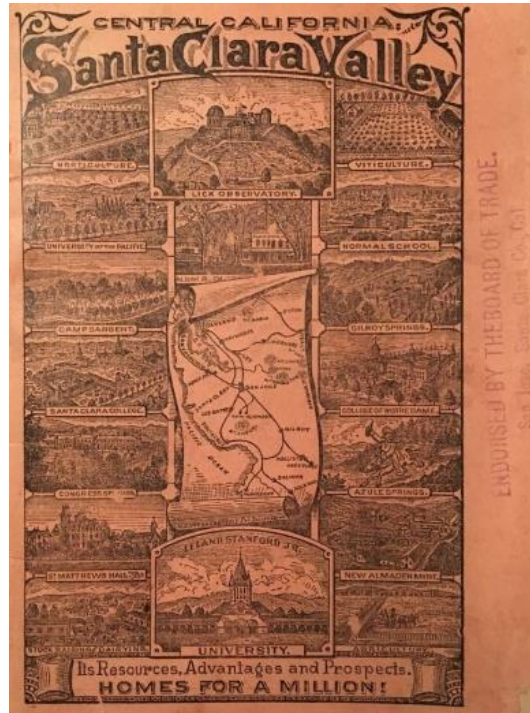


Unsourced early 1880s photo postcard of the new light tower at Market and Santa Clara Streets.

During the 1880s, the City of San José and entrepreneurs went on a construction spree of public and public-serving infrastructure within the city and nearby, with many major projects built or in their planning stages throughout the decade. These included the new City Hall building within Market Plaza, an upgrade to St. James Park, and public facilities at Alum Rock Park including a public bathhouse. Other public sector projects were also built, such as the County Sanitarium on what is now Bascom Avenue, and California's Hospital for the Insane at Agnews. In the private sector, Lick Observatory was built with its thirty-six-inch telescope, reached by a new road to Mt. Hamilton funded and built by the City of San José to provide public access. School construction, both public and private, included new buildings at the State Normal School in Washington Square, the College of the Pacific within Stockton Ranch/Alameda Gardens, and College of Notre Dame downtown. Organized religion also underwent a massive building era, with many new churches in the downtown, including the rebuilding of St. Joseph's church at Market and San Fernando Streets into the cathedral that exists today. By the late 1880s, the federal government had also committed to building a main post office downtown that was opened in the early 1890s.

By mid-1887, the publication by Edward Sanford Harrison and Charles Oberdeener *Central California, Santa Clara Valley, its Resources, Advantages, and Prospects, Homes for a Million* initiated local promotional marketing efforts to draw families from the East Coast to settle in Santa Clara Valley. This locally produced small marketing booklet has

142 pages and a map and had five chapters authored by Carrie Stevens Walter (including her poem on California). Walter was an important local writer of the times. Few public copies remain; one at the California Room at San Jose's main library, and one at the University of Chicago.¹⁷



Cover page of *Central California, Santa Clara Valley: Its Resources, Advantages, and Prospects, Homes for a Million*, by Edward Sanford Harrison with Charles Oberdeener and published by McNeil Brothers, Printers and Bookbinders of San Jose, 1887.

Harrison's opening remarks include this:

This volume is intended to advertise Santa Clara County. The information herein contained is accurate, having been collected from the most reliable sources. In this work, the editor has had the assistance of several prominent citizens of the county, to whom he now makes public acknowledgment...With the hope that this pamphlet may induce many people to come to this beautiful section of California, and enhance its loveliness by building more neat and artistic homes, we remain for the best interest and greatest good of Santa Clara Valley.

The timing of Harrison's publication in 1887 couldn't be better. An addendum at the end states:

¹⁷ E.S. Harrison later published an 1892 History of Santa Cruz County, and in 1905, a book on Nome and Seward Peninsula in Alaska, a historical artifact that is considered by scholars to be a culturally important work and part of the knowledge base of civilization as we know it, as quoted from multiple sources.

Since this pamphlet was in press, the "boom" has struck Santa Clara Valley, and it is the nearest thing to a tornado we have ever had. During the month of August property values in many instances have doubled and trebled. Many hundred thousand dollars of outside capital have come in. The streets of our town are filled with strangers. Real estate offices are thick as flies in hay time. Grand excursion land sales have been inaugurated, and on each occasion from 2,000 to 3,000 people have come to San Jose. Gilroy, Los Gatos, Santa Clara, Mt. View, in fact every section of the county, is receiving an influx of capital and an impetus in the direction of prosperity never before experienced. But there will be plenty of chances for investment for several years, and there will be for many years opportunities for securing desirable homes. The rapid rise in values during the month of August has given many a shrewd speculator an opportunity to make a fortune. If you are coming to California, do not delay. Come immediately, and come to Santa Clara Valley.

The advertisement below by a real estate firm called Santa Clara County Land Exchange was clearly marketed to prospects on the East Coast.

CALIFORNIA
The Garden of the World.
IN PORTIONS AND DIVISIONS,
IS NOW FOR SALE BY OUR AGENCY
AS FOLLOWS:

Beautiful Farming Land, -	\$ 250.00 per Acre.
“ Vineyards - - - - -	500.00 “
“ Fruit Orchards - - - - -	600.00 “
Excellent Stock Ranches, -	4.50 to 20.00 “

Of these we have over 100,000 acres; with living Springs and running Streams.

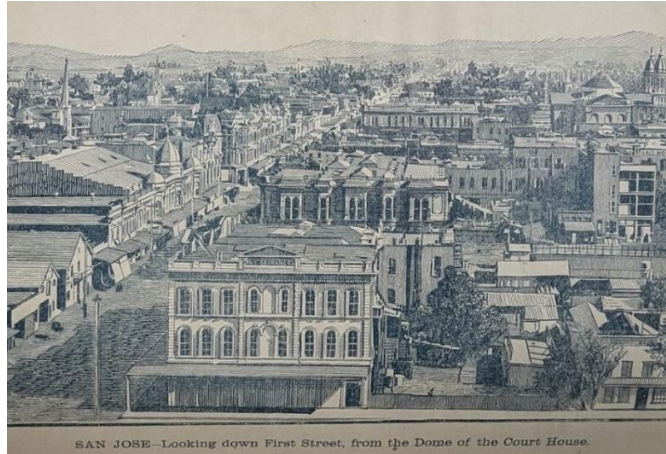
CITY PROPERTY.

We claim to have as good a variety of city property—in Whole Blocks, Houses and Lots, Stores and Business places and at as low figures and easy terms as any agency in San Jose.

The Secretary of this Company is an Eastern man, and widely known throughout the Eastern and Middle States; therefore we guarantee you, our Eastern friends, special bargains and favor, and will show you any of our property free of charge.

SANTA CLARA COUNTY LAND EXCHANGE.
Stone Block, West Santa Clara St., San Jose, Cal.
W. B. KAUFMAN, Pres. C. D. SMITH, Sec'y, G. N. HENSLEY, Treas.

Besides advertising, the book has many etchings of scenes in the valley made by Moss Engraving Company of New York, such as the one below of the downtown, an advertising technique that continued through the 1880s until replaced by photos in publications during the 1890s.



Etching from Moss Engraving Co., (John Calvin Moss, proprietor), of New York, excerpted from E.S. Harrison's Central California, Santa Clara Valley, it's its Resources, Advantages, and Prospects, Homes for a Million.

By the end of the same year that Harrison and Oberdeener published their “Homes for a Million” book, The Board of Trade issued a similar but expanded booklet called *City of San Jose, Santa Clara Co., California* that also contained guest articles about San José and Santa Clara County, including an opening essay by Judge David Belden.¹⁸ Published by the W. B. Bancroft & Company of San Francisco, it was intended to be the first of a quarterly journal about the area. This publication, along with that of Harrison, began a long period of marketing of The Garden City that targeted residents of the East Coast.

By 1888, the next year, the Lewis publishing Company of Chicago published their massive *Pictures from the Garden of the World or Santa Clara County, California*. Containing the area’s history, together with “Glimpses of its Prospective Future; with Profuse Illustrations of its Beautiful Scenery,” it was edited by local author H. S. Foote, who was a co-author on the ca. 1884 *Advantages of the city of San Jose, California as a Manufacturing Center*, and contained biographies and many full-page portraits of prominent citizens. In 1893, Foote and collaborator C. A. Woolfolk followed up with their own publication called *Picturesque San Jose and Environments*, that was focused more directly on marketing Santa Clara County as noted in the below quote:

“THIS WORK is published for the purpose of giving to the world accurate information as to the progress, prosperity and resources of Santa Clara County, California, which has not inaptly been named the Garden of the World.”

¹⁸ Judge David Belden (1832-1888) died within a year of publication at age 55. Belden had been stricken by a heart attack in late 1888 while charging a jury. He was born at Newton, Connecticut, and arrived in California in 1853 and San José in 1869 and was elected as District Judge in 1871 (*Daily Californian*, May 16, 1888). He was considered at the time as one of the most respected residents of San José.

These four seminal books were followed by many more marketing initiatives, including the 1892 *Commercial History of San Jose, California* by Pacific Press, and the 1896 *Sunshine, Fruit and Flowers* by the *San Jose Mercury*, published in 1896 during the height of the recession that followed the Panic of 1893. It included eight full-page photos taken from the top of the electric light tower, creating a 360-degree view of the town.

San José had increased in size by almost 50 percent from 1880 to 1890, continuing a steady climb in population following the Gold Rush. The marketing efforts that began in the early 1880s did not result in a sustained growth as hoped for, however, as the 1890s recession appears to have slowed incoming migration, with only around 3,000 new residents added by the end of the century to the approximately 18,000 residents who lived in San José in 1890. A resurgence in population began after 1900 and lasted until the Great Depression of the 1930s. This later era of growth was mostly fueled by immigrants from southern and Eastern Europe, Japan, and the Philippine Islands.

The 1880s through 1886 saw a continuation of early development activity as before the recession of the 1870s, both within and outside the city, as it primed itself for the anticipated growth in residential tracts that began in 1887. By then, most but not all subdivision maps were formally recorded with the County of Santa Clara but remained small in number compared to what lay ahead.

SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
Lands of Coleman Younger Esq.	A	33	6/24/1880	Pueblo Lot #1
Plat of Part of the Rancho Potrero de Santa Clara	A	36	2/10/1881	Potrero Rancho
Survey and Subdivision of John Mano's Lands	A	82	1/11/1882	Original City
Subdivision of the O'Brien Farm adjacent College of Santa Clara	A	88	11/11/1882	Potrero Rancho
R. C. Beallie's Property formerly Quivey's	A	93	7/30/1883	Original City
Part of the Phillips and Beattie Addition in the City of San Jose	B	6	2/8/1884	Original City
Map of the Odd Fellows Savings Bank	B	14	10/1/1884	Narvaez Rancho
Plat of the Subdivision of Land of Joseph H. Scull	B	19	3/23/1885	Original City
Subdivision of Block 13 & 17 of White's Addition to the City of San Jose	B	21	5/18/1885	Original City
James Lick Homestead Tract in the Southern Part of the City of San Jose	B	22	5/28/1885	Original City
Map of the Driscoll Addition to the City of San Jose	B	27	8/20/1885	Original City
A Plan of the French Gardens	B	31	12/23/1885	Original City
Otterson Lots	B	35	6/23/1886	Los Coches
Map of the Property of N. B. Edwards	B	36	8/6/1886	Original City
No Title (shows the University Grounds area in San Jose)	B	96	11/4/1886	Potrero Rancho
Preble Subdivision in the James Lick Homestead Tract	B	39	11/24/1886	Original City
Leddy Tract	B	41	12/15/1886	Original City

Subdivision Development and the Financial Panic (1887 – 1897)

Anticipating a growing population as the region approached the end of the nineteenth century due to a booming economy and expected results from local marketing initiatives, property owners and developers in the late 1880s began a rapid subdivision of lands into small lot residential tracts both inside and outside the Original City. Up to 1887, residential tract development in San José had been incremental. Housing for the growing population was mostly built within the core area of the existing city limits, or corporate limits as they were called, although most of new housing hugged the area of the 1848 Original Survey that had been laid out by Chester Lyman.

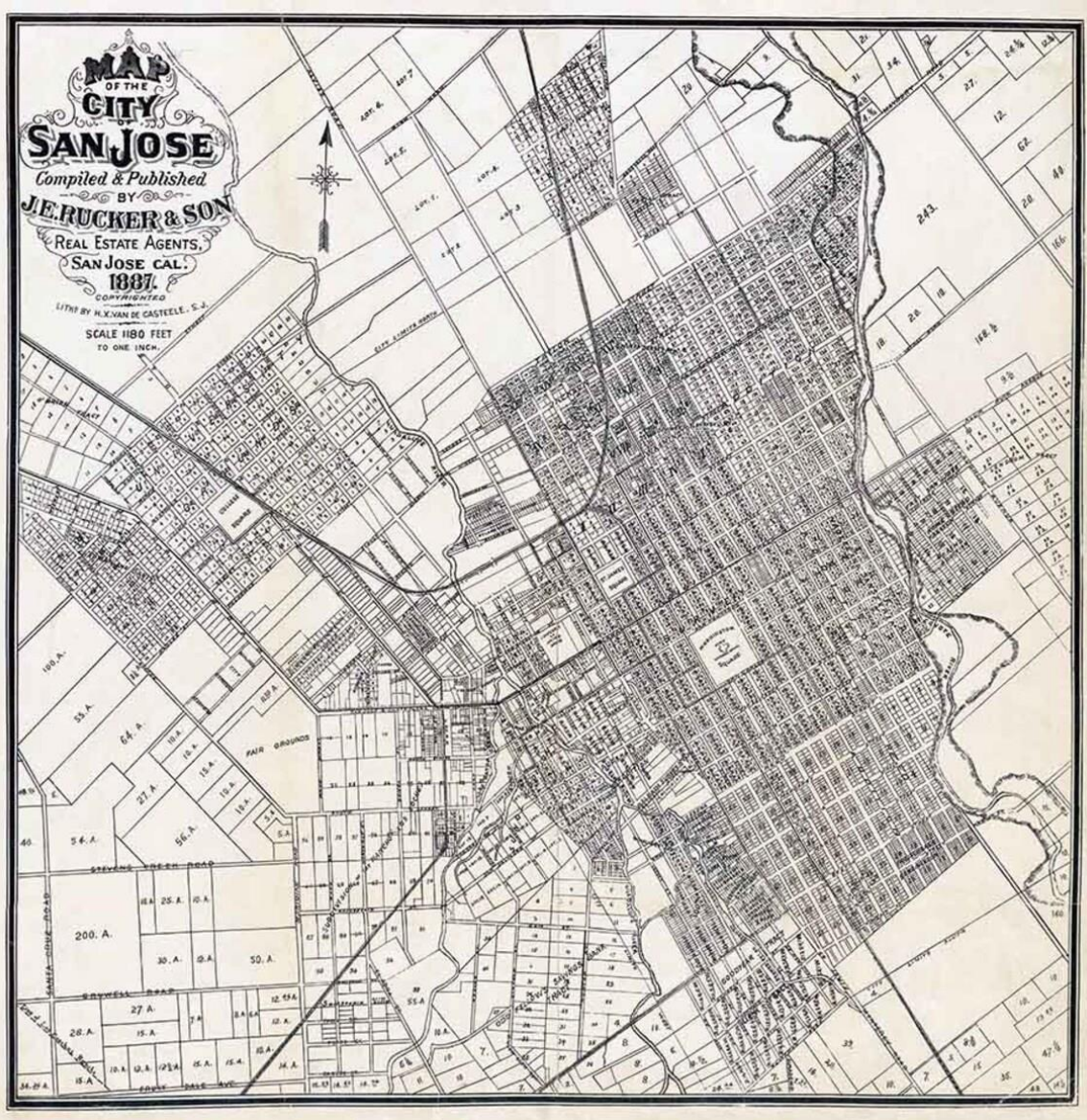
Some minor residential suburban development had occurred outside the city limits prior to this time along the city's western edge in what was then called "Westside," and to the east of Coyote Creek in the unincorporated community of East San Jose. Unincorporated areas adjacent to The Alameda up to where it entered the City of Santa Clara also saw some (unsuccessful) attempts to establish suburban tracts.

