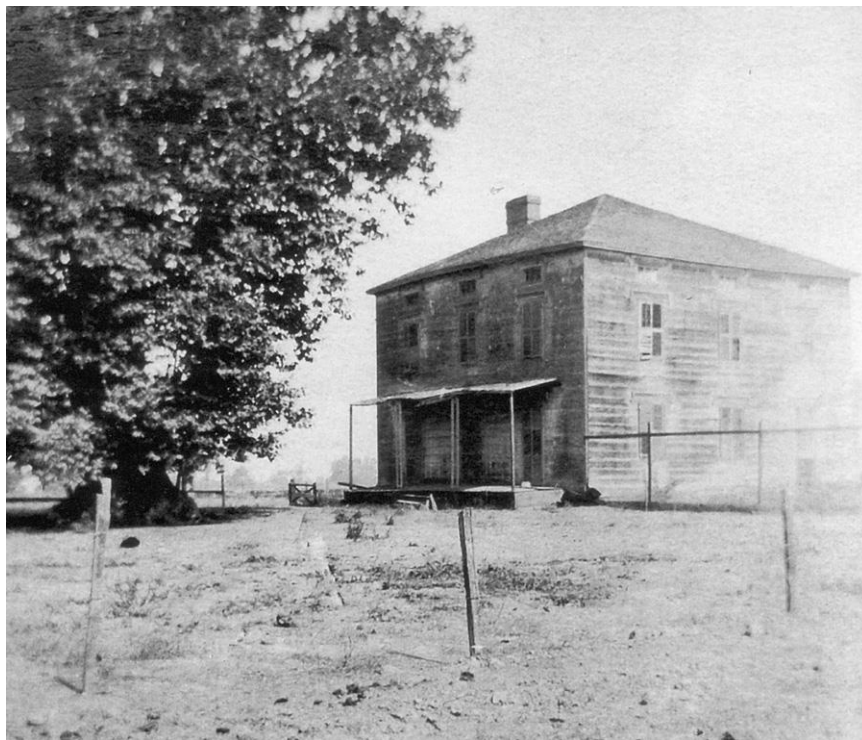


**HISTORICAL CONTEXT SURVEY**  
**13<sup>th</sup> Street Neighborhoods**  
*San Jose's Historic Second Ward*  
San José, Santa Clara County, California

National Trust for Historic Preservation  
Preservation Development Initiatives  
Washington D.C.



Sutter's Inn – San Jose's Northside\*

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## **PRESERVATION PLANNING GUIDELINES AND PUBLICATIONS**

This report was prepared using the following guidelines and publications:

- *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation,*
- *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Register of Historic Places Bulletin #24),

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National Trust for Historic Preservation

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\* photo previous page, courtesy of the California Room Collection of the Martin Luther King Jr. Main Library, San José. This historic photo is presumed to be a late 1840s-early 1850s hotel building of John Sutter taken in the later part of the nineteenth century. It sat adjacent the large sycamore tree that was located until recent times near North Twenty-first and Jackson Streets in San José.

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## INTRODUCTION

Cultural resource surveys and historic context statements are technical documents developed by communities throughout the United States. These documents provide a comprehensive planning tool for the identification, evaluation, registration, and treatment of historic properties. By developing and maintaining historic resource surveys and historic context studies, local governments are able to implement planning practices addressing historical and cultural resources - practices that have century-old roots in the United States. Preservation of the nation's heritage has long been part of the national purpose. Since 1966, when Congress called upon the Secretary of the Interior to give maximum encouragement to state governments to development statewide historic preservation, the National Park Service (NPS) has developed methodologies for survey planning and preservation programs that are outlined in a number of published guidelines, primarily within the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Cities such as San José rely on these federal standards for preservation planning.

