



34-36 S. 1st Street
San Jose, CA
Historic Resource Evaluation – DRAFT

Prepared for
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Prepared by
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August 12, 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 34-36 S. 1st Street, commonly known and referred to hereafter as the Knox-Goodrich Building, in downtown San Jose, California (**Figures 1 and 2**). This report has been requested in connection with a proposed rehabilitation of the subject property and the redevelopment of the neighboring property at 30-32 S. 1st Street (APN 467-22-004), which contains a surface parking lot addressed 26-28 S. 1st Street (APN 467-22-002) and a commercial building addressed 32 S. 1st Street, formerly known as Lido's Night Club. A separate HRE has been prepared for the building at 32 S. 1st Street.



Figure 1. Aerial imagery of subject property. Approximate property boundary outlined in red, with building shaded yellow. (Google Earth Pro, 2019. Amended by author)

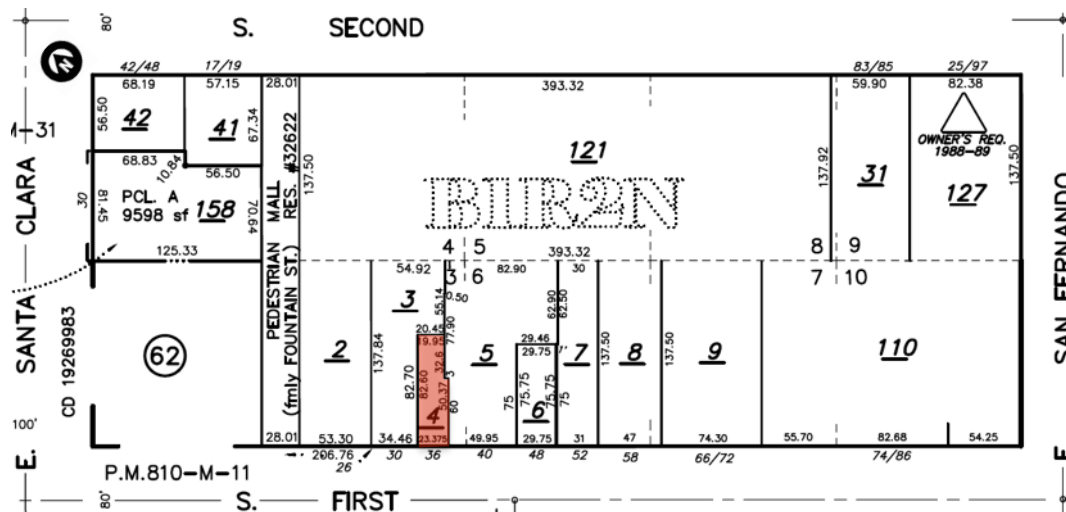


Figure 2. Assessor's parcel map, with subject property shaded red (Santa Clara County Assessor's Office. Amended by author)

Previous Surveys and Evaluations

The building was previously surveyed and evaluated for historical significance in 1983 by historian Bonnie Bamburg and is identified as a contributor property within the National Register-listed, San Jose Downtown Commercial District. The Knox-Goodrich Building, was found to be one of 27 contributing properties within the district, which has a period of significance of ca. 1870s-1940s, under National Register Criterion A (Events). Regarding the subject building's significance, the nomination notes:

Buildings such as the Knox-Goodrich Building (34 S. First Street) with its extreme rustication, reflected the qualities of wealthy, orchard oriented, agricultural community of the turn-of-the century.¹



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)

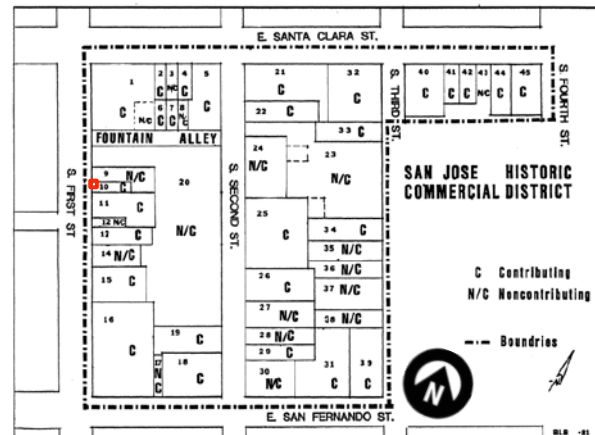


Figure 4. San Jose Downtown Commercial District map from 1983 National Register Historic District Nomination. "C" indicates a contributing property to the district and "N/C" indicates a non-contributing property. Subject property is outlined a red outline. (Bonnie Bamburg, 1983. Amended by author)

In addition to its contribution to the San Jose Historic Commercial District, the Knox-Goodrich Building was designated as a San Jose City Landmark on June 5, 1990 under Resolution No. 62435 of the City of San Jose City Council.² The landmark designation described:

Said designation is based upon the following findings:

- Character, interest and value as a part of local history. The Knox-Goodrich Building is a good representation of a 19th Century commercial building as was a part of the commercial activity and development of the time, a part of local heritage and culture.

¹ Prepared by Bonnie Bamburg, National Register of Historic Places Inventory-Nomination Form: San Jose Downtown Commercial District, Section 8. Significance.

² Resolution 62435, June 5, 1990, recorded October 1, 1990, Book L506, Page 1924-1927.

- Exemplifies the culture and economic heritage of the San Jose as a 19th Century commercial building which is representative of the broad patterns of commercial history in San Jose.
- Embodiment of distinguishing characteristics and details of an architectural style.
- Identification as the work of architect, George Page, whose individual work has influenced the development of the City of San Jose.
- Identification with Sarah Knox-Goodrich, Dr. William Knox and Levi Goodrich, each of whom have contributed to the development of San Jose's culture and history.³

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), continued eligibility as a contributor to the National Register-listed San Jose Commercial Historic District, and continued eligibility 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).

METHODOLOGY

GA staff conducted a site visit and survey of the property's exterior and first story of the interior on July 11, 2019. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. GA accessed the basement, first story, and second story interior of the building, but was not able to access the third story due to time constraints.

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 Public Library (California Room)
- Santa Clara County Assessor's Office

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

³ Ibid.

PROPERTY DESCRIPTION

SITE

The Knox-Goodrich Building is located at 34-36 S. 1st Street (APN 467-22-004) on the southeast side of S. 1st Street between E. Santa Clara Street (north) and E. San Fernando Street (south) in downtown San Jose. The parcel is generally rectangular in shape. Zoning for the property is designated DC (Downtown Primary Commercial District). The building faces southwest and is built to the property lines, abutting the public sidewalk along S. 1st Street at the facade (southwest), the neighboring building at 30-32 S. 1st Street (northwest and northeast), and the neighboring building at 40 S. 1st Street (southeast). 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 (**Figure 5**). The site features 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 immediately north of the subject site, directly south of Fountain Alley, which connects S. 1st Street with S. 2nd Street (**Figure 6**). The subject building's rear elevation is largely obscured by neighboring buildings, with only the third story visible from the parking lot east of the building.



Figure 5. Sidewalk adjacent to front of building along S. 1st Street, looking south.



Figure 6. Parking lot to the rear of the subject building, looking northwest.

BUILDING

The Knox Goodrich Building is a three-story-over-basement, brick masonry commercial building designed in the Romanesque Revival style, completed in 1889. The building's facade features original rusticated sandstone at the second and third stories, and replication masonry designed to mimic the original sandstone, along the first story.⁴ Ornamentation includes: replication Byzantine capitals at the first story; a replacement dentil band above a divided-lite transom window at the first story; molded stone string courses dividing the first, second, and third stories; recessed sandstone spandrels with floriated detail (outer panels) and "1889" (central panel) between the second and third story; pedimented parapet with arch detail faced with sandstone above the third story. The building is otherwise constructed of brick, which is been visible at the third story of the side and rear elevations.

