



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC RESOURCE EVALUATION AND LOCAL LANDMARK ASSESSMENT OF THE PROPERTY LOCATED AT 380 N. 1ST STREET, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

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TABLE OF CONTENTS

INTRODUCTION 1

PROPERT LOCATION 1

REGULATORY SETTING 3

 CALIFORNIA ENVIRONMENTAL QUALITY ACT 3

 LOCAL REGULATIONS 4

City of San Jose Historic Preservation Ordinance: Municipal Code Chapter 13.48 4

Landmark Assessment 4

METHODS 5

 CULTURAL RESOURCE INVENTORIES 5

 ONLINE RESEARCH 5

 REPOSITORIES 6

HISTORIC SETTING 6

 MEXICAN PERIOD (1822 – 1846) 6

 HISTORY OF SAN JOSE (1848 – 1970s) 7

PROPERTY HISTORY 17

ARCHITECTURAL CONTEXT 21

 NEW FORMALISM (1950s – 1975) 21

 ARCHITECTURAL FIRM - CONRAD H. STIEBER AND ASSOCIATES 22

 ARCHITECT - CONRAD H. STIEBER, AIA 23

 BUILDER - SONDENO CONSTRUCTION COMPANY 25

HISTORIC ARCHITECTURAL SURVEY 25

 1964 COMMERCIAL BUILDING 25

 ASSOCIATED LANDSCAPE 32

EVALUATION OF HISTORICAL SIGNIFICANCE 34

 CALIFORNIA REGISTER OF HISTORICAL RESOURCES 35

 CRHR EVALUATION 36

 INTEGRITY 37

 CITY OF SAN JOSE LANDMARK ASSESSMENT 38

CONCLUSION 39

RECOMMENDATIONS 39

BIBLIOGRAPHY 41

ATTACHMENTS: Department of Parks and Recreation (DPR) 523 forms (Appendix A) ; City of San Jose Landmark Assessment (Appendix B).



INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) and a Local Landmark Assessment of the 1964 commercial building and associated landscape at 380 N. 1st Street, San Jose, Santa Clara County, California, within the 0.41-acre Assessor Parcel Number (APN) 249-44-088 (Property). The proposed project includes demolishing the 1964 office building and associated landscape and redeveloping the Property with housing, which is currently in the design phase (Project). The Property is not listed in the California Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) or any local, state, or federal register and has not been previously evaluated for listing on the California Register of Historical Resources (CRHR). In 2021, the 1964 commercial building was identified by Michael Baker International as a potential local landmark,¹ although currently it has not been listed as a local landmark.² In compliance with the California Environmental Quality Act (CEQA), the City of San Jose requested the completion of an HRE to determine if the Property is eligible for listing on the CRHR. In addition, due to deficiencies in the previous local landmark assessment, EDS also completed an updated landmark assessment following the city's historic preservation ordinances, as required by the City of San Jose.

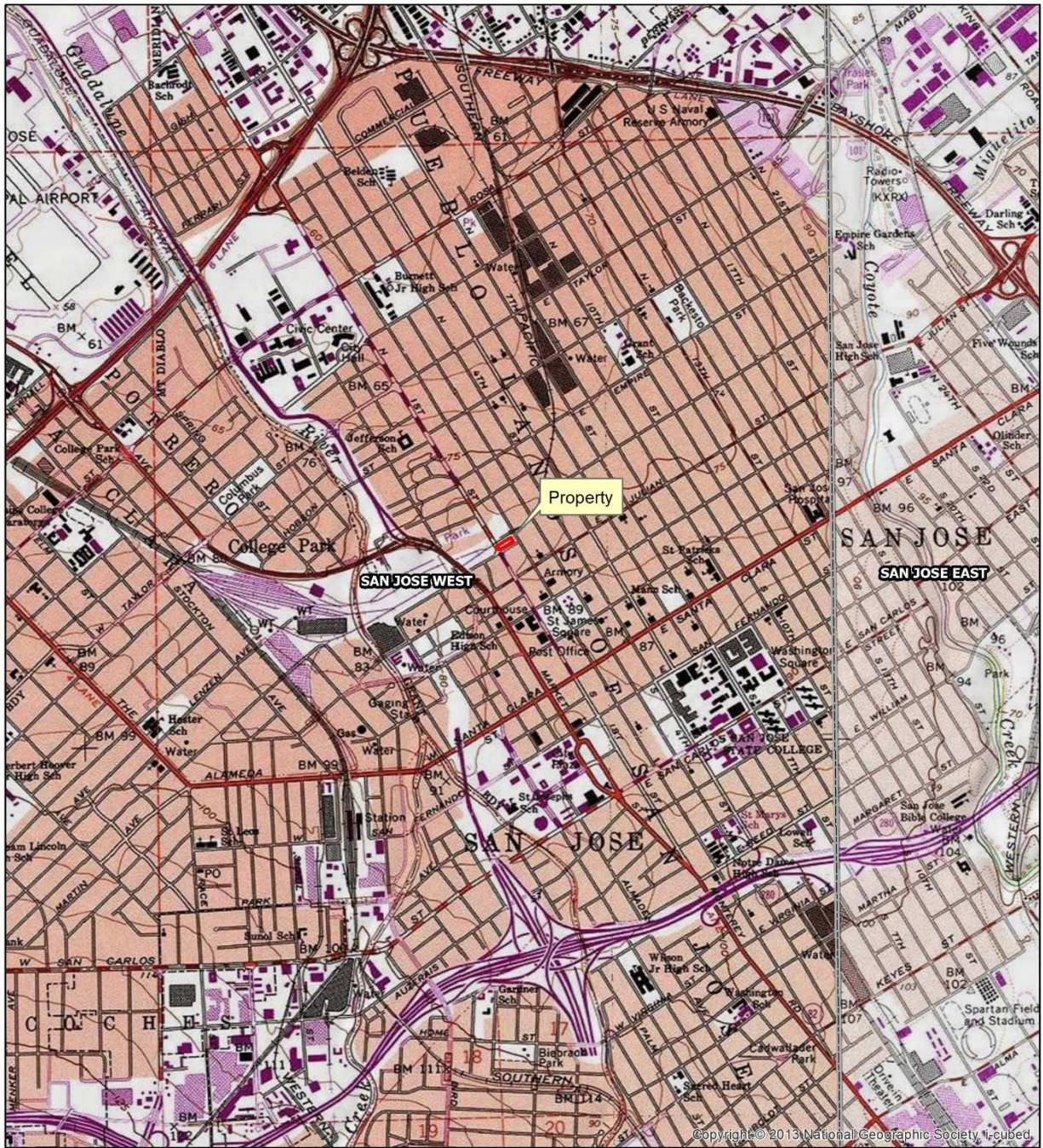
The HRE follows specific guidelines and evaluation criteria of the CRHR (Code of California Regulations [CCR], Title 14, Section (§) 15064.5 and Public Resources Code (PRC) § 21084.1) and the Local Assessment follows the City of San Jose historic preservation ordinance (13.48.110) for landmark assessment. The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History, and Architectural Historian Nicole LaRochelle, M.S., who meets the Secretary of Interior's qualification standards in Architectural History and History. The results of the report are presented herein.

PROPERTY LOCATION

The Property is located at 380 N. 1st Street in the City of San Jose within the 0.41-acre APN 249-44-088 (Figure 1). The Property is situated on the northeast corner of N. 1st and Bassett streets, approximately 0.7 miles north of downtown San Jose.

¹ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.

² The City of San José Historic Resources Inventory (HRI) includes nearly 4,000 designated and potential historic resources which have varying degrees of historical significance and protection, including City Landmarks, City Landmark Districts, and properties listed in the CRHP and/or the National Register of Historic Places (NRHP). Eligible historic resources are properties that meet the significance criteria for local, state, and/or federal designation. Potential historic resources include properties that have been identified but need further documentation and evaluation for listing.



<p>Santa Clara County</p> <p>EVANS & DE SHAZO <small>ARCHAEOLOGY & HISTORIC PRESERVATION</small></p> <p>Map by: S. Evans, 10/14/2022</p>	<p>380 N. 1st Street, San Jose Santa Clara County, California APN 249-44-08</p> <p>Legend</p> <p> Property</p> <p> USGS 7.5' Quad Index</p>	<p>0 0.5 1 Miles</p> <p>Scale 1:24,000 USGS 7.5' San Jose West, Calif. (1980) Township 7 South Range 1 East NAD 83 UTM Zone 10N</p> 
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Figure 1. Location Map



REGULATORY SETTING

The CEQA regulations, as they pertain to cultural resources, and the City of San Jose Historic Preservation Ordinance that applies to the Project are outlined in the section below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties, and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Under California State law, the City of San Jose is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction is primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such



resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k) or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

LOCAL REGULATIONS

City of San Jose Historic Preservation Ordinance: Municipal Code Chapter 13.48

The City of San Jose follows municipal code guidelines under Chapter 13.48 of the Municipal Code.

The HRE is required to conform to the following:

- Envision San Jose 2040 General Plan³
- Conformance with the Historic Preservation Ordinance
- Conformance with the Secretary of Interior Standards for Historical Documentation

Landmark Assessment

The City of San Jose historic preservation ordinance (13.48.110) provides the procedures for the designation of a landmark through the consideration of eight "relevant factors" (1 – 8). Landmark assessments comply with the City of San Jose historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011). The landmark assessment is not a landmark nomination, which is the role of the Historic Landmarks Commission or the City Council. Instead, the landmark assessment guides the City regarding the building's eligibility for local landmark listing.

³ City of San Jose, "Envision San José 2040 General Plan Final EIR", November 2011.



The assessment completed in 2021, does not currently qualify the building as a historical resource under CEQA – including listing under (k) “Local register of historical resources”, which means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution, which is the relevant PRC for local registers under CEQA.

METHODS

The methods used to complete the HRE included a database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File #22-0576) to determine if the Property has been previously documented. Based on the record search, the 1964 commercial building and associated landscape within the Property is not currently listed on the OHP BERD and is not listed on any local, state, or federal register. EDS also conducted in-person research, including at the Santa Clara County Assessor/Recorder Office and the San Jose Public Library. In addition, EDS conducted extensive online resources (detailed below) and reviewed digital files maintained by EDS, such as historical maps, Sanborn Fire Insurance maps, historical aerial photographs, and other primary source documents. The purpose of the research was to understand the Property history and the history of the neighborhood and the City of San Jose, where the Property is located, to assist in the development of a historical context in which to evaluate the historical significance of the 1964 commercial building and associated landscape within the Property. EDS Principal Architectural Historian Stacey De Shazo, M.A. also completed a historic architectural survey to identify the age, any known architectural style or form, character-defining features, materials, and alterations of built environment resources, at least 45 years in age, within the Property. Department of Parks and Recreation (DPR) 523 forms were also completed for the Property (Appendix A).

CULTURAL RESOURCE INVENTORIES

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Inventory of Historic Resources
- OHP BERD for Santa Clara County, California (2020)

ONLINE RESEARCH

Online research was conducted utilizing the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.org (University of California)
- <http://www.library.ca.gov/> (California State Library)



- <https://cdnc.ucr.edu/> (California Digital Newspaper Collection)
- <http://pcad.lib.washington.edu> (Pacific Coast Architecture Database [PCAD])
- <https://aiahistoricaldirectory.atlassian.net> (American Architects Directory)
- <https://www.sjpl.org> (San Jose Public Library)
- <https://historysanjose.org/> (San Jose Historical Museum)
- <https://www.docomomo-us.org> (Docomomo US)

REPOSITORIES

- Santa Clara County Assessor/Recorder Office
- San Jose Public Library, MLK, California Room
- NWIC

The record search results, extensive online research, and results of the repository research are incorporated within the Historical Setting section of this report.