Beginning in earnest in 1887-1888, large numbers of new residential tracts were being recorded with the County of Santa Clara in the undeveloped areas of the Original City as well as new areas east of Coyote Creek and southwest of the town in Pueblo Farm Lot No. 1, and westward into the old rancho areas of *Los Coches* and *El Potrero de Santa Clara*. During the previous two decades, those ranchos had undergone subdivision, but for mostly small farm lots averaging ten acres in size. Many were previously surveyed and recorded with the County of Santa Clara, and others were created by deed, although the property owners may have hired local surveyors to prepare the appropriate metes and bounds descriptions for insertion into conveyance documents that were then recorded.¹⁹

The smaller ten-acre-or-so parcels created during the first twenty-five years of San Jose's suburban development had been ideal for the owner-operated orchard ranches, but also later they then became ideal for small-lot residential tract development sought by individual speculators. The residential tracts that were created in the late 1880s, both inside the city (mostly south of the downtown) and around its suburban perimeter in

¹⁹ In 1893, the state legislature enacted Stats 1893, ch 80: "An Act requiring the recording of maps of cities, towns, additions to cities or towns, or subdivision of lands into small lots or tracts for the purposes of sale." This Act required for the first time the preparation of a map and its recording for subdivisions for sale, although some local jurisdictions had been able to do that previously by specific state enabling legislation. The 1893 Act was amended in 1901 to require that the map be presented to the applicable local entity for acceptance of dedication of streets intended for public use (Stats 1901, ch 124), and later changes in 1907 enacted additional procedures and restrictions (Stats 1907, ch 231). Local jurisdictions were not able to regulate lot layouts or other improvement requirements until much later. The California Subdivision Map Act of the 1960s (Government Code Section 66410 et seq.) restricted the process of creating lots by deed conveyance.

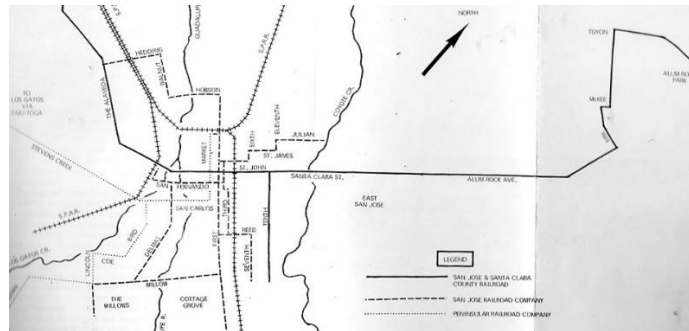
anticipation of a period of rapid urban growth, were anticipatory at best, as timing was premature. However, that didn't deter the major real estate firms of San José from expanding their marketing efforts to help facilitate the small-time speculators. Both James A. Clayton & Co. (1886), and J. H. Rucker & Co. (1887), San José's two largest real estate firms commissioned maps of the city that they then used to promote their services.



The 1887 Rucker map above is similar to the 1886 Clayton map shown on the cover page of this context statement, but shows a greater extent of properties beyond San José, and did not highlight the boundaries of the Original City or of large individual subdivisions and additions. Lithograph by M. V. Van de Castele, S.J.

By the late 1880s, residence tracts first began to appear in newspaper advertisements. Around this time, many of the older subdivisions within the Original City that had seen little development underwent reconfiguration, often one block at a time. These new small subdivisions usually had smaller lot sizes than was common in the early years of the city. They were often called “residence tracts” and were marketed as such. As new residence tracts, advertisements promoted the low cost of the lots, the ongoing development activity within the subdivision, closeness to the center of town, and amenities being included. These new residential tracts outside the city however, struggled with providing infrastructure and could only offer limited urban services.

A catalyst for these new developments, both within the city and nearby, was the building and expansion of the electric trolley system and the Interurban Railway that connected to nearby cities. By the late 1880s, the trolley system electrification was expanding narrow-gauge rail lines in Northside, to East San Jose, along the Alameda and Stockton Avenue, and into the future Washington and Gardner areas south and southwest of the downtown. While providing the ability for suburban residents to commute to work in San Jose’s downtown and other nearby industrial facilities and canneries, San Jose’s political leaders and the Chamber of Commerce resisted bringing the outlying areas into the city limits likely due to the cost of providing public infrastructure and urban services beyond what the owners of the trolley system and other private utilities such as San Jose Water Company were willing to invest in.

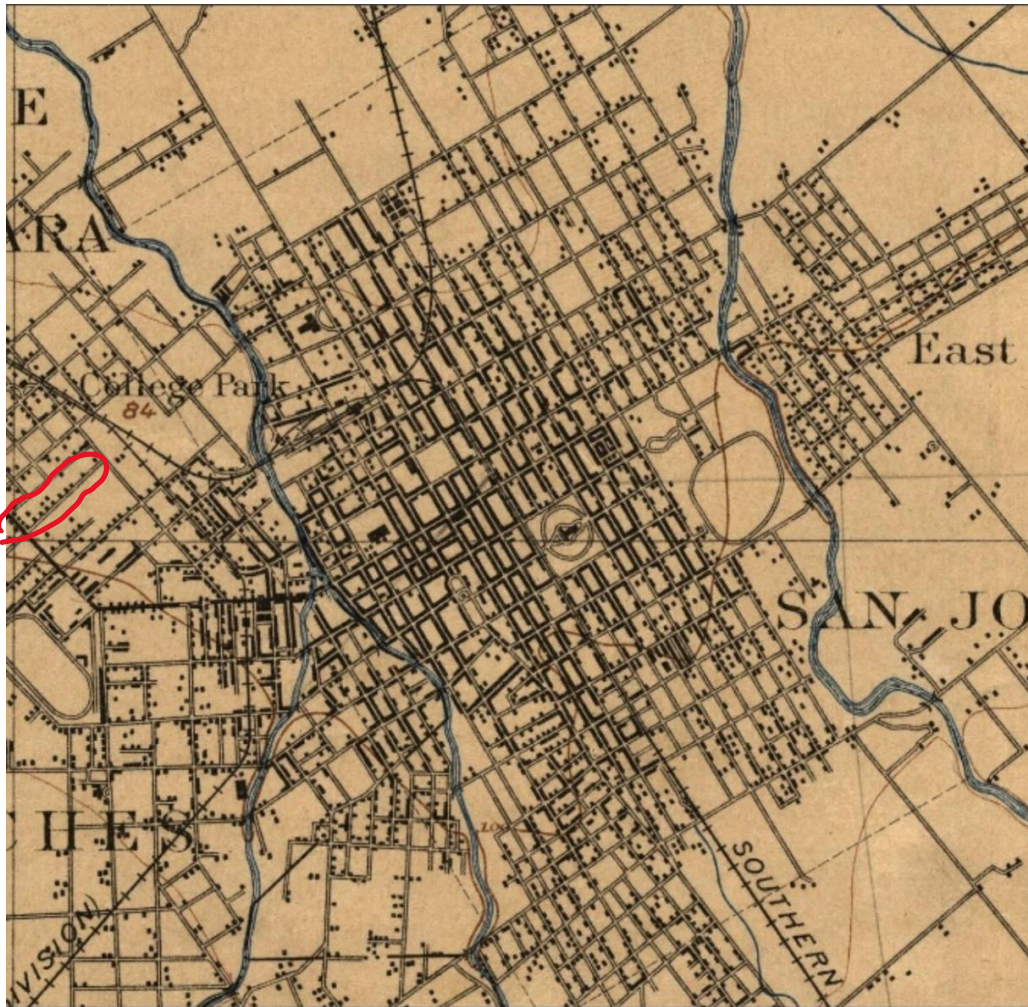


Narrow-gauge railroads (trolleys) in San Jose near the turn of the century, from San Jose Railroads Centennial 1868-1968.

The Schiele Subdivision between The Alameda and Stockton Avenue, midway between the cities of San José and Santa Clara, was part of this initial speculative period in the late 1880s, typical of the issues that needed to be addressed with suburban residential development beyond the limits of the Original City. Without a city government to pick up the cost of street improvements or provide other infrastructure such as sanitary and storm drains and ignoring the issue of other public services found in inner urban development, Charles Schiele tried to fund as much as he could by himself and relied on marketing to sell his Schiele Subdivision as an ideal place for family life. Other subdivisions within this outer suburban area also struggled. The re-subdivision into

smaller residential lots of the large University Grounds subdivision within Alameda Gardens, as well as other nearby residence tracts near The Alameda such as the Chapman and Davis Subdivision also went through a difficult period.

The map below, surveyed by the United States Geological Survey (USGS) in 1895 and published in 1899, shows actual development by the end of this growth period as indicated by the small black dots representing buildings throughout the city:



USGS 1899 map excerpt. The survey for this map occurred in 1895. The dashed lines at the top and bottom of the map show the north and south boundaries of San Jose's Original City with the east boundary following the path of Coyote Creek and the west just to the left of the Guadalupe River. Large areas in today's Northside, Spartan/Keyes, and Washington neighborhoods as well as the Naglee estate were lightly or undeveloped.

The survey in 1895 for this map found that suburban development was occurring in unincorporated East San Jose and more dispersed residential development was underway to the west of the Original City. The street and houses of the Schiele Subdivision can be seen within the red circle midway along the left edge of this map excerpt.

The four-year national recession beginning in 1893 hindered local urban expansion plans, but perhaps due to persistent marketing, by the early years of the twentieth century, the local economy recovered and housebuilding both within and outside the city resumed. By 1896, even with the end of the recession not in sight, the sale of lots in the Polhemus Tract located in the southern reaches of the old Stockton Ranch nearest the city limits (and partially within) along the Guadalupe River was relentlessly advertised in the local newspapers. Touted as containing 400 lots, it was primarily marketed as a good investment for small-time builders who could expect increased demand for housing in the near-term future. In other areas, such as in the Willows, bankruptcies stymied residential subdivision projects similar to what happened to Charles Schiele along The Alameda. Newspaper articles of the times reported on ongoing bankruptcy proceedings and attempts to get sales moving again with advertising.

A table of subdivisions from 1887 through 1940 can be found in the Appendix.

Post-Panic of 1893 Residential Expansion (1898 – 1911)

Growth of horticultural-related industries in downtown San José took off at the turn of the century as the city neared its fiftieth birthday as an American town. New agricultural jobs established in the surrounding orchards of Santa Clara Valley during the last decades of the nineteenth century began a period of prosperity for the residents in San José, although local economic growth had been tempered by a national recession from 1893 to 1897.

Civic boosterism that had started in the 1880s promoting The Garden City drew families from eastern United States and even Canada, and many new immigrants from the Mediterranean regions of Europe boarded trains in New York to California to seek agricultural work in a climate that they had heard was like their homelands. Japanese and later Filipinos and Puerto Ricans also came to Santa Clara Valley during this period, joining other Asians from China who had been arriving in the United States since the time of the Gold Rush. Mexican immigration had begun during times of political instability in Mexico during the late nineteenth century and increased during and after the Mexican Revolution (1910-1920). There was a steady increase after World War I, until the era of mass deportations during the Depression.²⁰ Immigration was tempered,

²⁰ Filipinos, Puerto Ricans, and other Pacific Islanders, as well as Spaniards who had been a part of the Spanish Colonial presence in the Pacific region started arriving in the Western United States after the Spanish American War which ended in December 1898. Spain ceded Guam and Puerto Rico to the United States, but the unauthorized sale of the Philippines to the United States resulted in their war of independence, which concluded in 1902. Mexicans had always been in the area since Colonial Spain had first pushed its frontier into Alta California, and immigrants from Mexico continued to trickle into Santa Clara Valley until that migration changed with Roosevelt's executive order called the Mexican Farm Labor Program which established the Bracero Program in 1942. It wasn't until the enactment of the Immigration

though, by quotas enacted by ongoing changes in immigration policy by the United States during the early parts of the twentieth century. The Immigration Act of 1924 established a quota system that limited Mexican (and other) aliens into the United States, Visas were granted to no more than 2 percent a year of the Mexican population as of the 1890 census.

The growing population in San José, from both migration from other parts of the United States and from other permitted areas outside of the United States, although not at the scale of San Francisco and Oakland, put new demands on housing and urban services.

The older areas of the city began a transition during the last years of the nineteenth century from families of the early American settlers (both white and black), later European immigrants from Ireland, France, and Germany, Chinese immigrants and itinerant workers from Mainland China, and Hispanics, both Californios and Mexican born, to an even more diverse mix of ethnicities and races in the residential neighborhoods and on farms and ranches. Most new immigrants appear to have settled at the edges of the established neighborhoods and in the Northside neighborhoods, and a large influx of Italian immigrants settled initially in the northwest corner of the downtown and then south of the downtown in the Washington neighborhood (Goosetown), displacing earlier German immigrants.



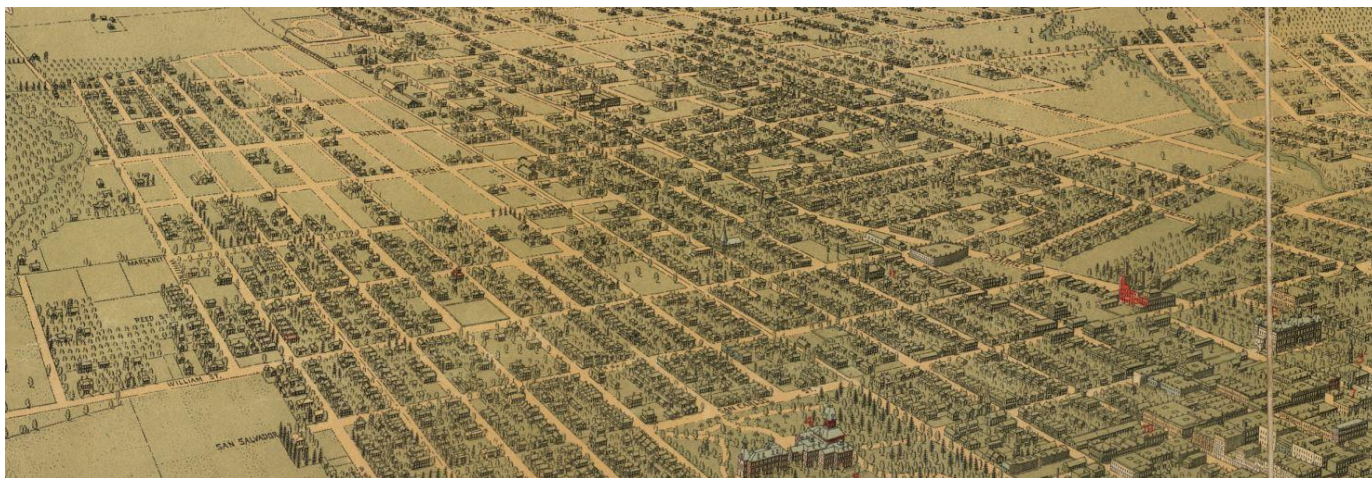
This excerpt from a 1906 post-Earthquake photo from a balloon shows Northside, with its Heinlerville and beginnings of Japantown on the left, to the almost suburban-appearing Italian enclave in the upper center, and the Hensley district along the bottom as well as other Second Ward areas on the right. Geo. R. Lawrence Co., Copyright Claimant. San Jose, California. San Jose California United States, ca. 1906. Photograph. <https://www.loc.gov/item/2007663900/>.

and Nationality Act of 1965 (Hart-Celler Act) that ended the quota system in use since 1924 that limited Mexican immigration to the United States.

Evolution of Residence Tracts

Unincorporated suburban growth in the 1870s had begun to occur to the east of the city across the Coyote Creek where teetotalers had established a temperance (or dry) community that was incorporated in 1906 as East San Jose. Unincorporated growth also occurred to the southwest of the city into the northern portion of The Willows within the large tract of 10-acre lots owned by the Odd Fellows Savings Bank of San Francisco, which later became known as the Gardner neighborhood, and in a nearby semi-rural community of Burbank within the old *Los Coches* rancho lands. Some of the tracts in Burbank were marketed to adherents to the self-sufficiency movement of the time.

The late Henry Naglee's large estate east of South Eleventh Street to the Coyote Creek between East Santa Clara and East William Street and the area to its south known previously as the Ruckel Addition had only a few houses by the end of the nineteenth century, and Northside had only been partially built out with large undeveloped lands east of North Eleventh and Washington Street as can be seen on the photo on the previous page. Areas at the south end of the Original City had also remained mostly undeveloped by the 1890s including most of the Reed Addition southeast of East Reed Street and the railroad line at South Fourth Street, and in the Fourth Ward to its west adjacent to the Guadalupe River and south of Willow Street. The vacant land south of Willow Street was subject to a flurry of subdivision recordings in the boom period just before the Panic of 1893, but then was slow to build out until after the turn-of-the-century. (See the south areas of the Original City in the excerpt of the 1901 Bird's Eye View below:



1901 Bird's Eye view (excerpt of southeast portions of the Original City. Coyote Creek and Naglee Estate is at left side, Normal School at bottom, and City Hall at right side. Stone Company, and Britton & Rey. San Jose, California. San Francisco, 1901. Map.