⁴ Original sandstone was sourced from the Almaden Quarry owned by Levi Goodrich, who was an architect and second husband of original property owner Sarah Knox-Goodrich. The replication stone was installed around 1988, when the building was rehabilitated, partially reversing some alterations to the first story of the facade that occurred between the 1950s and 1970s.

Facade (Southwest)

The facade is three stories with a first story storefront, similar second and third stories with symmetrical window bays, and terminates with a pedimented parapet (**Figure 7**). The first story perimeter piers with simulation sandstone and square bases at the end walls, which has Byzantine capital details.⁵ Fenestration at the first story includes a boxed, aluminum-frame storefront window at center, which is flanked by recessed, glass entry doors set into metal frames. A replacement divided-lite, wood-frame transom is visible above the storefront, spanning the width of the facade bay between the outer brick piers. The transom is ornamented with dentils (**Figure 8 and Figure 9**). The second story is distinguished by a molded stone beltcourse and features a tripartite window at center, comprised of one-over-one, double-hung, wood-sash windows (hereafter "standard windows") divided by wood mullions. The central window is flanked by single, standard windows. Rusticated sandstone piers separate each window bay.



Figure 7. Subject building (left), looking north



Figure 8. First story storefront and non-historic transom. Piers at this level are clad with simulation sandstone. Looking north.



Figure 9. Byzantine capital detail atop first story piers, looking east.

⁵ Materials and features at the first story were installed in 1988 as part of a rehabilitation of the building. See construction chronology section below.

The third story begins with a sandstone beltcourse with brackets at each end. Recessed sandstone spandrel panels are visible above the beltcourse, directly beneath the third story windows. The windows are similar to those at the second story in terms of material, arrangement, and separation by sandstone piers. Above, the facade is ornamented with window bands, floriated patterns, and moldings, at the parapet (**Figure 10 and Figure 11**).



Figure 10. "1889" date stone at base of third story beneath tripartite window, looking northeast.



Figure 11. Third story and pedimented parapet above. Initials KG are visible within the arch of the parapet. Looking northeast.

Northwest Elevation

The northwest elevation has a brick exterior, no windows, and is visible at the third story. A remnant of a painted advertisement is visible toward the front of the building. Legible portions of the sign appear to read "CLOVES" (**Figure 12 and Figure 13**).



Figure 12. Birds-eye view of northwest elevation (Bing Maps, 2019).



Figure 13. View of front corner of northwest elevation from sidewalk along S. 1st Street, looking southeast.

Northeast (Rear) Elevation



The rear elevation of the subject building has a brick exterior, no windows, and is visible at the third story. This elevation abuts the rear portion of 30-32 S. 1st Street below the third story (**Figure 14 and Figure 15**).



Figure 14. Birds-eye view of rear elevation (Bing Maps, 2019).



Figure 15. View of a portion of the rear elevation from parking lot along east of subject property, looking northwest.

Southeast Elevation

The elevation is visible above the second story near the front and rear ends of the building, and above the first story toward the central portion of the building (**Figure 16 and Figure 17**).



Figure 16. Birds-eye view of southeast elevation (Bing Maps, 2019).



Figure 17. View of front corner of southeast elevation from sidewalk along S. 1st Street, looking southeast.

Interior Photographs

Basement

The basement space has been altered with non-structural partitions creating a series of small rooms (**Figure 18**). The ceiling is a drop-ceiling of more recent origin. A central corridor extends along the center of the space and is carpeted (**Figure 19**). Brick walls are visible within the basement. A set of wood steps is accessible at the rear of the basement and circulates to the rear of the first story (**Figure 19 to Figure 21**).



Figure 18. Non-structural partitions within basement, looking east.



Figure 19. Corridor and carpeted floor within basement, looking east.

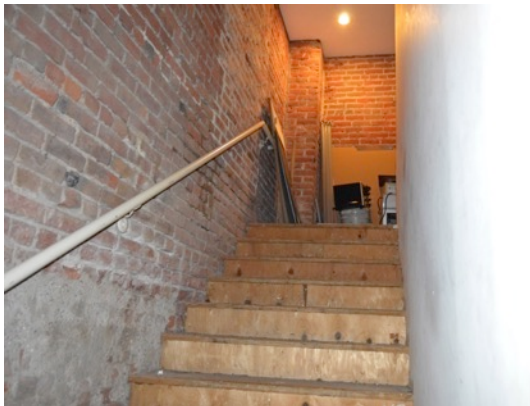


Figure 20. Stairs to first story at rear of building in the basement, looking south.

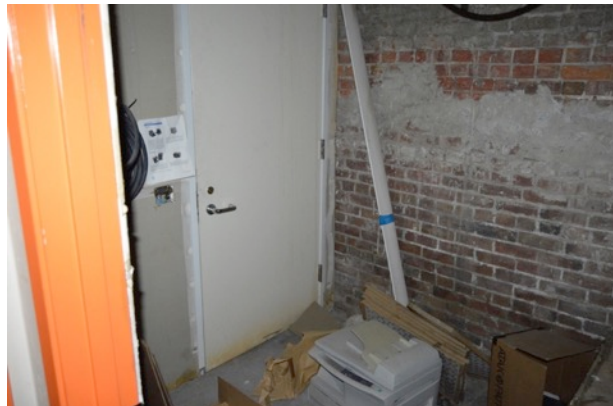


Figure 21. Utility closet in basement, looking south.

1st Story

The first story is an open plan area with several partitions dividing the space. Finishes appear to be recent origin (**Figure 22**). The first story has a hardwood floor with an area rug near the center of the space (**Figure 23**). The south stairwell leading to the second story may contain historic materials including wainscoting with molded wood trim and a staircase with a wood balustrade and railing. Steps have been carpeted. The staircase's balustrade is blocked off at the second story with drywall (**Figure 25 and Figure 27**).



Figure 22. Entrance at south end of building viewed from interior.



Figure 23. Interior of first story, looking west.



Figure 24. Hardwood floor at front of first story, looking west.



Figure 25. Railing and wood wainscot along staircase at first story, looking southeast.

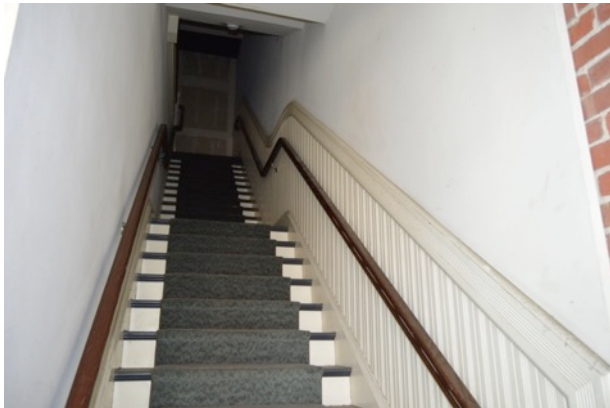


Figure 26. Staircase leading to second story, looking east.



Figure 27. Turned wood balustrade at top of staircase, looking northeast.

2nd Story

The second story is occupied by a hair salon and is primarily has finishes of recent origin (**Figure 28**). The commercial space retains brick walls at the interior and has wood windows and wood casings at the front of the building (**Figure 29** and **Figure 30**). The rooftop skylight and lightwell at the third and second story is visible from this space (**Figure 31**).



Figure 28. Second story interior, looking west.



Figure 29. Exposed brick walls at second story, looking west.