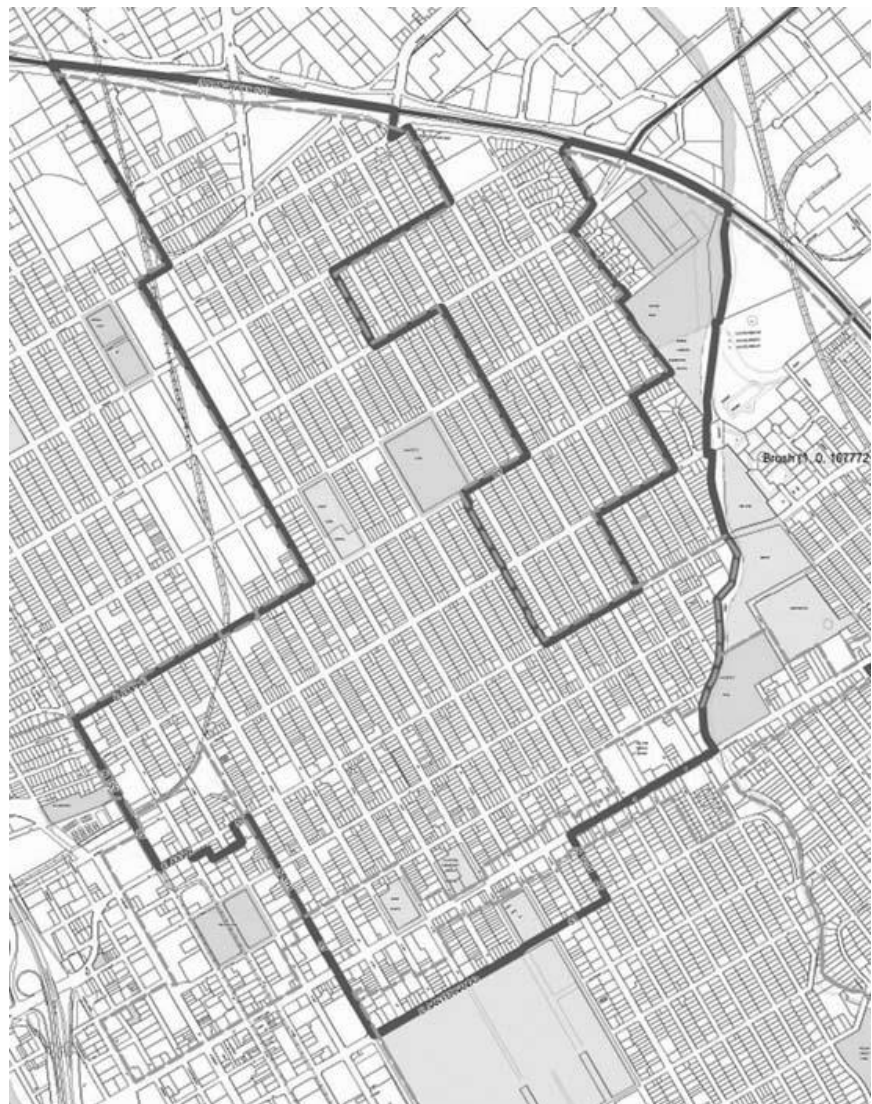
Surveys, and their resulting resource inventories, provide a basis for sensitive and effective planning decisions. San Jose's surveys and inventories provide documentation that allows informed assessments of its built environment within the City's development review processes. With the information provided in these documents, San José planners and policy makers can understand the history of the city in a variety of ways, and San Jose's citizens can preserve and celebrate significant buildings that convey the past. The current San José Historic Resources Inventory and Citywide Historic Context Statement compile a variety of types of research, including historical patterns of development, identification of diverse community values associated with the built environment, and comprehensive evaluations of individual resources.

San José - California's first civil settlement following the introduction of Euro-centric culture to the region in 1769 - is one of the earliest non-indigenous communities established in historical times on the West Coast. It played a brief but important role in during the late expansion of European Colonialism in the Western Hemisphere that concluded with the signing of territorial treaties at Madrid in the 1790s. The town was founded as a pueblo on November 29, 1777 under Spain. As one of two significant settlements at the edge of the frontier under both Spain and Mexico during the late eighteenth and first half of the nineteenth century (the other being the Pueblo de Los Angeles), San José was an important agricultural center for the central coast area of Alta California. The town had a large number of adobe buildings that have all been lost except for two: the Peralta and Roberto Adobes. During the last century and a half, San José evolved as a unique American city built upon its historic roots.