HISTORIC SETTING

The following section provides a brief history of the City of San Jose and a specific history of the Property to provide an understanding of the development of the area and the specific context within which the 1964 commercial building and associated landscape within the Property.

MEXICAN PERIOD (1822 – 1846)

In 1821, Mexico declared its independence from Spain and took possession of “Alta California,”⁴ marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the “rancho” period, in Alta California. In 1833, the Spanish missions in California were secularized by the Mexican government, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish, and as such, there were new opportunities for trade when foreign ships that had previously been held off by Spanish guarded military ports could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugars, spices, and spirits, as well as a variety of manufactured goods soon made their way into the region, and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons that were loyal to the Mexican government and permitting foreigners to settle

⁴ Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.



the land. As a result, the 20 or so ranchos in Alta California during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

In 1846, the Property was within the “Pueblo Lands” of San Jose. The Pueblo Lands were originally part of the former Spanish era (1877-1821) settlement known as the “Pueblo de San Jose de Guadalupe”.

HISTORY OF SAN JOSE (1848 – 1970s)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848) in 1848, when the U.S. took possession of Mexican territories, including California, New Mexico, Texas, and Arizona in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks prior to the signing of the treaty, on January 24, 1848, James Marshall discovered gold at Sutter's Mill, which marked the start of California's Gold Rush (1848 to 1855). Soon the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S., as well as Scotland, Ireland, England, Germany, and France.^{5 6} During this time, many new settlers squatted on land, including Mexican rancho land and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.⁷ The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title, and the cost of litigation forced many rancho owners to sell off some or all their land and stock to newly arriving settlers, many of who had squatted on their land, as well as land speculators and the lawyers whom they hired to defend their land claims in court.⁸ However, the City of San Jose was unique because some issues relating to land ownership were previously resolved based on surveys conducted in the late 1840s.

In 1847, the first American survey of the Pueblo lands was completed by William Campbell.⁹ Those with claims to land in the surveyed area were granted the legal title, and the unclaimed lands were sold by the *alcalde*. William Campbell's original survey in 1847 established the familiar grid of streets in downtown San Jose. Chester Lyman completed a more detailed survey in 1850, soon after Campbell's initial work. At the time of the surveys, the lands between Market Street and the Guadalupe River were primarily under Mexican

⁵ Karen Clay, *Property Rights and Institutions: Congress and the California Land Act 1851*, The Journal of Economic History, Cambridge University Press, 59(01):122-142, March 1999.

⁶ Commodore Stockton was also responsible for driving the Mexican forces out of California during the Mexican American War.

⁷ The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

⁸ Nancy Olmsted. *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

⁹ Pueblo land was the original European settlement in San Jose in 1777 under Spain (1877-1821) and later Mexico (1822 – 1848), who also established thirty-eight land rancho land grants between 1833 and 1845 in the Santa Clara Valley.



ownership,¹⁰ however, soon after the completion of these two surveys, the city boundaries extended east of the central Plaza to 8th Street, north to Julian Street, and south to Reed Street. During the 1850s, the city's new boundaries extended to about three miles long, northwest by southwest, and two miles wide, including the subject Property. Prior to California being admitted to the Union, claims to the pueblo and rancho lands were filed; however, many large areas of land within unincorporated areas of Santa Clara County remained unclaimed.

In 1850, California was admitted to the Union, and the City of San Jose became the first state capitol. To settle debts owed to set up the Legislature and officers of the state, the State of California auctioned off unclaimed pueblo lands. In the City of San Jose, this resulted in the organized purchase of the pueblo lands by the San Jose Land Company, which was owned by a group of American pioneer settlers in the Santa Clara Valley who sought to accumulate as much pueblo and rancho land as possible for speculation.¹¹ Locally, the land company became known as "The Forty Thieves,"¹² as some of the land claimed by the San Jose Land Company also included disputed land and land previously part of the original city plat laid out in 1847. The City of San Jose's Board of Commissioners contested the city's land and later resolved in the city's favor. During this time, Steamboats regularly traveled between San Francisco and the town of Alviso, located approximately 10 miles north of downtown San Jose. Alviso was the central transportation hub for the City of San Jose and the surrounding valley during the 1850s and early 1860s.

By 1860, the population in San Jose had grown to approximately 3,420, and the city began to undertake improvements to infrastructure within the city limits by installing natural gas and sewer services. In 1866, the San Jose Water Company (SJWC) was incorporated and began providing water to city residents who were otherwise dependent on well water.¹³ These improvements and the increasing population soon supported a small commercial district centered at the intersection of Santa Clara and Market Streets (Figure 2). During this time, many of the buildings around the intersection of Santa Clara and Market streets were still adobe buildings and reflected the Mexican-era history of the area; however, soon, new buildings were constructed, such as the Santa Clara County Courthouse (1869) (Figure 3) that reflected the Euro-American population of the city. In 1864, the construction of the San Francisco and San Jose Railroad (SF&SJRR), later part of the Southern Pacific (SP) railroad, was completed, followed by the completion of the Central Pacific line from San Jose to Niles in 1869.¹⁴ The SF&SJRR and the CP lines opened up rail transportation to San Jose but bypassed the port town of Alviso, which resulted in a dramatic decline of the "use of the Port of Alviso, and the Alviso Road, for through traffic between San Jose and San Francisco."¹⁵ In spite of this change, Alviso Road and North

¹⁰ Franklin Maggi and Leslie A. G. Dill. *Discussion of Potential Conservation Area, Proposed Market-Alamaden Conservation Area, Downtown San Jose*. Prepared for the City of San Jose by Archives and Architecture and Dill Design Group. 2003.

¹¹ Archives & Architecture, LLC. *Greater Gardner Historic Context Survey*, May 2011 (updated October 2017).

¹² Eugene T. Sawyer. *History of Santa Clara County*, Historic Record Co.; San Jose Historic Museum Association, 1922.

¹³ Stacey De Shazo. "Historic Resource Evaluation of the San Jose Water Company Cambrian Station Located at 3033 S. Bascom Avenue, San Jose, Santa Clara County, California", Evans & De Shazo, LLC., 2016.

¹⁴ G. A. Laffey, "Historical Overview and Context for the City of San Jose", by Archives & Architecture, 1992.

¹⁵ Marjorie Dobkin Ph.D., "North First Street Historic Context", David Powers & Associates and Basin Research Associates for the City of San Jose, 2011.



1st Street remained important transportation routes for local commercial traffic from San Jose to Alviso's canneries and warehouses. Like many new towns in California at this time, the primary industries in San Jose centered around agriculture and canning, with the earliest canning operation started by San Jose resident Dr. James Dawson in 1871. The canning industry was second only to fruit orchard farming, which dominated the local economy. During this time, the Property was part of a larger parcel that consisted of a large single family house that was adjacent to the SP railroad line to the north and was east of the Market Street Depot (Figure 4), on Bassett Street between N. 1st and N San Pedro streets within section of the original development of San Jose that included houses and commercial businesses, as well as several fruit packing facilities.

By the early 1870s, the population of the City of San Jose had grown to 9,089, and the business district on 1st Street had overflowed onto 2nd Street (Figure 5). During this time, there was a vibrant Chinatown located within "Market Plaza," at the corner of Market and San Fernando streets, which was home to at least 500 people of Chinese descent who had established a small community with businesses and residences. At this time, the City of San Jose was experiencing a wave of anti-Chinese activities that swept through California. In 1875, California's senators pressured their fellow lawmakers in Washington D.C. to pass the Page Act, which was an act that "prohibited convicted felons, prostitutes, and Asian contract laborers" from entering the U.S.¹⁶ This resulted in a series of anti-immigrant laws and practices, of which the most sweeping "Anti-Chinese" law was the "Chinese Exclusion Act" of 1882 that banned all Chinese laborers from entering the U.S., except for students, merchants, teachers, travelers, and diplomats.^{17 18}

In 1886, San Jose continued to grow (Figure 6), and the city began planning the modernization of its downtown area, which had grown to surround the Chinese community within Market Plaza. Throughout the 1880s, citizens and leaders of the City of San Jose gave speeches that called for removing Chinatown and local businesses only to hire white labor or face a boycott. On May 4, 1887, "a mysterious fire, deliberately set, destroyed San Jose's Chinatown."¹⁹ The Market Plaza Chinatown was the largest Chinatown south of San Francisco. It was home to families, including Chinese and Chinese American pioneers who were instrumental in developing the economy of Santa Clara County. Within months the community moved a few blocks away and established a small community known as "Heinlerville,"²⁰ which was also known as "Sixth Street Chinatown" or "San-Doy-Say Tong Yun Fow" by its Chinese residents. For the Chinese community of San Jose, Heinlerville provided a new start at a time when anti-Chinese laws and regulations were limiting opportunities for many Chinese immigrants throughout the U.S. By 1890, a small Japanese settlement, known

¹⁶ Adam M. McKeown, *Melancholy Order: Asian Migration and the Globalization of Borders*, (New York: Columbia University Press, 2008) 133-134.

¹⁷ Ibid.

¹⁸ Anti-immigrant laws Congress passed in the late 19th and early twentieth century also included a range of laws barring Chinese from securing business licenses (1872), owning real estate (1872, 1913, 1920), wearing queues (1873), and walking on sidewalks while carrying loads with pole and baskets (1870), prohibition of interracial marriages in California, even women who married Chinese men lost their own U.S. citizenships (1922).

¹⁹ Text taken in part from the "The Burning of San Jose Chinatown" marker, dedicated in 1987.

²⁰ Heinlerville was named for its owner and benefactor, John Heinlen, who supported the Chinese and offered up his own property for the new location where Chinese and Chinese Americans relocated after the first Chinatown in Market Plaza burned down in 1887.



as "Japantown," was established adjacent to Heinlerville. Japantown included businesses (Figure 7) and residences and was also the location of service centers for hiring Japanese immigrant farm laborers. According to an Anthropological Studies Center report completed in 2008,²¹ "relations between the two communities were cordial, even if there was little active socializing." One of the first Chinese stores within Chinatown to extend credit to the Japanese in the 1890s was the Tuck Wo general merchandise store in Heinlerville, where they frequented local Chinese restaurants.

During this time, city services were expanded to include gas and electric services provided by several small independent gas and electric companies, one of which constructed an electrical light tower at the intersection of Market and Santa Clara streets, around Market Plaza (Figure 8). In 1887, Samuel Addison Bishop built the first electric streetcar line between San Jose and Santa Clara.²² In 1889, a new city hall was erected in the middle of Market Plaza, where the first Chinatown once stood, and in 1893, a new post office was constructed. In 1891, the electric street cars were converted to overhead electrical trolley lines, and in 1905 an interurban railroad was installed, which provided access to neighboring towns of Saratoga, Campbell, and Los Gatos. The availability of passenger transportation during the 1880s and 1890s allowed for residential growth in outlying areas outside the city center. As the city's population grew, residential neighborhoods came to be located further away from the city center, and the vitality of the downtown area declined.