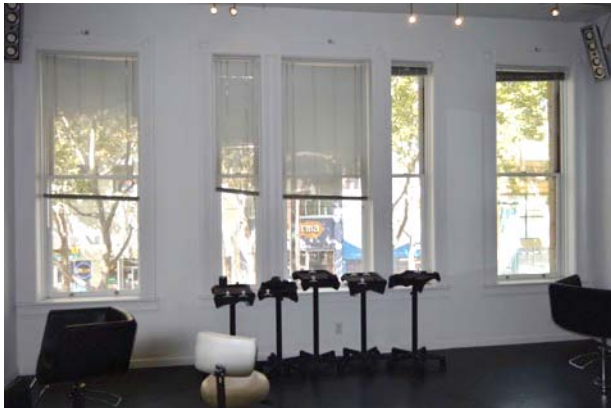


Figure 30. Windows at second story viewed from interior.



Figure 31. Lightwell and two-over-two wood-sash windows at third story, viewed from 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. [...] 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 [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.⁶

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

DOWNTOWN ARCHITECTURAL STYLES

Romanesque Revival Style

The Knox-Goodrich Building is identified as a Romanesque Revival or “Richardsonian Romanesque” Style building in the City of San Jose’s Downtown Historic District Design Guidelines. The following historic context for the Romanesque Revival Style is excerpted from the Downtown Historic District Guidelines.

The Romanesque Revival, or “Richardsonian Romanesque”, first became popular in the United States during the 1870s in the work of Boston architect Henry Hobson Richardson, and particularly his design for Trinity Church in Boston’s Copley Square district. Richardson’s interpretation of late medieval Spanish and French Romanesque architecture gave the style its characteristic appearance in the United States. Many architects freely copied Richardson’s work and examples of the Romanesque Revival popped up in American cities between the early 1870s and the 1890s. Typically manifesting itself in masonry buildings, the style was particularly popular for church designs as well as prestigious downtown commercial buildings. The style is characterized by a certain weightiness appropriate for masonry buildings. Typically expressed in either brick or stone, Romanesque Revival commercial buildings often feature rusticated masonry walls with bold carved stone detailing, including squat ‘dwarf’ columns, carved Byzantine capitals, decorative arcading (particularly at the attic level), massive arched openings, engaged colonnettes and picturesque gabled parapets. Compared with cities in the East and Midwest, there are relatively few examples of the Romanesque Revival in California.

Although scarce in California, Downtown San Jose perhaps features some of the best examples of the Romanesque Revival style in California. Several of these buildings are made of sandstone quarried at the Almaden Quarry, the source used by Henry Richardson’s successor firm, Shepley, Rutan & Coolidge, to build Stanford University’s Romanesque Revival quadrangle. Three Romanesque Revival buildings stand out in particular and all three are located on the same block of South 1st Street between San Fernando and Santa Clara Streets. They include the **Knox-Goodrich Building, at 34 South 1st Street (1889) [subject building]**; the Letitia Building, at 66-72 South 1st Street (1889); and the Ryland Block, at 74-86 South 1st Street (1892). The first two buildings are particularly fine examples of the Romanesque Revival style, with their massive stone piers, carved Byzantine capitals, and arched openings. The Ryland Block is not nearly as elaborate as the first two buildings, but it does feature some characteristic Romanesque Revival detailing, such as arched stone lintels over the upper floor windows and the blind arcade frieze beneath the cornice. Other, lesser examples of this style exist in Downtown San Jose, including the Waterman Building, at 52 South 1st Street (1893).⁷

⁷ Downtown San Jose Historic District Guidelines, (San Jose, CA: Approved by San Jose City Council November 4, 2003), 18-19.

George W. Page, Architect

George W. Page (1851-?) was a prominent San Jose-based architect around the turn of the twentieth century. The design of the Knox-Goodrich building in 1889 served as one of the earliest commissions of Page's individually architectural practice.

Page was born in Boston, Massachusetts in 1851, and later studied architecture at the Massachusetts Institute of Technology. Page early career saw the burgeoning designer work as an associate at architectural firms including Sturgis & Brigham, Hartwell & Swasey, Bryant & Rogers, Ware & Van Brunt over the course of seven years. After, Page was employed by A.T. Stewart of New York as an assistant architect on the building of the Grand Union Hotel in Saratoga Springs, among other buildings there. Page also worked with the firm of Stone & Carpenter of Providence, Rhode Island on the construction of the State Prison and Court House.⁸

In 1876, Page moved to San Francisco, where he worked for four years, prior to returning to Boston in 1880. Page again moved to California in 1883 and settled in San Jose in 1885, at which time he entered a business partnership with E.B. Goodrich. The professional partnership ended in 1886 when Page shifted to an individual practice that focused on private residential projects.⁹

During his years of private practice with his base in San Jose, Page supervised the construction of an addition to San Jose's St. James Hotel, furnished plans for the New Sea Beach Hotel in Santa Cruz, and designed a Congregational Church. Residential commissions included a residence for W.S. Clark on the Alameda in San Jose and Hayes Mansion, arguably Page's most recognized commission, which was listed on the National Register of Historic Places in 1975, and is designated California State Historic Landmark #888.¹⁰

⁸ *Pen Pictures from The "Garden of the World,"* (), 509-510.

⁹ *Ibid.*, 510.

¹⁰ *Ibid.*, 510; and, Kathy M. Nash, National Register of Historic Places Nomination Form: Hayes Mansion: 200 Edenvale Avenue, San Jose, CA, (Washington, D.C.: National Park Service, Entered into National Register August 1, 1975). Accessed online, July 3, 2019.

SITE DEVELOPMENT AND CONSTRUCTION CHRONOLOGY

SITE DEVELOPMENT

The Knox-Goodrich Building was completed in 1889 on a small rectangular parcel surrounded by pre-existing neighboring buildings on three sides. Commissioned by owner Sarah Knox-Goodrich, a nationally prominent advocate for women's suffrage, the building was first recorded on a Sanborn Map in 1891, which illustrated the building's rectangular plan, three-story height, two skylights, and use as a store.

The building's construction occurred during a period of commercial growth in Downtown San Jose driven by a thriving horticultural economy in Santa Clara County. The subject block of S. 1st Street was comprised of commercial blocks including the McGlaughlin and Rylands Building opposite Fountain Alley (now occupied by the Bank of Italy Building), the Paul Block (now occupied by a parking lot and 32 S. 1st Street), Roberts Block, and Letitia Building. Uses within the district included restaurants, retail stores, furnishings, lodging, and halls.

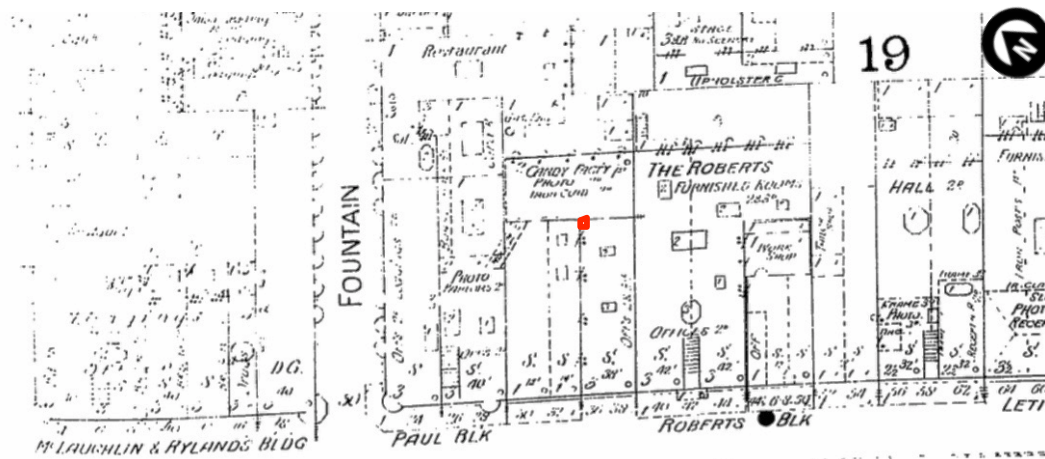


Figure 32. 1891 Sanborn fire insurance map. (Proquest Digital Sanborn Maps. Amended by author.)

