

HISTORIC DISTRICTS AND CONSERVATION AREAS



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HISTORIC DISTRICTS AND CONSERVATION AREAS

Historic Districts

Historic districts possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. To merit historic district designation in San Jose, the district must be a geographically defined area of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature. Historic districts in San Jose range in type from the River Street Historic District, a working class neighborhood where homes represent a diverse range of architectural styles, to the City's Downtown Commercial Historic District, which represents the City's historic commercial core.

Alviso Historic District

Alviso, now annexed to the City of San Jose, is a National Register Historic District and a California Point of Historic Interest. Historically, Alviso is one of the oldest towns in the County. It once was expected to be a great city. Alviso was the major commercial shipping point for the entire south county until the late 1800s because of its location on San Francisco Bay. The town was almost totally deserted, however, after the railroads diverted travel in 1865. Incorporated in 1852, Alviso is the site of the Bayside Cannery and the South Bay Yacht Club (1896). Because of its atmosphere resembling a small delta town and because of many of the old early town structures are still in existence, the character of Alviso is unique. *A map of the Alviso Historic District can be found on page 94.*

Downtown Commercial Historic District

The San Jose Downtown Commercial Historic District, which is listed in the National Register of Historic Places, is composed of both architecturally and historically significant buildings. Dating from the 1870s to the early 1940s, the district represents the remaining vestiges of the nineteenth and early twentieth century commercial structures in the downtown. The area continues to serve as a major financial and commercial center for San Jose. The district is composed of two city blocks located between East Santa Clara Street to the north, East San Fernando Street to the south, South Third Street to the east, and South First Street to the west. The district continues on the south side of East Santa Clara between South Third and South Fourth Streets. District boundaries were determined by the historical limits of the downtown, architectural quality, and intrusion factors.

A map of the Downtown Commercial Historic District can be found on page 95.

Hensley Historic District

The Hensley Historic District was listed on the National Register of Historic Places in 1983. The City Council designated it as a Historic District in 1990. The Hensley District is composed of the largest concentration of Victorian homes left in the central city area. Bounded by Second Street to the west, Empire Street to the north, Sixth Street to the east, and Julian Street to the south, the area has a mix of single and multifamily uses.

Architecturally, the houses represent some of the best examples of Italianate, Stick-Eastlake and Queen Anne styles popular between the 1870s and 1890s. The neighborhood is made up of representative examples of the styles. The many larger and more elaborate homes located on North Third Street and the less elaborate workingmen's homes on the North Fifth Street exhibit two interpretations of the styles on different scales. See the following chapter for more information about the Hensley Historic District. *A map of the Hensley Historic District can be found on page 96.*

River Street Historic District

This City Historic District was designated in two phases in 1996 and 2000. The period of significance for the district is 1875 to 1925. The district is significant for its history and its architecture. The River Street Historic District was a working class community inhabited mostly by Italian immigrants. The proportion of Italian residents peaked in 1925 and began to dwindle after this date as residents moved to other areas of the City and a 1924 immigration law limited further immigration from southern Europe. The building stock represents a diverse group of late nineteenth and early twentieth century building types. *A map of the River Street Historic District can be found on page 97.*

St. James Square Historic District

The district was listed on the National Register of Historic Places in 1979 and became a City Historic District in 1984. It is composed of St. James Park itself and nine Classical style structures that face the park. These structures are the Old Main Post Office, Santa Clara County Court House, Letcher Garage, First Church of Christ Scientist, St. Claire Club, Scottish Rite Temple, First Unitarian Church, Eagles Hall, and the Trinity Episcopal Church.

Because the Square is the only public square left in the City and because the important structures, which face the park, represent excellent examples of civic design from the decades between the 1860s and 1930s, the district was included in the National Register of Historic Places.