In the early 1900s, San Jose city boundaries expanded even further, spurred by the automobile's affordability and the construction of new roads. By the 1920s, downtown San Jose became Santa Clara County's center of the automobile trade, bringing new businesses back downtown. At this time, the Property was part of a 24.87-acre parcel that included a single-family house owned by Sarah Knox-Goodrich, an early activist in the suffrage movement. During this time, the area surrounding the Property continued to develop around the railroad, and several new fruit-packing warehouses were constructed. By the 1920s, San Jose saw continued growth in population (Figure 9), and the city limits continued to expand into the surrounding agricultural area, replacing orchard farms with new residential developments. By 1928, all the city streets in San Jose had been paved, and the old wooden bridges were replaced with concrete bridges. The late 1920s also saw highway improvements with the construction of the Bayshore Highway (U.S. Route 101) in Santa Clara County in 1927, the widening of the San Francisco and Oakland highways from 1929 to 1932, and the realigning and widening of what was then known as Santa Cruz Highway (present-day Highway 17). The new roads further increased the use of automobiles for travel, and by the 1930s, the streetcar lines were abandoned and replaced by private bus lines. By 1930, the population in San Jose had grown from 28,900 in 1910 to 57,700, due mainly to the continued annexation of surrounding agricultural land in the early twentieth century.

The 1940s brought significant change to the U.S. and residents of San Jose when on December 7, 1941, Japan bombed Pearl Harbor, Hawaii, and the U.S. declared war with Japan, marking the entrance of the U.S. into World War II (WWII). Suspecting potential spies within the Japanese American population, the U.S. government quickly enacted a series of measures to restrict the travel of Japanese Americans in the U.S. and

²¹ Anthropological Studies Center, "Historical Context and Archaeological Survey Report: Heinlerville/San José Corporation Yard Archaeological Project", City of San Jose, April 2008.

²² Samuel Addison Bishop also developed the first horsecar railroad, which ran between San Jose and the mission town of Santa Clara in the 1860s.



Hawaii. On February 19, 1942, President Roosevelt signed Executive Order 1066, which authorized the internment of 120,000 people of Japanese descent, including Nisei, who were Japanese Americans born to Japanese parents, and Issei, who were the first generation of Japanese to immigrate to the U.S., in 11 camps located across seven states. In March 1942, the Japanese American communities throughout San Jose were told they would have to "relocate" to military areas, many of which were sent to the assembly center at Tanforan for assignment to internment camps (Figure 10).

After WWII ended in 1945, the Japanese residents of San Jose returned after being interned in camps throughout the U.S. from 1942 to 1945. The War Relocation Authority (WRA) gave each person \$25 in cash and a train or bus ticket back to their hometowns. Some residents returning to San Jose found their belongings stored by churches or trusted neighbors. In contrast, others discovered their homes and businesses in disarray, and their things were often stolen or broken.²³ Many returning residents were unable to stay with relatives and friends or find decent available housing and ended up in hostels, sleeping at local churches, or on farms. Though the Japanese American population on the West Coast had nearly returned to pre-WWII population levels by 1950, it was a different community than before the war. The end of WWII also saw the return of U.S. soldiers, and the City of San Jose grew from 68,500 people in 1940 to 95,000 in 1950. The 1950s also saw job growth related to new industries, including the electronic and defense industries, further increasing the city's population (Figure 11). By the 1960s, it had become the economic base of Santa Clara County and resulted in San Jose's population doubling to approximately 200,000 residents.²⁴ Between 1960 and 1975, the population of San Jose increased from 200,000 to over 500,000, and the city, with the continued annexation of surrounding agricultural land, saw the once vibrant agricultural areas developed for commercial and industrial use, as well as new residential housing in support of the developing high-tech industry that became known as Silicon Valley.

²³ James C Williams, and Kent Seavey. "Gilroy Yamato Hot Springs National Register of Historic Places Nomination", (NR#95000996), Washington, DC: National Park Service, 1995.

²⁴ Archives & Architecture. County of Santa Clara Historic Context Statement. Prepared for the County of Santa Clara. December 2004, Revised 2012.



Figure 2. 1868 photograph of downtown San Jose facing north/northeast from the dome of the original Santa Clara County courthouse on 1st Street (left side of the photograph) in San Jose (courtesy of the San Jose Public Library, California Room).



Figure 3. 1869 photograph of the first Santa Clara County Courthouse (courtesy of the San Jose Public Library, California Room).

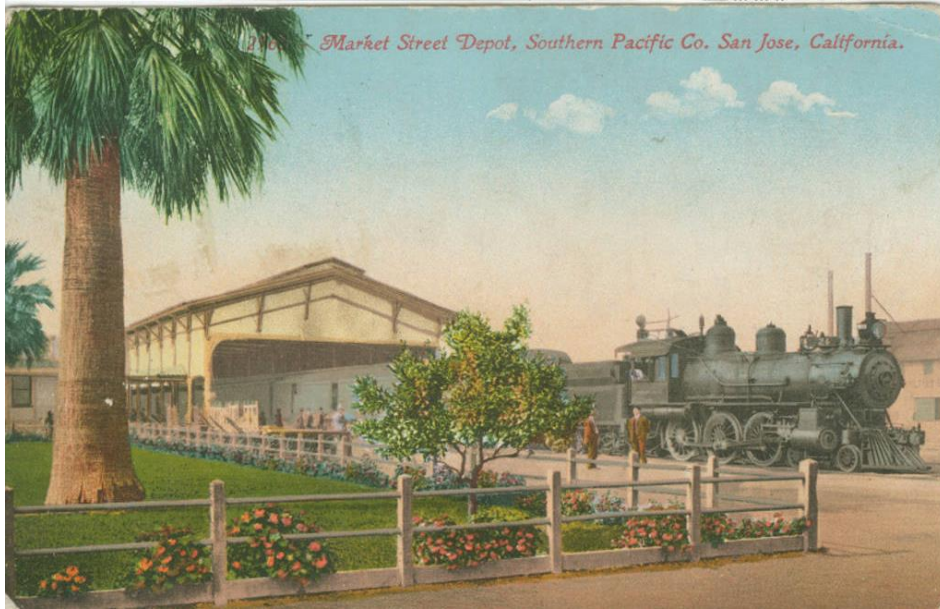


Figure 4. ca. 1900 postcard of the SP Railroad's Market Street Depot (no longer extant), located on Bassett Street, adjacent and west of the Property, along the SP Railroad tracks (courtesy San Jose Public Library).



Figure 5: 1875 Bird's eye view of San Jose, facing north (courtesy of the San Jose Public Library, California Room).

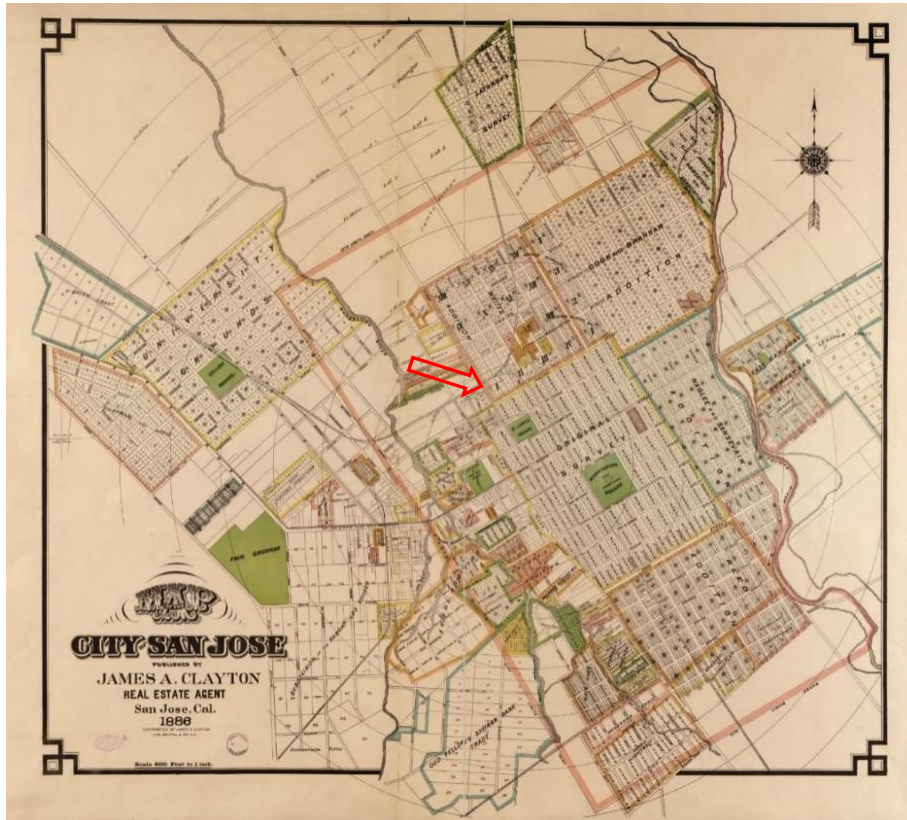


Figure 6. In 1886, the Property (red arrow) was located within a vibrant and growing area of San Jose, which included a railroad depot, houses, and commercial buildings.



Figure 7. ca. 1900 photograph showing the Okita Brothers store in San Jose's Japantown (courtesy of the California History Center Archives).



Figure 8. 1910 photograph of the San Jose Electric Light Tower and interurban rail line that ran north-south through the center of downtown along 1st Street (courtesy of the San Jose Public Library).



Figure 9. ca. 1928 photograph of downtown San Jose looking east, with Santa Clara Avenue to the left and Market Street on the right (courtesy of San Jose Public Library).

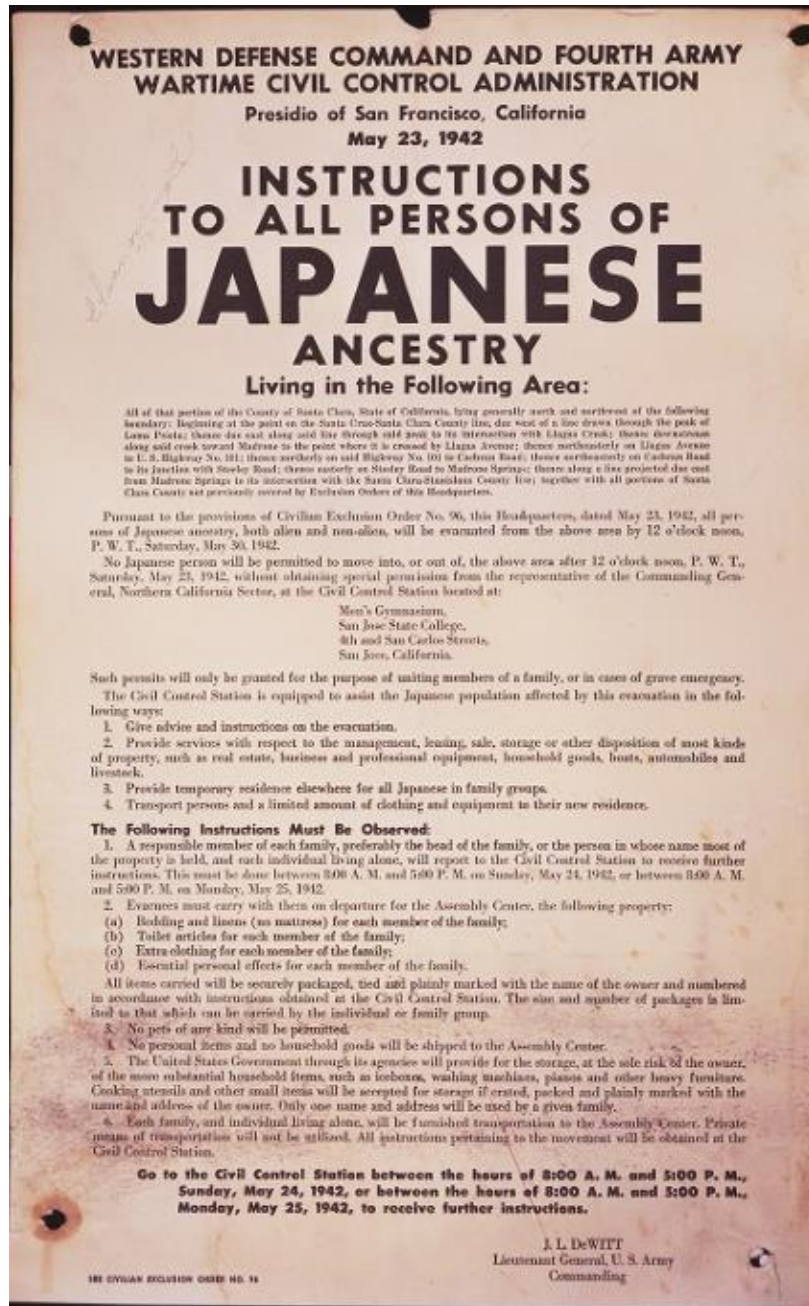


Figure 10. State of California notice of evacuation to all persons of Japanese ancestry living in Santa Clara County, May 23, 1942 (courtesy of Calisphere.org).



