



30-32 S. 1st Street  
San Jose, CA  
Historic Resource Evaluation – DRAFT

Prepared for  
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August 9, 2019

Innovating Tradition

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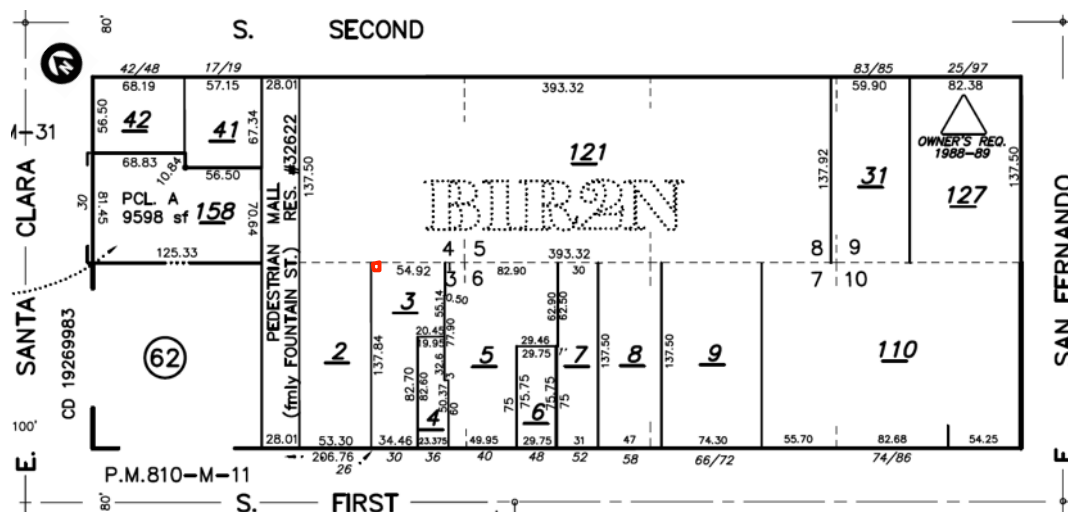
## INTRODUCTION

### PROJECT OVERVIEW

Garavaglia Architecture, Inc. (GA) was contracted by David Powers and Associates in July of 2019 to prepare a Historic Resource Evaluation (HRE) for the property at 30-32 S. 1st Street (APN 467-22-003) in downtown San Jose, California (**Figure 1 and Figure 2**). This report has been requested in connection with a proposed redevelopment of the subject property, the neighboring parcel at 26-28 S. 1st Street (APN 467-22-002) that currently contains a parking lot adjacent to Fountain Alley, and the rehabilitation of the neighboring property at 34-36 S. 1st Street (APN 467-22-004), which contains a commercial building, known as the Knox-Goodrich Building. A separate HRE will be prepared for the Knox-Goodrich Building.



**Figure 1.** 3-D aerial view of subject property (outlined red) and subject building (shaded yellow) (Google Earth Pro, 2019. Amended by author)



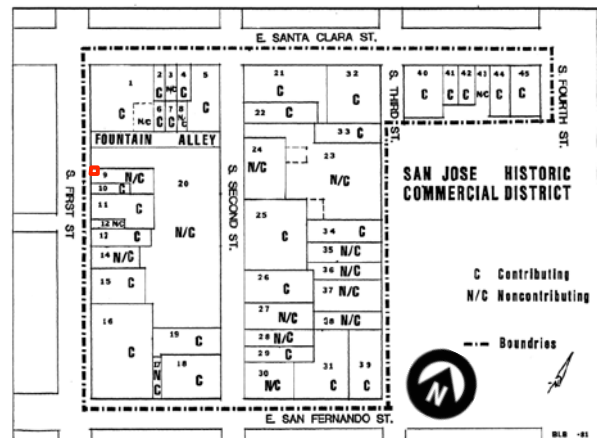
**Figure 2.** Santa Clara County Assessor's Map of subject property (outlined red) (Santa Clara County Assessor's Office. Amended by author)

**PREVIOUS HISTORIC SURVEYS AND EVALUATIONS**

The subject building was previously surveyed in 1982-1983 by historian Bonnie Bamburg and is identified as a non-contributing property within the National Register-listed, San Jose Downtown Commercial District (**Figure 3**). Identified in the survey as a heavily altered ca. 1890s commercial building, 30-32 S. 1st Street, was found to be one of 16 non-contributing properties within the district of 45 properties, which has a period of significance of ca. 1870s-1940s, under National Register criterion A (Events) (**Figure 4**). Regarding the subject building, the district’s National Register of Historic Places Inventory-Nomination Form describes, “30 South First Street, Zapatos Restaurant, two-story brick, facade modernizes, c. 1890s.”<sup>1</sup> The 1982-1983 survey noted the building had been altered since ca. 1890, but did not provide a full, intensive evaluation of the building’s history.



**Figure 3.** Map of San Jose Downtown Commercial District. Location of subject property indicated by red rectangle. (San Jose Planning Division, May 2008. Amended by author)



**Figure 4.** Map of San Jose Downtown Commercial District prepared for 1983 National Register Historic District Nomination. “C” indicates a contributing property to the district and “N/C” indicates a non-contributing property. Subject property is indicated by a red outline. (Bonnie Bamburg, 1983. Amended by author)

2002 Survey Evaluation

In 2002, the subject building was surveyed by Frank Maggi, Architectural Historian, and Charlene Duval, Public Historian as part of a Historic Resource Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR, for Michael Brandman and Associates. The survey and evaluation resulted in additional information related to the building’s construction history, past alterations, and ownership and occupancy history. Maggi and Duval found the building was originally built ca. 1858 and rebuilt in 1912, following a devastating fire. The evaluation described:

The building is listed as being on the National Register as a Contributing Structure in the Downtown Commercial Historic District with the State of California Historic Property Data File, although the listing with the Keeper of the

<sup>1</sup> Prepared by Bonnie Bamburg, National Register of Historic Places Inventory-Nomination Form: San Jose Downtown Commercial District, Section 7, Page 1.

<sup>2</sup> Frank Maggi and Charlene Duval, State of California Department of Parks and Recreation Primary Record and Building, Structure, and Object Record for 30-32 S. 1st Street (O’Brien’s Candy Store), January 10, 2002. On file at San



National Register does not show this building as a contributor. It apparently was not included with Contributors to the district when adopted on May 26, 1983. During the San Jose URM [Unreinforced Masonry] Survey in 1991, it was considered ineligible due to the apparent modifications to the front of the structure. The historic facade is no longer extant on this building. Because of its association with important patterns of development in the downtown area, as well as its association with significant local personages Maurice O'Brien and the de Saisset sisters, the building has local historical value; however, it does not appear to be eligible as a contributing structure in the National Register District or as a distinct historic property on the California Register of Historical Resources, due to the lack of integrity to its original historic fabric at the facade. The building does continue to meet the minimum threshold for listing on the San Jose Historic Resources Inventory as a Structure of Merit.

Due to the primary historical importance of this building in the history of San Jose, and because adequate documentation exists, this building is a possible candidate for reconstruction. The building could be reconstructed according to the Secretary of Interior's Standards for Treatment of Historic Properties, 1995. The building would currently not appear to qualify for listing on the California Register of Historical Resources as an individual structure or as a contributing structure.<sup>2</sup>

#### San Jose Historic Resource Inventory

The San Jose Historic Resources Inventory, updated as of February 8, 2016, lists the subject property as 30-32 S. 1st Street, O'Brien's Candy Store, with a year built of 1912 [corresponding to reconstruction], and identifies historic designation classifications of National Register District and Structure of Merit. GA notes, the inventory not clarify whether National Register District classification refers to the property's location within the Downtown San Jose Commercial District or confirmation of the property's status as a contributing property to such as district.

This HRE will address the subject property's eligibility for listing as an individual historic resource in the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), as a contributor to the San Jose Downtown Commercial District, and as a San Jose City Landmark. This evaluation will determine if the building would be considered a historic resource for the purposes of the California Environmental Quality Act (CEQA). This evaluation does not include evaluation of the building as a San Jose Structure of Merit, as Structures of Merit are not considered resources under CEQA.

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<sup>2</sup> Frank Maggi and Charlene Duval, State of California Department of Parks and Recreation Primary Record and Building, Structure, and Object Record for 30-32 S. 1st Street (O'Brien's Candy Store), January 10, 2002. On file at San Jose Planning Department.

## METHODOLOGY

GA staff conducted a site visit and survey of the property's exterior and interior on July 11, 2019. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes.

GA also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (see References section for complete list of resources).

- Ancestry.com
- California Digital Newspaper Collection
- Calisphere.org
- History San Jose
- National Register of Historic Places/National Archives, Online
- Newspapers.com
- San Jose Building Permits – SJPermits.org
- San Jose Public Library (California Room)
- Santa Clara County Assessor's Office
- Sourisseau Academy for State and Local History Archive

All photographs herein were taken by GA on July 11, 2019, unless otherwise noted.



## PROPERTY DESCRIPTION

### SITE

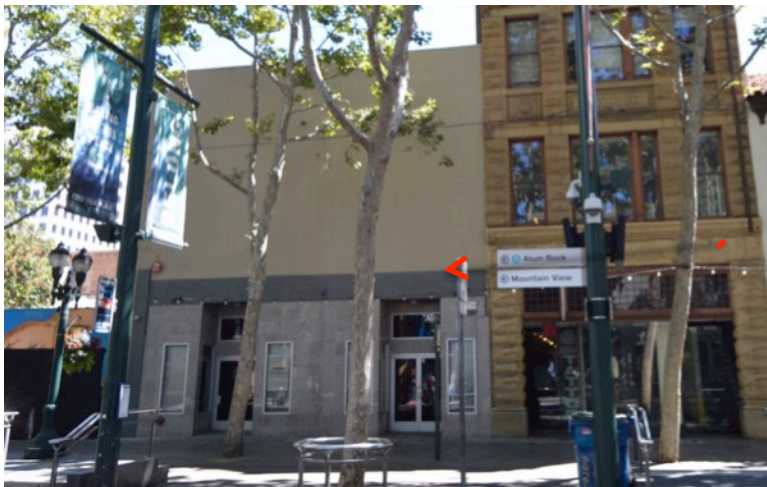
32 S. 1st Street (APN 249-39-012) is located on the east side of S. 1st Street, between E. Santa Clara Street (north) and E. San Fernando Street (south). The site is located within an urban grid that is oriented slightly off of the cardinal directions; thus, the building's facade along S. 1st Street faces southwest, and the rear of the building faces northeast. The parcel is L-shaped, partially surrounding the adjacent property at 34-36 S. 1st Street (Knox-Goodrich Building). The public sidewalk along S. 1st Street abuts the facade. Further westward, light rail tracks used by Valley Transit Authority (VTA), run northbound along S. 1st Street north. The site has no landscaped areas, but is adjacent to trees planted within the public sidewalk to the west of the subject building. A parking lot is located north of site, south of Fountain Alley, which connects S. 1st Street with S. 2nd Street.