<https://www.loc.gov/item/75693109/>

Population Growth During the Last Years of the Nineteenth Century

During the years leading up to World War I, San José's population grew with the help of marketing efforts by the Chamber of Commerce that reached beyond California. The new residents were not, however, necessarily from the East Coast seeking a healthy lifestyle in The Garden City, as had been targeted for by the Chamber. By the end of the nineteenth century, immigrants were arriving in the region from Japan, Italy, Portugal, and other southern Mediterranean countries such as Spain and Greece as well as Eastern Europe and countries to the east of the Adriatic Sea. There was also a renewed interest in coming to California for job opportunities from Mexicans from south of the border who were trying to escape political instability in Mexico. The settlement of these ethnic groups in San José and the Santa Clara Valley enabled a growing labor force to respond to agricultural needs within the many small ranches and to fill the expanding canneries and packing houses with both male and female labor. Most of the new immigrants who did not end up on ranches settled in San José's older neighborhoods surrounding the commercial core, while previously established settlers from the early American period began to seek housing in the newly expanded areas west and south of the downtown.

Northside in what was known as the Second Ward was the most diverse residential area during this period. It was the home of most of the city's Black citizens (Ruffin 2014) as well as Chinese immigrants, both of whom had arrived in San José during the second half of the nineteenth century as well as Japanese and later Filipino and Puerto Rican immigrants who arrived later. Italian immigrants also settled in the Northside as well as the Washington neighborhood south of downtown in the Fourth Ward²¹. (See Washington Neighborhoods, Japantown, and San José Chinatowns sub-themes.) Other immigrant groups with significant populations growing in San José included Portuguese, who settled in a neighborhood along Alum Rock Avenue called "Little Portugal," Puerto Ricans and Mexican groups, which settled in the Mayfair area (although many Mexican immigrants also settled in the diverse Northside neighborhoods). The Northside also saw an influx of Spanish laborers via Hawaii, and Filipinos during the first few decades of the twentieth century. The most significant local Spanish neighborhood evolved in the City of Santa Clara, where many Portuguese families also settled.

New Ethnic and Immigrant Communities

Up until the beginning of the twentieth century, Northside had evolved as a mixed ethnic area, home to San José's large Chinatown called Heinlerville (built after the

²¹ Find links to appendices in the San José Historic Context Statement (page 16) for sub-themes on the Washington neighborhoods, 13th Street neighborhoods (Northside), Japantown, and Chinatowns of San José.

burning of downtown's large Chinatown on May 4, 1887²²) and a scattering of African Americans who arrived during the Gold Rush and during the first exodus from the south after the Civil War. The turn of the century also saw the beginnings of the Northside Italian neighborhood to the northwest of future Backesto Park near North 13th and Jackson Streets, an area that appears to be associated with immigration of southern Italians whose migration to the United States spiked after the December 1908 earthquake in the Strait of Messina which separates Sicily from the mainland of Italy and its Calabria region. The earthquake on the Messina-Taormina fault had a moment magnitude of 7.1 and resulting tsunami that killed around 80,000 people of Messina in Sicily and Reggio Calabria in Calabria, making it the deadliest in the history of Europe.

Northside continued to be a destination for newly arriving immigrants in the early years of the twentieth century until the 1924 Immigration Act and was also a destination for African Americans who arrived in San Jose during the First Great Migration from the South between 1910 and 1940. The small population of African Americans that had first arrived in San José during the Gold Rush and later had established themselves in the east parts of the downtown, and then in Northside, known as the Second Ward.

The 1924 Immigration Act as well as additional quotas enacted in 1927 limited the number of immigrants to the United States from Eastern and Southern Europe. Immigrants from Asia were banned outright until changes to U.S. immigration policy in 1952 and 1965. The purpose of the 1924 act, per the U.S. Department of State at the time, was "to preserve the ideal of U.S. homogeneity," a statement that underlies the underlying discrimination that affected racial and ethnic practices in both public and private sector housing segregation during the first half of the twentieth century.

Not all immigrants settled in Northside, however. Census data from the early twentieth century shows that many newly arriving Asians were dispersed throughout ranches where they had agricultural jobs. Many Japanese and Filipino workers lived in rural areas but came to the new Japantown built on Jackson Street adjacent Heinlerville for their commercial, social, and religious needs. The ranches were also home for a time of newly arriving immigrants from southern and eastern Europe.

While new immigrant communities likely settled in areas of the city according to kinship and friendships originating from their own countries, new real estate practices beginning in the second decade of the twentieth century ensured that new immigrants

²² The building of the Chinatown in the Second Ward after the 1887 fire was not without controversy. Neighborhood opposition, particularly from residents in what is now the Hensley neighborhood, and others who opposed any resettlement of Chinese in San José, applied political pressure on local politicians to block John Heinlen from establishing the enclave as well as the residential area around the Woolen Mills near the Guadalupe River. In addition to Heinlen, support for the local Chinese community came from the Methodist Episcopal Church. In California, the Methodist Episcopal Church had first become involved with Chinese in California in 1866-1868, when they founded their "Chinese Domestic Mission".

would remain in older areas of the city. This was done through the implementation of restrictive covenants on new residential developments in mostly suburban areas as expansion beyond the Original City began to occur, and perhaps in the new residential subdivisions within the town of Willow Glen. As the city grew and housing in the downtown aged, wealthier “white” residents often moved to the new suburbs in the Westside, Willow Glen and beyond.

New, wealthy residential enclaves also appeared in the towns of Los Gatos and Saratoga near and within the western foothills, and later in the eastern foothill terraces near Alum Rock Park around the newly built San Jose County Club. The advent of the Interurban railroad at the turn of the century, and, ultimately, the establishment of the automobile as a primary means of commuting in the twentieth century facilitated the flight of the middle and upper classes to the suburbs of San José, as well as up the Peninsula to the communities of Palo Alto and Los Altos.

San Jose’s Residence Parks and Residence Tracts²³



THIS beautiful tract of land, containing 76 acres, was formerly known as Agricultural Park, or the Fair Grounds. It is located on and adjacent to the far-famed “Alameda,” which was laid out by the Jesuit Fathers, in 1777, and which connects the City of San Jose with the old mission town of Santa Clara. This peerless subdivision was recently acquired by the Peninsula Land and Improvement Company, and named in honor of its President, Mr. L. E. Hanchett. The grounds were laid out by Mr. John McLaren, the landscape gardener of Golden Gate Park, San Francisco. The streets are slightly curved and properly graded. Instead of using creek gravel, commonly used, the excellent cement rock from the Saratoga quarries has been selected. Concrete curbs and concrete sidewalks adorn the whole Park. THIS IS ONE OF THE BEST IMPROVED SUBDIVISIONS IN CALIFORNIA. Prices will never be reduced, but will be increased as the march of improvements warrant it. With a fine sewer system and splendid street-car facilities, and a studied determination to eliminate all objectionable features, HANCHETT RESIDENCE PARK is now before the public. A CERTIFICATE guaranteeing the title will be furnished the purchaser of each and every lot.



From advertising flyer 1906.

Hanchett Park, when established in the unincorporated area of “Westside” along The Alameda in September 1906, was San Jose’s first residence park. Heavily marketed in late 1906 through 1907 after the San Francisco Earthquake, it followed in the footsteps of the highly successful Naglee Park Tract that had been established in 1902. While Naglee Park included the moniker “Park” in its name, the subdivisions in Naglee Park lacked the casual and picturesque layout and many of the amenities of later residence parks and did not have racial restrictions imbedded within conveyance documents.

Formal residence parks first appeared in the San Francisco Bay Area in 1905 when Duncan McDuffie, a real estate broker and developer, established Claremont Court in Berkeley, a 125-acre residence park near the Claremont Hotel. Built on a recently extended streetcar line, it came with formal brick entry gates designed by architect John Galen Howard. McDuffie was a key proponent of this form of restrictive development, and later would later be a state

²³ In San José, the terminology for “residence parks” and “residence tracts” was used interchangeably during the first forty years of the twentieth century. Both refer to residential subdivisions that included deed restrictions related to use and physical design, but not necessarily racial segregation.

leader in the real estate industry that expanded the concept to residential segregation.

McDuffie followed Claremont Court with the 1907 Northbrae Tract in Berkeley after the earthquake, and later launched St. Francis Wood Hill in San Francisco, modeled after the 1909 Forest Hills Gardens near Manhattan that had been based on English garden suburb planning. McDuffie offered purchase financing and architectural assistance, required front setbacks, and set minimum house costs (Brandi 2021). Curving roads and parklets were often a part of his site layouts, as was adopted in San José in Hanchett Park and later in Palm Haven.

McDuffie's developments helped shape residence park design in California. Features such as formal public entries and sculptures to help define a sense of place, park-like settings including casual street layouts, architect-designed houses, proximity to streetcar lines to provide ready access to urban work centers and shopping, physical design restrictions, an exclusion of commercial and other non-residential uses became common characteristics of these types of developments. Promotional advertising at the time noted that residence parks were excellent places to raise families in peace and safety, a marketing slogan that was promulgated in the later advertising for San Jose's residence parks and residence tracts.

Advertising for both residence parks and resident tracts in San José also stressed the fact that infrastructure was being built as a part of the development. Curbs, gutters, driveways, and sometimes streetside trees and lighting were provided as a selling point. This had not always been the case in San José, as land speculators within the urban center had surveyed and sold lots and left the city to follow up later with street and sidewalk improvements. Charles Schiele was one of the first residential subdivision developers to include improvements as a part of his sale program in the late 1880s on Schiele Avenue.

In 1907, many new residence tracts, as they were referred to, began to appear in newspaper advertising. New subdivisions such as the Barrett & Mack Subdivision in the unincorporated Gardner area, and new tracts in Northside such as the Taylor and Marguerite Tracts touted their amenities in newspaper advertisements.

T. S. Montgomery & Son was largely responsible for the expansion of residence tracts during these years, marketing subdivisions such as the Barrett and Mack Subdivision, Manzanita Tract, Taylor Subdivision, Potter Subdivision, and Mace Subdivision in addition to Naglee Park, the Randol Tract, and Hanchett Residence Park, all under the name of residence tracts.

Naglee Park had been advertised after sales began as "the Pride of San Jose – a residence section without one objectionable feature." By mid-1907, lots in the first phase were over 70 percent sold. It was during this time that the then-young architectural firm of Wolfe & McKenzie had published their 1907 *Book of Designs*, a residential pattern book. The

house designs from that book set the tone of residential design for new home construction during the early twentieth century. Wolfe & McKenzie, and Frank Delos Wolfe's later partnerships, were the prominent architecture firm involved in designing houses in both Naglee Park and in the new suburban residence parks and tracts.

These residence tracts in San José and its suburban areas paled in comparison to residence parks being developed the hillsides of San Mateo County, in Palo Alto and its nearby rural hillside communities, in the newly opened westside of San Francisco, and in the Berkeley hills, where San Francisco's wealthy elites were escaping the aftermath of the 1906 San Francisco Earthquake. San Francisco was around fifteen times larger in population than San José, and Oakland was around six times the population. Even Berkeley, where residence parks got their start in the Bay Area, was larger than urban San José at the time.

The First Era of Annexations to San José (1911 – 1941)

By 1911, the politics of expanding the city limits had come to the forefront of civic life in San José, and that year both the Gardner District and East San Jose were annexed into the city, beginning a new phase of growth beyond the Original City that would ultimately set the stage for the rapid expansion period after World War II.

During the thirty-year period from 1911 to 1941, fourteen new areas were annexed to the city. Of these fourteen, nine were single-family residential areas that had begun to slowly evolve when under the unincorporated government jurisdiction of Santa Clara County. The annexations resulted in an almost tripling of the city's land area, from 3,514.68 acres to 9,612.04 acres when accounting for the newly annexed 6,097.36 acres during this thirty-year period.

Two of the annexations, mostly residential in use, occurred prior to World War I; Gardner (1911), and East San Jose (1911).

On March 13, 1911, the first expansion occurred with the adoption of the 416.53-acre Gardner Annexation adjacent to the southwest edge of the city to around Willow and Bird Streets and Coe Avenue. This annexation was soon followed in less than a year by the 522.53-acre East San Jose annexation (sometimes referred to as a consolidation) on December 1, 1911, that extended the limits of the city eastward to King Road.

One other annexation took place prior to the beginning of World War I, when the San Jose City Council adopted a finger annexation called Alviso Section of North First Street to Alviso and then around it to the bay for a planned port near Alviso. This 1,399.23-acre annexation was not intended for suburban expansion at the time; however, it was later used to facilitate growth of the city northward after World War II.

During the interwar years, ten additional annexations were approved by the City Council, with one pending at the December 7, 1941, entry into World War II.²⁴

The first annexation after the first World War was the Palm Haven District, covering the 1913 and 1917 recorded subdivisions that facilitated the start of construction of this single-family neighborhood in unincorporated Santa Clara County before the entry of the United States into the war.

The next annexations during the interwar period included two industrial areas to the west of downtown in 1924 (see page 45 for annexation table). Then, after much controversy by residents who objected to coming into the city, the 2,091.24-acre College Park/Burbank/Sunol Annexation was completed in December 1925, bringing within the city limits the large “westside”²⁵ neighborhoods that had been evolving adjacent to the corridor of The Alameda. This large annexation, which included the Schiele Subdivision and Alameda Park, also included areas southwest of The Alameda where it reached the unincorporated community of Burbank within what had been portions of the *Los Coches* rancho. This annexation remained the largest undertaken by the City of San José until 1960. Public discussions at the time included pre-zoning of the Alameda corridor to prevent the encroachment of commercial uses and more industrial uses into the area as had been approved by the City of San José nearby in 1924, and the idea was even floated to consolidate the City of Santa Clara into the City of San José.²⁶

Although Burbank was included in the annexation name, the unincorporated community of Burbank was mostly excluded, as was a large unincorporated neighborhood south of Park Avenue between Meridian Road and the Southern Pacific Railroad line just east of Dupont Street.

It took another eleven years before another annexation of this scale took place in San Jose. In 1936, the incorporated town of Willow Glen voted to consolidate into the City of San José, ending the first phase of San Jose’s suburban expansion before World War II. By the beginning of World War II, San José had a population of a little more than 68,000 persons, still small in terms of the Bay Area’s other two urban centers. San Francisco had a population of around 640,000 at that time but began to grow at a slower rate than San

²⁴ When the United States entered World War II in December of 1941, one annexation was still pending. That annexation was formally adopted on January 1, 1942.

²⁵ Westside had also been used as a name for additions to the immediate west of the downtown in the 1860s.

²⁶ Three weeks after the enactment of the annexation, the City Council passed a zoning ordinance specifically for this residential district on both sides of The Alameda for a depth of 150 feet from about Magnolia/Pershing Avenues to the northwestern city limits. The ordinance was enacted “in contemplation of and in conformity with a general zoning ordinance to cover the entire city that would cover residences, businesses, industrial and other zones.” However, that didn’t occur for another four and a half years.