After Knox-Goodrich's death in 1903, real property within her estate was devised to her daughter Virginia Knox Maddox (1847-1936), and her grandson, Knox Maddox (1873-1938) equally.¹¹ By 1910, the building was occupied by three tenants including Bernauer's store and production facility, and Foster Optical Company, and Ross Dentist. Of these occupants, glove and hosiery merchant, Alex Bernauer appears to have been the most prominent, and served as the building's primary tenant. Between 1902 and 1915, Bernauer established a store and manufactory within the subject building; adding a prominent location in San Jose to his pre-existing roster of stores in San Francisco and Oakland. Bernauer's store and manufactory continued to occupy the building through his death in 1928. A 1910 photograph indicates the original transom featured prismatic square lites or similar glass, with small columns dividing the transom into three sections. The original storefront was obscured by an awning in this photograph and subsequent photographs produced in the 1930s. Signage for A. Bernauer and Foster Optical Company was visible at the first story awning, and the base of the second story. Awnings advertising Ross Dentist are visible at the second story (Figure 33).

¹¹ "Leaves Bulk of Her Estate to Her Daughter," *San Francisco Call*, Volume 94, Number 160, November 7, 1903.



Figure 33. Knox-Goodrich Building (pictured at center), 1910. (History San Jose, Accession 1997-300)

By 1915, San Jose was continuing through a period of recovery from the 1906 earthquake, which caused damage to several downtown buildings in the vicinity. Research did not find documentation of damage or repair of the subject building relating to the earthquake. The 1915 Sanborn map recorded the subject building recorded as a three-story brick structure containing a store (floor level not given) and a glove factory on the second and third floor. The subject building retained its original height, and footprint, and similar features over the next 15 years based on available historic photographs, and review of subsequent Sanborn maps.

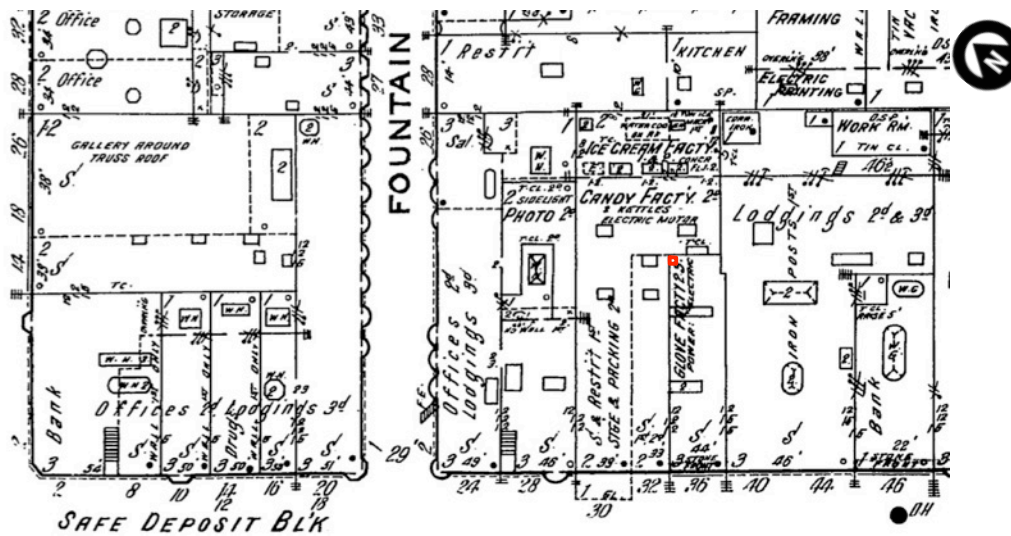


Figure 34. 1915 Sanborn Map. The subject building was occupied by a store at the first story and and glove factory at the second and third stories (Proquest Digital Sanborn Maps. Amended by author)

A 1928 photograph of the building captured the exterior's appearance. Visibility of the first story storefront was obscured by an overhanging fabric awning and pedestrians lining the street for a parade. The building's rusticated sandstone facade is visible above the first story. The second story featured four similar bays of casement windows set beneath a paneled frieze. A bracketed cornice at the top of the second story is also visible in the photograph, as well as the shaped parapet with molded trim (**Figure 35**).



Figure 35. 1928 photograph by Russell E. Pettit of S. 1st Street, capturing subject building (indicated with red arrow) (San Jose Public Library)

Following a brief vacancy after Bernauer's Gloves closed in 1928, the subject building was reoccupied by 1930, and adapted from its original store and manufacturing uses to accommodate multiple retail uses, including: Cunningham's, a men's furnishings business; and Price's Shoes between the 1930s and 1950s. The 1932 Sanborn map, available in color, shows the

building's brick (pink) structure and stone (blue) facade. Changes within the immediate vicinity of the Knox-Goodrich building since 1915, included the then recent construction of the Bank of Italy Building opposite Fountain Alley, and alterations to the neighboring building at 24-28 S. 1st Street (Figure 36). The deaths of Virginia Knox Maddox and Knox Maddox in 1936 and 1938, respectively, resulted in the subject property being sold out of the Knox Maddox family by the 1950s. During the 1940s and 1950s, available building permits listed Charles Cunningham of Cunningham's Men's Furnishings as owner of the property. The 1950 Sanborn map illustrates similar conditions as in 1932 ().

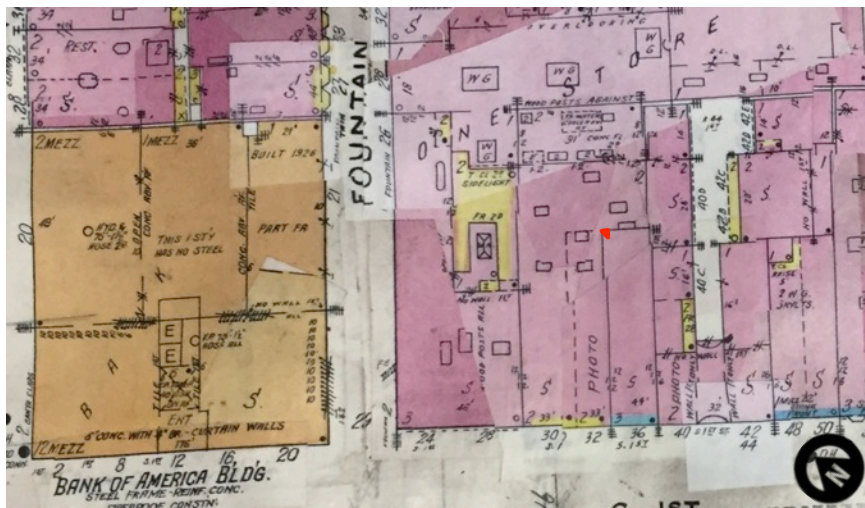


Figure 36. 1932 Sanborn map. Subject building outlined in red. (San Jose Public Library, California Room. Amended by author)