Community development during the first century of the American period, from 1846-1945, is discussed in many local history books at a citywide scale, but is less well understood at the neighborhood level. As an agricultural center, the resident population in San José began to diversify during the later part of the Mexican period, and over the next

one hundred fifty-plus years, San José and the greater San Francisco Bay region became a destination for diverse groups of immigrants and settlers from America's Midwest and East Coast. Neighborhoods such as those investigated in this study, such as Hensley, Horace Mann, and Northside grew to accommodate the new population; the character of these neighborhoods evolving over an extended period of time.

This reconnaissance survey and neighborhood context is an attempt to place the development of the 13th Street Neighborhoods within the larger framework of San Jose's history. By investigating the significant aspects and broad patterns of historical and cultural development at the neighborhood level, it is then possible to identify the types of historic properties within the study area that represent important historic trends. With a better understanding of roots of neighborhood development, planning for future change can occur that that will help facilitate planning for the long-term vitality and sustainability of San Jose's older inner city neighborhoods.



Boundaries of the 13<sup>th</sup> Street SNI  
Planning Area

### AREA MAP



USGS San José West and East composite, 1980 photo revised (not to scale)

## **BOUNDARIES OF SURVEY AREA**

The study area consists of the physical land within the jurisdictional boundaries of the City of San José, Santa Clara County, California, located to the northeast of the downtown and within what local planners call the urban frame – San Jose’s original city boundaries. More specifically, it can be described as the area northwest of East San Fernando Street from South Fifth Street to South Twelfth Street, the area northwest of East Santa Clara Street between Fourth Street and the Coyote Creek, the area west of the Coyote Creek between East Santa Clara Street and the Bayshore Freeway (Highway 101), and generally the area northeast of North Fourth and North First Streets between East Santa Clara Street (the edge of the downtown commercial core), following northeasterly from North First Street along East Empire Street to the Union Pacific Railroad right-of-way and northerly to the Bayshore Freeway.

The earliest American surveys of San José platted the city east of the original pueblo to the Coyote Creek. Within a few decades, new tracts to the west of the pueblo had defined the urban frame. This frame was soon divided into four political wards which remained in effect until 1916 when the city began to expand outward; this study addresses the northeast quarter of the downtown frame, known as the Second Ward.

Within the 13th Street Neighborhoods are a number of sub-areas that have been defined in the recent past for planning purposes. Some of these have specific designated boundaries, such as the National Register Hensley Historic District, and the somewhat similar boundary of the locally designated San José Hensley City Landmark Historic District. Along portions of East Santa Clara and North 13<sup>th</sup> Street are Neighborhood Business Districts (NBDs) that are coordinated by the Redevelopment Agency of the City of San José (RDA). The RDA also oversees a Strong Neighborhood Initiative (SNI) planning area within the study area, working with the 13<sup>th</sup> Street Neighborhood Advisory Committee (13<sup>th</sup> Street NAC). Western portions of the study area overlap other areas that have been the subject of planning and survey projects. These include the Jackson/Taylor Specific Plan area, and the Japantown survey area. The southern boundaries of the study area have been the recent subject of intensive level cultural resource surveys as a part of the CEQA and NEPA environmental processes in planning for the future extension of the Bay Area Rapid Transit into San José and the extension of the Valley Transit Authority’s Light Rail system along the East Santa Clara Street corridor.

Two residential neighborhood associations are active within the 13th Street Neighborhoods: the Northside Neighborhood Association, Horace Mann Neighborhood Association, Hensley Neighborhood Association, and Julian–St. James Neighborhood Association. To the west of the study area is the Japantown Business District. To the northwest of Japantown is a large residential neighborhood known as Hyde Park. This large residential area, as well as the greater Japantown area, is not a part of this study.

## PLANNING BACKGROUND

### Use of the 13th Street Neighborhoods Historic Context Statement

It is the intention that this neighborhood context statement be used by the 13<sup>th</sup> Street NAC and the City of San José in considering future neighborhood historic district or conservation area designations. The study will serve as the foundation for future intensive level studies and designations that will be coordinated within the City of San José historic preservation program.

The 13<sup>th</sup> Street NAC also is interested in furthering its own understanding of the neighborhood history in a non-regulatory manner. Historic information is useful in real estate marketing and community-based event planning.