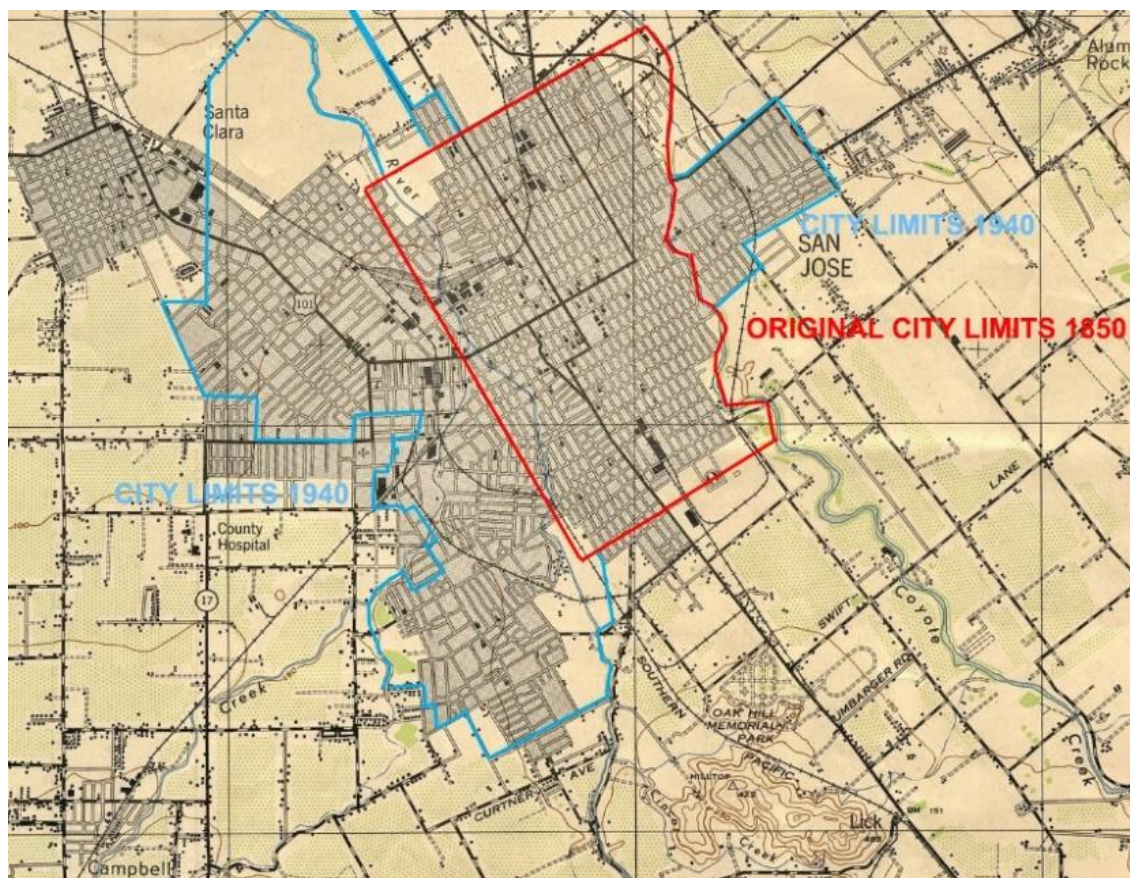
José during the last half of the twentieth century, and Oakland a little more than 300,000, also then beginning to grow at a slower pace than San José.²⁷

When World War II ended, a reformist coalition had taken control of City government. Business leaders in 1944 had formed an organization called the Progress Committee to promote a change in political leadership. The newly elected City Council by 1946 had seated Albert Ruffo as the President (mayor), and by 1950 had hired Anthony P. (Dutch) Hamann as City Manager, beginning a period of rapid expansion of the city that lasted about twenty years. The City of San Jose reached a population of 459,000 by 1970, a seven-fold increase of the thirty-year period from the beginning of World War II, and an increase of 370,000 over a population of 95,000 in 1950 when Dutch Hamann was hired.

Original City	3514.68	March 27, 1850	5.49 square miles
ANNEXATION NAME	AREA IN ACRES	ADOPTION DATE	NOTES
Gardner	416.33	16-Mar-11	First annexation – SW of Original City
East San Jose	522.54	1-Dec-11	Technically a consolidation
Alviso Section	1399.23	11-Nov-12	Non-residential to Alviso Port
Palm Haven District	16.95	16-Oct-22	Expanded the city westward from Gardner
Stockton District	119.23	1-Jul-24	First after World War I- east of Stockton Avenue
White Street District	8.22	30-Aug-24	
SW Industrial District	94.68	14-Oct-24	
College Park/Burbank/Sunol	2091.24	8-Dec-25	Largest annexation until 1960
French Residence District	4.43	4-Feb-26	A small annexation at the south end of Gardner
Cottage Grove District	10.73	27-May-30	A small annexation at the south end of the city
Willow Glen	1258.53	1-Oct-36	A consolidation of Willow Glen SW of Gardner
North San Jose District	63.91	7-Jul-39	
School and Rec Area	54.59	13-Jan-41	These were small adjustments for school/parks
Orchard No_2	36.75	2-Jan-41	Approved after entry to war
TOTAL ANNEXATION ACRES	6097.36		9.53 square miles
TOTAL CITY ACRES 1942	9,612.04		15.02 square miles

A table of subdivisions including those recorded from 1911 through 1940 during this early annexation period within San Jose’s Original City and the nearby suburban areas can be found in the Appendix.

²⁷ Census information from the mid-twentieth century identifies a population in the Bay Area that mostly considered itself “white.” Based on enumeration data, both San Francisco and Oakland had populations of around 95% of residents who identified themselves as “white,” while San José was at 98%. Other choices offered for race in the 1950 census were Negro, Indian, Chinese, Japanese, Filipino, Hindu and Korean.



USGS map of 1941 (surveyed in 1940) showing boundaries of the Original City of 1850 in red, and suburban expansion areas from 1911 to 1940 in blue. Additional gray areas outside the city limits are urbanized City of Santa Clara and unincorporated Burbank, with some additional small residential areas at the north and south of the Original City. North First Street was annexed to the port at Alviso in 1912.

Zoning and Private Restrictions on Land Use

Beginnings of Zoning

(Much of the narrative of this section is extracted as mostly presented in the City's Historic Context Statement beginning on page 84, but reappears here due to its relevance to the subject of suburban expansion)

In 1916, the California legislature passed the City Planning Enabling Act that gave cities the power to zone their own land. But in 1917, the United States Supreme Court ruled in the *Buchanan v. Warley* decision that it was illegal for municipalities to use zoning for purposes of racial segregation. While some cities in California like Berkeley were quick to enact zoning ordinances, by not being explicitly racial, the ruling did not stop use of zoning to maintain order such as lot sizes and land use that had an indirect impact on housing access.

In 1915, City of San José hired Thomas H. Reed to rewrite the City Charter, and he was hired by the newly named City Council to be its first professional city manager in 1916. When the City of Berkeley enacted zoning in 1916, local government officials like Thomas Reed took note with enthusiasm.

All-white neighborhoods were first consciously attempted in California in Berkeley though zoning. Housing segregation had not been a common occurrence of the process of development and establishment of regulations over land use in the United States up to this time (Slater, 2021). It wasn't until the twentieth century that residential segregation found its way into early attempts at the creation of zoning in cities, or private attempts to restrict ownership through restrictions imposed through the sale of land.

The new San Jose City Charter enacted in 1916 had been a decades-long effort of the local Good Government League, the New Charter Club, and the Women's Civic Study League which were part of the national Progressive Movement of middle- and upper-class white professionals. The progressives attacked the bosses, the railroad, utilities, monopolies, and immigrants. After a decade of being out of power, the progressives had regained control of San José city government in 1914. The movement originated locally during a brief reform period in the late 1890s and was energized when reformers statewide elected Hiram Johnson as governor of California in 1911. The same year, an amendment to the California constitution was enacted under Johnson which reduced the power of the railroads for a time (mostly Southern Pacific), and designated local elections as non-partisan, with recall, referendum, and initiative statutes provided. The effect was a solidification of the influence of the business community and the upper classes.

The committee of freeholders who wrote the new charter in San José was dominated by members of the Chamber of Commerce and the Merchants' Association, who brought in Thomas Reed. Local labor leaders were opposed to the reformist ideas, but the *San Jose Mercury News* under the Hayes family ownership campaigned hard for the reformers. The reformers succeeded in transforming San José's local government by replacing the Common Council with an at-large City Council expanded to seven members and replacing the mayor with an appointed president.

Thomas Reed was a professor at the University of California, Berkeley and during his first year as city manager was also president of the California Conference of City Planning. Reed was soon looking for ways to bring zoning, a new form of urban land management, to San José. Advocates for zoning saw cities without zoning as being in a jumbled, mixed-up, unhappy, and unhealthy state for a lack of orderly building regulation.

Reed believed, along with other planning advocates at the time, that planning for railroad readjustments, school, park, playground and boulevard systems was necessary,

and by establishing zoning districts, buildings would not intrude upon another and destroy the desirability of neighborhoods—the unlimited scattering of industries into retail business sections and even into residence districts, the intrusion of the public garage, laundry businesses, and apartments into single-family residential neighborhoods, was thought to be not only unnecessary, but caused the depreciation of millions of dollars of adjoining property in cities annually.

The proposals being considered at the time were innovative and advocated the use of the city's police powers (limited to "being reasonable") through the adoption of ordinances that would limit the use of new buildings in certain districts of the city to single family dwellings only, in other districts to apartments, flats and dwellings, in other districts to various classes of business and in still others to strictly industrial uses of property. New zoning restrictions would cover height, lot area, minimum yard sizes (to guarantee the health, comfort, and welfare of the community).

Although the imposition of zoning laws was new, the regulation of buildings had initially been implemented with the California legislature's approval of a state statute on April 16, 1909, with amendments April 10, 1911. When the state tenement house act was implemented, similar building laws followed pertaining to hotel and lodging houses, and dwelling houses. By late 1917, the state legislature had passed an act that established procedures for cities to adopt their own zoning codes, even though the city of Berkeley enacted its own zoning ordinance in 1916.²⁸

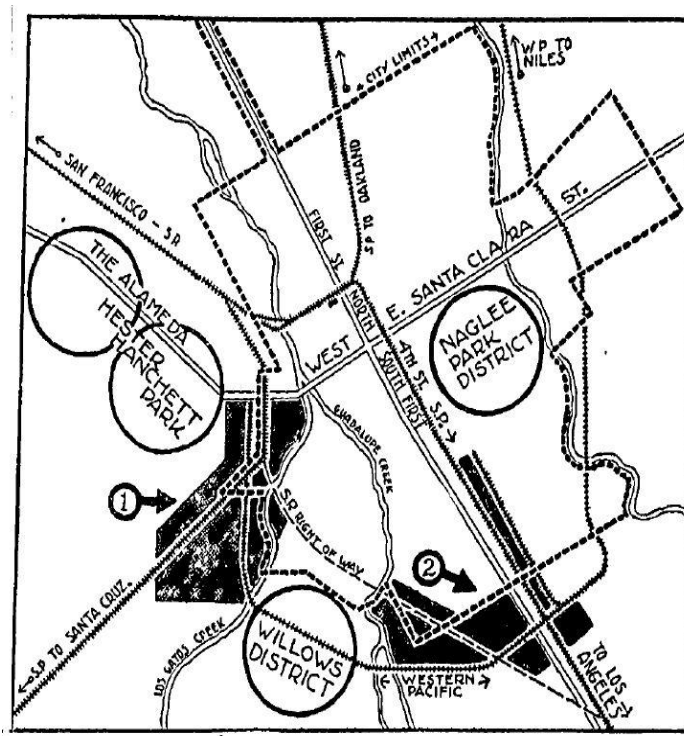
Reed's tenure as San José city manager was short as the old political machine fought back. By late 1918, Reed had left his position. W. C. Bailey replaced Reed and was not known for any advocacy of zoning issues. By October 1920, C. B. Goodwin, a city engineer, was appointed city manager. During his tenure that lasted almost twenty-five years, Goodwin moved forward with the implementation of zoning in San José, albeit slowly. He was backed by the Chamber of Commerce, the remaining reformers, and the city's power brokers. Goodwin's primary messenger and advocate was Michael H. Antonacci, who was an engineer by training and rose to the position of Planning Engineer in city government in the mid-1920s. Antonacci served in this role for forty years.

By 1921, the City Planning Commission and Chamber of Commerce had brought in expert Charles H. Cheney to consultant on implementing zoning in San José. Cheney and others were advocating for zoning. By that time, sixty-seven cities in the nation were reported to have enacted some kind of zoning law. The 1916 Berkeley ordinance was the first comprehensive one to be endorsed by a vote of the people. Bay Area cities Palo Alto

²⁸ The City of Berkeley was the first to enact a zoning ordinance in 1916, but due to its inclusion of racial restrictions, it was struck down in *Buchanan v. Warley* in 1917 as a violation of the Fourteenth Amendment.

and Alameda followed soon after. Issues being considered were the development of thoroughfares, connection of residential and industrial areas while avoiding the business districts for safety purposes, the restriction of one-way streets, the development of exclusive residential use areas, the implementation of building setback lines, the establishment of metropolitan parks systems, and the institution of design review (called "art juries") to avoid "shoddy" construction and to stimulate better buildings.

By 1922 the San Jose Realty Board was formally brought into discussions about the adoption of a zoning ordinance then advocated on the City Council by member W. J. Bigger. The City Council committed to not taking any action without their involvement.



The Chamber of Commerce created this map around 1922 to describe the concept of planning industrial uses along the new Western Pacific and future Southern Pacific railroad lines while identifying the preferred areas of residential growth both in and outside the city. A key discussion item was that zoning to protect the future residential districts outside the city limits had to be established or should be annexed prior to development to ensure that the residential uses were protected from industry. The identification of protected areas that excluded other mostly residential areas of the Original City (except Naglee Park) is a precursor to the eventual adoption of the city's zoning map in 1929.

The realtors were directly involved in defining the eventual distribution of zones and restrictions in San José. Frazier O. Reed led the charge and advocated for the establishment of major thoroughfares to relieve the uptown traffic. The actual establishment of the citywide zoning code would take seven more years, and apparently was a regular topic at the weekly luncheons of the San Jose Realty Board.

The embracement of zoning in the United States was not uncontested. By 1926, the City of Euclid near Cleveland, Ohio, had been sued over a 1922 zoning ordinance by Ambler Realty, who owned sixty-eight acres of land in the village of Euclid. The Supreme Court ruled in favor of Euclid, indicating that the ordinance was valid exercise of the village's

police power and was neither arbitrary nor unreasonable.²⁹ This court case followed one in Los Angeles the previous year in which an emergency ordinance related to a comprehensive zoning plan was challenged by Alvan Miller and Imperial Valley Neon Sign Co., Inc.³⁰ In California, the constitution was later amended to address zoning under Article XL, § 7.

On March 2, 1926, *The Evening News* printed a large article that outlined plans submitted to the San Jose City Council by Harland Bartholemew, a city planning expert from St. Louis. The plans included a master plan for city streets and re-routing the Southern Pacific railroad tracks from Fourth Street to Cahill. The city continued to engage Bartholemew over the next few years as they prepared the draft zoning map.

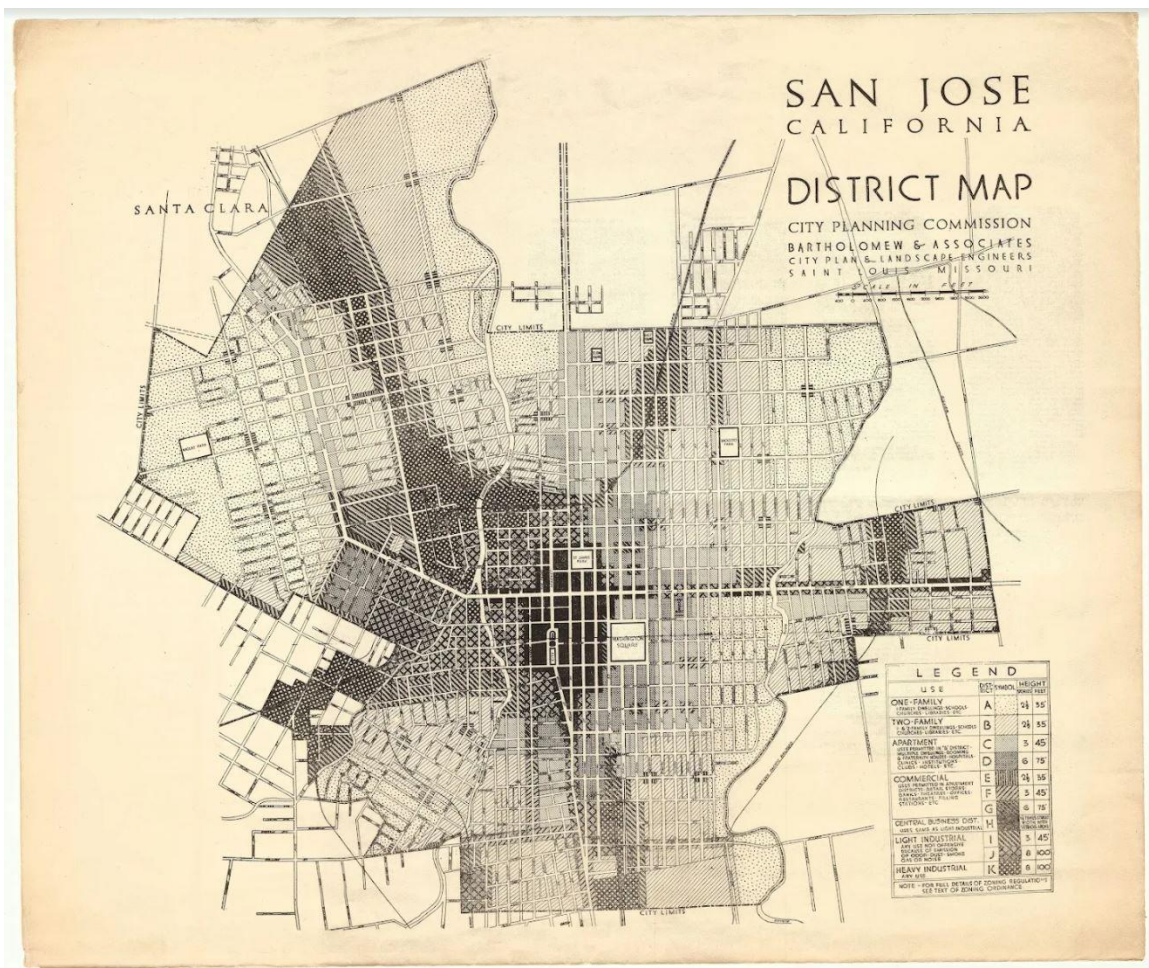
By late 1928, the City Planning Commission began deliberations on formally establishing a zoning ordinance. The plan had moved forward to the City Council for review and adoption by June 1929. The City Council held a formal hearing on June 27th of that year and passed the final ordinance in July after publishing the map and text of the ordinance in the *Mercury News* over a number of days. The zoning map was prepared by Harland Bartholemew and Associates and established eleven building districts (see next page).