Figure 11. ca. 1955 photograph of S. 1st and San Fernando streets, facing north (courtesy of San Jose Public Library, California Room).

PROPERTY HISTORY

Prior to the construction of the 1964 commercial building and associated landscape, the Property was part of a larger 24.87-acre parcel that was first developed in the late 1870s.²⁵ It included a two-story house and several ancillary buildings (no longer extant) owned by Levi Goodrich, a pioneer, and well-known local architect, and his wife, Sarah Knox-Goodrich, a well-known and early activist in the suffrage movement. Sarah worked on behalf of the Woman's Congress, the American Woman's Suffrage Association, the National Women's Suffrage Association, and the California Woman's Suffrage Association. In 1869, Sarah led the fight to pass the Women's Educational Office Bill in California and organized the Woman Suffrage Association in San Jose. After Levi died in 1887, Sarah became one of the largest women-owned landowners in California and she used her wealth and social position campaigning for equal employment, school suffrage, protest of taxation without representation, and voting rights on behalf of the women's suffrage movement. Sarah stated that the "struggle for women's citizenship was also a fight to increase women's opportunity to engage in public work, from civic activism to paid labor."²⁶ In 1903, Sarah died, and her estate, valued at \$500,000, including other land holdings such as the 1889 Knox-Goodrich building (extant) that she had constructed in downtown San Jose where she held suffrage meetings, was left to her only child, Virginia Knox Maddox and

²⁵ During this time, the address of the 24.87-acre property was 246 N. First Street.

²⁶ Rebecca Mead, *How the Vote Was Won: Woman Suffrage in the Western United States, 1868-1914*. New York, New York. pp. 23–24.



Sarah's grandson Knox Maddox.²⁷

By 1920, the SP Railroad had purchased the 24.87-acre property, including the subject Property, and the Knox-Goodrich house and ancillary buildings were demolished. This same year, the California Railroad Commission founded the Security Warehouse and Cold Storage Company, a refrigerated fruit and packing company. The company was a joint effort between several packing houses and fruit companies that offered stock (ownership) that was bought by the Herbert Packing Company, Richmond-Chase, Pratt-Low Preserving Company, J.F. Pyle & Son, and J. C. Ainsley Packing. The Security Warehouse and Cold Storage Company buildings (no longer extant) were constructed in 1920 by well-known San Jose builder Frank Hoyt within the property, which included the subject Property. At this time, the address was 350 N. 1st Street and 380 N 2nd Street. According to the San Jose Evening News, by 1932, the warehouse employed over 2,000 individuals and shipped 25 freight cars of pears and two cars of berries daily (Figure 12, Figure 13, and Figure 14).²⁸

By the late 1950s, the agricultural industry in Santa Clara Valley was in decline, the Security Warehouse and Cold Storage Company buildings were demolished, and the property was subdivided for development. During this time, Bassett Street was extended east across N. 1st Street through the middle of the property to 2nd Street, creating the current 0.41-acre Property to the north and several parcels south of Bassett.



Figure 12. ca. 1930 photograph showing a group of employees and a male employee loading a vehicle within what appears to be courtyard space on the south side of the larger plant building, facing west (courtesy of Calisphere.org).

²⁷ Newspapers.com, "Sarah Knox-Goodrich", The Los Angeles Times, November 7, 1903.

²⁸ Newspapers.com, "Santa Clara Fruit Plant Employees 2000", San Jose Evening News, August 25, 1932.



Santa Clara Fruit Plants Employ 2000

SANTA CLARA, Aug. 25.—While the number of persons employed in the fruit and vegetable industry of this city is 25 per cent less than last season, approximately two thousand men and women are now engaged in seasonal work.

All local plants have discouraged the plan of employing outside labor and have placed upon their payrolls only those who reside in the community. The Pratt-Low Preserving Company is employing 700 women and 400 men in the packing of seasonal fruits. Close to 250 persons are engaged in the packing and shipping of dried prunes and apricots at the Rotenberg Brothers packing house.

The San Jose Security Warehouse and Cold Storage Company, which is shipping an average of 25 cars of fresh pears to the eastern market and two cars of berries daily, is employing 150 persons. The Santa Clara Pear Growers' Association has 75 persons engaged in the packing and sorting of pears and about the same number are employed at the A. Block Fruit Company. Many local residents are working in the dried fruit yards of nearby orchards.

The vegetable shipping plants of B. Moore Company, the S. A. Gervard Company and the plant of Sim & Weston are employing about fifty persons each in the shipping of fresh pens to the eastern market.

Figure 13. 1932 San Jose Evening News article, “Santa Clara Fruit Plant Employees 2000”, describes the employment of local community members and the operations of the Security Warehouse and Cold Storage Company.



Figure 14. ca. 1940s photograph showing the north façade of the Security Warehouse and Cold Storage Company building, and SP railroad line, facing south (courtesy of Calisphere.org).



Table 1. Owners and Occupants of the 1964 commercial building and associated landscape within the Property.

Year	Owner/Occupants	Details
1964 - 1967	Owners: Wood and Nye (aka Wood, Nye, & Co)	<ul style="list-style-type: none">• The first owners of the vacant 0.41-acre Property was the company of “Wood and Nye”, an accounting firm owned by Kenneth S. Wood and Leslie C. Nye. Wood and Nye hired the architectural firm of “Conrad H. Stieber and Associates” to design the commercial building and associated landscape and “Sondeno Construction Company” to construct it (Figure 15).• Both certified public accountants, Kenneth S. Wood and Leslie C. Nye formed their accounting firm “Wood and Nye” in the late 1940s, with their first office in the American Trust Building on N. 1st Street in downtown San Jose.• Kenneth S. Wood was born in 1914 in Gold Beach, Oregon. From the 1950s to the 1970s, he was President of the California Society of Certified Public Accountants. He graduated from the University of Oregon in 1935 and from the Northwestern College of Law in Oregon.²⁹ He first worked for the Oregon State Commission. In the late 1840s, he moved to San Jose with his wife Ruth and started the firm of Wood and Nye with Leslie C. Nye.• Leslie C. Nye was a certified public accountant and business partner of Kenneth S. Wood. No additional information about Nye was found.• It appears that Wood and Nye occupied the 1964 commercial building from 1964 to 1967 but also leased out offices within the building. In 1965 and 1968, two additional permits were issued by the City of San Jose for changes to interior office spaces within the 1964 commercial building.
1967-1981	Owner: Pacific Telephone and Telegraph Company (aka PT & T company) Occupants: Citizens for Water; and Sherman and Sullivan Engineering	<ul style="list-style-type: none">• In 1967, the Property was purchased by the Pacific Telephone and Telegraph Company (now known as AT&T).• By the late 1970s, Pacific Telephone and Telegraph Company leased out some of the offices to other businesses, including an office to Howard Campen, Chairman of the “Citizens for Water”.³⁰ Campen served as County Executive for Santa Clara County from 1957 until 1976.• Another occupant during this time was the engineering firm of “Sherman and Sullivan Engineering” (aka Sherman and Sullivan Consulting Engineers). They leased office space in the 1964 commercial building from 1977 to 1981.• In 1981, Pacific Telephone and Telegraph Company sold the Property to Eugene F. Sullivan of Sherman and Sullivan Engineering.
1981 – ca. 1989	Owner: Eugene F. Sullivan	<ul style="list-style-type: none">• The next owner of the Property was Eugene F. Sullivan, co-owner of

²⁹ Ancestry.com, “Kenneth ‘Ken’ Stannard Wood, Obituary in the Los Gatos Weekly Times, November 3, 1999.

³⁰ Newspapers.com, “Federal Bureau Over Contract”, The Peninsula Times Tribune, May 27, 1977.



Year	Owner/Occupants	Details
	Occupant: Sherman and Sullivan Engineering	<p>Sherman and Sullivan Engineering.</p> <ul style="list-style-type: none"> • Sherman and Sullivan Engineering specialized in water engineering and held contracts with the Pleasant Valley Water District. • The company appears to have owned the building until ca. 1989. • No additional information was found on the company or the owners.

380 N. 1st

CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Tract No. _____ Lot No. _____

Date 9/14, 1964 Permit No. 45205-Y
K

Application is hereby made for a permit to BLD
 a 2 story, Type III 1HR BUS Building
 at 380 N. 1ST ST. Use Zone M2
 Occupancy F2
 to be occupied only as OFFICE BLDG Parking Space _____

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 150,000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner WOOD & NYE Address SAN JOSE
 Contractor SCANDINE CONST. CO. Address 424 UMBARGER RD SJ.
 By Agent _____

380 N. 1st 11-18-64 Wood & Nye

Figure 15. 1964 building permit for the 1964 commercial building (courtesy of the City of San Jose).

ARCHITECTURAL CONTEXT

The following section briefly explains the architectural style associated with the 1964 commercial building.

NEW FORMALISM (1950s – 1975)

The New Formalism architectural style, sometimes called “Neo Palladianism” or “Neo Formalism,” began in the mid-1950s during the Modern architectural era. New Formalism was a reaction counter to typical Modernism, which was thought to lack historical reference and rejection of decorative ornamentation. During the 1950s, architects began to reject the minimalist glass boxes that characterized much of the corporate and commercial buildings constructed in cities across the U.S. They began experimenting with designs that



combined modern elements with classical architecture.³¹ Well-known architects, including Philip Johnson, Edward Durrell Stone, and Minoru Yamasaki, are credited with pioneering the New Formalism architectural style. The New Formalism design incorporated the commonalities between classical architecture and Modernism with a balancing of the proportion and scale of a building, with an emphasis on classical columns, highly stylized entablatures, and stylized colonnades with arches and geometric massing and building forms.³² New Formalist buildings often incorporated architectural screens, known as breeze blocks, to link the building to its site and landscape. Due to their monumental aesthetic, New Formalist designs were often used for civic centers, school campus buildings, auditoriums, and museums.