### BUILDING

The subject building is a two-story-over-basement, brick commercial building originally constructed ca. 1858 as a one-story, unreinforced brick masonry building.<sup>3</sup> The building was rebuilt with a two-story height in 1912 due to a fire. Later alterations, at the interior and exterior in 1950 and additional alterations in the 1960s and 2000s, replaced or fully-obscured most of the building's original features.<sup>4</sup> Two entrances are located at opposite ends of the first story, and a side entrance remains at the northwest elevation. The exterior is covered with stucco or painted concrete at most locations. Beyond windows at the facade, the building is not fenestrated.

### Facade (northwest)

The facade is generally symmetrical, with two recessed entrances with aluminum double-doors at the first story. Each set of doors has an aluminum-frame transom, and is flanked by vertical, single-lite aluminum windows. The first story is clad with polished, square tiles. The second story is covered with stucco. An in-filled, rectangular window opening is visible at the south end of the south story. The facade terminates with a flat, unadorned parapet.



**Figure 5.** 30-32 S. 1st Street (left) viewed from S. 1st Street, looking east. Knox-Goodrich Building is visible at right.

<sup>3</sup> Maggi and Duval, 30-32 S. 1st Street, January 10, 2002. On file at San Jose Planning Department.

<sup>4</sup> See Site Development section for additional details.



Figure 6. First story, looking west.



Figure 7. Typical entrance design with double-doors, fixed transom, and adjacent vertical windows, looking east.

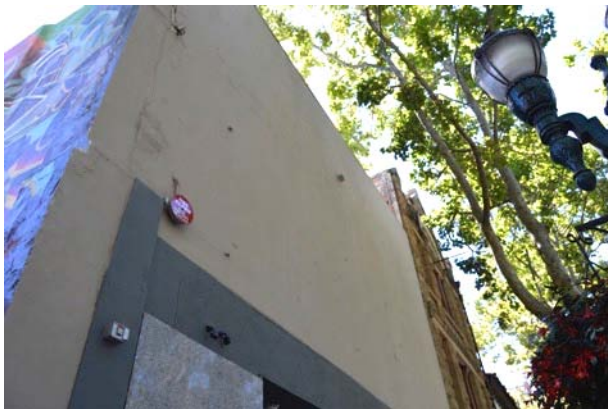


Figure 8. Second story, looking southeast.



Figure 9. Second story, looking east. In-filled former window opening outlined in red.

### Northeast Elevation

The northeast elevation is visible from Fountain Alley, S. 1st Street, and S. 2nd Street. The elevation features a painted mural titled “Phylum of the Free” by artist Jeff Hemming, completed in 2015.<sup>5</sup> The mural includes a neon sign for “Lido’s,” a former commercial occupant of the building. The elevation has an entrance at the first story containing a steel door, exterior security door (metal bars), and wood casing surrounding the entrance. Three concrete steps lead from ground level to the entrance. During the site visit, Fountain Alley was enclosed by construction fencing related to a project taking place at the neighboring Bank of Italy Building at the southeast corner of S. 1st and E. Santa Clara streets, to the immediate north of Fountain Alley.

<sup>5</sup> Scott Herhold, “Herold: San Jose’s Fountain Alley mural by Jeff Hemming Changes the Ambience,” *The Mercury News*, November 12, 2015 (updated August 12, 2016), MercuryNews.com. Accessed July 15, 2019. <https://www.mercurynews.com/2015/11/12/herhold-san-joses-fountain-alley-mural-by-jeff-hemming-changes-the-ambience/>.





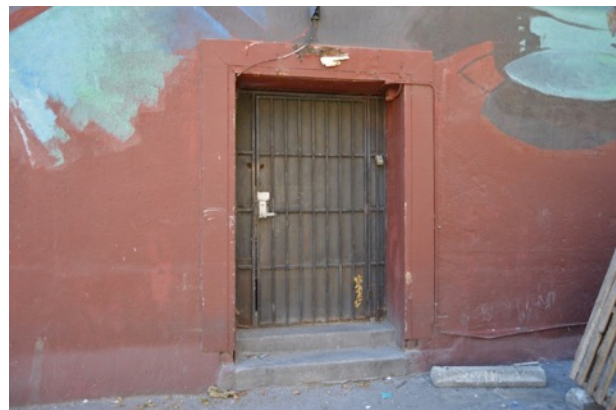
**Figure 10.** View of northeast elevation, looking southeast from Fountain Alley.



**Figure 11.** View of northeast elevation, looking southwest from fountain alley.



**Figure 12.** View of mural with Lido's neon sign at center, looking southwest.



**Figure 13.** Entrance at first story of northeast elevation, looking southwest.

### **Southeast (Rear) Elevation**

The southeast elevation overlooks a parking lot at the rear of the subject building. The elevation has a single entrance at the southeast corner of the first story. The entrance contains a metal (potentially steel) door and an exterior security screen made of metal bars. Remnants of a curved awning are visible above the door. A portion of the first story juts out from the primary elevation plane, spanning roughly two-thirds the width of the elevation.



Figure 14. Rear elevation viewed from parking lot adjacent to S. 2nd Street, looking northwest.

### Southwest Elevation

The southwest elevation is visible above the first story of the building. Brick is visible along the rearmost portion of the elevation, with the remainder of the exterior covered with stucco or concrete. A single course of corbelled brick is visible along the roofline.



Figure 15. Visible portions of southwest elevation (indicated with red outline), looking northwest.



## Interior Photographs

### Basement

The basement has exposed brick walls, a poured concrete floor, and wood beams that run the length of the structure, with timber trusses set at even intervals. The basement was not occupied during the site visit.



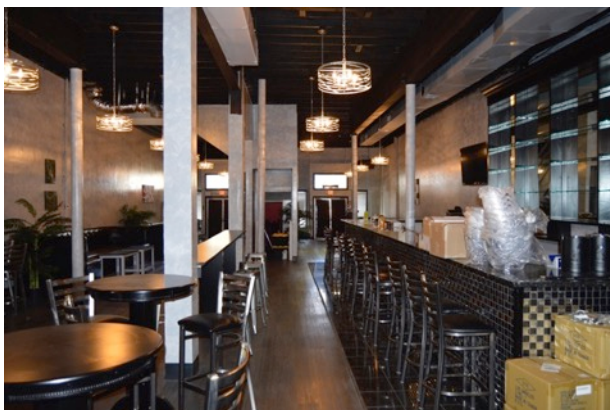
**Figure 16.** Wood staircase leading to basement at rear of first story, looking east.



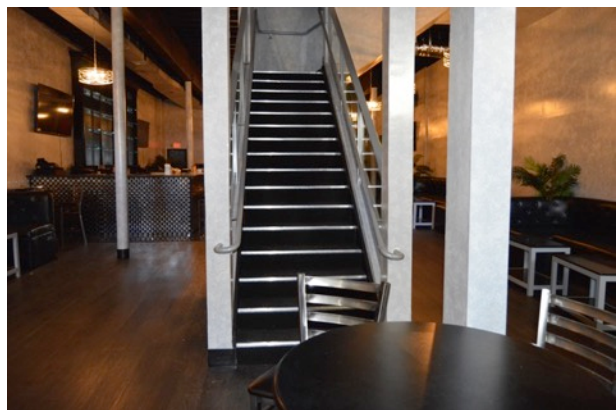
**Figure 17.** View of basement, looking southwest.

### 1st Story

The interior of the first story is occupied by a restaurant/bar use and features modern finishes throughout. The brick walls are not visible within the primary, front-of-house space, which features a bar with stool seating, several booths with banquette/booth seating, and high-top tables with chairs. The floor is finished wood or laminate wood. Lighting is also of recent origin. The rear of the first story is utilitarian, with a back-of-house/kitchen area that has more modest finishes including painted walls, a painted concrete floor and ventilation ducts. This area accesses the basement via a stairwell that has exposed brick and plastered walls.



**Figure 18.** First story restaurant interior with finishes and furnishings of recent construction, looking southwest.



**Figure 19.** Staircase leading from first story to second story near front of building, looking northeast.



**Figure 20.** View of painted ceiling and chandelier lights, looking southwest.



**Figure 21.** Tables, booths, and painted ceiling at rear of first story interior, looking west.



**Figure 22.** Back-of-house/kitchen area at rear of first story interior, looking southwest.



**Figure 23.** Additional view of back-of-house/kitchen area, looking northwest.



2nd Story

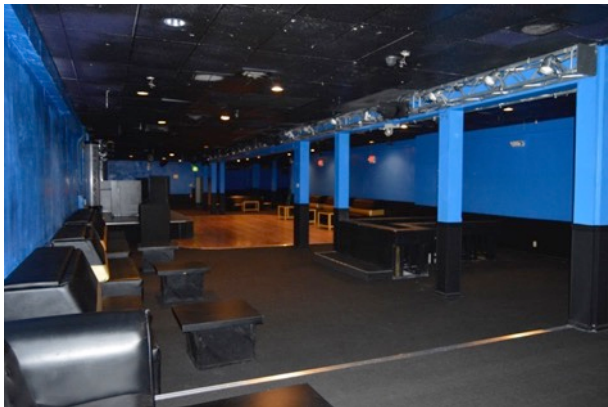
The second story features a dance floor, stage, and perimeter seating areas. Finishes appear to be of recent origin and include painted walls, and carpeting outside of the wood, rectangular dance floor at the center of the space. Two staircases, one toward the front of the building, and one toward the rear access this space from the first story.



**Figure 24.** Rear of second story interior with carpeted floor, looking west.



**Figure 25.** Dance floor at center of second story, looking west.



**Figure 26.** Central area within second story interior, looking west.



**Figure 27.** Stage along northwest wall at second story, looking north.



## HISTORICAL CONTEXT: DOWNTOWN SAN JOSE

The following historic context is excerpted from the Downtown San Jose Historic District Design Guidelines.