Although Alameda Park was only seven years old at the time, the adopted zoning map showed the subdivision, along with the Schiele Subdivision for future two-family use. Properties on both sides of The Alameda, which at the time still contained many early mansion properties as well as large, distinguished houses built within the prior ten to fifteen years, were planned for future Apartment uses. Properties along Stockton Avenue within the two residential subdivisions, although developed with single-family homes, were mapped for Commercial uses up to three stories or forty-five feet in height, and land across Stockton Avenue including and surrounding the railroad yards was shown as Heavy Industrial with allowances up to eight stories or 100 feet in height.

The image on the next page is of the circa 1929 zoning map created by Harland Bartholemew and was published in the morning and evening of the *San Jose Mercury News* during the early summer months of 1929 along with the text of the proposed Zoning Ordinance. Original copies of this map as well as later revisions are archived at the History San José Research Library and Archives.

²⁹ City of Euclid v. Ambler Realty Co. (1926) 47 S.Ct 114

³⁰ Miller v. Board of Public Works (1925) 195 C 477, 486



Ca. 1929 District Map (zoning) of San José by San Jose City Planning Commission. History San Jose Research Library and Archives Catalog No. 1979-1082. The file also includes full text of the 1929 zoning ordinance #2241.

Real Estate Boards and Residential Segregation in the Private Sector

In the late years of the first decade of the twentieth century, San José, along with the rest of California, saw the rise of racially restrictive covenants and homeowner association bylaws that included deed restrictions prohibiting the sale or lease of residential properties to specific racial or ethnic groups. Discriminatory realtor practices had appeared in the Bay Area as early as the 1880s, where homebuyers were steered away or towards certain neighborhoods depending on the race of the buyer (Moore et al 2019). This movement was closely associated with anti-Chinese sentiment at the time.

In 1916, Berkeley's comprehensive zoning ordinance established exclusive single-family residential zones. This was the first ordinance of its kind in the area and was celebrated by the publishers of *California Real Estate* magazine for its "protection against invasion of Negroes and Asiatics." Zoning had become a standard part of municipal regulatory

authority in cities throughout the United States and became a new form of discrimination in California that pushed the limits of the role of government in racial relations. The controversy associated with this new form of racism ultimately resulted in the abandonment of racial zoning by many segregationists who then sought other private sector means of institutionalizing segregation in the twentieth century. Private deed restrictions took the forefront in implementing segregation in California.

Restrictive covenants were intended to forbid the resale, and sometimes rental, of property to non-whites, particularly African and Chinese Americans. This approach was used by the real estate industry until it was declared unconstitutional in 1948. In many towns, restrictive covenants were required by banks and other lending institutions. Discrimination by agreement continued even after the Supreme Court ruled in 1948 in *Shelley v. Kraemer* that racially restrictive covenants were unenforceable. Although the restrictions were no longer enforceable, homeowners often complied with the obsolete language because it was difficult and costly to remove the language from deeds. This continued discrimination which resulted in segregation was strenuously enforced both by local banks through lending practices and real estate professionals.

In San José, restrictive covenants limited buying and selling to a mix of people from racial and ethnic communities. Early covenant language often excluded Italians, Slavs, Asiatic, and Negroes. By the 1920s, as in the Alameda Park subdivision, the restrictions were simplified to statements such as “the property shall not be used or occupied by any person other than that of the Caucasian race”. After World War II, the language became more specific again to restrict sale to “Negros, Chinese, Japanese, and Pacific Islanders.”

Even without restrictions within title documents, other discriminatory real estate tactics were used, and were perpetuated through industry guidelines and overt intimidation. In 1924 (revised 1928), the Realtor Code of Ethics Article 34 adopted by the National Association of Real Estate Boards stated:

A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood.

In 1950, the National Association of Real Estate Boards replaced “occupancy, members of any race or nationality, or any individuals whose presence will clearly” with “use which.” Discriminatory practices, however, continued for years following the change.

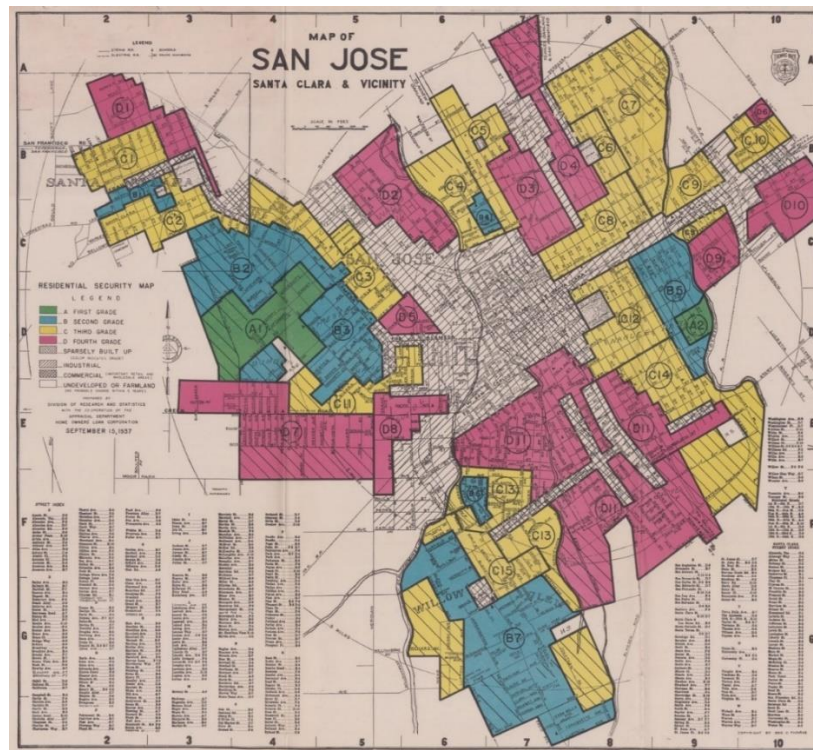
Redlining and the HOLC Maps

By the 1930s, an additional stumbling block to housing access and equity in housing choice was caused by “Redlining,” the discriminatory practice of denying borrowers access to loans based on the racial or socioeconomic makeup of the neighborhood where the property is located. By creating limited access to financing, neighborhoods of color saw a disinvestment that continued into the post-World War II period. Redlining,

discrimination in the provision of mortgage insurance, and other racially exclusionary lending practices were driven in large part by the federal government; however, local agencies played a role in their creation and use. The federal government's involvement with the practice began with the National Housing Act of 1934 and establishment of the Federal Housing Administration (FHA). The Home Owners' Loan Corporation (HOLC) apparently didn't redline in its own lending activities, but its agency documents reflected the bias of the private sector which performed the real estate appraisals. In addition, HOLC maps were used by public and private entities for years afterward to deny loans.

Discriminatory practices remained prevalent until the Home Mortgage Disclosure Act of 1975. Two years later, the Community Reinvestment Act was passed to help focus investment in areas that had been neglected.

The HOLC created its now infamous "Residential Security" map for San José in 1937. To produce the maps, the agency's examiners gathered information from local bank loan officials, realtors, appraisers, and municipal officials to evaluate lending risk. The map below captures and amplifies the common understanding and bias among local agencies and businesses in charge of lending decisions.



Related text indicates the heterogeneous population of San José. 75% of foreign-born were Italians, 1% were “negro”, and an “infiltration of Slavs, Portuguese, and Mexican, with many largely WPA workers of ‘relief families.’” The average age of existing buildings was 35 years. The “Italian Town” was identified as the slum portion of the city.

Racial and Social Equity in San José

In January 2018, the City of San José began its commitment to building a shared understanding within the City's workforce of racial equity work as undertaken by local government. This shared understanding is intended to help to determine how to best move San José towards greater racial equity and improved outcomes for all its residents.

In 2020, the City of San José established the Office of Racial and Social Equity, which is responsible for advancing systems change towards racial equity for all residents of San José. This new office works to examine and improve San José's internal policies, programs, and practices to eradicate institutional racism with municipal government. This includes a focus on enabling San José government, at all levels and in all departments, to identify ways to improve outcomes for Black, Indigenous, Latina/o/x, and people of color in general. The Office of Racial and Social Equity is within the Office of the City Manager, with operational support from the Office of Immigrant Affairs, with which it has merged.

The role of the Office of Racial and Society Equity is to:

- Enable the organization to embed equity in culture, decision making, and practice
- Support city-wide coordination and systems change,
- And engage in multi-jurisdictional collaboration.

As noted in the Office of Racial and Social Equity website:

While local governments may consider themselves fair and just, the legacy of past unjust actions has caused persisting problems, and people of color continue to fare worse than their white counterparts in every area that government touches: housing, employment, education, justice, and health.

What is Racial Equity? (from the City's website)

Both a process and an outcome, racial equity is designed to center anti-racism, eliminate systemic racial inequities, and acknowledge the historical and existing practices that have led to discrimination and injustices to Black, Indigenous, Latino/a/x, Asian, and Pacific Islander communities.

The racial equity process explicitly prioritizes communities that have been economically deprived and underserved, and establishes a practice for creating psychologically safe spaces for racial groups that have been most negatively impacted by policies and practices. It is action that prioritizes liberation and measurable change, and focuses on lived experiences of all impacted racial groups. It requires the setting of goals and measures to track progress, with the recognition that strategies must be targeted to close the gaps.

As an outcome, racial equity is achieved when race can no longer be used to predict life outcomes, and everyone can prosper and thrive.

The Office of Racial and Society Equity provides online and in-person resources to city staff in helping establish processes within city government that help shape a story about the racial equity impacts of city programs, services, or policies. The City of San José has also joined the Government Alliance on Race and Equity (GARE), a national network of governments that are “working to achieve racial equity within and through government” The GARE organization provides training and technical assistance to government agencies.

Among the training and technical assistance initiative, the Office of Racial Equity has recommended several links relative to its mission to read, watch, and listen. The linked slide deck [TIMELINE: citizenship in the United States, 1781 – Present](#) prepared by Grantmakers Concerned with Immigrants and Refugees (GCIR) provides an overview of racism over time as it has affected government policies pertaining to citizenship and immigration. The slide deck provides an informative background that can help to understand the related context of residential segregation during the nineteenth century that occurred in San José and beyond, as discussed in this focused historic context statement.

San José, as with as most cities in California and the United States, has experienced segregation in the twentieth century that has affected its residents’ sense of inclusion and belonging due to limited or restricted opportunities for housing for people of color and disadvantaged communities. While there are many systemic causes in American society that have resulted in inequitable outcomes for many citizens and immigrants in the past, it is well understood that real estate practices involving land development during the first half of the twentieth century, with the support of the nations’ judicial system, institutionalized tools such as restrictive covenants to restrict access to housing opportunities for many. The use of restrictive covenants based on race was found unconstitutional in 1948, residential segregation has persisted in other forms, such as in mortgage lending and other legislative initiatives that ultimately led to the enactment of Fair Housing Laws in the later years of the twentieth century.

Issues involving equity has been in the forefront of historic preservation in the United States in the recent past. During the early years of the historic preservation movement leading up to the Bicentennial of 1976, preservation had been focused on buildings and site that were mostly related to the American white majority and white history. The history and cultural artifacts of people of color, including Native Americans, and the immigrant experience, were neglected and were not the target of limited resources or funding for preservation activities.

The National Trust for Historic Preservation has been an early leader in acknowledging the need to center equity in the field of historic preservation, meaning making

preservation more equitable to all. By focusing attention and grants on underrepresented histories, their efforts have helped to identify and preserve buildings and sites significant to Black, Latinx, Asian American, Native American, and LGBTQ+ communities, as well the immigrant experience of many ethnic and cultural groups.

The Advisory Council on Historic Preservation, an independent federal agency that promotes the preservation, enhancement, and productive use of the nation’s historic resources as an advisor to the President, Congress, and federal agencies on national historic preservation policy, has developed a “Building a More Inclusive Preservation Program” initiative to enhance federal agency expertise on equity issues.

Attempts at residential segregation appear to have been common in San José during the twentieth century from the teens to late 1940s within new residential tracts, but researching the extent is problematic given the tools available. How public agencies such as the City of San José address past discrimination practices such as residential segregation due to actions by public agencies themselves, or implemented by business groups such as realty boards through mandated policies for their members, remains unclear.

Today, those same neighborhoods that had restrictive covenants are historic due to their age, and their significance is normally associated with the quality of the architecture or integrity of setting that give older neighborhoods a distinct sense of place. Most of these neighborhoods are comprised of residents who are now a mix of differing ethnicities, races, nationalities (as in recent immigrants), and lifestyles. The type of neighborhood environment that the older neighborhoods in San José provide is diverse, and these older neighborhoods are often found to be a desirable destination for family life due to their character for many, regardless of race, ethnicity, lifestyle, or economic strata.

City Landmark Districts in San Jose

City Landmark Districts

The creation of City Landmark Districts is enabled by Section 13.48.120 of the City of San José Municipal Code (Procedure for designation of historic districts). Any geographically defined area can be nominated as a city historic district by the city council, the historic landmarks commission, the planning commission or by application of persons who own sixty percent of the land proposed to be included in the district. Public hearings are held by both the Historic Landmarks and Planning Commissions who then provide their report and recommendations on designation to the San José City Council. The City Council subsequently holds a public hearing and makes the final decision.

For the Historic Landmarks and Planning Commissions to recommend approval, they must make findings that the proposed historic district **“is a geographically definable**

area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development.”

The City Council by written resolution may approve, modify and approve, or deny the proposed designation, and may also make the designation subject to such conditions as it determines reasonably necessary to secure the purposes of the Historic Preservation Ordinance within Chapter 13.48 of the Municipal Code. In making a decision for designation, the City Council must also make the required findings as identified in the previous paragraph for when a positive recommendation is made by either or both of the Historic Landmarks and Planning Commissions.

Envision 2040 General Plan Goals and Policies

As summarized in San Jose’ General Plan, *The preservation of its historic structures and sites helps to create a unique urban environment and sense and pride of place in San José for its residents. This cultural richness strengthens the local economy by promoting tourism and encouraging investment.* Since the 1980s, San José’s General Plan has contained goals and policies which encourage the protection and preservation of its historic resources. The primary General Plan goal is to preserve historically and archaeologically significant structures, sites, districts, and artifacts in order to promote a greater sense of historic awareness and community identity, and to enhance the quality of urban living.

Within General Plan Chapter 6, Land Use and Transportation, a discussion on Historic Preservation is further elaborated with reasoning behind local government preservation activities:

Historic sites and structures provide an educational link to San José’s past and foster a sense of place and community identity for San José. The preservation of appropriate remnants of a city’s past provides multiple benefits important to the health and progress of the city. Historical resources:

- *Are instructive, telling the story of a community’s past; Provide a sense of civic identity and unique character;*
- *Are typically an interesting and pleasing aesthetic in the urban environment;*
- *Can generate economic advantage for a property or neighborhood;*
- *Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;*
- *Once lost, cannot be recovered*

Detailed General Plan goals pertaining to historic districts fall under Goal LU-13 *Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic*

awareness and community identify and contribute toward a sense of place. Applicable polices include:

LU-13.1 Preserve the integrity and fabric of candidate or designated Historic Districts.

LU-13.5 Evaluate areas with a concentration of historically and/or architecturally significant buildings, structures, or sites and, if qualified, preserve them through the creation of Historic Districts.

