

A P P E N D I X C

HISTORIC RESOURCE
EVALUATION



PRIMARY RECORD

Primary # P-
HRI #
Trinomial:
NRHP Status Code:
Resource Name or #: Calvelli Building

Other Listings:
Review Code: Reviewer: Date:
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P1. Other Identifier: APN 235-03-002

P2. Location:
a. County: Santa Clara
b. USGS 7.5' Quad: San Jose West **Date:** 1980
T N/R W; 1/4 of 1/4 of Sec. ; MDBM Pueblo Lands of San Jose
c. Address: 111 East Gish Road **City:** San Jose **Zip:** 95112
d. UTM: Zone: 10 596710 mE 4135710 mN NAD84 (taken at southwest corner)
e. Other Locational Information: Located at the intersection of East Gish Road and Kerley Drive.

P3a. Description: This resource is a two-story, Commercial Modern office building completed in 1971. Constructed of concrete block, the building consists of three integrated volumes arranged linearly along E. Gish Road, encompassing the odd street numbers from 111 through 137. The wall plane of the primary facade is broken as the three volumes are set back from each other by four and a half feet. The roof is flat with an unadorned parapet. The first floor of the primary facade is marked by a series of storefront systems comprising swinging glass doors flanked by large glazed panes set in metal frames. Flat, projecting canopies extend above the storefronts on each volume. At the second floor, bands of aluminum slider windows are topped by quarter-round, cloth awnings. The remaining elevations have the same, primarily four-part, window ribbons but lack the cloth awnings. Entries at the rear elevation are recessed with metal-sashed, glass doors.

Geometric surface designs are the chief decorative element of the building. Double-V, shadow blocks are used on the primary facade walls of the east and west volumes to create a diamond motif. The diamond pattern is carried over to the edges of the projecting canopies. Single-scored, concrete blocks create a grid pattern on the remainder of the building. Pilasters are featured at the corners and at regular intervals across all wall planes. (Continued on page 2)

P3b. Resource Attributes: HP6 (1-3 story commercial bldg) **P4. Resources Present:** Building

P5. Photograph or Drawing:/P5b. Description of Photo: View of primary facade, facing northeast (see also pages 2-4).



P6. Date Constructed/Age and Sources: 1971
County records

P7. Owner and Address:
Chang Income Property Partnership
520 El Camino Real
San Mateo, CA 94402

P8. Recorded by:
V. Beard
Tom Origer & Associates

P9. Date Recorded:
September 2017

P10. Type of Survey:
Project Specific

P11. Report Citation: None

P12. Attachments: Building, Structure, and Object Record, Continuation Sheets, Location Map.

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P3a. Description: (Continued)

The style of the building at 11 E. Gish Road is Commercial Modern, described by PAST Consultants LLC (2009:77) as "common commercial buildings utilizing Modernist design principles." As expressed in the Calvelli Building, Commercial Modern features include the flat roof and horizontal massing, broad expanses of glass in metal frames set flush with the wall plane, and sparse decoration. Commercial Modern buildings in San Jose were generally constructed between 1945 and 1975.



Figure 1. Primary facade, facing west.



Figure 2. East elevation.

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Figure 3. Northeast corner and north (rear) elevation.



Figure 4. West elevation.

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Figure 5. Recessed rear entries.