Characteristics of New Formalism:

- organized hierarchy of space with an emphasis on the structural grid
- rectangular and symmetrical form
- wide-slab roof overhang
- single-volume structure set on a raised podium or base
- exterior walls clad in cast stone, brick, and marble, as well as smooth wall surfaces
- traditional materials, such as travertine, marble, and granite
- classical presences, including arches, colonnades, classical columns, and entablatures
- exaggerated “attic” spaces that anchor the building
- formal landscape, including the use of pools, fountains, and sculptures within a central plaza

ARCHITECTURAL FIRM - CONRAD H. STIEBER AND ASSOCIATES

Conrad H. Stieber and Associates was a San Jose-based architecture firm established in 1961 by architect Conrad H. Stieber and operating throughout Northern California.³³ The architecture firm designed a variety of building typologies, including residential, commercial, and industrial; however, no specific style or character of the building is associated with the architecture firm.³⁴ Nevertheless, the firm demonstrated a wide variety of architectural styles, including the New Formalism of the project building, and the Ranch style, as seen in the Brentwood City Hall.³⁵

³¹ Carole Rifkind, *A Field Guide to Contemporary American Architecture*. A Dutton Book. New York, NY, 1998. pg. 270-277.

³² Arthur, Drexler, *Transformations in Modern Architecture*, Museum of Modern Art, New York, NY. 1979.

³³ Newspapers.com, “Conrad H. Stieber: Architect,” *Auburn Journal*, December 28, 1961, newspapers.com (accessed September 25, 2022)

³⁴ Newspapers.com, “Conrad Harold Stieber,” *aiahistoricaldirectory.atlassian.net* (accessed September 25, 2022)

³⁵ Newspapers.com, “Plans for City Hall Are OK’d in Brentwood,” *Stockton Evening and Sunday Record*, August 23, 1962, (accessed September 25, 2022)



ARCHITECT - CONRAD H. STIEBER, AIA

The following is taken from San Jose Modernism.³⁶

“Architect Conrad H. Stieber (born 1931) earned his bachelors of architecture degree from the University of California, Berkeley in 1956 and a master’s degree from San José State College in 1968. Before founding his own firm, Conrad H. Stieber & Associates, AIA, Architects, in 1961, Stieber worked for several Bay Area architects. He was a project architect with Peter Kump (brother of Ernest J. Kump, Jr.) in San Francisco (1956-1958), chief draftsman at Binder and Curtis in San José (1958-1960); and project architect with Walter, Price and Porter, Architects in San Francisco (1960-1961). Among other San José commissions, Stieber’s firm designed the Wood-Nye Office Building (1962) and the Calabazas Branch Library (1966) at 1230 Blaney Avenue.”³⁷

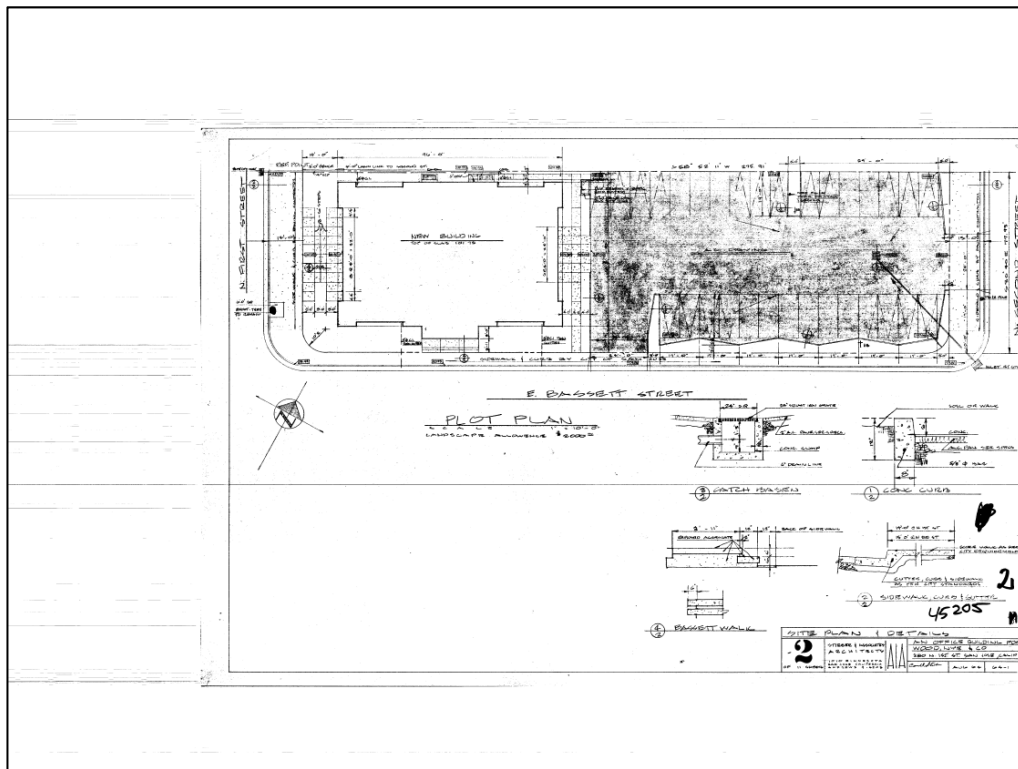


Figure 16. Original “site plan & details” by Conrad H. Stieber of Conrad H. Stieber and Associates of the 1964 commercial building and associated landscape (courtesy of the City of San Jose).

³⁶ Past Consulting “San Jose Modernism – Historic Context Statement”, City of San Jose, June 2009.

³⁷ Ibid.

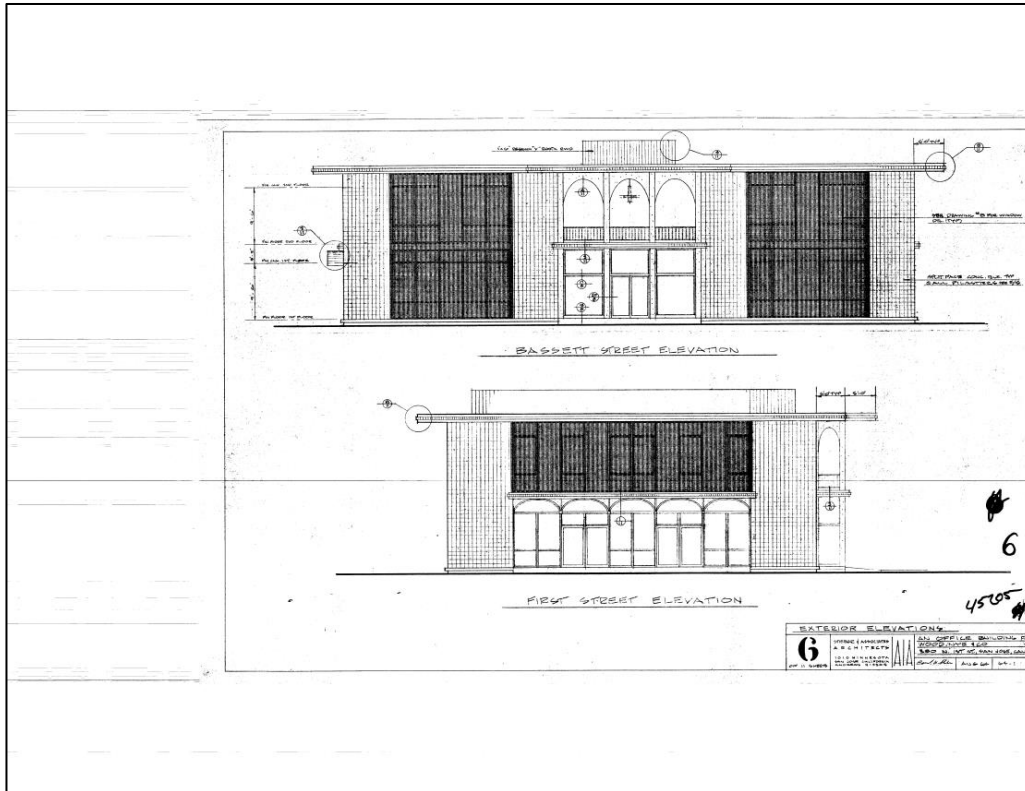


Figure 17. 1st and Bassett streets elevation drawings by Conrad H. Stieber of Conrad H. Stieber and Associates of the 1964 commercial building (courtesy of the City of San Jose).

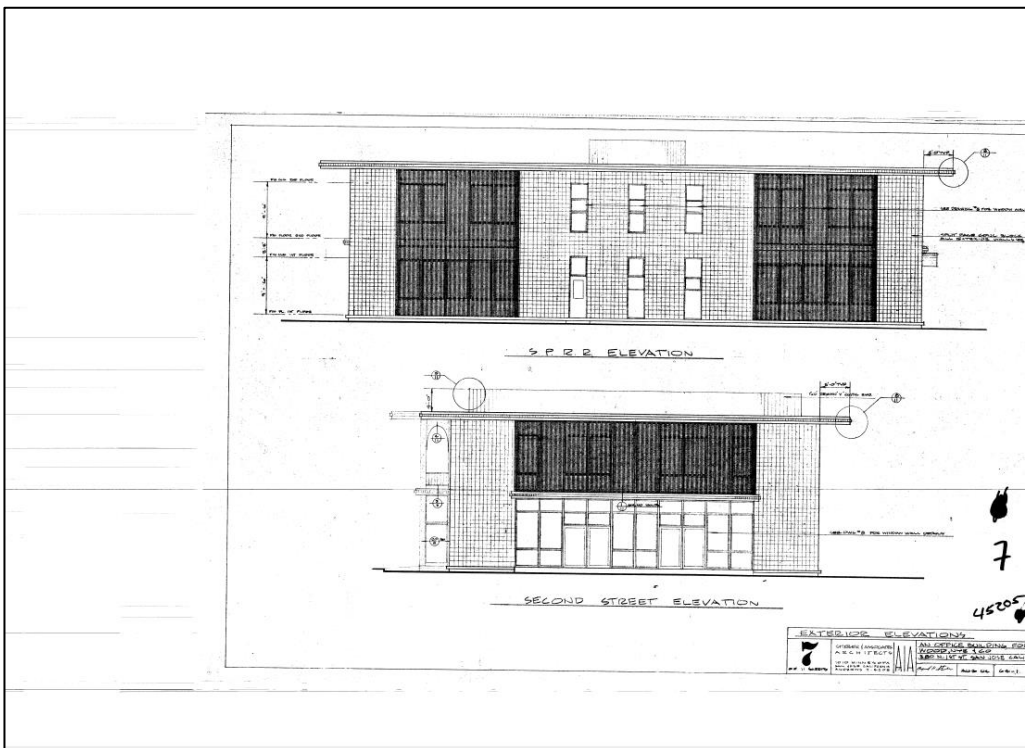


Figure 18. S.P.R.R (north elevation) and 2nd Street elevation drawings by Conrad H. Stieber of the 1964 commercial building (courtesy of the City of San Jose).

BUILDER - SONDENO CONSTRUCTION COMPANY

Sondeno Construction Company was founded by Phillip W. Sondeno in the late 1940s. Phillip attended Turlock High School before joining the U.S. Army, serving in England during WWII. After his military service, Philip returned to California where he started a General Contractor business in San Jose. He operated Sodenno Construction Company for over 40 years, constructing businesses, churches, and houses throughout San Jose.

HISTORIC ARCHITECTURAL SURVEY

On September 11, 2022, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property, including the 1964 commercial building and associated landscape. The results of the historic architectural survey are documented in the following section.