LU-13.7 Design new development, alterations, and rehabilitation/remodels within a designated or candidate Historic District to be compatible with the character of the Historic District and conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, appropriate State of California requirements regarding historic buildings and/or structures (including the California Historic Building Code) and to applicable historic design guidelines adopted by the City Council.

LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character.

LU- 13.9 Promote the preservation, conservation, rehabilitation, restoration, reuse, and/or reconstruction, as appropriate, of contextual elements (e.g., structures, landscapes, street lamps, street trees, sidewalk design, signs) related to candidate and/or landmark buildings, structures, districts, or areas.

LU-13.10 Ensure City public works projects (street lights, street tree plantings, sidewalk design, etc.) promote, preserve, or enhance the historic character of Historic Districts.

LU-13.11 Maintain and update an Historic Resources Inventory in order to promote awareness of these community resources and as a tool to further their preservation. Give priority to identifying and establishing Historic Districts.

LU-13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Residential Landmark and National Register District Designations in San José

The City of San José has three residential city landmark districts within the city limits. They are, in order of designation, Hensley City Landmark District, Reed City Landmark District, and Lake House City Landmark District.

Two residential historic districts are listed on the National Register of Historic Places. They are, in order of listing, Hensley Historic District, and Fairglen Additions Historic District. Hensley Historic District was listed by the Keeper of the National Register prior to its local city landmark designation and has a slightly different footprint.

Other districts have been designated locally or listed on the National Register but are not principally residential in character or use. Those include St. James Square Historic District (both City Landmark and National Register), Downtown Commercial Historic District (National Register), Alviso Historic District (National Register), River Street City Landmark Historic District, and The Alameda (right-of-way) City Landmark District.

The City of San José also has seven residential neighborhoods that have been adopted by the San José City Council as conservation areas. They include Naglee Park Conservation Area, Palm Haven Conservation Area, Hanchett and Hester Park Conservation Area, Market-Almaden Conservation Area, Martha Gardens Conservation Area, Guadalupe/Washington Conservation area, and North Willow Glen Conservation Area.

All of the residential city landmark districts and conservation areas have been the result of public advocacy by local neighborhood groups. The first three conservation areas were approved as a part of comprehensive citywide historic resource surveys in the 1970s that paralleled local activities surrounding the national Bicentennial and San José's 200th birthday in 1977.

The nomination to the National Register of Historic Places of the Hensley Historic District in 1983 was by the Hensley Residents Association.

Nominations of the remaining residential city landmark districts and conservation areas were made during the 2000s and early 2010s by the San José City Council at the request of Neighborhood Action Committees (NACs) that had been formed under the City's Strong Neighborhoods Initiative (SNI).

The preparation of the documentation for the nomination of the Schiele Subdivision/Alameda Park neighborhood as a historic district is under the direction of the San José City Council who funded this initiative in early 2023 and initiated proceedings in April 2024. The documents that append this nomination, including this focused historic context statement was prepared by the firm of Archives & Architecture, LLC. Key authors were Franklin Maggi and Krista Van Laan, both who meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities with the field of Architectural History.

The documents prepared for this nomination include a District Record (DPR523d), Primary Records for each property (DPR523a), a boundary description, a table of properties and their attributes, and this historic context statement.

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Subdivisions 1887-1940

Original City and Suburbs

SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
Jackson's Subdivision of B.5.R.12 S in the City of San Jose	B	43	1/21/1887	Original City
F. A. Taylor's Subdivision of Block No. 6 of Naglee and Sainsevain's Addition	B	46	2/1/1887	Original City
Acequia Lots in the City of San Jose	B	48	2/2/1887	Original City
Portion of the Hobson Tract	B	49	2/28/1887	Original City
Fleming's Subdivision	B	51	3/11/1887	Narvaez Rancho
Dunne's Subdivision of Cook and Branham's Additio	B	52	3/11/1887	Original City
Struvy Tract Being Block 14. S. R. 4 W of the Lick Homestead Tract	B	54	4/4/1887	Original City
Driscoll Addition No. 2	B	59	4/11/1887	Original City
W. S. Thorne's Addition of Block 15 in Cook and Branham	B	61	4/18/1887	Original City
Devendorf Subdivision of B.13 S.R 4 W. James Lick Homestead Tract	B	64	5/23/1887	Original City
N. Cadwallader's Subdivision Naglee and Sainsevain's Addition	B	66	6/28/1887	Original City
Pacific Land Investment Company's Property in the Polhemus Tract	B	67	8/11/1887	Potrero Rancho
McMurtry's Subdivision of Block 11 in the University Grounds	B	68	8/15/1887	Potrero Rancho
One Acre Homestead Lots near the Alum Rock Road	B	69	8/17/1887	Pueblo Lot #1
Wright and Hyland Subdivision	B	81	8/18/1887	Los Coches Rancho
Driscoll's Subdivision of Block 9 Cook and Branham's Addition	B	71	8/20/1887	Original City
Garden City Tract Subdivided by Easton Eldridge and Co.	B	70	8/22/1887	Pueblo Lot #1
Lendrum Tract and Brassy - Athlers Tract	B	73	8/25/1887	Pueblo Lot #1
Parkhurst Subdivision of Portion of Block 12 S R 3W	B	74	8/30/1887	Original City
Brown Subdivision of a Part of Lot 4 Block 2	B	76	8/31/1887	Potrero Rancho
Dunlop Subdivision of Portion on the Hobson Tract	B	75	9/1/1887	Original City
Deweese Subdivision of the Lots 17, 18 and 19 on the University Tract	B	78	9/1/1887	Potrero Rancho
De Wolf Subdivision of Block 17 and Part of 11 in the Reed Addition	B	79	9/3/1887	Original City
De Wolf Subdivision of Block 17 and Part of 11 in the Reed Addition	B	85.5	9/3/1887	Original City
Judson Subdivision	B	80	9/7/1887	Original City
Morrison Subdivision of Part of Block 53 of Reeds Addition	B	81	9/7/1887	Original City
Costa Tract Being of the James Lick Homestead Tract	B	82	9/7/1887	Original City
Bellevue Tract of South San Jose	B	83	9/7/1887	Pueblo Lot #1
Montagues Subdivision of Block 57 of University Grounds	B	85	9/7/1887	Potrero Rancho
Mace Expansion of the San Jose City Homestead Tract	B	86	9/7/1887	Los Coches Rancho
Bishop Lots Original F. Krahenberg Tract	B	92	9/7/1887	Potrero Rancho
Block 1 and 2 of Harrison Tract	B	90	9/13/1887	Original City
Rhodes Tract	B	87	9/14/1887	Original City
Survey of the Chapman and Davis Tract	B	88	9/14/1887	Mission lands
Blocks 1, 2 and 3 of the Vestal Survey Subdivided by X. E. Burns and Company	B	89	9/14/1887	Original City
Main and Denike Subdivision of Block 8 and 7, Naglee and Sainsevain Addition	B	94	9/16/1887	Original City
Montgomery and Rea Sub of Block 21 & 22	C	7	9/19/1887	Original City
Oliver Subdivision of the James Lick Homestead Tract	B	93	9/22/1887	Original City
San Jose City Homestead Tract Extension	B	95	9/22/1887	Los Coches Rancho
Schaaf Subdivision of Block 14 of the Cook and Branham Survey	B	97	9/22/1887	Original City
Brown Subdivision of Lot 4 Block 2 Amended Map	C	9	9/24/1887	Potrero Rancho
Johnson's Addition	C	5	9/27/1887	Pueblo Lot #1
Deuendorf Subdivision Block 12	C	15	9/27/1887	Original City
Dorn's Subdivision of Cook and Branham Addition	C	19	9/28/1887	Original City
Randol's Addition to the Chapman and Davis Tract	C	21	9/28/1887	Mission lands
Harron's Subdivision of Block 5 of Prevost's Survey	C	23	9/29/1887	Original City
Hotel Vendome Tract	C	25	10/6/1887	Original City
Ethridde and Fuller Subdivision Block 35 University Tract	C	27	10/12/1887	Potrero Rancho
River Lot 7 and Portion of Lot 6, University Grounds	C	29	10/18/1887	Potrero Rancho
River Lots 5 and 8, University Grounds	C	31	10/18/1887	Potrero Rancho
Miller Geln Tract Block 3 and 4	C	33	10/29/1887	Original City
Miller Glen Tract Block 1 and 2	C	35	10/29/1887	Original City
Howard Addition in 500 Acre Lot No. 9	C	37	11/14/1887	Pueblo Lot #1
Plot of Blocks and Fractional Blocks	C	53	2/4/1888	Original City
N. Cadwallader Subdivision of Lots 129 and 130 Cook and Branham	C	59	2/18/1888	Original City
Johnson Tract	C	63	2/20/1888	Original City
Balbeach Addition No. 2	C	71	3/13/1888	Original City

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SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
University Grounds Block 32	C	81	3/21/1888	Potrero Rancho
Polhemus Addition survey No. 1	C	77	3/27/1888	Potrero Rancho
Herrmann and Pierce Addition	C	85	4/2/1888	Original City
J. C. Morrils Subdivision Block 24 and Branham	C	89	4/23/1888	Original City
Marten and Callisch Subdivision to Part of Block 5 and 1	C	101	5/5/1888	Original City
Lendrum Tract Second Subdivision	C	80	5/14/1888	Pueblo Lot #1
Bender's Subdivision	D1	11	9/6/1888	Narvaez Rancho
McClory Tract	D1	19	9/8/1888	Los Coches Rancho
Schiele Subdivision	D1	31	10/10/1888	Potrero Rancho
Alameda Villa Tract	D1	45	11/24/1888	Potrero Rancho
Page's Subdivision in Prevost Addition	D1	53	12/15/1888	Original City
Sherman Tract	D1	51	12/20/1888	Original City
Noriega Addition	D1	55	12/27/1888	Original City
Devendorf Subdivision No. 3	D1	57	1/14/1889	Original City
Tract Attention Subdivision of B.5.R.7S.	D1	59	1/14/1889	Original City
M. O'Brien Subdivision	D1	33	1/19/1889	Original City
Schiele Subdivision Supplementary Map	D1	61	1/26/1889	Los Coches Rancho
Enright Subdivision of Block 51B of the Reed Addition	D1	73	3/4/1889	Original City
Weiland Subdivision of Part of Block 7 of Sunol Partition	D1	77	3/20/1889	Los Coches Rancho
Pomona Villa	D1	83	4/10/1889	Original City
Leach and Mcllvain Subdivision	D1	85	4/13/1889	Narvaez Rancho
Boynton's Subdivision of Lot 12, Odd Fellows Savings Bank Tract	D1	87	4/15/1889	Narvaez Rancho
Mace Addition No. 3	D2	91	4/17/1889	Original City
Price Subdivision Being an Addition to the Willow Glenn Tract	D2	95	4/29/1889	Original City
Red Letter Tract	D2	97	5/2/1889	Los Coches Rancho
Hulet Tract Subdivision Adjoining the City of San Jose	D2	99	5/7/1889	Los Coches Rancho
Kelly's Subdivision	D2	101	5/8/1889	Original City
Baltz Subdivision	D2	111	5/29/1889	Original City
Enright Subdivision in the Reed Addition	D2	115	6/10/1889	Original City
Home Investment Tract in the Reed Addition	D2	125	6/25/1889	Original City
Cottage Grove Tract	D2	127	6/26/1889	Pueblo Lot #1
Willard Tract Being Subdivision of B.13S.R.I.W.	D2	129	7/8/1889	Original City
Henley Subdivision	D2	133	7/15/1889	Original City
Evenvale Tract	D2	135	7/30/1889	Narvaez Rancho
J. W. Harrensteins Subdivision of the James Lick Homestead Tract	D2	137	8/2/1889	Original City
Vostrovsky Subdivision	D2	139	8/19/1889	Narvaez Rancho
Hyde Park Tract	D2	147	11/16/1889	Potrero Rancho
Hirshfelder's Subdivision of Block 42, University Park	D2	151	11/23/1889	Potrero Rancho
Reed Partition Part of Lot IV	D2	155	12/13/1889	Pueblo Lot #1
Gilt Edge Tract	D2	157	12/17/1889	Los Coches Rancho
G. A Oberg Subdivision	D2	175	3/31/1890	Los Coches Rancho
Hamilton Subdivision	D2	177	4/1/1890	Los Coches Rancho
Blauer Subdivision in Cook and Branham Addition	D2	179	4/5/1890	Original City
Sanderson's Garden Tract Subdivision of Block 8 in Cook & Branham's Addition	E	5	5/6/1890	Original City
Schiele Subdivision No. 2	E	8, 9	5/26/1890	Los Coches Rancho
Whiteman Survey	E	13	6/7/1890	Original City
Home Tract F. Gubbay's Subdivision	E	17	6/11/1890	Los Coches Rancho
Parker's Addition to East San Jose	E	15	6/21/1890	East San Jose
Willows Residence Tract	E	26, 27	7/11/1890	Narvaez Rancho
J. B. Cary's Subdivision Being Part of 500 Acre Lot No. 13 in East San Jose	E	43	9/12/1890	East San Jose
Nucleus Tract, being Subdivision of Block 14 SRA in the Lick Tract	E	45	10/3/1890	Original City
Madden's Subdivision No 1	E	59	11/21/1890	Los Coches Rancho
Goodyear Tract	E	37	11/22/1890	Original City
F. C. Bethell Subdivision of Block 5, Range 10S	E	71	1/30/1891	Original City
Powell's Subdivision of Lot No. 1 in Block No. 15, University Grounds	E	75	2/6/1891	Potrero Rancho
Lake House Tract	E	83	3/16/1891	Original City
Morrison Tract Subdivision of Lots 12 and 11	E	85	3/16/1891	Original City

Subdivisions 1887-1940

Original City and Suburbs

SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
Phelan Tract on the Alameda Schiele's Subdivision No. 4	E	87	3/18/1891	Los Coches Rancho
Varney Subdivision	H	116-17	4/3/1891	Narvaez Rancho
Bellevue Tract Amended Map	E	99	4/13/1891	Original City
McEvoy Subdivision	E	109	7/14/1891	Los Coches Rancho
Vostrovsky Subdivision No 2	F	3	12/3/1891	Narvaez Rancho
Newhall and Cottrell Subdivision of Block 3 of Reeds Addition	E	123	12/10/1891	Original City
Garland Tract of the Hyland and Wright Tract	E	137	3/24/1892	Los Coches Rancho
De Wolf's Re-Subdivision of Portions of Blocks 11 and 17 of Reed's Addition	E	151	5/21/1892	Original City
Flagg's Subdivision in the Lick Homestead Tract	G	5	6/1/1892	Original City
Veuve - LaGrue Tract	G	11	7/28/1892	Los Coches Rancho
H. A. Marckres Subdivision	G	17	8/15/1892	Original City
Reeds Addition Part of Block 26	G	29	11/17/1892	Original City
Mrs. Wuensche Tract	G	26	11/30/1892	Narvaez Rancho
McClory Addition, including a Portion of Lot 8 and all of Lot 7 Block 4 Prevost	G	41	2/6/1893	Original City
Wrichts Subdivision of Sunol Addition	G	49	2/25/1893	Los Coches Rancho
Franklin Tract Being a Subdivision of Lots 11 & 8 of the Sunol Addition	G	55	3/29/1893	Los Coches Rancho
Thos. Saveker Subdivision of a Portion of Lots 18 and 19 of the Splivalo Tract	G	63	4/14/1893	Los Coches Rancho
Plank Tract	G	78	5/24/1893	Los Coches Rancho
Morrison Estate	G	77	5/29/1893	Potrero Rancho
Campan Subdivision Lot 29 Odd Fellows Savings Bank Tract	G	83	6/5/1893	Narvaez Rancho
Observatory View Tract	G	90, 91	8/12/1893	Pueblo Lot #1
Lincoln Tract	H	7	9/19/1893	Original City
Vendome Addition	H	35	3/6/1894	Original City
Purinton Tract	H	47	4/17/1894	Los Coches Rancho
J. W. Rea Subdivision, Lots 7 & 8, Block No. 8, Chapman & Davis Tract	H	51	4/27/1894	Mission lands
North Addition to the Observatory View Tract the Property of Margaret Sullivan	H	67	5/11/1894	Pueblo Lot #1
Mrs. Mary J. Smith's Subdivision of Lot No. 7	H	55	5/16/1894	Original City
Chapin Subdivision of the Patterson Tract	H	79	6/26/1894	Narvaez Rancho
Kalana Tract Being Part of Block 20 of Reed Addition	F	42	8/8/1895	Original City
Paul O. Burns Wine Co.'s Property	H	131	8/29/1895	Original City
Zuver's Subdivision of Part of Los Coches Rancho (Naglee Tract)	H	139	11/4/1895	Los Coches Rancho
Rosebud Tract	H	143	12/20/1895	Narvaez Rancho
Empire Subdivision of Block 14 of Cook & Branham Addition	I	23	5/28/1896	Original City
Darby subdivision of Block 9 of the Albers Tract	I	28-29	6/19/1896	Pueblo Lot #1
C. H. Phillips & T. S. Montgomery's Subdivision	I	39	8/4/1896	Potrero Rancho
Henarie Subdivision of Orange Mill Lots No. 12-13-14-15 & 16	I	79	10/14/1897	Original City
Augusta Younger Lands	F1	15	12/23/1897	Pueblo Lot #1
T. S. Montgomery's Subdivision of Part of the Polhemus Tract	F1	16	1/20/1898	Los Coches Rancho
Bettencourte Subdivision No. 2	I	103	8/1/1898	Narvaez Rancho
Mrs. Mary Scheller Lands	I	113	4/27/1899	Original City
Marguerite Tract No. 1 Being Subdivision of Block 6 of the Cook and Branham Addition	F1	35	10/11/1899	Original City
V. A. Scheller Subdivision Being lot 9 of the Sunol Partition	I	127	12/11/1899	Los Coches Rancho
Rowe's Subdivision of the Anderson Tract	F1	44	4/7/1900	Potrero Rancho
A. L. Huyck Subdivision of part of Block 12 Cook & Branham Addition	I	137	5/28/1900	Original City
Walter T. Oliver's Subdivision of the Northern Half of Block 12	F1	48	7/16/1900	Original City
Sunol Partition Lot 6	F2	2	9/8/1900	Los Coches Rancho
Thorne Subdivision of Lot 4 of the Sunol Partition	I	145	10/26/1900	Los Coches Rancho
Burges Tract in the Rancho Los Coches and Lot 1 of Sec. 24	F2	4	1/16/1901	Los Coches Rancho
Pomeroy and Parker Tract	J	7	4/10/1901	Original City
H. S. Gile Subdivision	F3	1	3/7/1902	Potrero Rancho
Naglee Park Tract Survey No. 1	F2	15	4/15/1902	Original City
Penniman Tract	F2	17	7/9/1902	Narvaez Rancho
Pinard Subdivision	J	11	10/10/1902	Los Coches Rancho
Mayhew Subdivision	F3	15	4/29/1903	
Emerald Isle Subdivision of a Portion of the Lands of the Hibernia Savings & Loan Society	F3	23	8/18/1903	Original City
Vestals Subdivision	F3	39	9/23/1903	Original City
Florence Tract	F3	43	11/25/1903	Original City