Originally laid out in 1848 by Chester Lyman, the plan of St. James Park was revamped to include a pathway design and fountain in 1868. It has undergone a variety of changes since that time. The original fountain, which was a central point in the layout of walkways through the park, was removed during the bisection of the park by Second Street in 1955. *A map of the St. James Square Historic District can be found on page 98.*

Conservation Areas

Conservation areas are significant because their continuity reflects a particular period of design or architectural style. Significance is derived from a grouping of structures viewed as a whole rather than from the importance of an individual building. The historic significance of these areas generally reflects developmental patterns for growth in the City rather than associations with individuals or events.

The areas described represent neighborhoods within the central planning area containing significant historical and architectural structures. Each area is defined in terms of its physical boundaries and not its historical development. The distinctions were made primarily on the basis of similar style and period of design, or on distinct physical separation between areas such as major thoroughfares and rivers.

Hanchett and Hester Park

This conservation area consists of the Hanchett and Hester Park neighborhoods, which were designed by John McLaren, the designer of Golden Gate Park. The neighborhoods are adjacent to one another with the boundaries being Mariposa Avenue to the south, Magnolia Street to the north, The Alameda to the east, and Park Avenue to the west. The neighborhoods have maintained a high level of architectural integrity through the years and represent a variety of styles including late turn-of-the-century Queen Anne styles, Craftsman bungalow, and Spanish Mission Colonial Revival residences. In addition, several Prairie style homes are located in Hanchett Park. This style more typically is associated with Frank Delos Wolfe and the Midwest. Of particular interest is palm tree-lined Martin Avenue located just off The Alameda. This street contains some of the best mix of Prairie, Spanish Revival, and Craftsman styles found in San Jose. The residence park was surveyed in 1906 and was originally part of the Fairgrounds. Interesting design features include the curb curvatures at the Martin Avenue intersections, which at one time had granite monuments in their centers.

The neighborhoods were easily served by trolley cars that ran between Santa Clara and downtown San Jose on The Alameda. They also traveled along Martin Avenue and Tillman Avenue to Park Avenue. *A map of the Hanchett and Hester Park Conservation Area can be found on page 99.*