1964 COMMERCIAL BUILDING

The 1964 commercial building was designed in the New Formalism architectural style (Figure 19) by architect Conrad H. Stieber, AIA, and constructed by the Sondeno Construction Company. The two-story rectangular building has a concrete slab foundation and rectangular footprint. The roof is flat with wide, enclosed eave overhangs, decorative fascia, and projecting cubed details along its perimeter. The symmetrical building consists of full-height plate glass windows set between sections of cubed concrete blocks pilasters. The plate glass windows consist of fixed sheet glass with aluminum mullions. There are two street-facing elevations, the southeast elevation (primary façade), along Bassett Street, and the southwest elevation, along N. 1st Street - each has exposed aggregate concrete arches.



Figure 19. Southwest and southeast elevations, facing north.

Southeast Elevation (Primary Facade)

The southeast elevation consists of the main front entrance within a central, projecting section - surrounded



by plate glass windows (Figure 20). This central project section is accessed by two short partial-facade concrete steps. Along the projecting form are three two-story concrete arches on the southeast wall, with a matching arch on both the southwest and northeast walls of the section (Figure 21). Each of these arches has an exposed aggregate finish. The first story of these arches consists of a central, glass double door, with sheet glass windows (Figure 22). The arches on either side of the entrance contain large plate glass windowpanes that match the height of the front entrance door - with a smaller, fixed window glazing over the door. This pattern continues along the southeast wall of the projecting section, but the northeast wall arch consists of a single glass door below single, fixed plate window. The second story of the projecting arched section consists of an open arched balcony, with the west section flush with the walls of the main building and an elevator providing access to the balcony and the east sections recessed from the wall of the building. The central section has a glass double door beneath fixed plate glass, while the east section consists of three plate glass windows, with aluminum mullions. Separating the two stories and breaking up the arches is a metal belt course with decorative, projecting cube forms. The sections or wings along the southeast elevation consist of two fifteen-light fixed plate glass windows separated by aluminum mullions. The two floors are separated by a thick metal ledge (Figure 23). The plate glass windows consist of five medium-sized panes of frosted glass along the bottom, five small-sized panes of frosted glass along the top, and between them are five large panes of glass, with only one pane of frosted glass. On the first story of the easternmost wing are frosted glass panes, while the same design is in the center of the glazing on the second floor. This pattern is also mirrored on the westernmost wing.



Figure 20. Southeast elevation, facing northwest.



Figure 21. Central, projecting section of southeast elevation, facing northeast.



Figure 22. Central entrance.



Figure 23. East wing of southeast elevation, facing north.

Southwest Elevation

The southwest elevation consists of two masonry sections of small, cubed concrete blocks, with plate glass windows in between both the first and second stories (Figure 24). Between the first and second story plate glass windows is a metal decorative belt course with projecting cube forms (Figure 25). Below the belt course is a metal hood with five metal paneled arches (Figure 26). The fenestration of the first story consists of a set of double glass doors within a twenty-eight-light window. None of the large, middle windows have frosted glass; however, all the bottom, medium-sized windows and the top, small-sized windows are frosted. The top plate glass windows consist of quarter circle windows to fit below the arched hood. The fenestration of the second story consists of thirty windows framed with aluminum mullions. The ten lower windows, which are medium-sized, are frosted, as well as the small-sized top windows. Only four of the large-sized central windows are frosted.



Figure 24. Southwest elevation, facing north.



Figure 25. Decorative belt course and metal arched hood.



Figure 26. Metal arched hood and frosted glazing.

Northwest Elevation

The northwest elevation consists of three sections, where most of the façade comprises small, square concrete blocks (Figure 27). The central section has six vertical, three-light, fixed windows, three on each story and centered; nine lights are frosted. On either side of these windows, there are full-height plate glass windows, separated by a decorative metal sill with projecting cubed details. The plate glass windows on each floor consists of fifteen window lights and three rows of five different-sized windows separated by aluminum mullions (Figure 28). At the first story, the top and bottom window rows are frosted glass, while the middle row of windows does not have any frosted glass. The second-story windows follow the same motif.



Figure 27. Northwest elevation, facing southeast.



Figure 28. Northwest elevation, facing west.

Northeast Elevation

The northeast elevation consists of two masonry sections of small, cubed concrete blocks, with plate glass windows set in between both the first and second stories (Figure 29). The fenestration of the first story consists of two single glass doors set within a twenty-eight-light window. Each light is set into aluminum mullions and is fixed. Along the bottom, in medium-sized panes, and the top, in small-sized panes, the glass is frosted, while the central, large-sized panes of glass are not. The fenestration pattern of the second story



is similar to the first story, except there are no doors, and the panes of the glass are set horizontally and are in line with the doors are frosted. Between these two stories is a decorative metal belt course with projecting cube details.



Figure 29. Northeast elevation, facing southwest.

ASSOCIATED LANDSCAPE

The associated landscape does not appear to be associated with any landscape design, but elements of the landscape were designed by Conrad H. Stieber, who was not a landscape architect. These elements include the paved parking lot extending northeast of the building (Figure 30), the decorative wrought-iron fence with concrete block posts (Figure 31), and the decorative double wrought iron gate directly southwest of the building (Figure 32). There are also three small, single gates and two large, automatic gates providing vehicle access to the parking lot that are original to the Property (Figure 33). There are also several planted trees and bushes that appear to be more recently planted.



Figure 30. Gated paved parking lot, facing southwest.



Figure 31. Wrought-iron fence, with concrete block posts.



Figure 32. Wrought iron gate in front of southwest elevation, facing northeast.



Figure 33. Automatic double gate, providing access to paved parking lot, facing north.

EVALUATION OF HISTORICAL SIGNIFICANCE

The Property includes the 1964 commercial building and associated landscape were evaluated to determine eligibility for listing on the CRHR. The 1964 commercial building was evaluated for its association with New Formalism architecture with a period of significance of 1964, which is the year the building was constructed. The 1964 commercial building and associated landscape was also evaluated for its association with architect Conrad H. Stieber, AIA, and builder Sondeno Construction Company, with a period of significance of 1964,



which is the year when the building was designed.

The associated landscape was part of the original Conrad H. Stieber AIA design but is not associated with any known landscape design or architectural style.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP.³⁸ One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historical character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data”.³⁹

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. Determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historical event or person and a historic property.

The following section examines the eligibility of the 1964 commercial building and associated landscape.

³⁸ California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq

³⁹ California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.**

The Property including the 1964 commercial building and associated landscape but is not associated with any event that made a significant contribution to the broad patterns of California’s history or cultural heritage. As such, the Property containing the 1964 commercial building and associated landscape does not appear eligible for listing on the CRHR.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past.**

EDS completed a thorough records search and literature review of the Property containing the 1964 commercial building and associated landscape; however, the research did not reveal any person associated with the Property that is important to our past.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

Architecture: The 1964 commercial building is associated with the New Formalism architectural style, which was popular in the U.S. from ca. 1950 to ca. 1975. New Formalism is characterized by the convergence of classical elements, such as symmetry, columns, and arches, and stylized decorative features, with modern features, such as overhanging eaves and concrete materials. The 1964 commercial building, in form and materiality, retains character-defining features associated with New Formalism design. These character-defining features include the full-height columns that support arches, the wide eave overhangs with stylized fascia, the plate glass windows, and belt courses. The design is also evidenced in the materiality of the building, with stylized concrete block sections, and the columns and steps leading to the main entrance are exposed aggregate concrete. The 1964 commercial building, constructed during the height of the style’s popularity, is a representative example of New Formalism design and, as such, appears individually eligible for listing on the CRHR.

The associated landscape is not associated with any known architectural style or form, landscape architectural style, or landscape planning design.

Architect – Conrad H. Stieber, AIA

Although architect Conrad H. Stieber, AIA, designed the 1964 commercial building and associated landscape, he does not appear to be a master architect. He is not known for his New Formalist designs or any other design type that would reflect his mastery of design. In addition, previous local landmark documentation of the 1964 commercial building and associated landscape by Michael Baker



International also concluded that Conrad H. Stieber is not a master architect.⁴⁰

Builder – Sondeno Construction Company

Sondeno Construction Company was a local building contracting firm that operated in San Jose for approximately 40 years. However, the firm does not appear to be a master building company and is not known for any building type or construction method that would reflect a mastery of building construction, beyond typical construction. In addition, previous local landmark documentation of the 1964 commercial building and associated landscape by Michael Baker International also concluded that Sondeno Construction Company is not a master builder.⁴¹

Therefore, the 1964 commercial building within the Property appears individually eligible for listing in the CRHR under Criterion 3 for its association with New Formalism design. However, the associated landscape is not eligible under Criterion 3.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1964 commercial building does not appear to have the ability to convey information about New Formalism architecture. As such, the 1964 commercial building and associated landscape within the Property are not eligible for listing in the CRHR under Criterion 4.

INTEGRITY

A Property must possess significance under one or more of the above-listed criteria and have historic integrity to qualify for listing in the CRHR. There are seven variables, or aspects, used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.⁴² A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

The 1964 commercial building within the Property was found to be eligible for listing on the CRHR under Criterion 3 for its association with New Formalism design; as such, an integrity analysis was completed.

⁴⁰ Katherine J. Molnar, and Margo Nayyar, "North First Street Local Transit Village Evaluation Project: Phase III." Michael Baker International Rancho Cordova, California, 2021.

⁴¹ Ibid.

⁴² National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



- **Location.** The 1964 commercial building remains at its original location where it was constructed.
Therefore, the 1964 commercial building retains integrity of location.
- **Design.** The 1964 commercial building is associated with New Formalism design and retains the character-defining features associated with this design, including the full-height columns that support the two-story height arches, wide eave overhangs with stylized fascia, plate glass windows, and belt courses. In addition, there have not been any significant changes to the 1964 commercial building; the only exception is the replacement of glass panes on the northwest elevation that alter the frosted glass pattern; however, the change did not alter the design in a significant manner and can be returned to its original glazing pattern.
Therefore, the 1964 commercial building retains integrity of design from 1964.
- **Setting.** While many of the buildings surrounding the 1964 commercial building were added after the initial development of the area, the area retains its commercial and downtown setting, with the railroad tracks and street layout as it was in 1964.
Therefore, the 1964 commercial building retains integrity of setting.
- **Materials.** The 1964 commercial building retains integrity of materials from its original date of construction. The 1964 commercial building materials include original concrete blocks, plate glass windows, metal mullions, and exposed aggregate concrete.
Therefore, the 1964 commercial building retains integrity of materials.
- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The 1964 commercial building retains workmanship regarding the knowledge and application of materials associated with masonry and concrete, and metal framed windows.
Therefore, the 1964 commercial building retains integrity of workmanship.
- **Feeling.** Integrity of feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The 1964 commercial building evokes the feeling of the New Formalism architecture, including the full-height columns and arches, wide overhanging eaves with stylized fascia and belt courses, concrete materiality, and patterned metal framed plate glass windows.
Therefore, the 1964 commercial building retains integrity of feeling.
- **Association.** The 1964 commercial building retains association with New Formalism architecture.
Therefore, the 1964 commercial building retains integrity of association from its date of construction.

An assessment of integrity found that the 1964 commercial building retains all seven aspects of integrity.

CITY OF SAN JOSE LANDMARK ASSESSMENT

In August 2021, the 1964 commercial building was identified by Michael Baker International as a potential



local landmark,⁴³ although it has not been locally listed on any register. EDS identified deficiencies in the landmark assessment document, including missing relevant context. As such, EDS Principal Architectural Historian Stacey De Shazo, M.A., also completed a local landmark assessment of the 1964 commercial building per historic preservation ordinance 13.48.110, which provides the procedures for designation of a landmark through the consideration of eight "relevant factors" (labeled 1 – 8). The assessment complies with the City of San Jose's historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011). The assessment is not a landmark nomination. Instead, it was completed to guide the city regarding the building's eligibility for local landmark listing. The landmark assessment and recommendations are attached as Appendix B.