Subdivisions 1887-1940

Original City and Suburbs

SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
Chapman and Davis Tract Subdivision of Lot 2 Block 5	F3	49	12/22/1903	Los Coches Rancho
Shottenhamer's Subdivision	F3	51	2/9/1904	Original City
Arques City Tract	J	15	2/18/1904	Original City
Rambo Subdivision	F3	71	6/15/1904	Los Coches Rancho
Hancock Tract	K	15	6/16/1904	Original City
S. J. F. P. Co. Subdivision	F3	77	6/28/1904	Original City
Ford Villa Lots	F3	83	7/14/1904	Original City
Alta Vista Tract Being Jos. H. Rucker's Subdivision	F3	89	8/4/1904	Original City
Lynnhurst Tract	F3	91	8/9/1904	Narvaez Rancho
Taylor Subdivision	F3	94	8/31/1904	Original City
William J. Leet Subdivision of the Hyde Park Tract	F3	95	9/10/1904	Pueblo Lot #1
Thomas Subdivision Lot 19 of Odd Fellows Saving Bank Tract	K	11	11/9/1904	Narvaez Rancho
Rose Lawn	K	13	11/14/1904	Los Coches Rancho
E. F. Manning Lots in Enright's Subdivision of Block 44a Reed Addition	K	9	11/20/1904	Original City
John R. Chace Villa Lots	F2	34	11/30/1904	Pueblo Lot #1
Interurban Park Tract	K	21	12/5/1904	Los Coches Rancho
Uwunta Tract Surveyed for J. E. Fisher Land Agent	K	23	12/7/1904	Original City
Adelia Tract Being Jas. W. Rea & Co.'s, Subdivision of a Portion of Lot 14	K	25	12/8/1904	Los Coches Rancho
Clover Leaf Tract	K	35	12/27/1904	Los Coches Rancho
Naglee Park Tract	K	41	1/7/1905	Original City
Shafter's Subdivision	K	37	1/10/1905	Los Coches Rancho
Thomas Subdivision No. 2 of Lot 20 of the Odd Fellows Savings Bank Tract	K	39	1/30/1905	Narvaez Rancho
Gifford Addition Being Lot 2, Sunol Partition	K	71	5/5/1905	Los Coches Rancho
Driscoll Addition Subdivision of Lots 17 and 20 of Block 2	K	77	5/15/1905	Original City
Fairholme Subdivision of Lot 22 of the Odd Fellows Savings Bank Tract	K	78	5/16/1905	Narvaez Rancho
Lynnhurst Tract Being Subdivision of Lot 16 of the Odd Fellows	K	79	5/16/1905	Narvaez Rancho
Thomas Subdivision of Lot 19 of the Odd Fellows Savings Bank Tract	K	80	5/16/1905	Narvaez Rancho
Thomas Subdivision No 2 of Lot 20 of the Odd Fellows Savings Bank Tract	K	81	5/16/1905	Narvaez Rancho
Manning Subdivision being par to Lot 36, Odd Fellows Savings Bank Tract	K	82	5/18/1905	Narvaez Rancho
Palm Tract	K	90	7/11/1905	Original City
Third Ward Home-Tract	K	96	8/15/1905	Original City
Potter Subdivision of Lots 13 to 27 inclusive of the Varney Subdivision	K	97	9/7/1905	Narvaez Rancho
Marshall Subdivision of Lot 31 of the Odd Fellows Savings Bank Tract	K	102	9/22/1905	Narvaez Rancho
C. B. Wooster's Subdivision	L1	6	12/7/1905	Narvaez Rancho
Bijou Tract	L1	13	12/29/1905	Original City
Gunckel Subdivision	L1	14	1/2/1906	Narvaez Rancho
Manning Subdivision Map No. 2	L1	16	1/4/1906	
Delmas Avenue Subdivision	L1	22	2/1/1906	
Peerless Tract	L1	24	2/27/1906	
Davis Subdivision	L1	34	4/12/1906	Original City
Lewis Subdivision	L1	45	9/26/1906	Original City
Barrett and Mack Subdivision of Lots 23 and 24 of the Odd Fellow Savings Bank Tract	L2	49	11/10/1906	Narvaez Rancho
Hanchett Residence Park Adjacent to the City of San Jose	L2	53	12/4/1906	Los Coches Rancho
J. C. Harding Tract	L2	54	12/11/1906	Potrero Rancho
Manzanita Tract	L2	58	2/5/1907	Original City
Lynwood Subdivision of Block 36 of Vineyard Homestead	L2	60	2/9/1907	Original City
Sycamore Tract	L2	63	2/19/1907	Original City
Marguerite Tract No. 2 Being Subdivision of Block 7, Cook and Branham Addition	L2	71	3/1/1907	Original City
Lynde and Roop Subdivision of a Portion of the Ballou Tract	L2	72	3/15/1907	Original City
Highland Subdivision	L2	74	4/15/1907	Narvaez Rancho
Pyle Addition No. 1	L2	78	4/30/1907	Original City
Reed's Addition Re-Subdivision of the Western Half of Block 4 and Eastern Half of Block 10	L2	81	5/10/1907	Original City
Schaad Subdivision of Block 33 Reed Addition	L2	86	7/9/1907	Original City
Interurban Park Tract No. 2	L2	91	9/4/1907	Los Coches Rancho
San Carlos Subdivision No. 1	L2	94	9/17/1907	Los Coches Rancho
Naglee Park Tract Survey No. 4	L2	100	10/31/1907	Original City
Mrs. Leler May Allred in the Settle Subdivision	M1	2	11/5/1907	Narvaez Rancho

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Epperly Half Acres	M1	10	1/10/1908	Narvaez Rancho
Garden Villa Tract Being Case, Short, and Ryan's Subdivision L. Archer Homestead Lots	M1	12	2/15/1908	Pueblo Lot #1
San Jose Fruit Packing Company's Subdivision No. 2	M1	15	2/21/1908	Original City
Hoefft Subdivision	M1	19	4/20/1908	Los Coches Rancho
DeVine Survey No. 1 Subdivision of Lots 8, 9, 10, 11, 17, 18, 19, and 20 in Block 4	M1	20	4/22/1908	Original City
Chris Anderson's Subdivision of the Original J. Madden Tract	M1	30	9/10/1908	Pueblo Lot #1
W. E. Woodhams Sub. of Lot 25 of the Canters Subdivision	M1	31	9/24/1908	Pueblo Lot #1
Barker's Subdivision of Blocks 40 of Reed's Addition	M1	32	10/7/1908	Original City
Reed's Addition Subdivision of Lots 2-3-6-7-10-11 and 15 of Block 39	M1	39	10/22/1908	Original City
P.C. Moore Subdivision of Block 12 South Range B. of the James Lick Homestead Tract	M1	42	11/2/1908	Original City
O. C. Early Third Ward Subdivision	M1	43	11/12/1908	Original City
Grand View Addition, A. J. Crapo's Subdivision of Block 43 of Vineyard Homestead Association	M1	46	12/1/1908	Original City
Maypark Half Acres	M1	47	12/8/1908	Los Coches Rancho
Spaulding Garden Tract	M1	48	12/10/1908	Pueblo Lot #1
Sealy's Subdivision	M1	50	12/21/1908	Original City
Willows Half Acres Being Part of the Original Cottle Tract	M2	51	1/4/1909	Narvaez Rancho
J. R. Whitney Homestead Tract	M2	52	1/4/1909	Original City
Locust Grove Tract Subdivision of Lot 122 and Lot 121, Block 11, Cook and Branham Addition	M2	57	4/8/1909	Original City
York Lawn Subdivision Lots 0, 1, 2, 3, and 4 of Canters Subdivision	M2	58	4/13/1909	Pueblo Lot #1
J. A. Norton Subdivision	M2	61	4/27/1909	Los Coches Rancho
San Carlos Subdivision No. 2	M2	65	6/2/1909	Los Coches Rancho
Dana Subdivision	M2	66	6/23/1909	Los Coches Rancho
Arcadia Tract being W. L. Atkinson and Co.'s Subdivision of Part of the Beans Tract	M2	71	9/1/1909	Original City
V. A. Hancock Subdivision No. 1	M2	78	9/30/1909	Original City
Chace Park Avenue Lots	M2	81	10/28/1909	Los Coches Rancho
Cragin Subdivision	M2	82	11/2/1909	Los Coches Rancho
McGinness Subdivision	M2	83	11/10/1909	Pueblo Lot #1
J. C. Murphy Subdivision	M2	84	11/11/1909	Original City
John R. Chace Villa Lots No. 2	M2	93	2/26/1910	Pueblo Lot #1
Pinehurst Subdivision of Lot 10 and a Portion of Lot 11 of the Fleming Subdivision	N1	2	7/6/1910	Narvaez Rancho
Cherryhurst Tract No. 2 Being a Subdivision of Part of the Lupton Tract	N1	3	7/6/1910	Narvaez Rancho
Foley Subdivision Block 13 of White's Addition	N1	5	7/12/1910	Original City
John R. Chace Villa Lots No 2	N1	10	10/4/1910	Pueblo Lot #1
Scharff Subdivision of Lots 21, 22, 23 and 24 of the Alta Vista Tract	N1	11	10/5/1910	Pueblo Lot #1
Ashworth Subdivision	F2	47	10/16/1910	Pueblo Lot #1
Fruit Cannery Tract Being Subdivision of Lot 14 of the Sunol Partition	N1	14	11/21/1910	Los Coches Rancho
Hawthorne Place	N1	15	11/25/1910	Original City
Alisal Tract No. 1 Being J. H. M. Townsend's Subdivision of Part of 500 Acre Lot No 19	N1	16	12/2/1910	Pueblo Lot #1
Clemence Subdivision being Lots 1 and 2, and Part of Lot 7, of L. Archer's Homestead Lots	N1	17	12/7/1910	Pueblo Lot #1
Chas. R. Harker's Subdivision	N1	22	1/18/1911	Original City
Nelson Tract No. 1 Being a Portion of Lot 91	N1	25	2/20/1911	Los Coches Rancho
L.. T. Clark Subdivision of the Reed Addition	N1	26	2/25/1911	Original City
Cleaves' Tract	N1	27	3/6/1911	Los Coches Rancho
Gillespie Subdivision Being Part of Lot 29	N1	48	4/18/1911	Los Coches Rancho
Ivey Green Subdivision	N2	52	7/18/1911	Los Coches Rancho
Lewis Subdivision No. 2	N2	68	11/6/1911	Los Coches Rancho
Washington Subdivision	N2	76	1/16/1912	Original City
Elm Leaf Park	N2	77	1/16/1912	Pueblo Lot #1
Wright and Gibson Tract No. 2	N2	78	1/20/1912	Los Coches Rancho
Locust Subdivision	N2	81	2/7/1912	Original City
Conling and Col Subdivision	N2	82	2/14/1912	Original City
Alum Rock Heights	N2	83	2/19/1912	Pala Rancho
San Jose Park Tract	N2	84	2/19/1912	Los Coches Rancho
Canoas Garden Tract	N2	85	2/19/1912	Narvaez Rancho
Walsh Residence Tract No. 1	N2	87	3/1/1912	Original City
J. M. Nelson's Nob Hill Subdivision	N2	89	3/13/1912	Gardner
Ford Garden Lots	N2	90	3/26/1912	Gardner

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SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
David Wight, Jr. Subdivision	N2	92	4/5/1912	Narvaez Rancho
Walsh Residence Tract Map No. 2	N2	94	4/17/1912	Original City
Boulevard Tract	N2	95	4/17/1912	Pueblo Lot #1
Map No. 1 of the Kleemeyer Subdivision	N2	96	4/22/1912	Narvaez Rancho
Forest Home Subdivision a resubdivision of Augusta Younger Subdivision	O1	2	5/20/1912	Pueblo Lot #1
Pyle Addition No.1 Amended Map	O1	8	8/13/1912	Original City
Flickinger Subdivision Being of Naglee Sansevain Addition	O1	10	8/25/1912	Original City
Newhall's Subdivision	O1	11	10/3/1912	Narvaez Rancho
Hart Subdivision Cook and Branham Addition	O1	14	10/23/1912	Original City
Acacia Park of the Woolen Mills Property	O1	17	11/15/1912	Original City
Encina Heights Map of Subdivision No. 1	O1	21	12/16/1912	Pala Rancho
Palm Haven	O1	25	2/14/1913	Narvaez Rancho
Port San Jose Addition of the forest Home Subdivision	O1	26	2/18/1913	Pueblo Lot #1
Map No. 2 Shottenhamer's Subdivision	O1	27	3/18/1913	Original City
Lewis Subdivision No. 3	O1	30	4/7/1913	Original City
H. Roehr's Subdivision of White's Addition	O1	33	4/18/1913	Original City
Heart of the Willows Subdivision	O1	34	4/22/1913	Narvaez Rancho
Mrs. Helen L. Beal	O1	37	5/20/1913	Los Coches Rancho
Lewis Subdivision No. 4 a Subdivision of Chapman and Davis Tract	O1	38	6/13/1913	Mission lands
Charleston Place of the Prevost Survey	O2	46	4/4/1914	Original City
Keiser Tract Being a Subdivision of Lots 7 and 12 of Sunol Partition	O2	49	5/7/1914	Los Coches Rancho
Keesling Cherry Court, Being Lot No. 21 of the SB Tract	O2	55	7/2/1914	Gardner
Hester Park of the San Jose City Homestead Association	O2	60	8/19/1914	Los Coches Rancho
McCreery Subdivision of Alta Vista Tract	O2	65	1/5/1915	Pueblo Lot #1
Map	O2	69	3/17/1915	Original City
Map	O2	70	3/17/1915	Original City
Map	O2	71	3/17/1915	Original City
Saveker Subdivision No. 2	O2	72	3/19/1915	Los Coches Rancho
Vestal's Subdivision of Blocks 8 and 9	O2	87	11/24/1915	Original City
Cadwallader Taylor Subdivision	O2	90	1/2/1916	Los Coches Rancho
Palm Haven Resubdivision	O2	92, 93	3/7/1916	Los Coches Rancho
Roberts Elm Tree Subdivision	O2	94	5/1/1916	Original City
Lincoln-Glen Eyrie Tract of the Lester Subdivision	P	6	12/26/1916	Los Coches Rancho
University Grounds Subdivision of Original Lot No. 3 Block 17	Q	6	1/22/1917	Potrero Rancho
Univeristy Subdivision of Original Lot No. 4 Block 17	Q	7	1/26/1917	Potrero Rancho
Koeberle Tract	P	28	8/8/1917	Original City
Rhodes Homestead	P	36-37	7/11/1919	Los Coches Rancho
Naglee Terrace	P	38	9/2/1919	Original City
Cole Realty Subdivision of Lot 25 of Odd Fellows Savings Bank Tract	P	42-43	2/19/1920	Gardner
Cristina Sub. No.1 Being a Part of the N. H. Hicks Tract	P	51	12/6/1920	Narvaez Rancho
Herschbach's Subdivision of Lincoln Residence Park	P	55	5/19/1921	Narvaez Rancho
Sycamore Tract No. 2	P	4	6/21/1921	Original City
McCoy Addition to Naglee Park	P	12	10/19/1921	Original City
Chace Villa Lots-Map No. 3 Part of the Michael Sullivan Tract	P	56	3/16/1922	Pueblo Tract #1
Naglee Park Addition	R	2	4/15/1922	Original City
Alameda Park	R	4	6/5/1922	Potrero Rancho
Burrell Park	R	13	6/14/1922	Mission lands
L. E. Appleton Addition to Naglee Park	R	15	8/9/1922	Original City
Herschbach's Subdivision of Sierra Park Tract	R	19	10/16/1922	Los Coches Rancho
Herschbach's Subdivision of the Valley View Tract	R	20, 21	10/16/1922	Pueblo Tract #1
Herschbach's Subdivision of Roosevelt Park	R	22	12/12/1922	Gardner
Riverside Park	R	27	3/28/1923	
Vendome Park	R	34, 35	6/19/1923	Original City
Vendome Park - Map No. 2	R	38, 39	8/6/1923	Original City
Cherry Park	R	42	10/16/1923	Narvaez Rancho
Cline Subdivision, a resubdivision of part of Chapman and Davis Tract	R	44	11/5/1923	Mission lands
Hanchett Court, Part of Los Coches Rancho	R	45	11/8/1923	Los Coches Rancho