Naglee Park

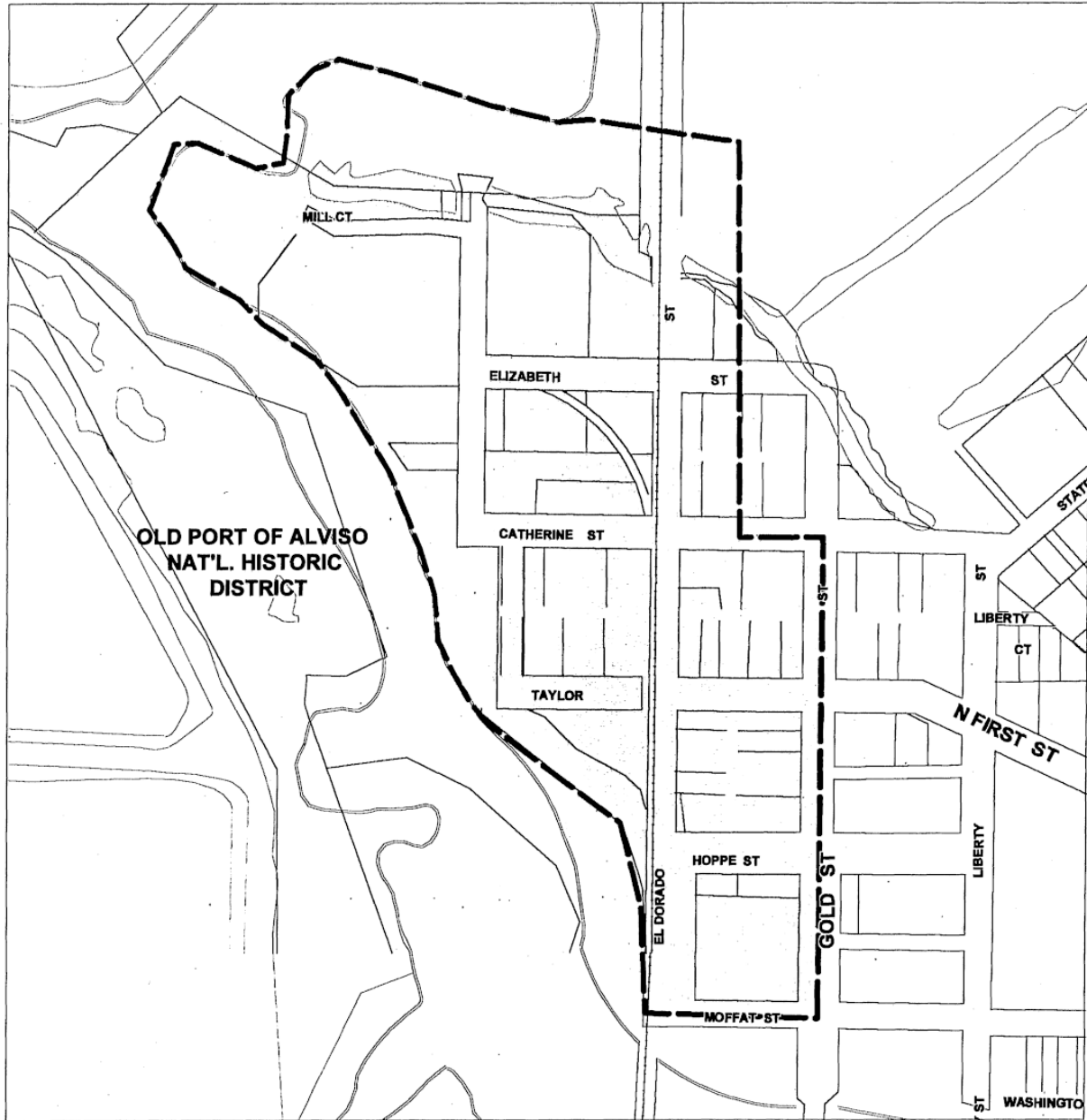
Naglee Park is a residential neighborhood located just east of the San Jose State University campus. It is bounded by Eleventh Street on the west, Coyote Creek on the east, East Santa Clara Street on the north, and East William Street on the south. The 140-acre area was the estate of General Henry M. Naglee, a veteran of the Civil War. After his death, the general's heirs sold off the property, under the guidance of famed San Jose real estate developer T.S. Montgomery. Construction of buildings probably began around 1904. Close proximity to the Central Business District and the University made Naglee Park a desirable place to live, and here most of San Jose's civic- and business-minded citizens resided during the early 1900s. Many of these homes were designed by architects.

The area has many fine early twentieth-century homes built in a variety of styles. Naglee Park is an excellent example of the evolution of house design from the early 1900s through the bungalow era, culminating with Spanish Colonial Revival styles of the early twenties. *A map of the Naglee Park Conservation Area can be found on page 100.*