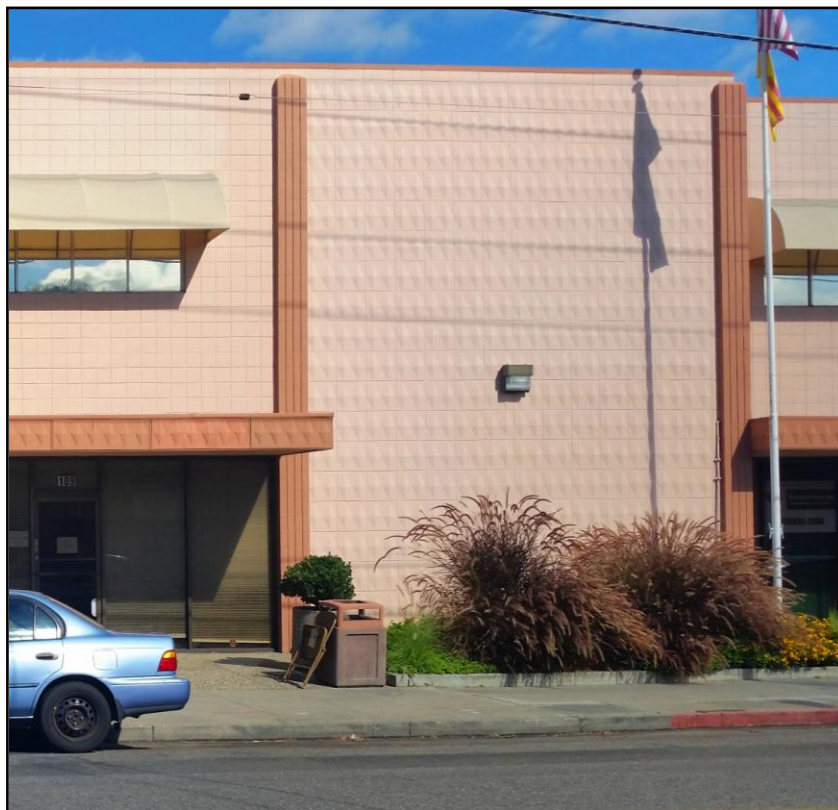


Figure 6. View of the west end of the primary facade showing various geometric patterns.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-
HRI #
NRHP Status Code:
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B1. Historic Name: Calvelli Building

B2. Common Name: None known

B3. Original Use: Office

B4. Present Use: Office

B5. Architectural Style: Commercial Modern

B6. Construction History: This building was completed in 1971. City of San Jose's permit histories show intended modifications to the interior, but no permits were issued for exterior work. No obvious alterations were noted in the field except for the metal sashing of the entry system at 115 E. Gish and the rear entries, which vary in color from other entries.

B7. Moved? No

Date: NA

Original Location: NA

B8. Related Features:

B9a. Architect: Not known

B9b. Builder: Vanderson Construction

B10. Significance: Theme:
Period of Significance:
Property Type:
Applicable Criteria:

Area:

Context Statement

Between 1950 and 1970, San Jose City Manager A.P. "Dutch" Hamann lead an aggressive annexation program that resulted in the City's growth from 17 square miles to more than 120 square miles (Laffey 1992). The parcel at 111 E. Gish Road is part of Lot 6 of the Coleman Younger Tract, a subdivision filed with the County of Santa Clara in 1880. Historical maps and photographs show that the area remained undeveloped agricultural lands until 1947 when the first of 1,000 homes were completed for the Rosemary Gardens subdivision. Located just west of the subject property, the *San Jose Evening News* (1947) described the development as "post-war type homes with five or six rooms and garages." What was once orchard along Gish Road and the San Jose-Alviso Road (now N. 1st Street) gave way to commercial development, and by 1963 a service station, motel, several apartment complexes, and a bowling alley were in place on lands surrounding the subject property.

In 1957, Augustine R. Calvelli further divided the Coleman Younger lot creating the roughly one-acre parcel at the corner of E. Gish Road and Kerley Avenue that contains the subject building. Calvelli was a building contractor in San José as early as 1931, when he is listed in *Building & Engineering News* as the contractor for several new buildings.

B11. Additional Resource Attributes:

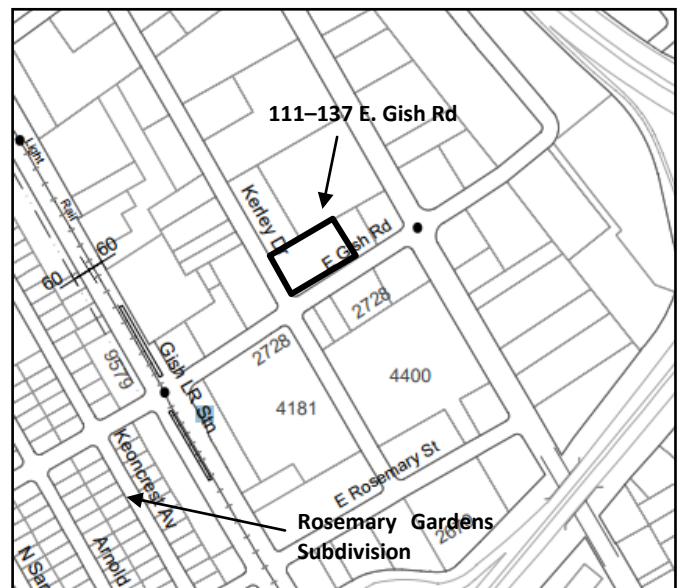
B12. References:

B13. Remarks:

B14. Evaluator: V. Beard

Date of Evaluation: September 2017

North



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Primary #: P-

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B10. Significance: (Continued)

Beginning in 1968, permits for a new building on E. Gish Road were pulled by Vanderson Construction Inc. on behalf of the owner, A.R. Calvelli. The address for the permits was 125 E. Gish Road. One permit indicates that the building would house the Department of Human Services, and the 1972 San Jose City Directory shows a branch office of the State Unemployment Insurance Office at this location.

The Calvelli Building reflects San Jose's Industrialization and Urbanization context defined by Laffey (1992:10-11), and the Retail Development context outlined by PAST Consultants LLC (2009:90-92). Over the years, the building has housed governmental and quasi-governmental offices, and a variety of commercial enterprises. In addition to the State Unemployment Insurance office, the San Jose Police Department, Community Child Care Council (4Cs), Child Advocates, U.S. Fish & Wildlife Services, Internal Revenue Service, and U.S. Savings Bonds have occupied suites in the building. Several insurance, accounting, and law firms have utilized space at the building, as have the Bodhi Way Association, Los Angeles Educators, Inc., and California Academy of Drafting.

Statement of Significance

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The following conclusions were reached regarding the property's eligibility for the California Register as an individual resource:

Criterion 1. The Calvelli Building is associated with San Jose's growth and development after World War II, and especially with the City's urbanization and retail development after 1945; however, Criterion 1 requires that a resource demonstrate the importance of the events related to the context. As an individual property, this building does not represent important patterns or events and does not meet Criterion 1.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. No especially notable people were found associated with the Calvelli Building; Criterion 2 is not met.

Criterion 3. Criterion 3 speaks to the architectural significance of a property. The Calvelli Building is modest example of San Jose's Commercial Modern style, 1945 to 1975. It does not meet Criterion 3 as it is not an especially good example of the style.

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Criterion 4. This property does not meet Criterion 4. Criterion 4 generally applies to resources that could yield important analytical data relating to prehistory or history.

The City of San Jose's Historic Evaluation Sheet and Evaluation Tally Sheet are appended to this record. The City-formulated worksheets resulted in a score of 27.75 for the Calvelli Building. A building that scores 32 or less is considered non-significant.

Thought was given to the Calvelli Building's potential contribution to an historic district. There are no identified historic districts in the vicinity, and a windshield survey of surrounding properties found no cohesiveness that would suggest the possibility of an historic district containing the Calvelli Building.

Integrity Considerations

The Calvelli Building has very good integrity with minimal exterior alterations.

B12. References:

Building & Engineering News

1931 Building Permits, San Jose. *Building & Engineering News*, No 29, pg.30.

City of San Jose

2017 Permit History for APN 235-03-002. <<http://www.sjpermits.org/permits/general/CHRIS.asp>>

Laffey, G.

1992 *Historical Overview and Context for the City of San Jose*. <<http://www.sanjosehistory.org/wp-content/uploads/2013/11/sanjosehistoricaloverviewcontext.pdf>>

PAST Consultants LLC

2009 *San Jose Modernism Historic Context Statement*. <<https://www.sanjoseca.gov/DocumentCenter/Home/View/669>>

San Jose Evening News

1947 Rosemary Gardens to be Open Tomorrow. *San Jose Evening News* April 26, 1947.

Santa Clara County Recorder

1957 Record of Survey, Lands of A.R. Calvelli. Maps 88:46.

LOCATION MAP

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Map Name: San Jose West

Scale: 7.5'