### Methodologies for Surveys and the Development of Context Statements

The methods for conducting surveys are specified in National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. The Secretary of the Interior, through the National Park Service, has developed the National Register program and prepared a number of associated bulletins that address the study and registration of the full range of cultural resources that community planners may encounter.

Historic resource surveys link resources to their associated historic contexts. To evaluate buildings, structures, objects, sites and districts for historical significance, a statement of context must first be defined. An historic context statement establishes the background chronology and themes of a specified area. In doing so, it describes the significant characteristics and patterns of that area's history and cultural development. The 13th Street Neighborhoods Context Statement briefly summarizes the history of the area within specific historic periods and themes that are relevant to understanding the geographical area and the goals of the study. A preliminary mapping of the area based on recorded and unrecorded surveys, tracts, and subdivisions was done to better understand the larger patterns of development. The historic period of the context statement begins in 1769, when Euro-Americans first entered the region with the intent of establishing permanent settlement. Occupation of central California by indigenous peoples had begun over 10,000 years previously, but the historic survey and context statement does not contain an overview of the prehistoric past. Development planning that involves archaeological resources must conform to a separate set of methodologies for investigation, identification, recordation and treatment.

Grant Elementary School (third building, photo circa 1967





The methodology for creating a historic context statement consists of five steps:

- Identify the concept, relevant time period and geographical limits of the study area
- Review existing contemporary information such as past surveys, recorded information about the study area on file at the local, state and national level
- Perform original research using available primary and secondary sources of information
- Synthesize the historical information gathered into a written narrative
- Define existing property types within the study area and group them based on shared physical and/or associative characteristics. These property types should be understood by character-defining features associated with extant resources and patterns of development. Contributors to potential historic areas are limited to those properties that exhibit levels of integrity necessary to reflect the pattern of development.

Historic context statements are not intended to be static planning documents, but to evolve as additional information is acquired by planning agencies that might affect future assessments of properties within the study area. The development of an historic context statement must therefore include a description of adopted community preservation goals and strategies, as well as defining what individual property research might be necessary in the future to better evaluate specific development proposals within the study area. The historic context statement is the foundation for decision-making regarding the planning, identification, evaluation, registration and treatment of historic properties. The criteria for historical significance are the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the City of San José Evaluation Rating System and criteria for Historic Landmark designation and listing on the San José Historic Resources Inventory.

The California State Historical Resources Commission has identified nine general themes covering the entire range of California's diverse cultural heritage. These themes are Aboriginal, Architecture, Arts/Leisure, Economic/Industrial, Exploration/Settlement, Government, Military, Religion, and Social/Education. In 2006 a *Comprehensive Statewide Historic Preservation Plan for California, 2006-2010* (Plan) was adopted that describes the vision for California for historic preservation. The Plan identifies new preservation partners, considers all cultural resources, and provides sound goals and objectives for future preservation planning. Within this Plan, goals were adopted to better understand historic and cultural property types that had been little recognized in the past. These included post-World War II architecture and suburban development, Cold War era structures, cultural landscapes and traditional cultural properties, and the inclusion of cultural properties associated with the diverse communities that are found throughout the state. The Plan can be viewed online at:

<http://www.ohp.parks.ca.gov/pages/1069/files/State%20Plan-fd.pdf>

Using these broad California themes as a guide, the City of San José has adopted a Citywide Historic Context Statement, Periods of Significance, and Interpretive Themes. Nine distinct themes are identified, although not all of the themes have been developed within the City's document. These themes are briefly discussed in a subsequent section, but for the purposes of this study, the focus has been on *Architecture and Shelter*.

### The 13<sup>th</sup> Street Strong Neighborhoods Initiative (SNI) Planning Area

The 13th Street Neighborhood, referred to as the 13th Street Neighborhoods in this study, is a downtown community that includes four residential neighborhoods with active neighborhood associations as well as two business districts, East Santa Clara Street and North 13th Street (Luna Park). The Northside Neighborhood Association is the oldest neighborhood association in San José, and the recently constituted associations in the Julian-St. James and Horace Mann neighborhoods are in areas comprised of older homes rich with character and heritage. The Historic Hensley District is listed on the National Register and has been a City Historic Landmark District since the early 1990s. The 13<sup>th</sup> Street NAC comprises a coalition of these community interests, and is a participant in the larger SNI program under the auspicious of the SNI PAC.