### **Spanish/Mexican Periods**

El Pueblo de San Jose Guadalupe was established in 1777. The first civilian settlement in Alta California was chartered by the King of Spain and plotted on the eastern bank of the Guadalupe River adjacent to the lands of Mission Santa Clara. As a civilian pueblo, San Jose's primary function was to grow crops and supply provisions to the military presidios at Monterey and San Francisco. After being destroyed by floodwaters on several occasions, the pueblo was moved in 1791 approximately one mile south to higher ground, to a site corresponding with the present-day Plaza de Cesar Chavez. Throughout more than eight years of Spanish and Mexican rule, San Jose grew slowly despite the discovery of extremely rich soils and ideal climatic conditions. Gradually the settlement became a center of trade in cattle hides and tallow for the sparsely populated hinterlands located between San Francisco and Monterey.

Following Mexican independence in 1821, the secularization of the missions and the relaxation of immigration restriction, an influx of American immigrants began making their way into California. Within two decades their numbers began to critically transform the demographic makeup of San Jose as well as the rest of Alta California. [...] As local agricultural production expanded beyond the traditional focus on hides and tallow and toward the more lucrative crops of wheat and wine grapes, San Jose became a center for a booming agricultural economy. Increasing prosperity nurtured the development of a bustling commercial settlement of adobe residences and wood-frame stores, saloons and hotels. The Gold Rush and the ensuing annexation of California by the United States in 1849 further transformed San Jose, and it soon became the primary supply center for miners taking the overland route to the gold fields. Many erstwhile miners, recognizing the rich soil and beneficial climate of the Santa Clara Valley, returned to San Jose to settle after exhausting their luck in the foothills of the Sierra Nevada.

### **Early American Period**

John Burto, the first American alcalde of San Jose, commissioned a survey of the pueblo of San Jose no long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets east of the original Spanish/Mexican pueblo. It was in this area, bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south and Market Street to the west, that the new American commercial and retail district grew up. The first businesses developed closer to the Mexican pueblo along Post and Market Streets, but as time passed development moved north and east. The designation of the San Jose as California's first state capital in 1850 caused it to grow at an even more feverish clip for a couple of years. Although the state capital was relocated in 1852, the growth of San Jose as California's first state capital in 1850 caused it grow at an even more feverish clip for a couple of years. Although the capital was relocated in 1852, the growth of San Jose was given continued impetus in 1864 with the completion of the railroad line between San

Francisco and San Jose. Five years later, San Jose was connected by rail to the rest of the United States by a trunk line running from Niles. As a result of these developments, San Jose became part of the greater national and world economy, opening the possibility of exporting local agricultural products to the world.

### **Horticultural Expansion**

The half century between 1870 and 1918 corresponded with the most important era of horticultural expansion in the Santa Clara Valley. Although pioneer nurserymen had planted orchards as early as 1852, it was not until the 1870s that vast sections of the Valley floor in San Jose and the surrounding areas of Santa Clara, Los Gatos, Saratoga, Campbell, Evergreen, Milpitas and elsewhere were planted in orchards of plums, cherries and apricots. [...] Other industries related to horticultural production, such as canneries, box and can makers, and machine shops, grew up alongside the orchards and helped to round out the local economy. Fruit production, mostly apricots and prunes, peaked in the Valley of Heart's Delight in the 1920s and remained a mainstay of the regional economy until after the Second World War.

### **Downtown Development: 1870-1890**

The wealth of the local horticultural community led to the rapid development of Downtown San Jose between 1870 and 1918. Prosperity in the vast agricultural hinterlands led to the construction of large hotels, banks, hardware stores, restaurants and saloons. Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Today clusters of buildings surviving from the 1860s still exist along Post and South First Streets, including the Wilcox Building (1867) at 93-99 South First Street and the Porter-Stock Building (1869) at 83-91 South First Street. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1866) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market [Street]; and the San Jose Post Office (1893) at 110 South Market Street.

The pioneering use of modern infrastructure and transportation systems further enabled San Jose's rapid growth. Electrical service came to San Jose in 1881, and in that year the famous San Jose Light Tower was erected over the intersection of Market and Santa Clara Streets. In 1887, Samuel Bishop built the first electrical streetcar line in America and began running cars between San Jose and Santa Clara. The 1880s witnessed the construction of some of the finest commercial buildings in Downtown San Jose, several of which still stand. Some of the best examples of Italianate and Romanesque Revival-style commercial buildings from this period include the Odd Fellows Hall (1885) at 82-86 East Santa Clara Street; **the Knox-Goodrich Building (1889) at 34 South First Street [the subject building]**; and the Letitia Building (1890) at 66-72 South First Street.

The early 1890s brought difficult times with it too; in 1892 a major fire started by a fireworks explosion burned down a substantial portion of the central business district. The destroyed buildings were quickly rebuilt and several buildings along the southern part of First and Second Streets date from this post-fire reconstruction, including the Ryland Block (1892) at 74-86 South First Street.

### **San Jose Becomes a Regional Financial and Commercial Center**

By 1905, local streetcar lines and interurban lines had connected Downtown San Jose with vast sections of the agricultural and suburban hinterlands. Every day thousands of customers flocked to Downtown for most of their major banking, shopping, entertainment and government needs. As the population of San Jose grew to almost 50,000 early in the 20th century, the city began to change in character from a semi-rural market town into an urban center in its own right. During [the] first three decades of the 20th century, commercial development spread north of Santa Clara Street, east of Third Street and south of San Fernando Street. The size of buildings also increased as the use of steel-frame and concrete construction enabled speculators to erect early skyscrapers, the most notable of which included the ten-story First National Bank Building (1910) at 20 West Santa Clara and the thirteen-story Bank of America Building (1925) at 12 South First Street.

### **Downtown San Jose Development Built Out**

The onset of the Depression in 1929 put a stop to major building campaigns in Downtown San Jose. Construction during the 1930s and 1940s was primarily limited to remodeling of older structures in the Streamline Moderne style, such as the Medical Arts Building (1937) at 4248 East Santa Clara and the Bank of Italy at 64-66 West Santa Clara. Following the Second World War, San Jose's pro-development civic leaders actively recruited high-technology and aerospace companies to the City such as General Electric, Lockheed and IBM. The high-tech boom attracted thousands of new residents to the city. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,900. Meanwhile, under the aggressively annexationist policies of City Manager Dutch Hamann, the city's area expanded from 17 to 120 square miles. Thousands of acres of orchards made way for residential subdivisions and shopping centers.

### **Decline of Downtown San Jose**

The rapid growth of San Jose's suburban hinterland, particularly the construction major shopping centers such as Valley Fair Mall, caused Downtown to decline in importance as a commercial and retail nexus for the Santa Clara Valley. Within a decade, most of the major retailers had abandoned Downtown for the malls. IN response to this decline, city leaders began to actively pursue a policy of demolition in order to create more parking, thereby hoping to emulate the auto-friendly environs of the suburban shopping centers. They also encouraged the construction large-scale office buildings along Santa Clara and Market Streets, resulting in the demolition of entire blocks of historic commercial buildings. Although much of Downtown San Jose was removed, the historic core of the Downtown (an area encompassed by Santa Clara Street to the north) Fourth Street to the east, San Fernando Street to the south and Market Street to the west) was largely spared. Gradually, the vacant stores in Downtown were leased to various businesses catering to San Jose's growing ethnic communities, giving new life to the neighborhood and a continued reason for existence.<sup>6</sup>

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<sup>6</sup> "Downtown San Jose Historic Context," *Downtown San Jose Historic District Design Guidelines*, (San Jose: City of San Jose, November 4, 2003) 12-16.

### Lido's Nightclub and LGBTQ Context

Beginning around 1984-1985, the address 30 S. 1st Street began to house Lido's Restaurant. Between 1985 and ca. 2015, the restaurant evolved to house a night-club known as Lido's or Lido's Club. Available historic information identifies Lily Pham as owner of the club for two decades as of 2010.<sup>7</sup> The business is no longer in operation; GA was unable to identify a date of closure. Lido's Club is identified in online, secondary source websites as a club that "has long catered to Silicon Valley's subcultures," which "primarily cater[ed] to the Latino and Vietnamese communities," but also served as a venue for performances including drag shows.

As of this 2019 evaluation, a comprehensive lesbian, gay, bisexual, transgender, and queer (LGBTQ) context statement does not exist for the City of San Jose. GA conducted research for San Jose through available sources including Ted Sahl's *From Closet to Community: A Quest for Gay & Lesbian Liberation in San Jose & Santa Clara County*, which did not include Lido's Club among identified businesses or establishments with historic LGBTQ association.<sup>8</sup> Additionally, GA investigated available LGBTQ context statements for California cities including Los Angeles, San Diego, and San Francisco, but found no substantial documentation related to the development of LGBTQ communities in San Jose, or more specifically, any context related to Lido's Club.

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<sup>7</sup> "Live at Lido," Metroactive, online, 2010. Accessed July 9, 2019.

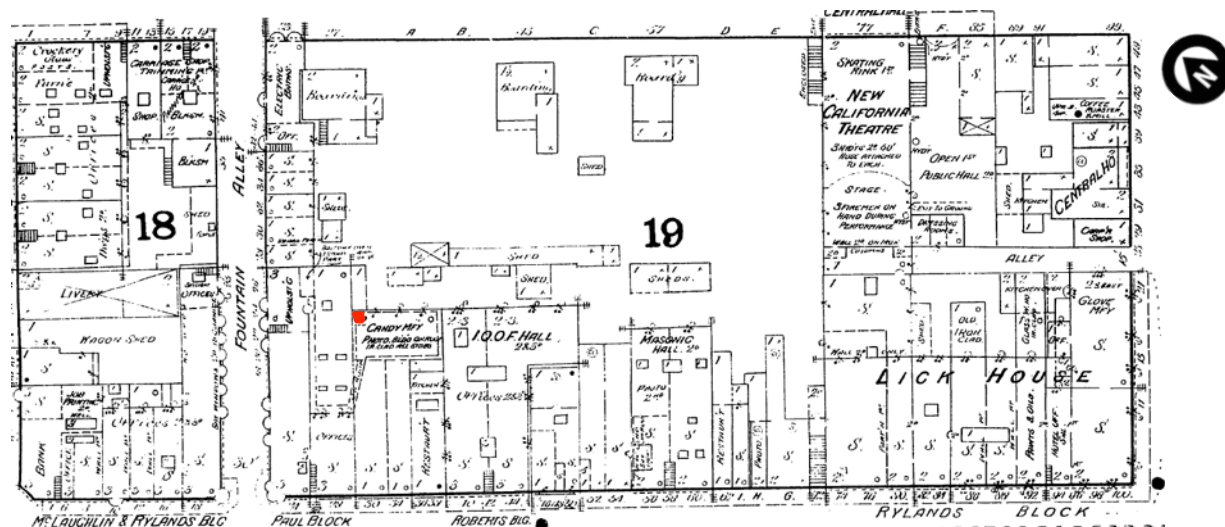
<sup>8</sup> Ted Sahl, *From Closet to Community: A Quest for Gay & Lesbian Liberation in San Jose & Santa Clara County*, (Campbell, CA: Ted Sahl Gallery, 2002).