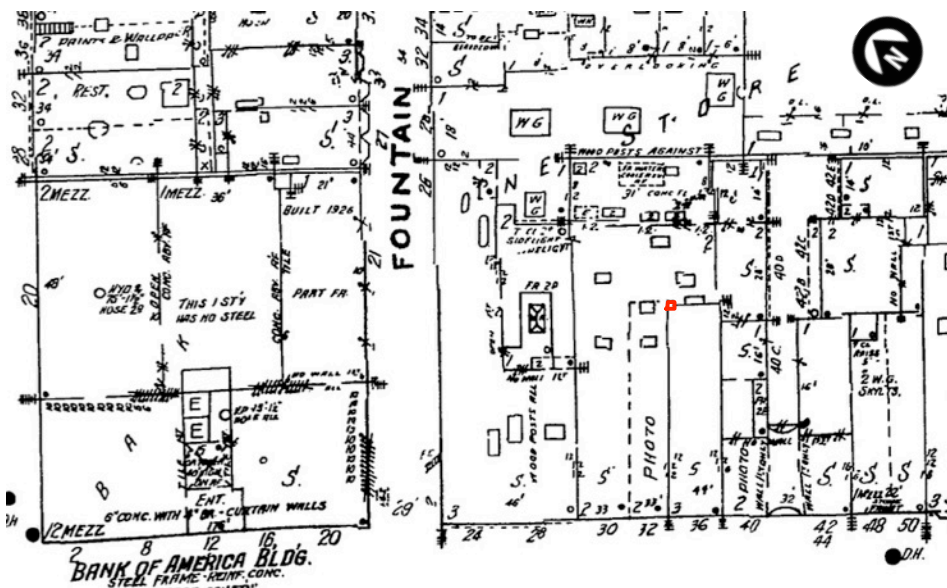


Figure 37. 1950 Sanborn map. Subject property is outlined with red. (Proquest Digital Sanborn Maps. Amended by author)

Beginning in 1960, under the ownership of Levy Bros., interior alterations were undertaken within the building accommodating a new generation of commercial tenants. Changes were also permitted at the exterior, which resulted in heavy alteration of the first story of the facade, including removal of rusticated sandstone and new storefronts. During the early 1960s, the building at 28 S 1st Street was demolished, and replaced with a parking lot that extended behind the block face; this aspect of the setting of the site remains presently. Around the same time and into the 1970s, many buildings along the same block of S. 1st Street underwent alterations that modernized exteriors and storefronts, based upon available historic photographs. These changes are captured in photographs of the Knox-Goodrich Building from 1978 and 1982 (**Figure 38 and Figure 39**). Changes carried out beginning ca. 1960 resulted in the installation of a deeply recessed entrance with separate storefront entrances at the first story. The 1982 photograph shows that original sandstone along the first story was replaced with concrete or stucco.



Figure 38. Photograph of Knox-Goodrich Building, 1978. (San Jose Historic District Survey)



Figure 39. Knox-Goodrich Building, 1982 (National Register of Historic Places)

During the mid-1980s, extensive changes were brought to adjacent sidewalk and S. 1st Street, among other downtown streets, as part of a larger project that reintroduced light-rail transit back to the downtown along 1st and 2nd Streets. Light rail lines were constructed along S. 1st Street and modern paving materials were introduced along the sidewalk.

In 1988, the building was rehabilitated, including installation of the existing storefront at the first story, as the building was prepared to be occupied by the Santa Clara Valley Chapter of the American Institute of Architects.

CONSTRUCTION CHRONOLOGY

The following construction chronology was compiled from building permits records on file at Permit San Jose, online, the San Jose Public Library California Room, and through review of available historic photographs.

Building Permit Record Table

Date	Permit No.	Owner	Contractor	Work
4/3/1933	1586	Cunningham's	H.A. Bridges	Electrical work. To be occupied as men's clothing store.
9/14/1960	34240	Levy Bros.	A.W. Behule	Alter front and interior. To be occupied as retail sale, clothes and jeweler. Notes sheetrock to be taped above suspended ceiling on exposed metal lath. Framing at stair to 2nd floor to be covered with sheetrock.
2/1/1962	38157	Levy Bros.	Frank Bagley	Alter front. To be occupied as retail sale.
4/24/1974	8347	Levy Bros. (Perry C. Levy)	Not listed	Plumbing and/or gas piping. To be occupied as shoe store.
5/22/1974	4155	Levy Bros.	Ace Plumbing Service	Mechanical permit. Use of building listed as commercial.
8/7/1986	28395	Barry Swenson	Sam Jones Electric	Electrical work. Building occupied as a key shop and a photo shop.
5/4/1988	75804	Santa Clara Limited	Barry Swenson Builder	Alter interior and exterior. Notes metal stud framing added to 2nd floor. Sheetrock installed at 2nd floor and in skylight shaft. Metal stud wall frame also installed at 1st floor and basement.
10/4/1988	49052	Santa Clara Limited	Barry Swenson	Application for electrical permit.
11/4/1988	49734	Santa Clara Limited	Cal-Neon	Install signage (new occupant)
11/10/1988	76900	Santa Clara Limited	Barry Swenson Builder	Alter interior with suspended ceiling. To be occupied as retail.
11/21/1988	76000 (electrical permit 50225)	Diamond Jewelers (34 S. 1st Street #100.	Air Systems, Inc.	Retail use
2/13/1996	13966201	Barry Swenson	Edward Janke,	Tenant improvements-build

Date	Permit No.	Owner	Contractor	Work
	8-3		AIA for Santa Clara Valley Chapter AIA	two wood-frame walls
3/9/1996	EP966286 0-3A	AIA (listed on permit) Barry Swenson Builder appears to have been owner ca. 1996	Brian D. Blackford	Add 2 electric outlets, one switch and lower existing outlets into floor. Install new sink.
2/26/2008	AD08-301 Adjustment to permit H85-087	Santa Clara Limited	Lee Bolla Signs	Sign permit adjustment for one new attached sign, per approved plans, only. The existing yellow banner sign hung on the building shall be removed as a part of this permit. Sign: circular aluminum routed face, light box with neon border. Occupant: Bronze Tanning Beachwear & Accessories
1/16/2009	09-001062-1R (Code Enforcement Inspection)	Green Valley Corp, et. al.	N/A	Commercial tenant improvement without permits. Appears to be related to Tanning Studio use.

OWNER & OCCUPANT HISTORY

The following ownership and occupancy history for 34-36 S. 1st Street was compiled through research of deed records, San Jose city directories, U.S. Federal Census data, building permit records, and additional online research of available genealogical records and historic research.

Owner/Occupant History Table

Date	Owner	Occupant(s)	Notes
1889-1903	Sarah Knox-Goodrich	Alexander Bernauer, Gloves	Bernauer began occupancy in 1902. Tenants present prior to 1902 were unable to be confirmed through directory and census research
1903-1928	Virginia Knox Maddox (daughter of Sarah Knox-Goodrich) Knox Maddox (grandson of Sarah Knox-Goodrich)	Alex Bernauer, Gloves Unidentified Millinery shop	Retail store and factory Millinery is visible in 1910 photograph, but name of business is not legible
1930	Virginia Knox Maddox (daughter of Sarah Knox-Goodrich) Knox Maddox (grandson of Sarah Knox-Goodrich)	36-Vacant	
1933-1935	Virginia Knox Maddox Knox Maddox	36-Cunningham's Men's Furnishings A.O. Payton Tennis Equipment	
1940	Knox Maddox	36-Cunningham's Inc. CP Cunningham, CG Cunningham, Secretary	
1945	Ownership unconfirmed	36-Cunningham's Inc. Men's Furnishings	
1950	Ownership unconfirmed	34-Not listed 36-Price's Shoes	
1955	Ownership unconfirmed	34-Not Listed 36-Price's Shoes	
1960	Levy Bros.	34-Not listed 36-Price's Shoes	
1965	Levy Bros.	34-Beltone of San Jose Hearing Aids 36-Levy Barney Clothier	

Date	Owner	Occupant(s)	Notes
		Men's	
1970	Levy Bros.	34-Beltone Hearing Aid Service 36-Vacant	
1976	Levy Bros.	36-Ami Gachiel --Radio and small appliance sales and service	
1979	Levy Bros.	34-Beltone Hearing Aid Service 36-Foto Mexico Camera Shop	
1988	Santa Clara Limited	Santa Clara Valley Chapter of the American Institute of Architects	Both Barry Swenson and Santa Clara Limited were listed as owner on building permits filed in 1988.
3/27/2001	Green Valley Corporation 50% and Marianne Bacigalupi, Trustee of Bacigalupi Living Trust 50%	Santa Clara Valley Chapter of the American Institute of Architects	
5/10/2019	Current Owner	1st fl. -vacant 2nd fl.-Ego Mechanix Salon 3rd fl.-Analog Tattoo	