CONCLUSION

In accordance with CEQA regulations and guidelines, EDS completed an HRE for the Property at 380 N. 1st Street, San Jose, Santa Clara County, California, within the 0.41-acre Property (APN 249-44-088) containing the 1964 commercial building and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The methods used to complete the HRE included extensive research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History, and survey documentation by Nicole LaRochelle, M.S. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). The 1964 commercial building is not listed on any local, state, or federal historic inventory. However, in August 2021, the 1964 commercial building was identified by Michael Baker International for its potential eligibility for local landmark listing.

The HRE determined that the 1964 commercial building appears individually eligible for listing on the CRHR under Criterion 3 for its association with New Formalism architecture with a period of significance of 1964 and retains all seven aspects of integrity. As such, the 1964 commercial building is considered a historical resource under CEQA; however, implementing the recommendations below will lessen the impacts of the proposed demolition of the historical resource.

RECOMMENDATIONS

Based on the results of the HRE that the 1964 commercial building appears eligible for listing on the CRHR, EDS recommends the following meaningful mitigation measures, which should be completed before the demolition of the built environment resources within the Property.

- **HABS Outline Format:** EDS recommends completing a Historic American Building Survey (HABS). HABS was established in 1933 to create a public archive of America's architectural heritage, consisting of measured drawings, historical reports, and large-format black and white photographs. HABS is responsible for developing standards to produce drawings, histories, and photographs, as well as the criteria for preparing the documentation for inclusion in the Collection currently recognized as the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering

⁴³ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.



Documentation.

The NPS provides guidelines for the completion of HABS documentation that includes drawings, history, and photography to produce a comprehensive, interdisciplinary record. The documentation ranges in scope depending mainly upon the level of significance and complexity. It should, first and foremost, convey what is most important about that structure. The drawing component generally includes floor plans, elevations, architectural details, and construction elements, sometimes expanded to include sectional or axonometric drawings to convey the interrelationship of the building parts. The written history follows an outline format that begins with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The report also includes an architectural description and bibliographic information.

HABS has developed a short format and an outline format to guide historians in researching and writing reports. Determining whether to use the short form or longer outline format depends on the complexity of the building or site, the amount of information available, and the allocated time to work on the project. At a minimum, each building or site should have a short format report accompanying the graphical (measured drawings, photographs) documentation.

- **3D Laser Scanning:** EDS recommends 3D laser scanning, which will provide additional documentation of the 1964 commercial building. The 3D laser scanning will include an as-built survey of the existing conditions of the building, utilizing 3D Laser Scanning techniques to capture the building's interior and exterior to create a 3D point cloud model for digital documentation/archival purposes.
- **Signage:** Another way to lessen the effects on historical resources is to include interpretive signage within or adjacent to the Property, that can be accessed by the public. The signage would provide historical context and education about the history of the Property.



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Appendix A:

DPR Forms

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: 380 N. 1st Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and

*b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; of of Sec un; MD B.M.

c. Address 380 N 1st Street City San Jose Zip 94965

d. UTM: Zone 10, 597927 mE/ 4133380 mN

e. Other Locational Data: The resource is located within the 0.41-acre Accessor's Parcel Number (APN) 249-44-088 on the northeast corner of N 1st and Bassett streets, approximately 0.7 miles north of downtown San Jose.

*P3a. **Description:** The resource is the 1964 commercial building and associated landscape. The 1964 commercial building was designed in the New Formalism architectural style by architect Conrad H. Stieber, AIA, and constructed by the Sondeno Construction Company. The two-story rectangular building has a concrete slab foundation and rectangular footprint. The roof is flat with wide, enclosed eave overhangs, decorative fascia, and projecting cubed details along its perimeter. The symmetrical building consists of full-height plate glass windows set between sections of cubed concrete blocks pilasters. The plate glass windows consist of fixed sheet glass with aluminum mullions. There are two street-facing elevations, the southeast elevation (primary façade) along Bassett Street and the southwest elevation along N 1st Street; each façade has exposed aggregate concrete arches. (Continued on Continuation Sheet, Page 2)

P5a.



*P3b. **Resource Attributes:** HP6. 1-3 story commercial building (1964 commercial building)

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

P5b. Description of Photo 1964 commercial building, facing north.

*P6. **Date Constructed/Age and Source:** Historic Prehistoric Both 1964 commercial building and associated landscape; various sources.

*P7. **Owner and Address:** Name withheld by the owner

*P8. **Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

*P9. **Date Recorded:** 9/11/2022

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Stacey De Shazo, M.A. and Nicole LaRochelle (2022): Historic Resource Evaluation for the Property at 380 N. 1st Street, San Jose, Santa Clara County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 2 of 13

(Continue from Primary Record, Page 1)

Southeast Elevation (Primary Facade)

The southeast elevation consists of the main front entrance within a central, projecting section - surrounded by plate glass windows (Figure 1). This central project section is accessed by two short partial-facade concrete steps. Along the projecting form are three two-story concrete arches on the southeast wall, with a matching arch on both the southwest and northeast walls of the section (Figure 2). Each of these arches has an exposed aggregate finish. The first story of these arches consists of a central, glass double door, with sheet glass windows (Figure 3). The arches on either side of the entrance contain large plate glass windowpanes that match the height of the front entrance door - with a smaller, fixed window glazing over the door. This pattern continues along the southeast wall of the projecting section, but the northeast wall arch consists of a single glass door below a single, fixed plate window. The second story of the projecting arched section consists of an open arched balcony, with the west section flush with the walls of the main building and an elevator providing access to the balcony and the east sections recessed from the wall of the building. The central section has a double glass door beneath fixed plate glass, while the east section consists of three plate glass windows with aluminum mullions. Separating the two stories and breaking up the arches is a metal belt course with decorative, projecting cube forms. The sections or wings along the southeast elevation consist of two fifteen-light fixed plate glass windows separated by aluminum mullions. The two floors are separated by a thick metal ledge (Figure 4). The plate glass windows consist of five medium-sized panes of frosted glass along the bottom, five small-sized panes of frosted glass along the top, and between them are five large panes of glass, with only one pane of frosted glass. On the first story of the easternmost wing are frosted glass panes, while the same design is in the center of the glazing on the second floor. This pattern is also mirrored on the westernmost wing.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 3 of 13



Figure 1. Southeast elevation, facing northwest.



Figure 2. Central, projecting section of southeast elevation, facing northeast.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 4 of 13



Figure 3. Central entrance.



Figure 4. East wing of southeast elevation, facing north.

Southwest Elevation

The southwest elevation consists of two masonry sections of small, cubed concrete blocks, with plate glass windows in between both the first and second stories (Figure 5). Between the first and second-story plate glass windows is a metal decorative belt course with projecting cube forms (Figure 6). Below the belt course is a metal hood with five metal paneled arches (Figure 7). The fenestration of the first story consists

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 5 of 13

of a set of double glass doors within a twenty-eight-light window. None of the large, middle windows have frosted glass; however, all the bottom, medium-sized windows and the top, small-sized windows are frosted. The top plate glass windows consist of quarter circle windows to fit below the arched hood. The fenestration of the second story consists of thirty windows framed with aluminum mullions. The ten lower windows, which are medium-sized, are frosted, as well as the small-sized top windows. Only four of the large-sized central windows are frosted.



Figure 5. Southwest elevation, facing north.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 6 of 13



Figure 6. Decorative belt course and metal arched hood.



Figure 7. Metal arched hood and frosted glazing.

Northwest Elevation

The northwest elevation consists of three sections, where most of the façade comprises small, square concrete blocks (Figure 8). The central section has six vertical, three-light, fixed windows, three on each story and centered; nine lights are frosted. On either side of these windows, there are full-height plate glass windows, separated by a decorative metal sill with projecting cubed details. The plate glass windows

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 7 of 13

on each floor consists of fifteen window lights and three rows of five different-sized windows separated by aluminum mullions (Figure 9). At the first story, the top and bottom window rows are frosted glass, while the middle row of windows does not have any frosted glass. The second-story windows follow the same motif.



Figure 8. Northwest elevation, facing southeast.



Figure 9. Northwest elevation, facing west.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 8 of 13

Northeast Elevation

The northeast elevation consists of two masonry sections of small, cubed concrete blocks, with plate glass windows set in between both the first and second stories (Figure 10). The fenestration of the first story consists of two single glass doors set within a twenty-eight-light window. Each light is set into aluminum mullions and is fixed. Along the bottom, in medium-sized panes, and the top, in small-sized panes, the glass is frosted, while the central, large-sized panes of glass are not. The fenestration pattern of the second story is similar to the first story, except there are no doors, and the panes of the glass are set horizontally and are in line with the doors that are frosted. Between these two stories is a decorative metal belt course with projecting cube details.



Figure 10. Northeast elevation, facing southwest.

ASSOCIATED LANDSCAPE

The associated landscape does not appear to be associated with any landscape design, but elements of the landscape were designed by Conrad H. Stieber, who was not a landscape architect. These elements include the paved parking lot extending northeast of the building (Figure 11), the decorative wrought-iron fence with concrete block posts (Figure 12), and the decorative double wrought iron gate directly southwest of the building (Figure 13). There are also three small, single gates and two large, automatic gates providing vehicle access to the parking lot that are original to the property (Figure 14). There are also several planted trees and bushes that appear to be more recently planted.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 9 of 13



Figure 11. Gated paved parking lot, facing southwest.



Figure 12. Wrought-iron fence, with concrete block posts.

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 10 of 13



Figure 13. Wrought iron gate in front of southwest elevation, facing northeast.



Figure 14. Automatic double gate, providing access to paved parking lot, facing north.

California Register of Historical Resources (CRHR) Evaluation

1. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The property including the 1964 commercial building and associated landscape but is not associated with any event that made a significant contribution to the broad patterns of

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 11 of 13

California's history or cultural heritage. As such, the property containing the 1964 commercial building and associated landscape does not appear eligible for listing on the CRHR.

Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 1.

2. (Person): Is associated with the lives of persons important in our past.

EDS completed a thorough records search and literature review of the property containing the 1964 commercial building and associated landscape; however, the research did not reveal any person associated with the property that is important to our past.

Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Architecture: The 1964 commercial building is associated with the New Formalism architectural style, which was popular in the U.S. from ca. 1950 to ca. 1975. New Formalism is characterized by the convergence of classical elements, such as symmetry, columns, and arches, and stylized decorative features, with modern features, such as overhanging eaves and concrete materials. The 1964 commercial building, in form and materiality, retains character-defining features associated with New Formalism design. These character-defining features include the full-height columns that support arches, the wide eave overhangs with stylized fascia, the plate glass windows, and belt courses. The design is also evidenced in the materiality of the building, with stylized concrete block sections, and the columns and steps leading to the main entrance are exposed aggregate concrete. The 1964 commercial building, constructed during the height of the style's popularity, is a representative example of New Formalism design and, as such, appears individually eligible for listing on the CRHR.

The associated landscape is not associated with any known architectural style or form, landscape architectural style, or landscape planning design.