## SITE DEVELOPMENT AND CONSTRUCTION CHRONOLOGY

### SITE DEVELOPMENT

The subject building was likely built in 1858, by San Jose real estate developer Pedro de Saisset, as a one-story, unreinforced brick masonry commercial building with an L-shaped footprint, based upon review of Sanborn maps, and previous research conducted by Maggi and Duval. In 1874, the subject building became occupied by prominent confectioner, Maurice O'Brien, proprietor of O'Brien's Candy Store (also identified as O'Brien's Candy Factory).<sup>9</sup> After establishing a corner stand at 1st and San Fernando streets around 1868, founder Maurice O'Brien relocated into the subject building in 1874, where O'Brien's Candy Store remained an occupant for the next 53 years. O'Brien also owned a candy factory at 387 1st Street, according to the 1874 San Jose City Directory, indicating production was carried out at least two locations.<sup>10</sup> The building also contained a candy and ice cream production facilities related to O'Brien's operation (**Figure 28**).

The building was first recorded on the 1884 Sanborn map of San Jose as a one-story commercial structure containing a store addressed 30 S. 1st Street (O'Brien's Candy Store), and a separate store addressed 34 S. 1st Street (potentially a photography-related business based on Sanborn maps). Both stores backed up to a two-story section of the building with iron cladding on all sides that contained a candy factory and a "photography building on roof," per the 1884 Sanborn map. The two-story rear portion of the building faced an alley with several sheds. The subject building abutted a three-story commercial building known as the Paul Block to the north and a one-story commercial building containing a restaurant to the south, which was replaced by the neighboring Knox-Goodrich Building in 1889 (**Figure 28**).



**Figure 28.** 1884 Sanborn map with subject property outlined with red. (Proquest Digital Sanborn Maps. Amended by author)

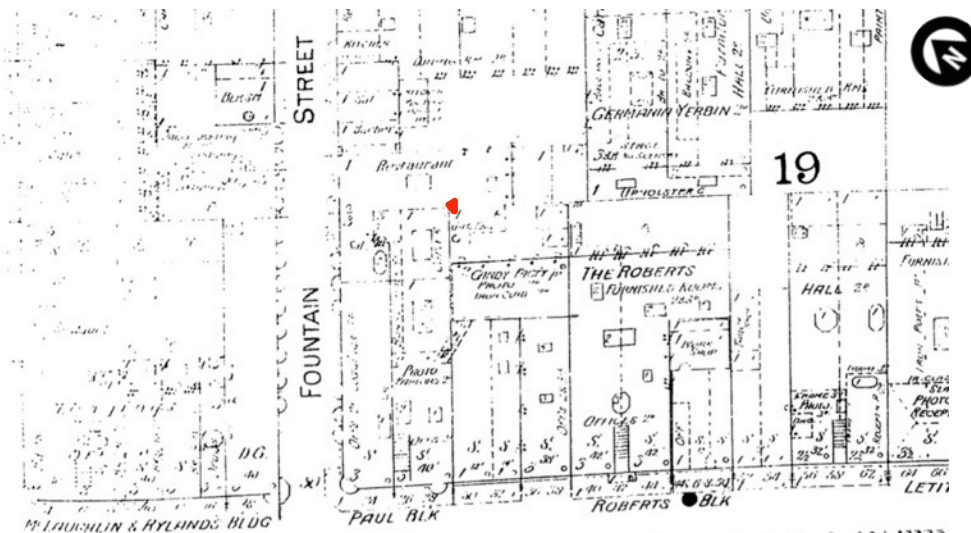
<sup>9</sup> "O'Brien's Ice Cream Parlor and Candy Shop," History/San Jose website. Accessed July 29, 2019.

<http://historysanjose.org/wp/plan-your-visit/history-park/museum-store-cafe/>.

<sup>10</sup> Ibid.



The 1891 Sanborn map illustrated the addition of a one-story structure at the rear of the building. The addition appears to have accommodated additional production space. The existing Knox-Goodrich Building at 34-36 S. 1st Street to the immediate south of the subject building, completed in 1889, appears on the 1891 Sanborn map (**Figure 29**).



**Figure 29.** 1891 Sanborn map with subject property outlined in red. Note the one-story addition at the rear of the subject building. (Proquest Digital Sanborn Maps. Amended by author)

Photographs from the 1890s-1910 show the early appearance of the subject building. The first story featured a wood storefront with tall display windows and an entrance at center. Columns with recessed panel details separated the entrance from the adjacent display bays (**Figure 30**). The interior of O'Brien's Candy Store was elaborate, with a coved ceiling finished with stamped tin panels, an ice cream bar, and display cases. A mezzanine with arched mirrors was present at the rear of the building. The interior floor appears to have been wood, with runner carpeting leading to a staircase at the rear of the building (**Figure 31**).

The exterior of the building appears was less adorned. The 1910 photograph shows the building had not yet received a second story addition, but featured a one-story-plus-mezzanine height with a brick rooftop parapet. An awning shading the sidewalk and storefronts was attached at the first story, just below a transom that spanned the width of the facade. Adjacent buildings also featured awnings. Unfortunately, the awnings obscure the first story, limiting understanding of the original design of the building's storefronts. The second story was primarily dedicated to advertising businesses within the building. "O'Brien's Candies" was presented on painted panel mounted to the facade, and a lit sign at the transom level also advertised O'Brien's. The second store within the building appears to have been occupied by a millinery by 1910, based upon the photograph (**Figure 32**).



**Figure 30.** Photograph of O'Brien's Candy Factory employees outside of 30 S. 1st Street, ca. 1890-1900. Founder Maurice O'Brien appears at center-right. (History San Jose, Accession 1997-300-1620)



**Figure 31.** Interior of O'Brien's Candy Store, 1906 (History San Jose, 1997-300-2428)



**Figure 32.** Exterior photograph of subject building, capturing its original, one-story height, in 1910 (History San Jose, Accession 1997-300)

In 1912, a permit to reconstruct the building, due to extensive fire damage in December 1911, was filed by owners Isabel and Henriette de Saisset, daughters of original property developer Pedro de Saisset.<sup>11</sup> O'Brien's Candy returned to the building following reconstruction. Through reconstruction, the building received an additional story; it was recorded as two stories over a basement in height on the 1915 Sanborn map (Figure 33).

The building was occupied by a combination store/restaurant, additional store, candy factory, and also an ice cream factory as recorded on Sanborn's 1915 map of San Jose. The building's first story featured an awning that projected over the sidewalk below, shading pedestrians and patrons. Such awnings were common to neighboring buildings along the same block face as shown in the photograph. The second story was fenestrated by a bank of four similar rectangular windows with arched lintels.

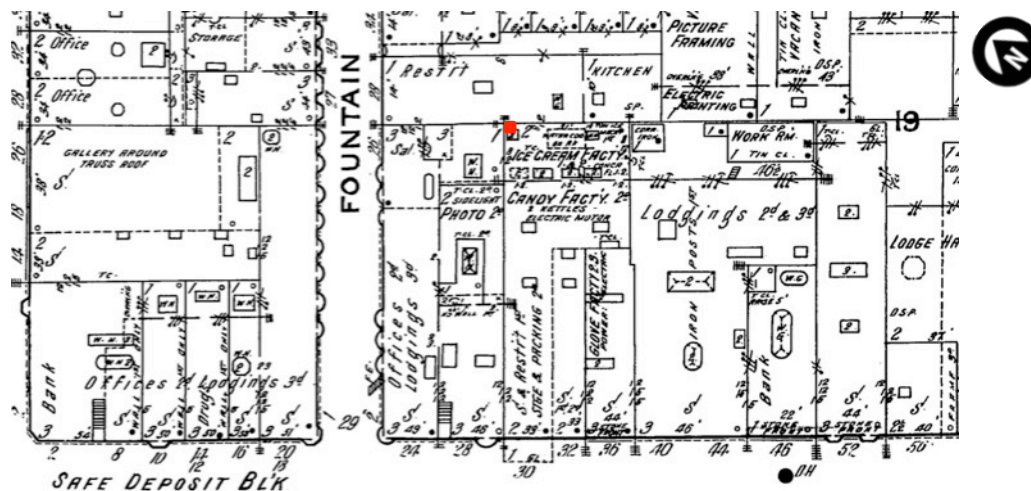


Figure 33. 1915 Sanborn. The subject building is recorded with a two-story height and includes a restaurant and store within separate units at the first story, and candy and ice cream factories within the rear of the building.

1927 was the last year the O'Brien's Candy Factory occupied the building, per city directory listings. A 1928 photograph of the building captured the exterior's appearance following reconstruction in 1912. The building featured a projecting canopy at the first story, four windows at the second story that appear to have been operable casement windows, and a projecting cornice with brackets at above the second story. The shaped parapet above the cornice featured molded trim (Figure 34).

<sup>11</sup> San Jose Building Permit 873, January 2, 1912. Referenced in Maggi and Duval, 30-32 S. 1st Street, January 10, 2002. On file at San Jose Planning Department; and, "Big Fire on First Street in Early Morning," *San Jose Evening News*, December 12, 1911. Courtesy Sourisseau Academy Archive.





**Figure 34.** 1928 photograph by Russell E. Pettit of S. 1st Street, capturing subject building (indicated with red arrow) (San Jose Public Library)

The building appears to have retained a similar facade design, height, and uses until 1950, when it was remodeled by the de Saisset sisters to accommodate a restaurant use. Conversion to a restaurant use was not recorded on the 1950 Sanborn map, but was reflected on a business directory map produced in 1952, which listed the building as being occupied by Towne House Restaurant and an Optician (**Figure 35 and Figure 36**).