The Vision for Revitalization, adopted by the 13<sup>th</sup> Street NAC is as follows:

*Revitalization of the 13 Street Neighborhoods will include protecting and enhancing neighborhood character, condition, appearance and safety, while ensuring the availability of neighborhood services and amenities, for a diverse and vital residential population.*

### Performance of the Study

A historic context study identifies resource types to be investigated further in reconnaissance and intensive surveys. A reconnaissance survey identifies resources that may have significance for their architecture, and will generally include preparation of DPR523 Primary Record survey forms or equivalent information. DPR523 forms (the standardized historic resource recording forms developed by the State of California Department of Parks and Recreation) are the state-mandated format for recording historic information (see Appendix). These forms comprise a single system for documenting the full range of values present in a given location. The kinds of resources that merit recordation and the different levels of information that may be appropriate to gather about them are established within a set of guidelines that have been prepared by the State and are available from the Office of Historic Preservation, called *Instructions for Recording Historical Resources*.



Early Italianate house on North Twelve Street (now demolished)

Intensive level surveys record information about properties that includes information about historic context, personages, and events in addition to architectural information, and includes technical evaluations for historical significance according to national, state, and local criteria.

It is important to note that the preparation of a context statement is the first step in the development of a historic resources survey. Although a brief history of neighborhood development has been presented in this study, and the architectural aspects of the built environment have been noted, the issue of associations that historic personages give to extant properties has not been studied.

Identifying dates of construction for historic resources within the study area as a part of intensive level studies are problematic, as building permits are available for only some time periods, and permit indexes and primary records are dispersed in a number of local archives. Early maps and aerials can be used to place building construction dates within narrow frames of time that can then be confirmed by on-site evaluations. Additional resources are available at the California Room at the Martin Luther King Jr. Library in Downtown San José and the archives at History San José on Senter Road. The California Room maintains original sets and microfilm copies of most versions of the Sanborn Fire Insurance Maps, which are the most useful tool in conducting primary building research. Dates in which these maps were prepared for properties within the study area include 1884, 1887, 1889, 1891, 1896, 1901, 1915, 1921, 1932, 1943, 1950, and 1962. Additionally, city directories are available for the years 1870-1976.

Historic United States Geological Survey (USGS) topographic maps for the years prior to 1942 also show locations of primary buildings on properties, shown as dots on these maps. These are 15-minute San José Quadrangle maps for the year 1899 (surveyed in 1895) and for some years later starting in 1942. More recent USGS maps do not show buildings. They are available online at: <http://www.lib.berkeley.edu/EART/CA/sanjose/index.html>.

Grant Elementary School (then Second Ward School, circa 1890s.



## SUMMARY OF FINDINGS

This study presents the following specific findings pertaining to the potential for historic area status in the 13<sup>th</sup> Street neighborhoods:

### 1. Neighborhood Character

The 13th Street Neighborhoods is an intact representation of San Jose's historic growth for slightly over a century beginning with the Early American Period and continuing into the early years of Post World War II Industrial Development:

- the area represents a comprehensive pattern of historic development within the Original City of San José as planned in the late 1840s;
- it is associated with residential development during the period 1851-1965; and
- it embodies, within the boundaries of the neighborhood study area, architectural styles and vernacular building types that represent the breadth of design of the period and the residential architecture found throughout California.

The 13th Street neighborhoods presents a unique understanding of the visual aspects of neighborhood life in a community over most of the historic period, a place that is distinct from much of the larger urban setting that presently encompasses the City of San José. This large, single-family residential area, with some pockets of commercial and industrial use and an overlay of multi-family residential development that occurred during the 1960s and 1970s, is diverse in both its visual and demographic aspects.