Palm Haven

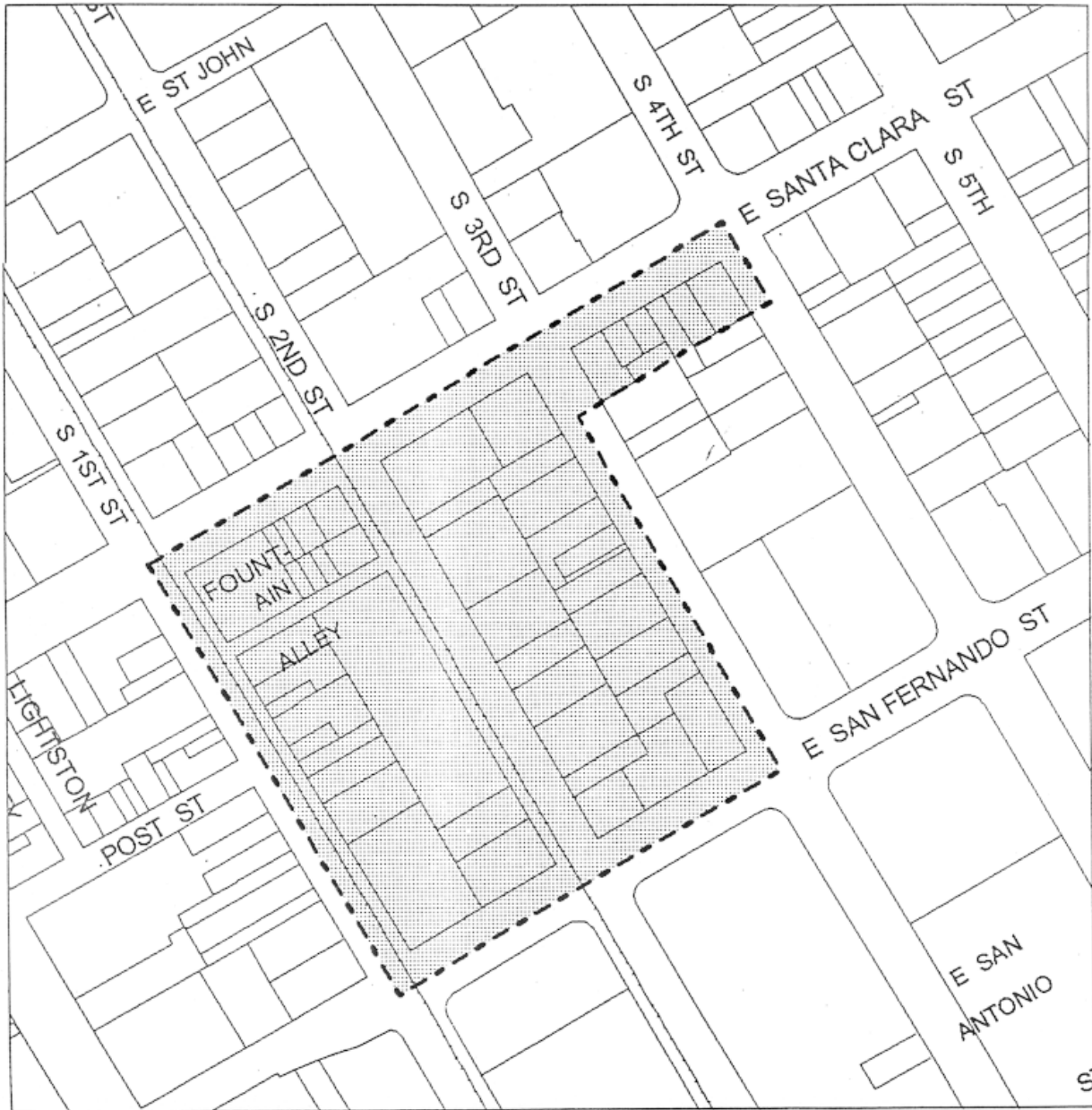
This area consists of the Palm Haven neighborhood of Willow Glen and several adjacent streets including Bird and Coe Avenues. Palm Haven includes many homes from the 1930s and 1940s, and has been noted as a significant neighborhood for its excellence of design layout which has been tied together by the planting of palm trees along all the streets. The most impressive street is Palm Haven Avenue itself, bisected lengthwise by a grassy median planted with a row of palms and ending at a plaza with triangular, grassy park area.

The north side of the intersection of Plaza and Coe Avenue is marked by a gateway leading into the subdivision. Many of the homes of this early twentieth-century subdivision were architect-designed, attesting to the neighborhood's prominence within what was then the town of Willow Glen. *A map of the Palm Haven Conservation Area can be found on page 101.*