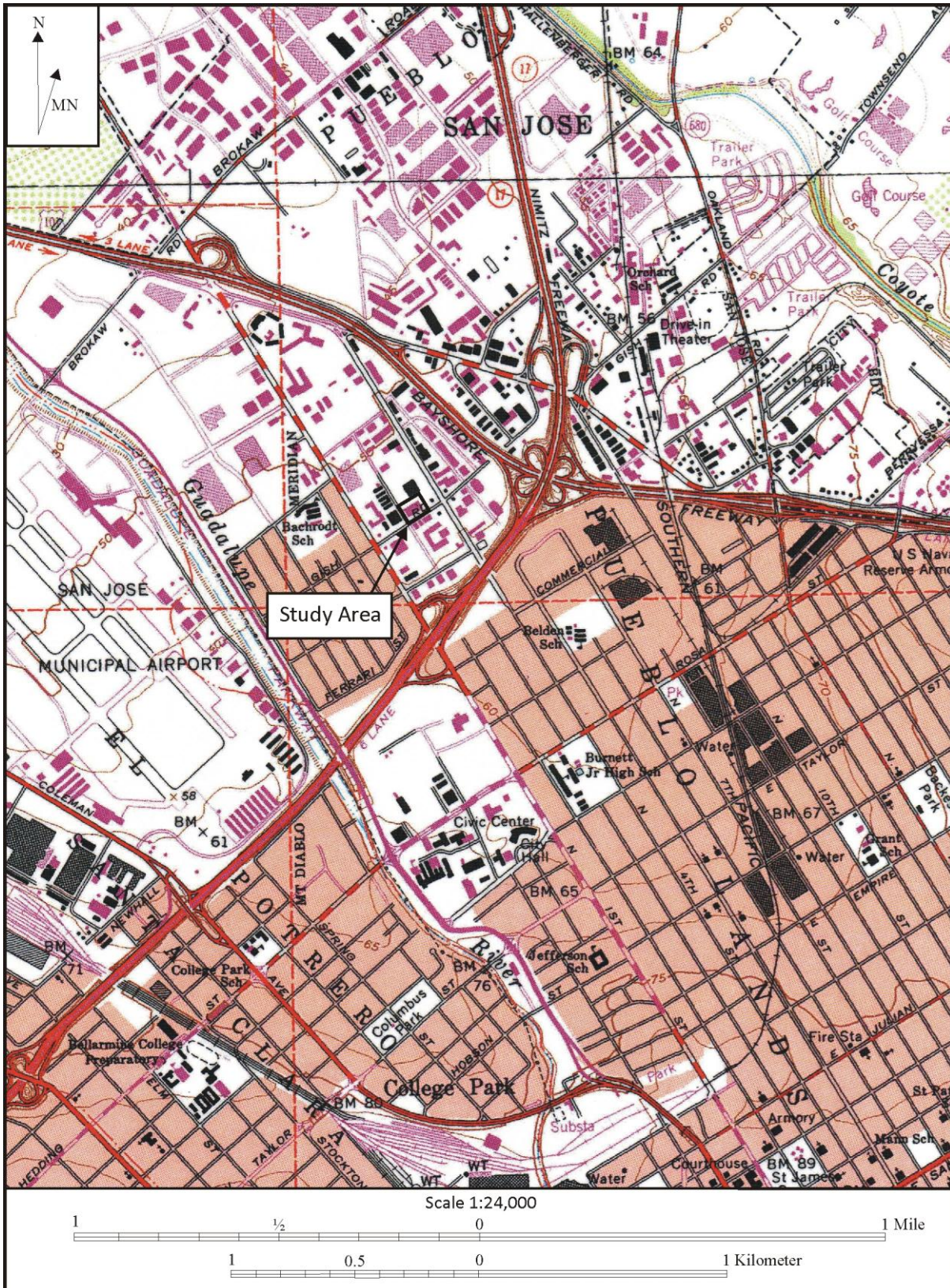
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Date of Map: 1980



HISTORIC EVALUATION SHEET

Historic Resource Name:

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- | | | | | |
|------------------------------|---|-----------|----------|-----------|
| 1. EXTERIOR _____ | E | <u>VG</u> | G | FP |
| 2. STYLE _____ | E | VG | <u>G</u> | FP |
| 3. DESIGNER _____ | E | VG | G | <u>FP</u> |
| 4. CONSTRUCTION _____ | E | VG | G | <u>FP</u> |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | <u>FP</u> |

B. HISTORY/ASSOCIATION

- | | | | | |
|------------------------------|---|----|----------|-----------|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | <u>FP</u> |
| 7. EVENT _____ | E | VG | G | <u>FP</u> |
| 8. PATTERNS _____ | E | VG | <u>G</u> | FP |
| 9. AGE _____ | E | VG | G | <u>FP</u> |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|----------|-----------|
| 10. CONTINUITY _____ | E | VG | G | <u>FP</u> |
| 11. SETTING _____ | E | VG | <u>G</u> | FP |
| 12. FAMILIARITY _____ | E | VG | <u>G</u> | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|----------|-----------|---|----|
| 13. CONDITION _____ | <u>E</u> | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | <u>VG</u> | G | FP |
| 15. STRUCTURAL REMOVALS _____ | <u>E</u> | VG | G | FP |
| 16. SITE _____ | <u>E</u> | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|---|----|----------|----|
| 17. EXTERIOR _____ | E | VG | <u>G</u> | FP |
|--------------------|---|----|----------|----|

REVIEWED BY: Vicki Beard

DATE: 9/14/17

EVALUATION TALLY SHEET (Part I)

	VALUE				
<u>A. VISUAL QUALITY/DESIGN</u>	E	VG	G	FP	
1. EXTERIOR	16	<u>12</u>	6	0	12
2. STYLE	10	8	<u>4</u>	0	4
3. DESIGNER	6	4	2	<u>0</u>	0
4. CONSTRUCTION	10	8	4	<u>0</u>	0
5. SUPPORTIVE ELEMENTS	8	6	3	<u>0</u>	0
		SUBTOTAL:			16
<u>B. HISTORY/ASSOCIATION</u>	E	VG	G	FP	
6. PERSON/ORGANIZATION	20	15	7	<u>0</u>	0
7. EVENT	20	15	7	<u>0</u>	0
8. PATTERNS	12	9	<u>5</u>	0	5
9. AGE	8	6	3	<u>0</u>	0
		SUBTOTAL:			5
<u>B. ENVIRONMENTAL/CONTEXT</u>	E	VG	G	FP	
10. CONTINUITY	8	6	3	<u>0</u>	0
11. SETTING	6	4	<u>2</u>	0	2
12. FAMILIARITY	10	8	<u>4</u>	0	4
		SUBTOTAL:			6
		"A" & "C" SUBTOTAL:			22
		"B" SUBTOTAL:			5
		TOTAL:			27
		(Sum of A,B & C)			

EVALUATION TALLY SHEET (Part II)

		VALUE						
D. <u>INTEGRITY</u>		E	VG	G	FP			
13. CONDITION	--	.03	.05	.10	0.0	x	*27 =	0.0
		<small>*from A, B, C Subtotals</small>						
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	0.05	x	*22 =	1.1
		<small>*from A and C Subtotals</small>						
	--	.03	.05	.10	0.03	x	*5 =	0.15
		<small>*from B Subtotal</small>						
15. STRUCTURAL REMOVALS	--	.20	.30	.40	0.0	x	*22 =	0.0
		<small>*from A and C Subtotals</small>						
	--	.10	.20	.40	0.0	x	*5 =	1.0
		<small>*from B Subtotal</small>						
16. SITE	--	.10	.20	.40	0.0	x	*5 =	0.0
		<small>*from B Subtotal</small>						
INTEGRITY DEDUCTIONS SUBTOTAL:								1.25
ADJUSTED SUBTOTAL:								27 - 1.25 = 25.75
<small>(Preliminary Total minus Integrity Deductions)</small>								

		VALUE						
E. <u>REVERSIBILITY</u>		E	VG	G	FP			
17. EXTERIOR	3	3	2	2				2
TOTAL:								<u>27.75</u>