### 2. Historic Districts

There are no compelling contextual reasons to separate the larger neighborhood into smaller (i.e., easily surveyed) areas for conservation reasons. The history of the 13th Street neighborhoods begins with the original city boundaries related to the Second Ward; the history is inclusive from North First Street to the Coyote River and from Santa Clara Street to Taylor and beyond. San José's broad history is represented by this extensive area in a uniquely eclectic series of overlain time periods. The main themes are also widespread throughout the area; the residential, industrial, and commercial areas can be differentiated, but the other contextual values are consistently present across the breadth of the area. A case could be made for dividing the greater area (Original City) along boundaries that approximate the underlying pre-1870s surveys and additions for purely geographical reasons. The area includes Original Survey, Naglee-Sainsevain Addition, Cook & Branham Addition, White's Addition and the areas north of the original city limits clustered near the Vestal Addition. There is evidence of an Italian-ethnic neighborhood in the northwest portion of the study area; however, it needs further study along with the other themes, as the ethnic make-up of the area does not seem to have imparted a clearly differentiated visual character within the neighborhood. This neighborhood has also suffered the most deterioration in the past half a century, largely

due to the vernacular character of the buildings and the desire in recent times to upgrade them by replacing windows and building envelopes.

### **3. Past Survey Work**

Prior survey work that identifies historic resources or potential historic resources within the study area has been minimal. The recent survey of the Japantown area overlaps the 13th Street neighborhoods study area slightly, and the existing Hensley Historic District lies partially within the study area. Some individual properties within the area have been documented as a part of the landmark designation process, or as a part of development review.

### **4. Future Survey Work (Methodology)**

Surveying the 13th Street neighborhoods presents great challenges for a variety of reasons. The primary issue will be to determine an approach that can address efficiently the sheer size of the area. With almost 200 blocks of thousands of buildings and multiple layers of history that overlap relatively irregularly, the neighborhood demands a unique survey methodology in the City of San José. As an alternate to utilizing the early subdivision maps for organizing survey districts, it could be more practical to break the larger neighborhood into geographical areas based on the active residential neighborhood associations: Northside, Julian-St. James, Horace Mann, and Hensley, along with the two commercial business districts.

### **5. Future Survey Work (Funding)**

Surveying the 13th Street Neighborhoods presents a funding challenge, as well.

#### **a. SNI Budgeting**

Although the Redevelopment Agency of the City of San José has a commitment to fund the top priorities of the local neighborhoods, historic resource survey work is not currently identified or budgeted for funding within the 13th Street SNI Planning Area. Additionally, there are some technical issues in utilizing Agency capital funds for soft costs such as historic resource surveys.

#### **b. San José Survey Committee Stalled**

The 2001/2002 proceedings of the *ad hoc* Survey Committee of the Historic Landmarks Commission resulted in a detailed set of recommendations to address the City of San José practices regarding comprehensive cultural resource surveys and the related process of updates to the Historic Resources Inventory. The meetings were open to the public, and several community representatives and historical consultants participated. This completed report, dated August 22, 2002, was never forwarded to the San José City Council following its review by the full Historic Landmarks Commission. It is attached to this study within the Appendix. Many recommendations within that memo should be implemented at the Planning Department level prior to the City undertaking or coordinating survey work.

### **c. Planning Department - Survey Budgeting**

The City of San José has not set citywide survey work as a priority within its planning work program and budget, and has staffed the historic preservation section mainly to provide oversight of the development review process and to support the Historic Landmarks Commission. The Historic Preservation section within the City's Planning, Building and Code Enforcement Department was expanded to two persons during the early years of the Gonzales Mayoral period (Principal Planner and Planner II), but has been understaffed for the last year and a half. Although the Planning Department has a number of other staff members involved in development review that may include historic resources, there appears to be no specific policy to hire planners (other than that of Historic Preservation Officer) with either educational background or experience within the fields of cultural resources management.

### **d. Community-based surveys**

While community-based survey work is an option to leverage funding, it is a process that has had limited success in the South Bay area. Increased regulation due to changes in the recent past to the California Environmental Quality Act has created an atmosphere where professional evaluations are now required to insure defensibility in the use of survey evaluations within the development review processes. Management of volunteer survey work is problematic, and is best managed by professional staff within public agencies or staffed non-profits, such as the Preservation Action Council of San José.

## **6. Development Impacts**

Many historic resources in the area have been lost over time, and current development pressures--in concert with the larger trend in American society towards regeneration, revitalization and densification of our urban areas--continues to affect the historic character of the 13th Street neighborhoods in both positive and negative ways. The continued and growing revitalization efforts of the City of San José and the private development community need to be focused so that the character of the area is preserved and enhanced.