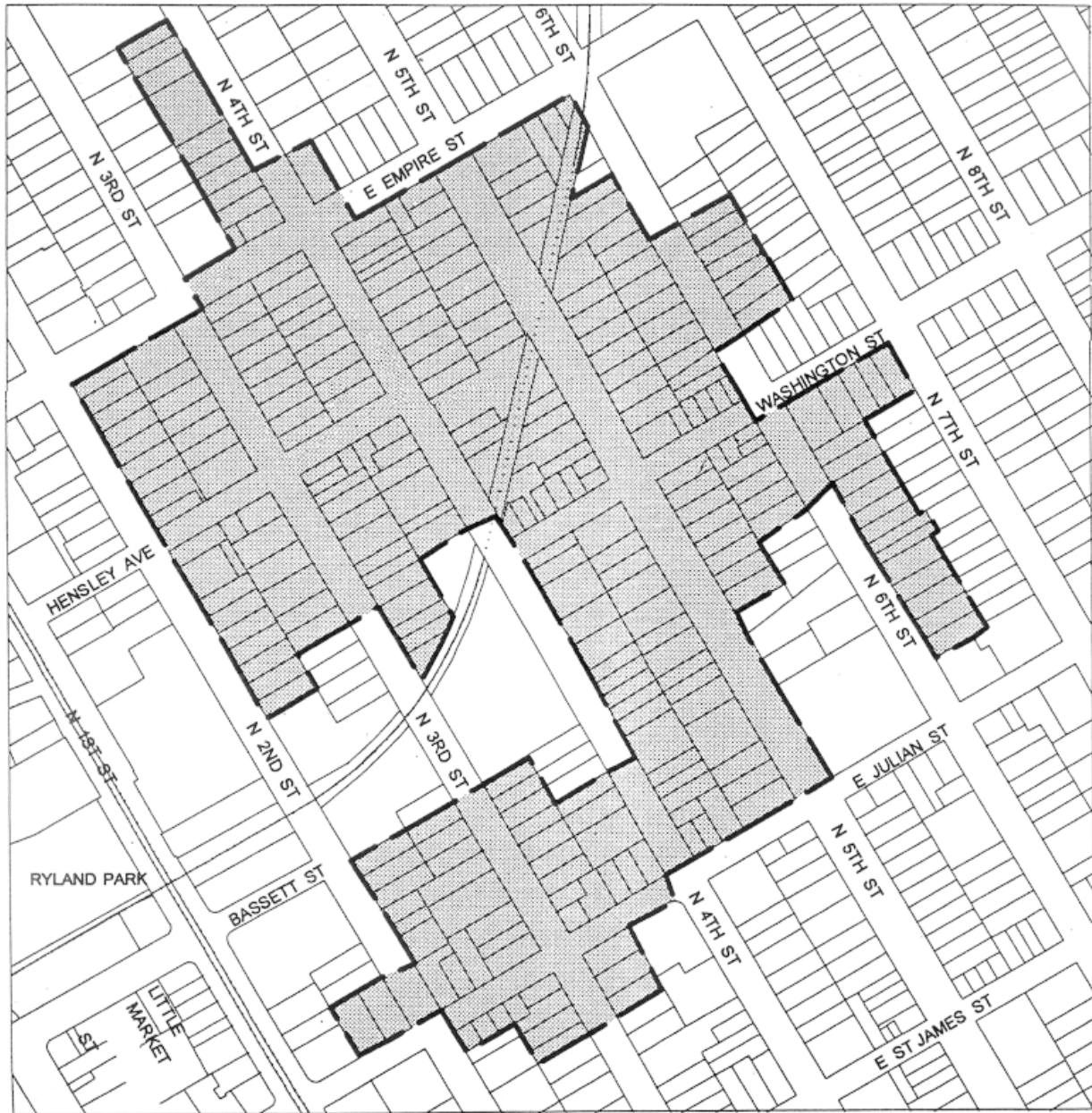
**ALVISO HISTORIC DISTRICT,
STATE POINT OF
HISTORICAL INTEREST**