Biographical Information

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

Sarah Knox-Goodrich

The Knox-Goodrich Building was constructed in 1889 at the direction of Sarah Knox-Goodrich. Sarah Louise Knox-Goodrich, is recognized as a leader in the movement for equal suffrage and women's rights in California and the United States. Knox-Goodrich was born Sarah Louise Browning in Culpepper County, Virginia in 1825 and moved to Missouri at 11, where she later married Dr. William James Knox.¹² In 1852, the Knoxes relocated from Missouri to Nevada City, California, where Dr. Knox continued to practice medicine, but shifted his interest to investment and proprietorship in the South Yuba Canal Company; this provided great profits from the sale of water to miners at camps set up near the canal.¹³ Dr. Knox also served in the California Assembly contemporaneously. After relocating to San Jose in 1863, Knox and his brother-in-law, T. Ellard Beans, established the Bank of San Jose, and commissioned local architect, Levi Goodrich to design the supervise construction of the building, as well as design and construction of the Knox Block; both buildings were located to the northwest of the subject

¹² Jack Douglas "Historical Footnotes of Santa Clara Valley: Sarah Knox-Goodrich," *San Jose Historical Museum Association News*, Vol. VIII, No. 6, November 1988, 7.

¹³ Ibid.

building at the intersection of 1st and Santa Clara streets. Goodrich located his firm's office in the Knox Block upon completion.¹⁴

In 1865, Knox rejoined the State legislature as a senator from Santa Clara County. In 1867, Knox died, leaving his estate and fortune to Sarah. In 1869, Sarah became increasingly engaged in working for women's rights, including suffrage, founding the San Jose Women's Suffrage Association.¹⁵ Sarah Knox addressed the California Legislature, hosted visits from Susan B. Anthony and Elizabeth Cady Stanton, and contributed to journals and newspapers as part of her advocacy efforts. Knox led efforts to pass legislation enabling women to hold educational offices.¹⁶

In 1879, Sarah Knox married architect Levi Goodrich, who also owned a sandstone quarry off Almaden Road in South San Jose. Stone from the quarry would be used for construction of buildings at Leland Stanford Junior University in the late 1880s and for the subject building. The sudden death of Levi Goodrich in 1887 resulted in Sarah's inheritance of the quarry and other estate assets. In the immediate years after Goodrich's death, Sarah Knox-Goodrich commissioned the construction of the Knox-Goodrich Building at 34-36 S. 1st Street, on property she received as part of the William James Knox's will. Stone from Levi Goodrich's quarry was used to honor the late architect. Knox-Goodrich also contributing financing to support other women working for women's suffrage, donating money for the founding meeting of the International Council of Women, and to support lectures given by Laura de Force Gordon, a journalist and leader of the California Women's Suffrage Society.¹⁷

After construction of the subject building, Knox-Goodrich remained involved in the women's suffrage movement, serving as an officer in the California Suffrage Constitutional Amendment Campaign Association, which was formed in 1895.

During the formative years of Knox-Goodrich's influential career in advocacy, it appears that her primary residence which stood at a different location on S. 1st Street was utilized in some cases for such purposes, i.e., hosting other leaders such as Anthony and Stanton. That residence appears to have been demolished by 1922.¹⁸ Research did not find documentation confirming use of the subject building as an office or meeting place for gatherings associated with Knox-Goodrich's women's rights efforts.

¹⁴ Ibid.

¹⁵ "Exploring San Jose Landmarks, HL88-47; Knox-Goodrich Building, 34-36 S. First St.," *Continuity*, Winter 2012, 20-21.

¹⁶ Ibid.

¹⁷ See, Mead, *How the Vote Was Won*, 23-24; and, Ida Husted Harper, "The California Campaign," in *The Life and Work of Susan B. Anthony: Including Public Addresses, Her Own Letters and Many From Her Contemporaries During Fifty Years*, (Indianapolis: Bowen-Merrill Company, 1898). These sources are summarized here: "Sarah Knox-Goodrich," Wiki Visually, online. Accessed August 9, 2019. https://wikivisually.com/wiki/Sarah_Knox-Goodrich.

¹⁸ Eugene T. Sawyer, *History of Santa Clara County*, (Los Angeles: Historic Record Co., 1922), 260.

Alexander (Alex) Bernauer

Alex Bernauer (1856-1928) was born in Vienna, Austria in 1858 and immigrated to the United States in 1886. Bernauer, his wife Rosa, also a native of Vienna, Austria, and daughter Frieda resided in San Francisco by 1896.¹⁹ By that time, Bernauer had established a glove and hosiery company known as A. Bernauer Gloves, located at 523 Valencia Street, San Francisco. In 1901, Bernauer established an additional location in Oakland, California, which included an on-site manufactory for walking, driving, dress, opera, bicycling, teaming, railroading, farming, and mining gloves, as advertised in the *Oakland Tribune*.²⁰

Bernauer expanded again in 1902, when he opened his first San Jose location in the Knox-Goodrich Building. It appears that Bernauer first occupied a retail space on the first floor and space within the second and third floors of the building for glove manufacturing, based on directory listings and review of Sanborn maps published during the early twentieth century. By Around 1910, a second San Jose location containing a glove store was established at 128 E. Santa Clara Street.²¹ Bernauer's store and glove crafting spaces continued to occupy the subject building until his death in 1928.

¹⁹ 1920 U.S. Federal Census data reviewed at Ancestry.com.

²⁰ "New Glove Store," *Oakland Tribune*, June 10, 1901, 8.

²¹ 1910 San Jose City Directory, accessed at Ancestry.com.

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.

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.

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.²²

²² 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 34-36 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 34-36 S. 1st Street was constructed in 1889 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.”²³ 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”²⁴

The Knox-Goodrich Building appears to be individually eligible under Criterion A/1 (Events). The period of significance under this criterion is 1889, corresponding to the building’s year of completion. Regarding eligibility to the NRHP, the building appears to be eligible at the local level of significance. The Knox-Goodrich Building was among several architect-designed commercial buildings constructed in San Jose’s Downtown Commercial District, between 1870 and the 1940s. The pattern of commercial development in the downtown during the late 19th century saw the immediate blocks surrounding the intersection of 1st and Santa Clara streets emerge as the center of commercial activity, with several prominent commercial blocks and smaller scale commercial structures, including the Knox-Goodrich Building, forming the fabric of the district.

Architecturally distinct, the subject building holds individual importance within the pattern of commercial downtown development in San Jose as it was commissioned by a prominent citizen and owner, Sarah Knox-Goodrich, and is reflective of the application of emerging, popular architectural styles to commercial buildings during the late 19th century. Along with several buildings located along S. 1st Street built in the 1890s, the Knox-Goodrich building is associated with the introduction of Romanesque Revival style architecture to the San Jose’s downtown, and remains one of the few examples of the style in the City. Although no specific events of singular historic importance are known to have occurred within the building, the Knox-

²³ 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).

²⁴ *Ibid.*

Goodrich Building is strongly associated with the growth of San Jose's historic, downtown core, and continues to represent that pattern.

As such, 34-36 S. 1st Street appears to be individually eligible under Criterion A/1 (Events).

See below for a discussion of the building's potential eligibility as a contributor to the San Jose Downtown Commercial District.

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."²⁵

The Knox-Goodrich Building appears to be individually eligible under Criterion B/2 (Persons), for its association with Sarah Knox-Goodrich. Regarding eligibility to the NRHP, the building appears to be eligible at the local level of significance. The period of significance under this criterion is 1889-1903, corresponding to the years Sarah Knox-Goodrich owned the building. Commissioned by Sarah Knox-Goodrich and completed in 1889, the subject building was built on property Knox-Goodrich inherited from her late first husband, Dr. William James Knox, incorporating stone quarried from a quarry Knox-Goodrich's second husband, architect Levi Goodrich willed to her upon his death in 1887.