### **a. Modern-day ERPS**

The fabric of the residential buildings within the 13th Street neighborhoods continues to be subject to modification due to envelope replacement projects (ERPs). Most of the changes consist of incompatible window replacements, but there is also a growing trend to cover older wood buildings with stucco or plywood. Many of these ERPs appear to be occurring without building permits, and, therefore, without City oversight. For those single-family historic properties that are not presently listed on the Historic Resources Inventory, even when permitted, the projects are not subject to design review unless they include an expansion that exceeds the maximum floor area ratio for the property. In some areas of the 13th Street neighborhoods, these often-irreversible changes are starting to cumulatively affect the historic character of the neighborhoods. The

owners perceive of the projects as modernizations that increase property values, but by diminishing the sense of history and integrity of building form and material of the residences, neighborhood continuity and sense of place is impacted. The property upgrades can be steered in a direction that is beneficial on a neighborhood level, but requires some form of regulatory oversight.

**b. Lack of Implementation of certain SNI EIR recommendations**

The preparation of the Draft Environmental Impact Report for the establishment of the Strong Neighborhood Initiative’s program did not include a survey of historic resources within the SNI areas. Rather, the environmental consultant recommended that all development review of properties over 50 years in age be individually assessed by a qualified architectural historian as mitigation to potential impacts to historic resources. This process has not apparently been incorporated into the City’s development review processes. Individual planners make decisions regarding projects that might affect historic resources, and, due to the limited time availability of the City’s Historic Preservation Officer, only a subset of projects receive review at her level. A small number of projects involve the use of an outside historical consultant. Under new CEQA Guidelines, single family residential properties are now deemed categorically exempt from environmental review, unless a specific property is identified as potentially landmark eligible or meets the criteria for listing on the California Register of Historical Resources.



Historic Franco’s –  
San Jose’s first  
homegrown  
supermarket at North  
13<sup>th</sup> and Washington  
Streets.

## HISTORICAL OVERVIEW

The 13th Street neighborhoods are generally located within the bounds of what were once public lands of the *Pueblo de San José de Guadalupe*. The pueblo was originally established in November 1777, when colonists from *Nueva España* (New Spain) settled north of present Downtown San José rear what are now known as Hobson and San Pedro Streets. This area, just to the west of what is now North First Street, is directly northwest of the study area. The first *pueblo* site was subject to frequent flooding, and the town was relocated in the 1790s a little over one mile south, centered near what is now the intersection of San Fernando and Market Streets. The *pueblo* was the first civil settlement established by Spain in *Alta California* (Upper California). Its primary function was to supplement the crops grown within the Franciscan mission system and to support Spain's military garrisons at Monterey and San Francisco. During the Colonial Period (1777-1821), as well as during the era that Mexico had jurisdiction over the region (1822-1846), the public lands east of the *pueblo*, known as the *ejidos*, were used for cattle grazing, including most of the study area. One portion of the study area - to the immediate east of the original pueblo site (as well as lands to the north and south adjacent the Guadalupe River) - had been divided into *suertes*, plots of land used for agricultural purposes. North of present day East Julian Street, these *suertes* extended as far east as North Seventh Street; their northern boundary was at about East Taylor Street.

Both the Coyote Creek (at the eastern edge of the study area), and the Guadalupe River (to the west of the study area), were named during the Spanish Period. Coyote Creek widened out north of present-day East Julian Street into a large flood plain that extended from about North 21<sup>st</sup> Street on the west to where the present channel of the creek exists. Running parallel to and to the east of Coyote Creek was Silver Creek, which functioned as a collector of the many small streams that drain the eastern foothills of Santa Clara Valley such as Upper Penitencia Creek. The confluence of the creek beds within this floodplain had seasonal variations, and some drainage ditches were known to have existed further into the western plain of what are now the residential areas of the neighborhoods near North Seventeenth and East Taylor Streets.

The Franciscan Fathers at Mission Santa Clara during the late 1790s reportedly established an area of mutual confessions at the intersection of the northwesterly flowing Penitencia Creek (hence the likely source of its name) and the road to the mission *milpas* (cornfields) that were planted in present day Milpitas (Loomis 1982; Hoover 1932; Spearman 1963). Penitencia Creek was also known as *Arroyo Aguaje* (cattle watering place). It is likely that during the early years of the Colonial period, cattle raising was centered around *Arroyo Aguaje* until the development of the rancho system. Cattle were brought across the plain of the study area to a slaughtering area along the east side of the *pueblo*.