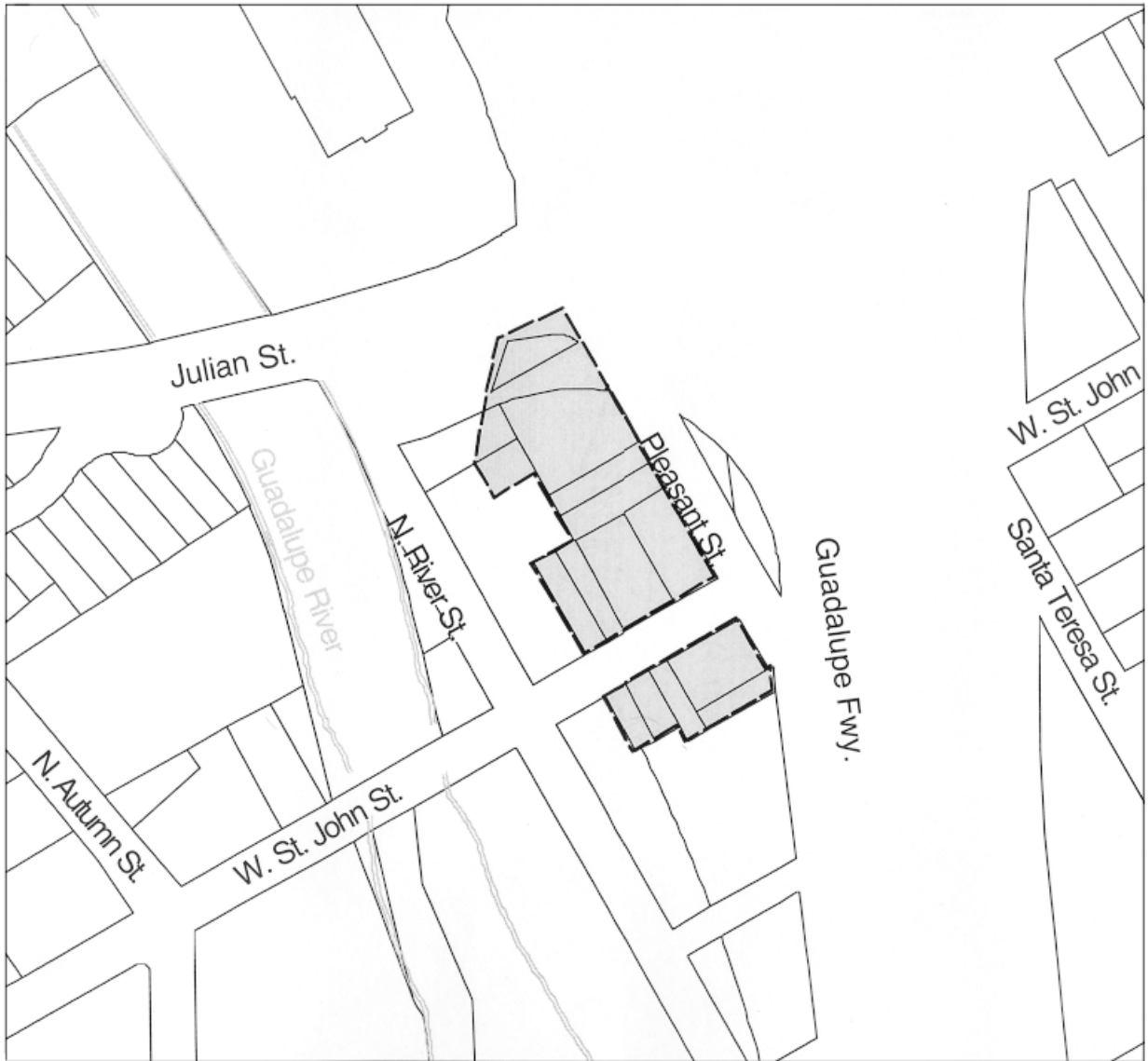
**SAN JOSE DOWNTOWN
COMMERCIAL HISTORIC
DISTRICT, LISTED ON THE
NATIONAL REGISTER OF
HISTORIC PLACES**