Although the Knox-Goodrich Building was constructed after Sarah Knox-Goodrich began her significant advocacy for women's rights, including women's suffrage, and is not documented as a location of meetings or other events such as protests led by Knox-Goodrich, it appears to be the only extant building with association to Knox-Goodrich's life and career, particularly as Knox-Goodrich's personal residence is no longer extant. Although commemorative in regards to its association with Dr. William James Knox and Levi Goodrich, the building was completed after Knox and Goodrich achieved professional success, and is not directly associated with their careers. The building was commissioned and owned by Sarah Knox-Goodrich for roughly 14 years, during which time her participation in the women's suffrage movement continued. The building does not appear to have significant association to other individuals important to local, State, or national history. The building's first known commercial occupant, Alexander Bernauer was a successful glove manufacturer and retailer in the San Francisco Bay Area ca. 1890s to 1928. Bernauer began his career in San Francisco and later expanded to Oakland, and then San Jose by 1902. Research did not find evidence that Bernauer made significant contributions to local, State, or national history during his life and career. Similarly, later owners and occupants, who owned and/or occupied the building from the 1930s through the present, do not appear to have made significant contributions to history based on available documentation and scholarship.

As such, 36 S. 1st Street appears to be individually eligible under Criterion B/2 (Events).

²⁵ Ibid.

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.”²⁶

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.”²⁷

The Knox-Goodrich Building appears to be individually eligible under Criterion C/3 as a building that embodies the distinct characteristics of type, period, and style of construction. Regarding eligibility to the NRHP, the building appears to be eligible at the local level of significance. The period of significance under this criterion is 1889, corresponding to the building’s year of completion. The subject building was completed in 1889, with design by prominent San Jose-based architect George W. Page. The building provides an excellent and rare local example of the application of the Romanesque Revival style to a brick masonry commercial building typology. In particular, the building is individually distinct in its local setting for its application of sandstone sourced from a quarry owned in 1889 by Sarah Knox-Goodrich. Rusticated masonry and decorative masonry are common elements of the Romanesque Revival style and are employed at the facade of the building.

Additional elements that enable the building to provide an individually distinct example of its style, type, and period of construction, include: its pedimented parapet; floriated details; recessed stone panels; “1889” date stone; and “K-G” initials within the parapet, which enable the building to be readily identified as the “Knox-Goodrich” building. Existing documentation and scholarship of the career of George W. Page shows that Page designed several important commercial, institutional, and residential buildings in downtown San Jose. Within the architect’s body of work, the Knox-Goodrich Building and the Hayes Mansion in San Jose, are designated as San Jose City Landmarks. Intensive research for this evaluation did not find sufficient evidence to support a finding that Page would be considered a master architect. Additional future research into the career of Page that provides more comprehensive documentation of the architect’s work and analysis of the architect’s influence relative to contemporary designers is needed to make such as determination.

As such, 30-32 S. 1st Street appears to be individually eligible under Criterion C/3.

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

²⁶ Ibid.

²⁷ Ibid.

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.

ELIGIBILITY AS A CONTRIBUTOR TO SAN JOSE DOWNTOWN COMMERCIAL DISTRICT

34-36 S. 1st Street appears to remain eligible as a contributing property to the National Register-listed San Jose Downtown Commercial District. The subject building was constructed in 1889, during the first two decades of the district's period of significance (identified as 1870s-1940s in the district's National Register nomination), and provides an excellent local example of the Romanesque Revival style, identified as one of the architectural styles present in the district by the late 1880s. Throughout the district's period of significance, the building housed retail and manufactory facilities tied to local commerce. The building's construction was commissioned by Sarah Knox-Goodrich, a prominent San Jose citizen and advocated for women's suffrage. The building's period of significance under this criterion is 1889-1949, beginning with the building's construction and extending to 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 continue to contribute to the San Jose Downtown Commercial District.

ELIGIBILITY AS A SAN JOSE CITY LANDMARK

The Knox-Goodrich Building is currently designated as a San Jose City Landmark, as listed in the San Jose Historic Resource Inventory.²⁸ The building's landmark designation was adopted by the San Jose City Council in Resolution 62435, August 21, 1990 (**See Appendix**).

Research for this HRE finds that the building continues to qualify as a City Landmark based upon findings outlined in Resolution 62435.

An analysis of historic integrity is provided below to determine if the building retains sufficient integrity to convey its significance enabling its eligibility as a City Landmark.

²⁸ San Jose Historic Resource Inventory, updated February 8, 2016.

CHARACTER-DEFINING FEATURES

Character-defining features are the visual, physical, and sometimes intangible aspects that comprise the historic resource. These elements may include the overall shape, materials, decorative details, evident craftsmanship, interior spaces, and location and placement of the resource in the surrounding environment.

The Knox-Goodrich Building at 34-36 S. 1st Street appears to be individually eligible for the NRHP/CRHR under: Criterion A/1 (Events) for association with patterns of commercial development in San Jose, with a period of significance of 1889; under Criterion B/2 (Persons) for association with Sarah Knox-Goodrich, with a period of significance of 1889-1903; Criterion C/3 (Architecture), as a distinct example of a type, period, and style with a period of significance of 1889. Available documentation relating to the landmark status of the building does not provide a period of significance. Therefore, the building's year of construction, 1889, will be considered the period of significance for this evaluation. As a district contributor, the building's period of significance is 1889-1949, spanning the building's year of completion, to the end of the district's period of significance.

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 Knox-Goodrich Building, include:

Primary

- Two-story-over-basement height
- Rectangular plan and massing
- Rusticated sandstone exterior
- Pedimented parapet
- "K-G" and "1889" ornamentation
- Floriated masonry details

Important

- Symmetrical fenestration at second and third story with one-over-one, wood-sash windows
- Brick perimeter walls

Contributing

- Interior wood wainscoting and wood staircase at first story
- Lightwell with two-over-two wood-sash windows visible at second and third story interior
- Exterior brick cladding

Non-Contributing

- First story storefront, transom, and replication sandstone cladding

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/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 34-36 S. 1st Street has been found to appear to be individually eligible for listing in the NRHP/CRHR under Criterion B/2 (Persons) and Criterion C/3 (Architecture). The building also appears to be eligible as a contributor to the San Jose Downtown Commercial District under Criterion A/1 (Events), and is currently designated as a San Jose City Landmark.

Location: The subject building retains integrity of location as it remains located at the place of its construction in 1889.

Design: The subject building retains integrity of design. The building's original height, scale, and form as a two-story-over-basement rectangular plan building with a brick structure have been retained. Historic materials including sandstone cladding above the first story of the facade, wood-sash windows at the second and third story, floriated masonry details, brick

perimeter walls, "1889" and "K-G" ornamentation remain in place. Although the building's first story exterior, which was rehabilitated in 1988, does not retain original materials, the majority of the building's historic cladding the facade has been retained. Overall, the building's original form, massing, plan, and architectural style remain evident and reflective of its periods of significance.

Setting: 36 S. 1st Street retains integrity of setting. The setting of the subject building remains similar to its original setting, in that the building continues to abut neighboring buildings to the immediate north and south, and the east (rear). Thus, the building is primarily visible at the facade, with the third story of the side elevations visible from limited perspectives. Several buildings that were located in the vicinity at the time of the Knox-Goodrich Building's construction have been replaced or heavily altered over time. However, the building remains located in an area defined by commercial uses. Introduction of modern paving materials along the public sidewalk and light-rail lines in the 1980s has diminished the historic character of the district to a small degree, but overall, has not impaired the setting of the building itself.