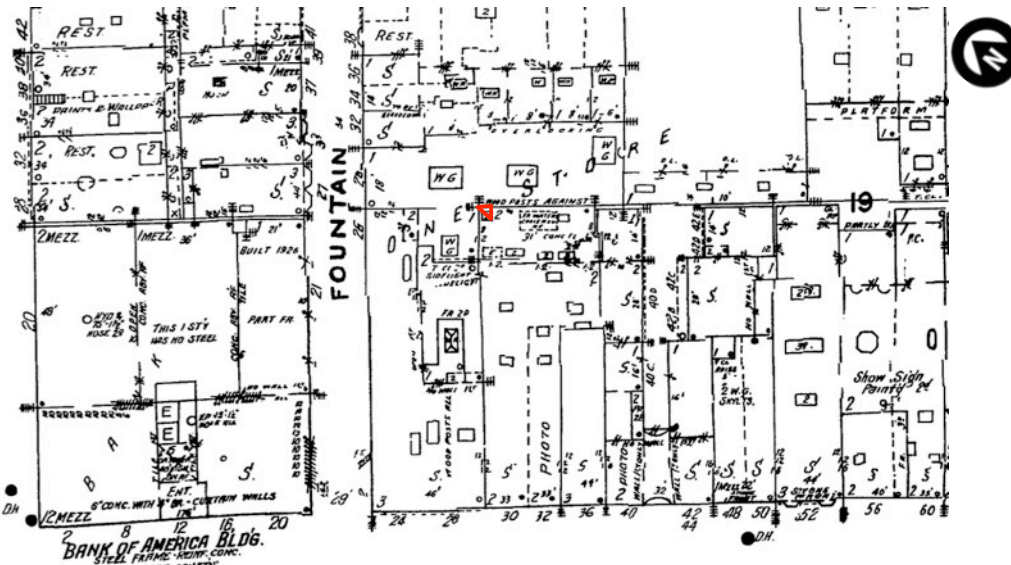


Figure 35. 1950 Sanborn map. The subject building houses a store addressed 30 S. 1st Street and a photography studio addressed 32 S. 1st Street. (Proquest Digital Sanborn Maps)

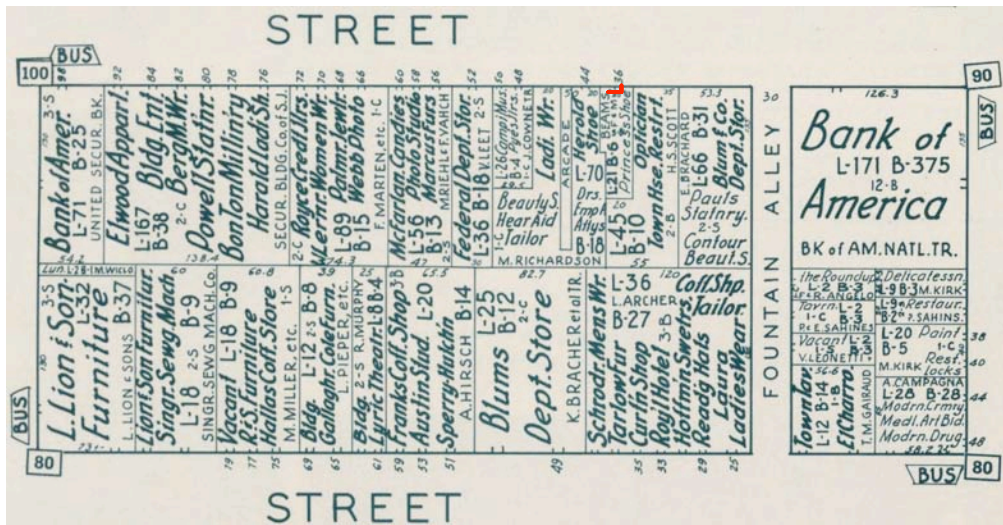


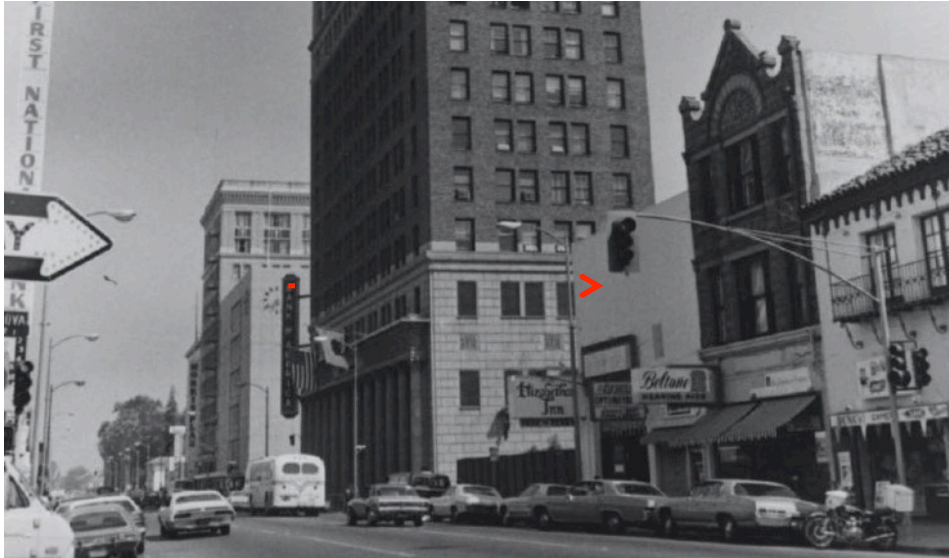
Figure 36. 1952 map of the subject block, illustrating the building's occupancy by Towne House Restaurant and an Optician, after alterations in 1950. The name H.S. Scott is listed beneath the Towne House Restaurant. (Nirenstein's National Realty Map Company, David Rumsey Map Collection. Amended by author)

Following additional alterations in the 1960s due to additional fire damage, the facade of 30-32 S. 1st Street was further altered, including new storefronts at the first story and infill of windows at the second story. In 1967, the former three-story commercial building at 26-28 S. 1st Street, which housed Blum's Department Store ca. 1950s, was demolished and replaced by the existing parking lot.<sup>12</sup> This change revealed the northwest side elevation of the subject building.

<sup>12</sup> San Jose Building Permit 52529, February 23, 1967, demolish three-story building, property to be occupied as parking lot.



The exterior was covered with stucco, leaving only one, small rectangular window opening at the second story. The building's parapet, visible in photographs before 1975, was flattened and covered in stucco between ca. 1950 and 1975 (**Figure 37**). In 1982, the building was photographed during survey of the San Jose Downtown Commercial District. Several blade signs were mounted to the facade by this time. The facade featured a recessed entrance with an aluminum-frame storefront system at the north end of the first story. A smaller entrance with an inset boxed bay and recessed door was located at the south end of the facade.



**Figure 37.** 1975 photograph of S. 1st Street. The subject building appears toward center. (History San Jose. Amended by author)



**Figure 38.** 30-32 S 1st Street (far left) photographed in 1982. (National Register of Historic Places)

By 1988, the building's first story, north storefront was redesigned, and the exterior was repainted. The primary (northern) storefront, which accessed Lido Restaurant, featured a glazed door at center and adjacent divided lite windows. The small rectangular window opening at the second story was in-filled by this time. Smaller signs were mounted to the facade at the second story, and the building received a new paint scheme at the exterior. A second storefront outfitted with an aluminum door and adjacent aluminum-frame sidelites accessed Grant's Jewelry (**Figure 39**).



**Figure 39.** 1988 (San Jose Public Library)

Between 1985 and 1998, the subject building became known as Lido's, and its original restaurant use expanded to house a nightclub at the second story. Under the San Jose Redevelopment Agency Storefront Improvement Program, the building's owners applied for permits to alter the facade including new divided lite metal-frame windows at first and second stories, stucco siding, ceramic tile inserts along cornice/frieze, and new neon signage. The building, and neighboring buildings along the east side of S. 1st Street were located within the Top Priority Century Center zone of the improvement program. 1988 plans called for insertion of divided lite windows at the second story and redesign of storefront at the first story, however, the work at the second story was never completed. Existing materials at the facade appear to date to 2011, when additional facade alterations were approved, resulting in redesign of storefronts. Since 2011, the first story interior has been remodeled. GA did not find a corresponding permit documenting the extent of the changes.

**CONSTRUCTION CHRONOLOGY**

The following construction chronology was compiled from building permits records on file at SJPermits.org, the San Jose Public Library’s California Room, and Sourisseau Academy. Additional alterations were documented through review of historic Sanborn maps and historic photographs.

**Building Permit Record Table**

Date	Permit No.	Owner	Contractor	Work
9/16/1949	8804	Mrs. de Saisset	Bridges Construction Co.	Repair brick foundation.
12/22/1949	9502	de Saisset	California Roofing Co.	Alter roof skylights. Notes 3-story building occupied as retail store.
2/7/1950	9773	de Saisset	Not listed	Alter front of a two-story building to be occupied as a retail store.
5/26/1950	10743	de Saisset	Paul M. Parker	Alter building to be occupied as a restaurant. No additional detail or plans provided.
9/19/1950	13867	de Saisset	Not listed	Alter interior of two-story building to be occupied as optical [optometry business]
4/23/1952	14782	Towne House (de Saisset)	Not legible.	Alter interior of building to be occupied as a restaurant.
5/24/1961	36134	Barney Levy	William Chavorria (agent of owner)	Alter interior of two-story building to be occupied as an optometrist office.
6/19/1961	36382	Levy Bros.	Frank Bagley	Add stairs and bathrooms, and replace walls with beams and columns in a two-story building to be occupied as a restaurant.
8/31/1964	A5114-?	Levy Bros.	Not listed.	Repair fire damage.
7/6/1965	47457	Levy Bros.	Frank Bagley	Alter interior to be occupied as restaurant/bar, with banquet room at 2nd floor.
2/23/1967 <sup>13</sup>	52529	Blum’s Trust	Iversen	Demolish building at 26

<sup>13</sup> This permit does not relate directly to subject building, but rather the demolition of the commercial building that originally abutted the subject building and that which stood at 26 S. 1st Street.