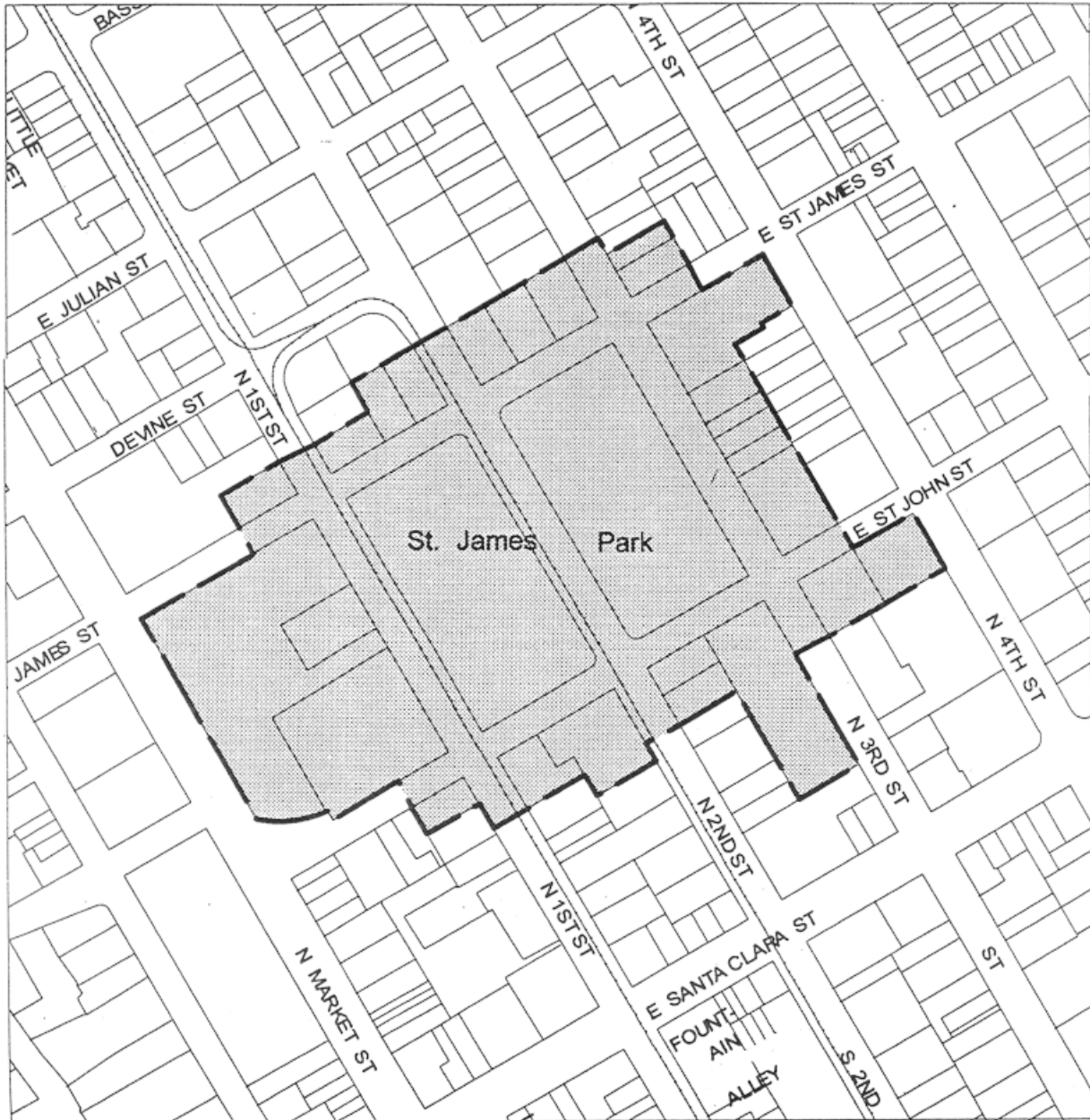
**HENSLEY HISTORIC DISTRICT,
CITY HISTORIC DISTRICT
AND LISTED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES**





**RIVER STREET,
CITY HISTORIC DISTRICT**





**ST JAMES SQUARE,
CITY HISTORIC DISTRICT
AND LISTED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES**



NORTH





HANCHETT AND HESTER PARK CONSERVATION AREA



NORTH





**NAGLEE PARK
CONSERVATION
AREA**



NORTH





PALM HAVEN CONSERVATION AREA



NORTH