Architect – Conrad H. Stieber, AIA

Although architect Conrad H. Stieber, AIA, designed the 1964 commercial building and associated landscape, he does not appear to be a master architect. He is not known for his New Formalist designs or any other design type that would reflect his mastery of design. In addition, previous local landmark documentation of the 1964 commercial building and associated landscape by

CONTINUATION SHEET

Property Name: 380 N. 1st Street

Page 12 of 13

Michael Baker International also concluded that Conrad H. Stieber is not a master architect.¹

Builder – Sondeno Construction Company

Sondeno Construction Company was a local building contracting firm that operated in San Jose for approximately 40 years. However, the firm does not appear to be a master building company and is not known for any building type or construction method that would reflect a mastery of building construction, beyond typical construction. In addition, previous local landmark documentation of the 1964 commercial building and associated landscape by Michael Baker International also concluded that Sondeno Construction Company is not a master builder.²

Therefore, the 1964 commercial building within the property appears individually eligible for listing in the CRHR under Criterion 3 for its association with New Formalism design. However, the associated landscape is not eligible under Criterion 3.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1964 commercial building does not appear to have the ability to convey information about New Formalism architecture. As such, the 1964 commercial building and associated landscape within the property are not eligible for listing in the CRHR under Criterion 4.

Integrity

The 1964 commercial building was found to have all seven aspects of integrity.

¹ Katherine J. Molnar, and Margo Nayyar, "North First Street Local Transit Village Evaluation Project: Phase III." Michael Baker International Rancho Cordova, California, 2021.

² Ibid.

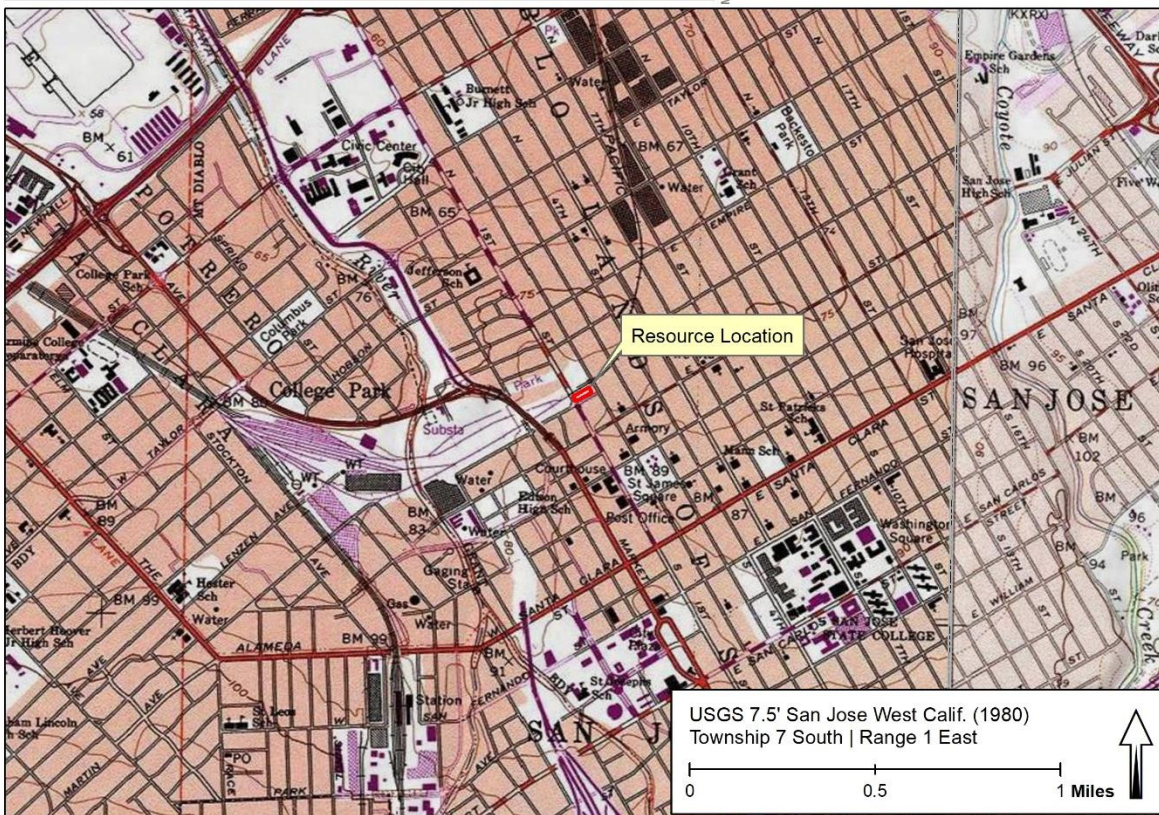


Resource Location Map

1964 Commercial Building and Associated Landscape
 380 N. 1st Street, San Jose
 Santa Clara County, California
 APN 249-44-08

Legend

 1964 Commercial Building and Associated Landscape





Appendix B:
City of San Jose Landmark Assessment

October 18, 2022

Dana Peak, Historic Preservation Officer
City of San Jose
dana.peak@sanjoseca.gov

RE: City of San Jose Local Landmark Assessment for the 1964 Commercial Building at 380 N. First Street Landmark Assessment

Evans & De Shazo (EDS) Principal Architectural Historian Stacey De Shazo, M.A. completed the following local landmark assessment of the 1964 commercial building (Figure 1) per the City of San Jose historic preservation ordinance 13.48.110, which provides the procedures for the designation of a landmark through the consideration of eight "relevant factors" (labeled 1 – 8). The assessment complies with the City of San Jose's historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011). The landmark assessment is not a landmark nomination, which is the role of the Historic Landmarks Commission or the City Council. Instead, the assessment will guide the city regarding the building's eligibility for local landmark listing.

Methods

To complete the local landmark assessment, EDS utilized the research and documentation associated with Michael Baker International's assessment completed in 2021,¹ and the HRE completed by EDS in 2022.² Currently, the city does not have a local landmark assessment form. Therefore, the local landmark assessment was completed within the following letter report, addressing eight "relevant factors" listed 1 through 8 in the section below. EDS did not utilize the California Office of Historic Preservation (OHP) Department of Parks and Recreation (DPR) 523 forms for the local landmark assessment,³ as DPR forms are typically a tool designed for use by professionals, following the California Office of Historic Preservation (OHP) guidelines, to document and evaluate historic resources for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and these forms are often not suited for local criterion assessment.

Current "Historical Resource" Status

In 2021, the 1964 commercial building was identified by Michael Baker International as a potential local landmark,⁴ although it has not been locally listed on any register. EDS identified deficiencies in the landmark assessment document, including missing relevant context. As such, EDS Principal Architectural

¹ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.

² Stacey De Shazo, and Nicole LaRochelle, "Historic Resource Evaluation and Local Landmark Assessment of the Property Located at 380 N. 1st Street, San Jose, Santa Clara County, California", Evans & De Shazo, 2022.

³ The building is documented on DPR forms as part of the EDS HRE for listing on the CRHR. As such is not recommended these forms are used for local landmark assessment.

⁴ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.

Historian Stacey De Shazo, M.A., completed an updated local landmark assessment of the 1964 commercial building per historic preservation ordinance 13.48.110, which provide the procedures for designation of a landmark through the consideration of eight "relevant factors" (labeled 1 – 8).

Current Landmark Listing Status

The 1964 commercial building is not currently a local landmark and is not currently listed on any local, state, or federal historical resource list. However, it was identified in 2021, by Michael Baker International as potentially eligible for local listing.⁵

EDS Updated Local Landmark Assessment

The following updated assessment complies with the City of San Jose's historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011).

City of San Jose Landmark Assessment Factors (1-8) (aka Criterion)

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

The 1964 commercial building is associated with New Formalism architecture. The building has retained its original 1964 design and form without apparent exterior alterations. Several other instances of New Formalism are extant within San Jose, all three of which were built within the 1960s, a period of significance in San Jose for this design. In addition, the building has the character necessary to convey these interests and values for designation as a city landmark. Therefore, the 1964 commercial building is recommended as eligible for designation as a city landmark under this criterion.

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

The 1964 commercial building remains at its original location where it was constructed. But the construction of the building is not associated with any significant historic event in San Jose. Therefore, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion.

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

Research completed by EDS did not reveal that the 1964 commercial building is associated with interests or values of local, regional, state, or national history. In addition, there is no evidence that any of the building's former owners contributed significantly to the local, regional, state, or national culture and

⁵ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.

history, and they are not listed on the City of San Jose "Notable Persons Working List".⁶ Therefore, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion.

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

There is no evidence that the 1964 commercial building exemplifies any cultural, economic, social, or historic heritage of the City of San Jose under this criterion. As such, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion

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

It appears that this question may be related to association with vernacular architecture or archaeology. Therefore, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion.

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

The 1964 commercial building is demonstrative of New Formalism architecture and was designed within the period of significance within San Jose. The building demonstrates the convergence of classical elements, such as symmetry, columns, and arches, and stylized decorative features, with modern features, such as overhanging eaves, concrete materials, and minimalist design. The 1964 building, in form and materiality, retains character-defining features associated with New Formalism design. These character-defining features include the full-height columns with supporting arches, the wide eave overhangs, with stylized fascia and belt courses. They are also seen in the materiality of the building, with stylized concrete block sections, and the columns and steps leading to the main entrance are exposed aggregate concrete. Thus, the 1964 building is a representative example of New Formalism and was built during the height of the style. Therefore, the 1964 commercial building is recommended as eligible for designation as a city landmark under this criterion.

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

The 1964 commercial building was designed by Conrad H. Stieber and Associates. While the firm was San Jose based, the firm was not prolific within the city and did not have any significant buildings associated with the firm. Additionally, their work did not influence others within the City of San Jose or the surrounding area, and they are not considered a master architecture firm. Therefore, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion.

⁶ <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-context-statement/our-history-of-historic-preservation>

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

The 1964 commercial building demonstrates elements of New Formalism in architectural design and materials; however, the design, detail, materials, and craftsmanship do not embody elements of a significant or unique architectural innovation, as this was a well-known design type utilized by architects throughout the United States. Although the materials and the form of the building remain as they were in 1964, the building does not embody a significance or unique innovation in the architectural movement or city architectural style. Therefore, the 1964 commercial building is not recommended as eligible for designation as a city landmark under this criterion.



Figure 1. 1964 Commercial Building.⁷

Conclusion

In August 2021, the 1964 commercial building was identified by Michael Baker International as a potential local landmark,⁸ although it has not been locally listed on any register. Due to identified deficiencies in the landmark assessment document by Michael Baker International, including missing relevant context, EDS Principal Architectural Historian Stacey De Shazo, M.A., also completed a local landmark assessment of the 1964 commercial building. In compliance with the City of San Jose's historic preservation guidelines and the goals and policies of the City of San Jose General Plan (adopted by the City Council in November 2011) and following the historic preservation ordinance 13.48.110, EDS considering eight "relevant factors" (labeled 1 – 8) for local landmark listing, utilizing relevant context from the EDS HRE completed

⁷ For details, please refer to the EDS Summary and DPRs of the Temple Laundry/IBM Building at 675 East Santa Clara Street, San Jose, Santa Clara County, California.

⁸ Michael Baker International, "380 N. 1st Street", City of San Jose Local Landmark Reconnaissance Survey, 2021.



in 2022.

The updated landmark assessment of the 1964 commercial building at 380 N. 1st Street in San Jose determined that the building appears eligible for local landmark listing under two criteria, including criteria one (1) and six (6).

Sincerely

Stacey De Shazo, M.A. Owner/Principal Architectural Historian
stacey@evans-deshazo.com
Evans & De Shazo, Inc.