Date	Permit No.	Owner	Contractor	Work
			Construction	S. 1st Street. Site to be occupied by a parking lot.
12/29/1967	55788	Levy Brothers	Not listed.	Alter structure of a two-story building to be occupied as restaurant (as is now)
3/23/1970	64580F	Perry and Barney Levy	Not listed.	Alter interior of 1st story for restaurant remodel.
7/9/1968	91995	Barney Levy	H+H Electric	Electrical permit. Use of building described as a cocktail lounge.
3/19/1974	74-340	Levy Bros.	Not listed.	Site development permit related for Elizabethan Restaurant.
9/6/1974	11303	Levy Bros.	Not listed.	Plumbing / Gas Piping permit.
2/5/1975	34195	Barney Levy	Libordi	Electrical permit. Use listed as restaurant.
7/13/1976	94700	Levy Bros.	Not listed.	Repair fire damage.
10/14/1981	81-255-BO	Not listed.	Not listed.	Investigation record. Zapatos restaurant. Remodeling second floor. Basement flooded.
10/10/1984	29267	Huong Thu Pham	Wall's Construction	Alter interior of 2nd story to be occupied by "dancing and cocktails" for nightclub use.
12/13/1984	70862	Lido Restaurant	Wall's Construction	Plumbing / Electrical for restaurant use.
12/13/1984	35396	Lido Restaurant	Wall's Construction	Mechanical permit for restaurant use.
3/26/1985	46143	Phon Tho Pham	Not listed.	Certificate of Occupancy for Nightclub use.
5/29/1989	AD88-6-299	Thi Phoung Bui	The Redevelopment Agency of the City of San Jose Project Management Division Agency Architects	Redesign facade of building including new divided lite metal-frame windows at first and second stories, stucco siding, ceramic tile inserts along cornice / frieze, and new neon signage. Project was described on plans as "Demonstration Project" proposed under the Downtown

Date	Permit No.	Owner	Contractor	Work
				Storefront/Facade Improvement Program
7/7/1992	RCP92-07-018	Thomas T.H. Lin (Lin and Lin Company)	Mahesh N. Patel Patel Structural Engineers	Conditional Use Permit for a nightclub/restaurant at 30 S. 1st Street
11/16/1993	RAD93-031	Thomas T.H. Lin (Lin and Lin Company)	N/A	Storefront facade improvement program. Proposed changes included new neon sign for "Lido's" at second story, repainting of stucco exterior, relocation of entrance to Lido's further northward, new door at Grant's Jewelry entrance, new windows at Lido's entrance, installation of ceramic tile at window bulkheads, installation of awnings over each storefront.
10/9/1996	RCPA 92-07-018	Lin & Lin Company	N/A	Renew conditional use permit for Lido's Night Club
1/7/1998	RAD98-01-02	Suzanne Lai	Sandra Paim, Architect	Modify front facade to include required exit door
8/29/2011	AD11-657	Not listed on Plans	Nguyen Designs	Remove existing and replace new front doors and windows of Lido Night Club. Plans note all windows to be wood-framed.
11/7/2007	CP07-054	Lin & Lin Company	N/A	Conditional use permit for Lido's Night Club



## OWNER & OCCUPANT HISTORY

The following ownership and occupancy history for 30-32 S. 1st Street was compiled through research of deed records, San Jose city directories, building permit records, and additional online research of available genealogical records and historic research.

**Owner/Occupant History Table**

Date Range	Owner	Occupant(s)
1874-1902	Pedro de Saisset	O'Brien's Candy Factory
1902-1928	Isabel and Henriette de Saisset	O'Brien's Candy Factory
1930	Isabel and Henriette de Saisset	30-vacant 32 Marjdon Hat & Dress Shop
1935	Isabel and Henriette de Saisset	30-Kahn & Hofman Women's Clothing 32-Philip Hammer Dresses
1945	Isabel and Henriette de Saisset	30-Mademoiselle of California Women's Clothing 32-Austin Studio Photography
1950	de Saisset Estate	30-Vacant 32-Vacant
1955	Unknown	30-Town House Restaurant 32-Mast & Gordon Optometrists
1960	Levy Bros.	30-Town House Restaurant Inc. 32-Gordon&Grasso Optometrists
1965	Levy Bros.	30-Vacant 32-Vacant
1970	Levy Bros.	30-Vacant 32-Layne Credit Opticians
1979	Levy Bros.	30-Arthur J's Restaurant 32-Special T Shirts
ca. 1984-ca. 2015	Phon Tho Pham Thi Phoung Bui Lin & Lin Company Lily Pham <sup>14</sup>	30-Lido's Restaurant and Night Club 32-Grant's Jewellery

<sup>14</sup> These owners have been identified through review of building permit records and secondary sources related to the history of Lido's Nightclub. Lily Pham is identified as the most recent owner. Research did not find documentation explaining if owners of the club were also property owners, or solely owned the business.

### Biographical Information

Additional biographical information was researched for the building's original and long-term owners.

#### Pedro de Saisset and daughters Isabel and Henriette de Saisset,

Pedro de Saisset (1829-1902) was born in Paris, France in 1829 to a prominent French family. De Saisset's father, Pedro, served in Napoleon Bonaparte's army. In 1849, de Saisset arrived in San Francisco after graduating from the University of Paris in 1847. He married Maria J. Palmares and settled in San Jose shortly thereafter. De Saisset appears to have engaged in real estate development in the 1850s, including development of the subject building in 1858. De Saisset retained ownership of 30-32 S. 1st Street through his death in 1902; beginning in 1874, de Saisset leased the building to Maurice O'Brien, an emergent proprietor of a candy retail business. By 1888, Saisset was well known in San Jose for having incorporated the Brush Electric Light Company, having served as the company's first president. The company purchased San Jose's electric light tower which stood at Santa Clara and Market Streets in 1881, and was noted as the largest such tower in the United States ca. 1888. De Saisset served the French Government as a consular agent in San Jose during his later years. De Saisset's daughter, Henrietta de Saisset Filipello (1859-1947) and Isabel (1876-1950) studied at the State Normal School in San Jose during the 1880s. In 1902, the de Saisset sisters inherited the subject building from their father's estate and retained ownership until the 1950s.<sup>15</sup>

Henrietta and Isabel commissioned reconstruction of the building in 1912 following extensive fire damaged incurred in late 1911. The de Saisset estate, commissioned interior and exterior remodeling of the building in 1950, which accommodated a use as a restaurant.

#### Maurice O'Brien

Maurice O'Brien (ca. 1840-1916) was an Irish immigrant who arrived in San Jose in the 1860s, after having resided in New York, where he trained under French confectioners as a youth.<sup>16</sup> O'Brien founded O'Brien's Candy Factory in San Jose in 1868, originally selling candy to patrons at the Pacific Hotel, and soon after operating a stand near San Fernando and 1st street. In 1874, O'Brien obtained a lease at 30 S. 1st Street.<sup>17</sup> Under O'Brien's management, the business at 30 S. 1st Street consisted of a larger store or salesroom, and a factory at the rear of the building. The factory featured what were considered during the late nineteenth century modern appliances. O'Brien, identified as an expert confectioner, employed 10 employees by 1892, and served markets in San Jose, towns and counties of the Santa Clara Valley.<sup>18</sup>

O'Brien's factory remained located at 30 S. 1st Street until 1927, returning to operation after a 1911 fire at the building, and transitioning to management by O'Brien's son Charles, following Maurice's death in 1916. In 1928, operations were transitioned to another facility on the 100 block of S. 1st Street in downtown San Jose.

<sup>15</sup> Biographical information for Pedro, Henrietta, and Isabel de Saisset sourced from: Ed. H.S. Foote, *Pen Pictures from the Garden of the World or Santa Clara County, California, Illustrated*, (Chicago: The Lewis Publishing Company, 1888). Accessed online, August 8, 2019.

<http://www.mariposaresearch.net/santaclararesearch/SCBIOS/pdesaisset.html>.

<sup>16</sup> *Commercial History of San Jose, California*, (Pacific Press for Metropolitan Publishing Company, 1892), 83-84.

Accessed at Google Books online, August 8, 2019.

<https://play.google.com/store/books/details?id=DDREAQAAMAAJ&rdid=book-DDREAQAAMAAJ&rdot=1>.

<sup>17</sup> "O'Brien's Ice Cream Parlor and Candy Shop," history/san jose, website. Accessed August 8, 2019.

<http://historysanjose.org/wp/plan-your-visit/history-park/museum-store-cafe/>.

<sup>18</sup> *Ibid.*, 84.

## EVALUATION FRAMEWORK

### THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

#### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.<sup>19</sup>

### THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

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<sup>19</sup> U.S. Department of the Interior, National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, accessed online, August 8, 2019.  
[https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm).

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history
3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

### **SAN JOSE MUNICIPAL CODE: CHAPTER 13.48 HISTORIC PRESERVATION**

The San Jose Municipal Code, Chapter 13.48 Historic Preservation defines local criteria for eligibility for designation as a City Landmark as follows:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
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;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.<sup>20</sup>

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<sup>20</sup> San Jose Municipal Code, Chapter 13.48 Historic Preservation, 7, California Office of Historic Preservation, website. Accessed February 15, 2019. <http://ohp.parks.ca.gov/pages/1072/files/city%20of%20san%20jose.pdf>.

## HISTORIC INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

## EVALUATION FINDINGS

### NATIONAL REGISTER OF HISTORIC PLACES / CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 30-32 S. 1st Street in San Jose for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 30-32 S. 1st Street was constructed ca. 1858 and reconstructed in 1912, and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

#### Criterion 1: Events

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”<sup>21</sup> When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”<sup>22</sup>

30-32 S. 1st Street does not appear to be individually eligible under Criterion A/1 (Events). The building was originally built ca. 1858 by prominent real estate developer Pedro de Saisset, and housed O’Brien’s Candy Factory between 1874 and 1927. Following a major fire in late 1911, the building was reconstructed in 1912, incorporating the foundation of the preexisting ca. 1858 building, while under ownership of Henrietta and Isabel de Saisset. Reconstruction occurred at a time when the downtown was still within its primary period of historic commercial development (ca. 1870s-1940s). The building’s status as one of the earliest brick commercial structures to remain in the downtown district is notable; however, the majority of the building was lost in a late 1911 fire, resulting in construction of a taller building reflective of a later development period. Within the broader context of the downtown’s early twentieth century development, the building does not stand out among more notable buildings. Although not individually eligible, the building does appear to be eligible as a contributing property to the district, as it was built within the district’s period of significance and was occupied by commercial uses throughout the district’s period of significance. The period of significance for the building under this criterion is 1912-1949, representing its date of reconstruction, and the end of the district’s period of significance.

An analysis of historic integrity is provided below to determine if the building retains sufficient integrity to convey its significance under this criterion.

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<sup>21</sup> U.S. Department of the Interior, National Park Service, Cultural Resources staff, “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, no. 15 (1990: revised for internet 1995).