Materials: 36 S. 1st Street retains integrity of materials. The subject building retains most historic materials associated with its historic exterior design including rusticated sandstone cladding, stone ornamentation, and wood-sash windows at the second and third stories; however, the first story storefront, entrances, and original sandstone cladding have been replaced over time, marginally reducing integrity.

Workmanship: 36 S. 1st Street retains integrity of workmanship. The subject building retains evidence of workmanship above the first story of the facade, where original sandstone, ornamental masonry, and the building's "1889" and "K&G" panels still exist, along with the building's prominent pedimented parapet. Workmanship has been diminished at the first story due to alterations. The building retains brick perimeter walls and exterior finishes do not appear to have been replaced by modern materials at visible portions of the side or rear elevations.

Feeling: 36 S. 1st Street retains integrity of feeling. The subject building continues to express the feeling of a Romanesque Revival style commercial building built in 1889 through retention of most historic materials, its essential form, location, and setting. Retention of most historic features at the facade enables the building to reflect its period of ownership under Sarah Knox-Goodrich.

Association: 36 S. 1st Street retains integrity of association. The subject building's association with its original design and significant owner, Sarah Knox-Goodrich, has been impaired to a marginal degree by alterations to the first story of the facade. The building, however, still retains most historic materials and evidence of period workmanship above the first story such that it continues to reflect its original period of construction, and its essential form that dates to 1889. The building is still strongly associated with Sarah Knox-Goodrich, particularly as it retains the majority of its sandstone facade, and important elements such as its "1889" and "K-G" ornamentation. The building's essential form continues to reflect that which was present between 1889 and 1949.

Historic Integrity Summary

The subject building retains all seven (7) aspects of historic integrity.

Finding

The Knox-Goodrich Building continues to provide a strong representation of its original design through retention of character-defining feature such that the building reflects its significance under NRHP/CRHR criterion as follows:

- Association with historic patterns of development in downtown San Jose (Criterion A/1);
- Association with original owner Sarah Knox-Goodrich (Criterion B/2);
- Embodies distinct characteristics of a type, period, and style (Criterion C/3).

The building remains capable of contributing to the the Downtown Commercial District, and retains characteristics enabling its designation as a City Landmark.

CONCLUSION

The Knox-Goodrich Building at 34-36 S. 1st Street in San Jose's Downtown Commercial District was constructed in 1889, and was originally owned by prominent women's suffrage advocate Sarah Knox-Goodrich. The building was designed in the Romanesque Revival style by San Jose-based architect George W. Page. This evaluation confirms a previous determination that the building appears to be a contributor to the National Register-eligible San Jose Downtown Commercial District, which was established through survey evaluation in 1982-1983. Additional research and evaluation of the subject building determined that it displays a level of historical significance that would qualify it for listing as an individual historic resource on the National Register of Historic Places and on the California Register of Historical Places under Criterion A/1, for association with patterns of commercial development in downtown San Jose; under Criterion B/2, for association with Sarah Knox-Goodrich; and under Criterion C/3, as a distinct example of a brick masonry commercial building designed in the Romanesque Revival Style in San Jose in 1889. Further, the building appears to possess contextual association and architectural merit that supports continued designation as a San Jose City Landmark based upon current evaluative criteria in the San Jose Municipal Code. As such, the building is considered a historic resource under the California Environmental Quality Act (CEQA).²⁹

²⁹ 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, August, 12, 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 EVALUATION

RESOLUTION NO. 62435

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING, PURSUANT TO CHAPTER 13.48 OF TITLE 13, THE KNOX-GOODRICH BUILDING AS A LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

WHEREAS, Chapter 13.48 of Title 13 of the San Jose Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San Jose; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City landmark by the City Council, the Historic Landmarks Commission or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the City Council, upon nomination, adopted on June 5, 1990, Resolution No. 62210, initiating proceedings pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building as a landmark, it shall hold at least one public hearing on such proposed designation and that before it holds said public hearing, the Council shall refer said proposed designation to the Historic Landmarks Commission of the City of San Jose for its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on July 11, 1990 at the hour of 7:00 p.m., conduct a public hearing on said proposed landmark designation, and adopt its Resolution No. 90-1 recommending the approval of the designation of the Knox-Goodrich Building, described hereinafter in Section 1 of this Resolution, as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature, and making certain findings with respect thereto; and

WHEREAS, a copy of the San Jose Historic Landmark Nomination Form No. HL 90-52 upon which such recommendation was made is on file in the Office of the City Clerk of the City of San Jose; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on August 21, 1990, at the hour of 1:30 p.m., of said day, or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San Jose, First and Mission Streets, San Jose, California, hold a public hearing on said landmark designation at which hearing any and all persons interested in said proposed designation could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, at the aforesaid time and place set for said hearing, or to which the hearing was continued, this Council duly met, convened and gave all persons full opportunity to be heard to present their views with respect to said proposed landmark designation.

NOW, THEREFORE:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San Jose Municipal Code, this Council does hereby designate the Knox-Goodrich Building hereinafter described as the Knox-Goodrich Building as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature:

Beginning at the point on intersection of the northeasterly Right-of-Way line of South First Street with the northwesterly boundary line of that certain parcel of land as shown upon that certain County of Santa Clara Official Assessor's Book 467 at Page 22, Parcel 004 (effective March 1, 1985) said northwesterly boundary line being southerly 241 feet, plus or minus, from the southeasterly Right-of-Way line of East Santa Clara Street as shown on above mentioned Assessor's Book; thence from said Point of Beginning northeasterly along the northwesterly boundary line of said Parcel 004 to the point of intersection with the northeasterly boundary line of above mentioned Parcel 004; thence from said point of intersection southeasterly along said northeasterly boundary line to the point of intersection with the southeasterly boundary line of said Parcel 004; thence from said point of intersection southwesterly along said southeasterly boundary line and thence southeasterly and thence southwesterly along a southeasterly boundary line of Parcel 004 aforementioned to the point of intersection with the northeasterly Right-of-Way line of South First Street first mentioned; thence from said point of intersection northwesterly along said northeasterly Right-of-Way line to the Point of Beginning of this description.

SECTION 2. Said designation is based upon the following findings:

- o Character, interest and value as a part of local history. The Knox-Goodrich Building is a good representation of a 19th Century commercial building and was a part of the commercial activity and development of the time, a part of local heritage and culture.

- o Exemplifies the culture and economic heritage of San Jose as a 19th Century commercial building which is representative of the broad patterns of commercial industry of San Jose.
- o Embodiment of distinguishing characteristics and details of an architectural style.
- o Identification as the work of architect, George Page, whose individual work has influenced the development of the City of San Jose.
- o Identification with Sarah Knox-Goodrich, Dr. William Knox and Levi Goodrich, each of whom have contributed to the development of San Jose's culture and history.

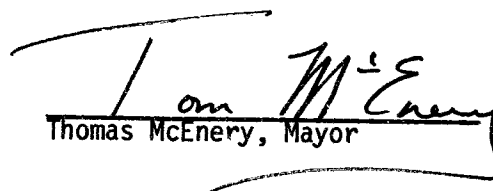
SECTION 3. The City Clerk is hereby directed to notify those persons designated in San Jose Municipal Code, Section 13.48.110, Subsection L, in the manner specified by said Section and to record a certified copy of this resolution in the Office of the Recorder of the County of San Clara.

ADOPTED this 21st day of August, 1990, by the following vote:

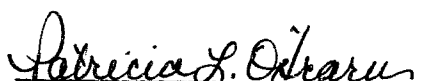
AYES: ALVARADO, BEALL, HAMMER, HEAD, IANNI, LEWIS, RYDEN, SAUSED0, STABILE, WILLIAMS; McENERY

NOES: NONE

ABSENT: NONE


Thomas McEnery, Mayor

ATTEST:


Andrea Membreno, City Clerk

By: Patricia L. O'Hearn, Assistant City Clerk
2641L(21-24)