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Herschbach's Subdivision of Autumn Court	R	47	11/15/1923	Original City
Mt. Hamilton View Park	R	49	11/26/1923	Pueblo Tract #1
Cristina Subdivision No. 2	R	54	2/4/1924	Narvaez Rancho
Myrtle Park	R	55, 56	3/3/1924	Potrero Rancho
Vendome Park Map # 3	S	1, 2	3/3/1924	Original City
Vendome Park Map # 4	S	3, 4	3/3/1924	Original City
Burrell's Resubdivision of Block 3 and Part of Block 2, Burrell Park	S	5	3/5/1924	Mission lands
Cook Subdivision	S	9	3/18/1924	Original City
Delwood Park	S	10	3/19/1924	Narvaez Rancho
Cherry-Land Tract	S	11	4/10/1924	Narvaez Rancho
Herschbach's Subdivision of French Residence Park	S	12	4/21/1924	Narvaez/Gardner
Ramona Subdivision	S	13	4/21/1924	Narvaez Rancho
Alameda Court	S	14	5/17/1924	Potrero Rancho
Alameda Manor	S	15, 16	5/19/1924	Potrero Rancho
Kenold Tract	S	17	6/6/1924	Narvaez Rancho
South Lincoln Park a Subdivision of Lots 7 and 8 in Hamilton Ranch	S	20	6/16/1924	Narvaez Rancho
Eastmorland Park Being a Part of the Sullivan Partition	S	31	10/6/1924	Pueblo Tract #1
Narvaez Rancho Tract	S	33	1/6/1925	Narvaez Rancho
Sunny Glen	S	36	1/13/1925	Narvaez Rancho
Bailey Subdivision	S	37	1/19/1925	Los Coches Rancho
Sunset Tract a Resubdivision of Portions of Lots 16 and 17 of Alta Vista Tract	S	44	4/7/1925	Pueblo Tract #1
Byerly Tract	S	46	5/18/1925	Narvaez Rancho
Alameda Court Extension	S	50, 51	6/1/1925	Potrero Rancho
Atlas Subdivision	S	47	6/15/1925	Los Coches Rancho
esurvey and Resubdivision of Palm Haven	U	14, 15	7/16/1925	Palm Haven Dist
Alfred Jones Addition to Naglee Park	S	55	8/3/1925	Original City
Naglee Park Extension	U	6	9/22/1925	Original City
El Abra Court, Being a Part of the Barnhisel Property in the Willows	U	17	10/19/1925	Narvaez Rancho
Willow Home	U	27	11/19/1925	Narvaez Rancho
American City Subdivision	U	32, 33	12/9/1925	Pala Rancho
Herschbach's Subdivision of Fancher Park	U	36	12/29/1925	Los Coches Rancho
John R. Chase's Garden Villa Lots	U	40, 41	2/15/1926	Pueblo Tract #1
Herschbach's Subdivision of Cherry Court	U	42	3/1/1926	Narvaez Rancho
Atlas Subdivision	U	43	4/21/1926	Los Coches Rancho
Restwood Park, Map No. 1 A Subdivision of Part of Lot 8, Cottle Partition	U	44	4/28/1926	Narvaez Rancho
Terra Bella Tract, Part Lot 10, Hamilton Tract	U	45	4/29/1926	Narvaez Rancho
Herschbach's Subdivision Fancher Park Amended Map	V	6	6/21/1926	Los Coches Rancho
Fairway Park	V	20, 21	8/5/1926	Pueblo Tract #1
Mayflower Park	V	30, 31	10/4/1926	Pueblo Tract #1
Sunset Tract First Addition	V	29	10/6/1926	Pueblo Tract #1
Griffith Court	V	35	12/13/1926	
Hevrin Subdivision	V	36	1/11/1927	Westside
Lot 2 Adams Subdivision	T	13	1/13/1927	Narvaez Rancho
Lincoln Gates	V	46, 47, 48	4/18/1927	Narvaez Rancho
Restwood Park Map No. 2	V	52, 53	5/2/1927	Narvaez Rancho
Hillcrest Being a Re-Subdivision of the Mary L. Gordon Tract	W	2,3	5/16/1927	Pala Rancho
Willow Glen Orchard Tract	W	1	6/1/1927	Narvaez Rancho
Country Club Park, Re-Subdivision of Observatory Tract and Hillcrest	W	8, 9	6/4/1927	Pueblo Tract #1
Lincoln Manor, Being a Subdivision of Part of Hamilton Ranch	W	13	9/20/1927	Narvaez Rancho
Hamilton Half Acres	W	21	11/21/1927	Mission lands
East Highlands, Being a Re-Subdivision in the Observatory Tract	W	38, 39	3/7/1928	
Chester B. Burton Subdivision of Lot D of the August Younger Subdivision	W	42, 43	4/2/1928	Pueblo Tract #1
Herschbach's Subdivision of North Glen Residence Park	W	44, 45	4/7/1928	Willow Glen City
Country Club Heights Resurvey	W	50, 51	4/24/1928	Pala Rancho
Alum Rock Terrace Adjacent to Alum Rock Park Reservation	W	52, 53	5/2/1928	Pala Rancho
East Highlands Amended Map	W	54, 55	5/3/1928	Pala Rancho
Viewmont	W	49	5/7/1928	Pala Rancho

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Rosedale: Being Parts of Lots 1 & 2 of the Montgomery & Rea Tract	X	4	5/21/1928	Pala Rancho
McGaughley Tract	X	11	8/31/1928	Narvaez Rancho
Montecitos Being of a Subdivision of Part of the Knapp Tract	X	14, 15	10/16/1928	Pueblo Tract #1
Santana Subdivision	X	16	10/24/1928	Westside
Ramona Court	X	32, 33	4/15/1929	Willow Glen City
Edgemont Being a Resubdivision in the Observatory Tract	X	38, 39	5/21/1929	Pueblo Tract #1
Colonial Manor a Resubdivision of Dana Subdivision	X	44	6/20/1929	Westside
Willowhurst	X	45	9/23/1929	
Elmwood Being a Subdivision of Block 37 of the University Grounds	Y	3	12/12/1929	Westside
Del Rio Manor Part of the Narvaez Rancho	Y	5	1/16/1930	Narvaez Rancho
Jas. A. Clayton & Co.'s Subdivision of the Vendome Grounds	Y	10, 11	6/4/1930	Original City
Thompson Subdivision a Resubdivision of Lot 2 and Part of Lot 1 of the Billings Subdivision No. 1	Y	13	7/15/1930	Willow Glen City
Pala Heights	Y	14	7/23/1930	Pala Rancho
Broadway Court	Y	15	9/30/1930	Willow Glen City
Toyon Gardens, Tract No. 5	Y	28, 29	3/19/1931	
Herschbach's Subdivision of North Glen Residence Park, Tract No. 3 Addition No. 1	Y	27	4/8/1931	Willow Glen City
Fratangelo Subdivision, Tract No. 4	Y	32, 33	4/15/1931	Original City
Los Amigos, Tract No. 12	Y	36	5/4/1931	Willow Glen City
Winchester Home Sites, Being Lot No. 10 - Subdivision of the Morrison Estate. Tract No. 17	Y	40	9/1/1931	
Thomas Herschbach's Subdivision of Pine Court, Tract No. 15	Y	42, 43	9/3/1931	Willow Glen City
Restwood Park, Map No. 3, Tract No. 14	Y	44, 45	9/24/1931	Willow Glen City
Lincoln Glen Manor, Tract No. 18	Y	41	11/6/1931	Willow Glen City
Chester B. Burton Subdivision No. 2 a Part of Lot D of the Augusta Younger Subdivision	Y	50, 51	1/13/1932	
Dorsa Tract, Being a Part of Block 6, Hyde Park Tract	Y	52	1/18/1932	Original City
Marion Subdivision being a Resubdivision of Mace Extension of San Jose Homestead Tract	1	2, 3	4/20/1932	Westside
Tract No. 25, Foss Subdivision	Y	56	6/2/1932	
Tract No. 26, Home Gardens	1	6, 7	9/10/1932	
Tract No. 21, Amended Map of Cherry Glenn Manor	1	10, 11	12/12/1932	Willow Glen City
Tract No. 27, Rose Garden Subdivision	1	1	5/11/1933	Westside
Tract No. 23, Map of Indiana Court	1	12, 13	10/15/1934	Willow Glen City
Tract No. 32, DiFiore Subdivision No. 1	1	14, 15	5/8/1935	Westside
Tract No. 33, Darlhaven	1	16	6/18/1935	
Tract No. 34, Keesling Gardens	1	18, 19	8/31/1935	
Tract No. 36, Britton Tract	1	24, 25	12/24/1935	Willow Glen City
Tract No. 39, Arroyo Terrace	1	26, 27	3/28/1936	Original City
Tract No. 42, Hi-Way Ranchos	1	32, 33	9/28/1936	
Tract No. 16, Minnesota Subdivision	1	34, 35	10/5/1936	Willow Glen City
Tract No. 2, DiFiore Subdivision No. 2	1	36, 37	12/7/1936	Westside
Tract No. 41, McCormick- Caldwell Tract	1	40, 41	12/23/1936	
Tract No. 46, a Resubdivision of Lot 45, Tract No. 25 Foss Subdivision	1	39	12/28/1936	
Tract No. 48, El Salcedo Unit No. 1	1	42, 43	2/5/1937	Willow Glen
Tract No. 51, Rose Park Unit 1	1	44	4/6/1937	Westside
Tract No. 50, El Salcedo Unit No. 2	1	48, 49	4/20/1937	Willow Glen
Tract No. 54, Rose Park Unit No. 2	1	50	4/22/1937	Westside
Tract No. 53, Harmil Tract	1	51	4/27/1937	Willow Glen
Tract No. 58, Glenn Bables	1	55	7/8/1937	Willow Glen
Tract No. 55, Rose Park Unit No. 3	1	56	8/24/1937	Westside
Tract No. 63, Aragon	3	8, 9	10/19/1937	Willow Glen
Tract No. 65 Rose Park Unit No. 4	3	1	10/26/1937	Burbank
Tract No. 64, Trace Park	3	10	10/29/1937	Westside
Tract No. 68, Rose Park Unit No. 5	3	11	4/22/1938	Westside
Tract No. 71, Beverly Place Unit No. 1	3	16	7/1/1938	Burbank
Tract No. 78, Beverly Place Unit No. 2	3	24	11/21/1938	Burbank
Tract No. 77, Pine Glen	3	17	11/29/1938	Willow Glen
Tract No. 79, S. D. Farrington Tract No. 1	3	25	12/5/1938	Willow Glen
Tract No. 80, Cherry Glen Home Tract	3	26, 27	12/19/1938	Willow Glen
Tract No. 82, Whitehurst Subdivision	3	30, 31	12/19/1938	Willow Glen

Subdivisions 1887-1940

Original City and Suburbs

SUBDIVISION NAME	BOOK	PAGE	DATE	AREA
Tract No. 81, Glen Haven Unit No.1	3	28, 29	12/21/1938	Willow Glen
Tract No. 85, West San Jose Tract	3	32	1/9/1939	Burbank
Tract No. 87, Las Casitas	3	36, 37	2/14/1939	Willow Glen
Tract No. 8, Beverly Place Unit No. 3	3	39	3/3/1939	Burbank
Tract No. 91, El Salcedo Unit No. 3	3	44, 45	3/20/1939	Willow Glen
Tract No. 92, El Salcedo Unit No. 4	3	46, 47	3/20/1939	Willow Glen
Tract No. 95, Los Ranchitos	3	50	4/3/1939	Santa Teresa Rancho
Tract No. 98, Belle Glen	3	52	4/17/1939	Narvaez Rancho
Tract No. 69, Del Mar Tract	3	53	4/25/1939	Burbank
Tract No. 99, Sunny Slope Subdivision	3	54	5/8/1939	Pala Rancho
Tract No. 105, Lieb Place	4	6, 7	7/5/1939	
Tract No. 115, Beverly Place Unit No. 5	4	11	7/24/1939	Burbank
Tract No. 114, Mayfair Manor	4	12	7/31/1939	
Tract No. 74, Map of Pearce Tract	4	19	10/9/1939	Willow Glen
Tract No. 121, Beverly Place Unit No. 5 Resubdivision	4	21	10/19/1939	Burbank
Tract No. 126, Beverly Place Unit No. 4	4	28	1/22/1940	Burbank
Tract No. 131, Kammerer Tract Unit No. 1	4	32	3/11/1940	Pueblo Tract #1
Tract No. 133, el Salcedo--Worswick Unit No. 5	4	38, 39	4/1/1940	Willow Glen
Tract No. 125, Rose Park Unit No. 6	4	35	4/9/1940	Westside
Tract No. 141, Willow Glen Villa	4	46	6/3/1940	Pueblo Tract #1
Tract No. 134, North Claremont Unit 1	4	49	6/24/1940	Pala Rancho
Tract No. 147, East Gate Park Unit No. 1	4	50, 51	6/24/1940	Pueblo Tract #1
Tract No. 146, Collins Tract Unit No. 1	4	52	7/9/1940	Willow Glen
Tract No. 149, Sanfilippo Tract Unit 1	4	53	7/17/1940	Willow Glen
Tract No.151, Willow Wood	5	2, 3	8/9/1940	Willow Glen
Tract No.156, Beverly Place - Unit No. 6	5	12, 13	9/16/1940	Burbank
Tract No. 56, Rosalie Tract - Unit No.1	5	17	10/7/1940	Pueblo Tract #1
Tract No. 157, Rose Terrace - Unit No.1	5	18	10/8/1940	Westside
Tract No. 60, Fruitdale Manor	5	19	10/8/1940	Burbank
Tract No.159, Louise Tract	5	20, 21	11/14/1940	Willow Glen
Tract No.161, Orchard House Tract	5	23	11/25/1940	Willow Glen

NOTES: Book and Page per SCC Clerk-Recorder Maps and Official Records.

Date is when the property survey was conducted. Recording date not included.

Area pertains to Original City or nearby suburban districts or cities.

Only includes subdivisions within the Original City or in nearby areas undergoing housing development. Other areas excluded.

Data extracted from SCC Surveyor's Office online GIS and Clerk-Recorder's Office.