<sup>22</sup> *Ibid.*



### Criterion 2: Persons

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”<sup>23</sup>

The subject building appears to be individually eligible under Criterion B/2 for its association with prominent San Jose confectioner, Maurice O’Brien. Regarding National Register eligibility, the building appears to be eligible at the local level of significance, as O’Brien’s contributions beyond the City of San Jose and Santa Clara Valley are not known to have been significant, based upon available historic documentation. O’Brien established O’Brien’s Candy Factory in San Jose in 1868, and utilized the subject building as his company’s primary place of retail and production between 1874 and 1916; between 1916 and 1927, O’Brien’s son Charles managed the business. The subject building served as O’Brien’s primary place of business during the ascendance of his career; thus, the property is associated with the confectioner’s productive life, reflecting the period when O’Brien achieved significance. Thus, the period of significance under this criterion is 1912-1916, representing the period O’Brien occupied the building between its reconstruction in 1912, and his death in 1916.

Additional past owners including original owner Pedro de Saisset, and Saisset’s daughters do not appear to have occupied the building as a primary place of business or work. Although the building is associated with the de Saisset’s through ownership, it does not directly associate or represent the achievements of the de Saisset’s in the same way that it reflects those of Maurice O’Brien. Similarly, subsequent owners do not appear to have made significant contributions to history.

As such, 30-32 S. 1st Street appears to be individually eligible under Criterion B/2 (Persons).

An analysis of historic integrity is provided below to determine if the building retains sufficient integrity to convey its significance under this criterion.

### Criterion 3: Design and Construction

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>24</sup> According to the NPS, “Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>25</sup>

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<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

The subject building does not appear to be individually eligible under Criterion C/3. Although the subject building was constructed ca. 1858 as a one-story, unreinforced masonry commercial building, it was reconstructed in 1912 resulting in an increased height and different appearance. Many original features were lost or replaced due to fire. Research did not find evidence that the building's 1912 design embodied distinct characteristics of a type, period, or method of construction. Available historic photographs indicate the building was reconstructed with a first story storefront, a bank of similar rectangular windows at the second story, and a shaped parapet. Although these features were common to early twentieth century commercial buildings, they do not appear to represent a distinct design, embody characteristics of a style, period, or method of construction to a significant degree.

In 1950, the building took on a modern appearance, including a stucco exterior with minimal fenestration, with subsequent alterations between the 1960s and the 2000s. These alterations do not represent significant architectural characteristics and do not support a finding of significance under this criteria.

As such, 30-32 N. Sixth Street does not appear to be individually eligible under Criterion C/3.

#### **Criterion 4: Information Potential**

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4. However, the indication that the basement remains from the original ca. 1858 building may have potential to provide information on early commercial building practices in San Jose. Further investigation may be warranted, but was not included in this evaluation. Evaluation of potential eligibility related to information potential or archaeological resources will be addressed separately in relation to the proposed project.

#### **ELIGIBILITY AS A CONTRIBUTOR TO THE DOWNTOWN HISTORIC DISTRICT**

30-32 S. 1st Street was originally constructed ca. 1858, which predates the identified period of significance (1870s-1940s) of the Downtown San Jose Historic District. Nonetheless, the building's place as one of the earliest constructed extant buildings within the district, and existence throughout the district's period of significance, including reconstruction in 1912, qualify it as a contributor to the district under Criterion A/1 (Events). Historic integrity must be analyzed to determine if the building remains a contributor.

An analysis of historic integrity is provided below to determine if the building retains sufficient integrity to convey its significance under this criterion.

## ELIGIBILITY AS A SAN JOSE CITY LANDMARK

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

The subject building has significant character, interest, and value to the cultural development of San Jose's Downtown Commercial District given its identified association with the early growth of Downtown San Jose, and rarity as an example of an unreinforced masonry building with a relatively early construction date.

As such the building appears to be eligible under Landmark Criterion 1.

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

The subject building is not known to be the location of a significant historic event. Rather, the building is one of several which are representative of a broader pattern of cultural and community development in Downtown San Jose during the late nineteenth and early twentieth centuries.

As such the building does not appear to be eligible under Landmark Criterion 2.

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

The subject building is identified as the first location of O'Brien's Candy Factory, the San Jose-based confectionary company established by Maurice O'Brien in 1868, which operated retail and production facilities at 30 S. 1st Street between 1874 and 1927, with O'Brien serving as proprietor between 1874 and 1916. The building is thus directly associated with a person who significantly contributed to local history.

As such, the building does appear to be eligible under Landmark Criterion 3.

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

The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of several nineteenth century commercial structures that contributes to a pattern of commerce that developed during the late nineteenth and early twentieth centuries.

As such, the building does not appear to be eligible as a City Landmark under Landmark Criterion 4.

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

The subject building does not appear to portray the environment of a group of people in an era of history through a distinct architectural style. The subject building was originally designed in mid-19th century commercial/light-industrial style and executed with brick masonry. This style does not express or portray a particular environment of a particular group of people in the same way that it indicates a commercial/light-industrial use.

As such, the building does not appear to be eligible under Landmark Criterion 5.

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

The subject building does not embody the distinct characteristics of an architectural type or specimen. Although originally designed as a one-story, unreinforced masonry structure ca. 1958, and reconstructed as a two-story building with similar structure in 1912, the building does not provide distinguished characteristics of its type due to extensive alteration.

As such, the building does not appear to be eligible under Landmark Criteria 6.

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.*

Research did not identify an architect or master builder responsible or attributed with design or construction of the subject building in 1858 or 1912.

As such, the building does not appear to be eligible under Landmark Criterion 7.

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 subject building does not embody elements of architectural or engineering design, detail, materials, or craftsmanship that appear to be significant innovations or are unique. Although the building is identified as constructed ca. 1858, placing it among the City's earliest extant commercial buildings, the majority of the building is constructed of common materials that do not stand out for architectural or engineering distinction.

As such, the building does not appear to be eligible under Landmark Criterion 8.

### **Finding**

36 S. 1st Street appears to be eligible for designation as a City Landmark under Criteria 1 and 3, as described above.

An analysis of historic integrity is provided below to determine if the building retains sufficient integrity to convey its significance under this criterion.

## CHARACTER-DEFINING FEATURES

The subject building at 30-32 S. 1st Street appears to be individually eligible under Criterion B/2 (Persons) for association with confectioner Maurice O'Brien, with a period of significance of 1912-1916. 30-32 S. 1st Street appears to be eligible as a contributor to the San Jose Downtown Historic District under Criterion A/1 (Events), with a period of significance of 1912-1949.

Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of "Premier-Important-Contributing-Non-Contributing" is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource. The historic character-defining features of the property at 30-32 S. 1st Street include:

### Primary

- Two-story-over-basement height
- Brick masonry structure
- L-shaped plan with a flat roof
- First story storefronts constructed of wood-frame windows and doors
- Interior (associated with O'Brien's Candy Store)
  - Bar and Display Cases for confections
  - Double-height retail space
  - Pressed-Tin Ceiling

### Important

- Brick foundation
- Exterior cladding: brick, concrete, plaster
- Second story operable casement windows

### Contributing

- Setting: abutted directly adjacent buildings

### Non-Contributing

- All building materials and features installed/construction in 1950 or later

## HISTORIC INTEGRITY

When evaluating a resource for the NRHP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.

- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context.

The subject building and property at 30-32 S. 1st Street has been found to appear to be individually eligible for listing in the NRHP/CRHR as a property that is associated with confectioner Maurice O'Brien, founder and proprietor of San Jose-based O'Brien's Candy Factory under Criterion B/2. The building also appears to contribute to the San Jose Downtown Commercial District, under Criterion A/1, and appears to qualify as a San Jose City Landmark under landmark criteria 1 and 3.

The following integrity analysis is based upon examination of existing materials and features at the surface level, as well as available historic documentation of the building's construction chronology. Should additional information related to the existence of historic materials be presented, historic integrity should be further analyzed.

Location: The subject building at 30-32 S. 1st Street retains integrity of location as the building has not been relocated since its original construction ca. 1858, and reconstruction in 1912.

Design: 30-32 S. 1st Street does not retain integrity of design. The subject building was heavily modified in 1950, resulting in redesign of first story storefronts, infilling of second story window bays, and extensive interior remodeling that removed materials and evidence of period workmanship associated with the building's period of occupancy under Maurice O'Brien. These changes also resulted in loss of feeling and association with the period of significance 1912-1949, during which the building reflected significant patterns of historic commercial development in San Jose. Historic character-defining features lost due to alteration of the building include: First story storefronts constructed of wood-frame windows and doors; Second story operable casement windows; Interior features and finishes associated with O'Brien's Candy Store),



excepting the first story's double-height space, diminished setting with abutment to non-extant buildings to the north and east (rear).

Setting: 30-32 S. 1st Street does not retain integrity of setting. The subject building's setting has been impacted by the demolition of the neighboring building at 28 S. 1st Street ca. 1960s, which exposed the northwest elevation of the building. Additionally, changes to the streetscape in the 1980s, and construction of a parking lot to the rear of the building, further impair integrity of setting of the building. The building retains its L-shaped footprint, abutting and partially surrounding 34-36 S. 1st Street, but does not retain an overall setting reflective of its period of significance 1912-1949.

Materials: 30-32 S. 1st Street does not retain integrity of materials. Due to extensive alterations to the building in 1950, and subsequent alterations in subsequent decades, the building's historic materials been replaced with contemporary materials and finishes have in most locations. Materials that remain from the period of significance include a brick foundation and wood beams in the building's basement. Interior finishes appear date from more recent alterations.

Workmanship: 30-32 S. 1st Street does not retain integrity of workmanship. Due to extensive alterations to building in 1950, and subsequent alterations in subsequent decades, evidence of workmanship has been heavily impaired, with contemporary materials and finishes replacing historic materials. Although the building retains a brick foundation, the majority of features and materials do not reflect workmanship associated with construction ca. 1912-1949.

Feeling: 30-32 S. 1st Street does not retain integrity of feeling. The subject building no longer feels like a ca. 1912 commercial building which housed retail and factory uses ca. 1912-1916 under Maurice O'Brien's occupancy, nor a commercial building of its period of construction ca. 1912-1946. The building's exterior and interior have been altered through several campaigns between 1950 and the 2000s, resulting in the building's current appearance.

Association: 36 S. 1st Street does not retain integrity of association. The building's association to confectioner Maurice O'Brien has been lost due to alteration of the exterior and interior. Existing materials and features do not represent the building's appearance at the interior or exterior during O'Brien's period of occupancy. Similarly, alterations to the building have heavily impaired its association to the San Jose Downtown Commercial District, as the building's appearance no longer reflects its historic appearance ca. 1912-1949.

### **Historic Integrity Summary**

The subject property and building at 36 S. 1st Street retains one (1) aspect of integrity, location. Thus, the building does not retain sufficient integrity to remain individually eligible under criteria B/2. Further, loss of overall integrity does not support the building's contribution to the historic district it is located within. Due to loss of historic integrity, the building does not appear to remain eligible for listing as a San Jose City Landmark. The building may possess integrity sufficient to remain eligible as a Structure of Merit, however, determination of such eligibility is determined upon review by the City of San Jose.

### Finding

The subject building does not retained sufficient historic integrity to support eligibility to the NRHP/CRHR, or as a San Jose City Landmark.

## CONCLUSION

The subject building at 30-32 S. 1st Street in San Jose's Downtown Commercial District was constructed in 1912, incorporating portions of a pre-existing ca. 1858 commercial building that was destroyed by fire. The building housed O'Brien's Candy Factory, a prominent San Jose-based confectionary company founded by Maurice O'Brien in 1868, which occupied the pre-existing building between 1874 and 1911, and the reconstructed building from 1912 to 1927.

30-32 S. 1st Street initially appeared to be individually eligible for listing in the NRHP/CRHR under Criterion B/2 (Persons) for its association with O'Brien. The building also appeared to be eligible as a contributor to the San Jose Downtown Commercial District, listed on the National Register in 1983. The building's association to O'Brien, and apparent historic value to the City of San Jose also appeared to qualify it for designation as a City Landmark. Due to loss of integrity, however, a finding of eligibility under the above criteria is not supported.

This evaluation confirms a previous determination in 2002 that the building does not appear to be eligible as a contributing property or individually eligible for listing in the NRHP/CRHR or as a City Landmark, due to loss of integrity. As such, the building does not appear meet the definition of a historic resource under the California Environmental Quality Act (CEQA).<sup>26</sup>

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<sup>26</sup> California Office of Historic Preservation, California Code of Regulations, Title 14, Chapter 3, 150564.5 Determining the Significance of Impacts to Archeological and Historical Resources, 1. Accessed online, February 27, 2019. <http://www.parks.ca.gov/pages/1054/files/california%20code%20of%20regulations.pdf>.



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## APPENDIX A: AVAILABLE BUILDING PERMITS

## APPENDIX B: PREVIOUS SURVEY EVALUATIONS

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 3 \*Resource Name or #: (Assigned by recorder) SJCC07

P1. Other Identifier: Historic O'Brien's Candy Store

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T7S; R1E; Mount Diablo B.M.  
 c. Address 30-32 South First Street City San Jose Zip 95113  
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598335mE/ 4132696mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
 Assessor's Parcel Number: 467-22-003,  
 East side of South First Street south of Fountain Alley.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 A brick commercial storefront building with a windowless second floor, this 1912 replacement of an earlier commercial building is located on an L-shaped urban lot adjacent an open parking lot to the north and east. At the rear of the lot, the building wraps the adjacent building (Knox-Goodrich), which is located on a smaller lot to the south.

The current exterior perimeter brick walls are coated in stucco, and the north property line wall appears to have been originally a common party wall with a building (no longer extant) to the north. The basement has been excavated and is used for storage; the flared historic brick foundations of this building are evident from the interior.

The front upper façade has been removed and replaced with seismic cross bracing and metal stud framing with stucco and drywall sheathing. The ground floor storefront reflects a contemporary remodeling. The interior floor frame and decking is of twentieth-century construction, but contains wood members that may predate the 1912 building, indicating the possibility that salvaged wood was used in the replacement building. An ornamental pressed metal ceiling is evident in the small storefront located at the southwest corner of the building. The remainder of the first floor, and the second floor which is accessed by a stairway near the rear of the building, has been modified for use as a nightclub, and no original interior fabric is evident. Smaller enclosed service areas are located at the rear at both levels.  
 (Continued on page 3, DPR523L, Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P5b. Description of Photo: (View, date, accession #)

View from south, May 2001

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

\*P7. Owner and Address:  
 1858, rebuilt 1912 after fire.

\*P8. Recorded by: (Name, affiliation, and address)  
 Lin & Lin Company  
 11645 Dawson Drive  
 Los Altos Hills, CA 94024

address)  
 F.Maggi/C.Duval for  
 Dill Design Group  
 110 N Santa Cruz Ave  
 Los Gatos CA 95030

\*P9. Date Recorded: Jan. 10, 2002

\*P10. Survey Type: (Describe)  
 Intensive

\*P11. Report Citation: (One survey report and other sources, or other notes.)

Dill Design Group, Historic Resources Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR, for Michael Brandman and Associates, Jan. 2002.

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

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
 HRI #

Page 2 of 3

\*NRHP Status Code 1D (in error) [5]

\*Resource Name or # (Assigned by recorder) SJCC07

B1. Historic Name: de Saisset Building / O'Brien's Candy Store

B2. Common Name: Lido / Grant's Jewelry

B3. Original use: Commercial storefront B4. Present Use: Nightclub / retail commercial

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1858, rebuilt in 1912 after a fire. Interior and façade remodeled 1950. Additional remodeling after fires in 1964 and 1969.

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commerce Area Downtown San Jose

Period of Significance 1858-1950 Property Type Commercial Applicable Criteria A and B

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A two-story brick commercial building with a windowless second floor, this 1912 rebuilding of an earlier commercial building is located on an L-shaped urban lot adjacent an open parking lot to the north and east. At the rear of the lot, the subject building wraps the adjacent building, which is located on a smaller lot to the south.

The building at 30-32 South First Street was built in 1912 by property owners Isabel and Henriette de Saisset, daughters of San José real estate developer, Pedro de Saisset. The original building on the site was probably the brick one built by de Saisset in 1858. O'Brien's Candy Store had operated at this location in a one-story brick building since about 1880, but a fire severely damaged that building in 1911, necessitating the construction and partial reconstruction of the remaining brick structure in 1912. Originally founded in 1868 by Maurice O'Brien in the Pacific Hotel on Market Street, the store remained at the 30-32 South First Street location until 1928 when it moved to 223 South First Street. Charles O'Brien was one of the founders of the San José Rotary Club. The club's first meeting was held at O'Briens in 1914.

A variety of businesses have occupied this site since 1928. In 1950, Isabel de Saisset spent approximately \$100,000 to have the building converted to restaurant use. Both floors of the two-story building were remodeled. The first floor was able to seat 200 guests at booths and tables, and the second floor was converted to dining rooms, which catered to clubs and private parties. The building's entire exterior and façade were completely remodeled. The building was leased for 10 years by John Glynn, a Bay Area businessman, and Sacramento investor, Anthony Legatos. The restaurant opened under the name of The Town House, which operated until the 1960s. The restaurant was destroyed by fire in May 1964. It later operated as a nightclub named Caesar's when it was hit with a \$25,000 blaze in 1969. The building was owned by Levy Bros. during this period, and further façade modifications appear to have occurred at this time. In recent years, #30 has been the location of the Lido nightclub, and #32 has been occupied by Grants Jewelers. (Continued on page 3, DPR523L, Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP38. Women's Property

\*B12. References:

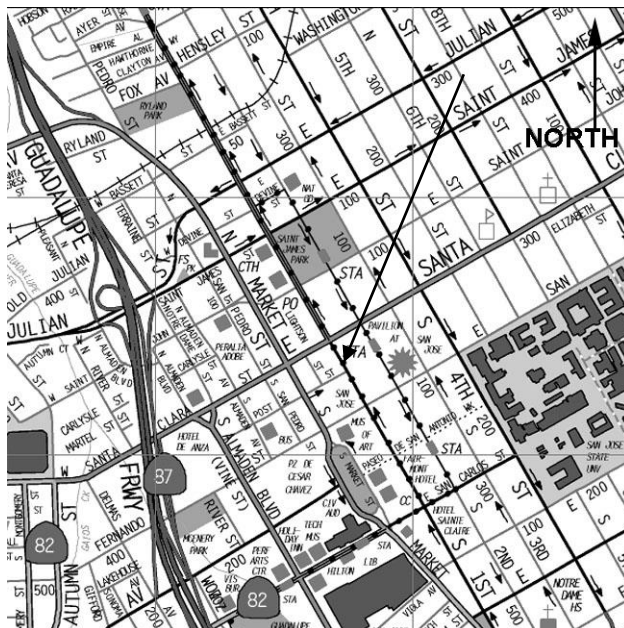
Maggi, F., & C.Duval, 30-32 N First St DPR, 2000.  
 Nailen, R. L., *Guardians of the Garden City*, 1972.  
 O'Briens, Clipping File, California Room, SJPL.  
 San José Building Permit #873, Jan. 2, 1912.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: Jan. 10, 2002

(This space reserved for official comments.)





State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of 3

\*Resource Name of # (Assigned by recorder) SJCC07

\*Recorded by Franklin Maggi & Charlene Duval

\*Date Jan. 10, 2002  Continuation  Update

(Continued from page 1, DPR523a, Section P3a)

In good condition and fully utilized, the building has lost integrity with its 1912 reconstruction; the only visible remnants are the interior property line walls, portions of the floor and ceiling assemblies, and the metal ceiling in the retail space.

(Continued from page 2 DPR523b, Section B10)

The building is listed as being on the National Register as a Contributing Structure in the Downtown Commercial Historic District with the State of California Historic Property Data File, although the listing with the Keeper of the National Register does not show this building as a contributor. It apparently was not included with Contributors to the district when adopted on May 26, 1983. During the San José URM Survey in 1991, it was considered ineligible due to the apparent modifications to the front of the structure. The historic façade is no longer extant on this building. Because of its association with important patterns of development in the downtown area, as well as its association with significant local personages Maurice O'Brien and the de Saisset sisters, the building has local historical value; however, it does not appear to be eligible as a contributing structure in the National Register District or as a distinct historic property on the California Register of Historical Resources, due to the lack of integrity to its original historic fabric at the facade. The building does continue to meet the minimum threshold for listing on the San José Historic Resources Inventory as a Structure of Merit.

Due to the primary historical importance of this building in the history of San José, and because adequate documentation exists, this building is a possible candidate for reconstruction. The building could be reconstructed according to the Secretary of Interior's Standards for Treatment of Historic Properties, 1995. The building would currently not appear to qualify for listing on the California Register of Historical Resources as an individual structure or as a contributing structure.