The characteristics of the early topography can still be discerned within the 13th Street neighborhoods. Standing at the intersection of North Seventeenth and East Taylor Streets,



one can see the rises and dips in the streets to the north and west. The seasonal flow of water affected the eventual settlement of the neighborhood, and much of the northern part of the area remained sparsely developed until flood control work during the early twentieth century minimized the flooding hazards. Breaching of the banks of the Guadalupe River in the 1980s resulted in flooding in the area north of East Taylor Street near North Fourth and East Hedding Streets. This area was the center of a large, formerly swampy area that was developed after World War II.

During American territorial control, prior to the concession of Upper California by Mexico in the Treaty of Guadalupe Hidalgo of 1848, residents in San José began to plan the future city based on the traditional grid pattern found throughout the West. By 1848, the grid as we know it now had been formally established based on the work of William Campbell and engineer Chester Lyman; it is known as the area of the Original Survey. It extended from Market Street to Eleventh Street, and from what is now called Julian Street on the north to Reed Street on the south<sup>1</sup>. The completion of these surveys paved the way for future development, traffic flow, land speculation, and expansion.

The naming of these first streets within the Original Survey was a combination of numbered streets beginning at First (which at that time was near the eastern edge of the pueblo) and streets named after Catholic saints (St. James, St. John, Santa Clara, San Fernando, San Antonio, San Carlos, and San Salvador (William Street was likely named by William Campbell after himself). At that time, the *Junta*, or provisional local government, was composed primarily of Spanish and Mexican-born natives, Irish Catholic immigrants, or other earlier immigrants who had converted to Catholicism as a condition of gaining residency, or had come to California after living and marrying in Mexico (such as William Fisher and Julian Hanks).

The blocks were laid out using the Spanish system of measurement. Each block generally consisted of 10 *solars* (house lots) that measured 50 x 50 *varas*, a Spanish yardstick about 33 inches in length. This equates to lots a little over 137 feet deep, a common lot depth in much of the 13th Street neighborhood areas close to the downtown. Most of the original *solars* were re-subdivided over time through unrecorded lot splits or lot-line adjustments.

Beyond the lands of the Original Survey were the greater public lands of the Pueblo, known as Pueblo Tract No. 1. These public lands had been owned by the Mexican government. The first attempt to subdivide this large area by the new provisional government was the Hutton Survey<sup>2</sup> in the summer of 1847, shortly after the May adoption of the Campbell Survey by the *Junta*. The Pueblo Lands were divided by lot

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<sup>1</sup> Julian Street appears to have been named after Julian Hanks who had come to San José in the early 1840s from Mexico with his Mexican-born wife. Reed Street was named after James Fraser Reed, who arrived in California with the Donner Party in late 1845.

<sup>2</sup> These lots were identified in a compilation out of the County Surveyors Office in 1862 by S. Worsley Smith and are referred to as the Pueblo Farm Lots (Book A of Maps, Page 49). He found that most of the lots fell far short of the so-called 500-acre description in the Hutton Survey – the original map had disappeared by 1871 (Hall 1871).

among the heads of families living in the town at the time (a lottery was held). The farm lots were located to the east of town beginning at about Eleventh Street<sup>3</sup>. Almost immediately, these lots were acquired by land speculators. The Hutton Survey, also referred to as the 500-acre survey or later as the Pueblo Farm Lots, was later contested and ruled invalid by the courts; however, the early deeds and tax assessment records sometimes refer to the property numbers from the map of the Pueblo Farm Lots within their property descriptions.

In the mid-1860s, many new titles were issued to holders of property identified in the Hutton Survey. San José's Commission of the Funded Debt was established by the San José City Council in 1858, and the commission undertook the task to sort out property ownership. Over the next thirteen years, they litigated over titles to these lands, with the final settlement occurring on January 28, 1871 (Arbuckle 1986).

The Pueblo Farm lots that straddled the Coyote Creek were reconfigured in the late 1840s and early 1850s, along with the undefined lands between those lots and the Original Survey in a number of unrecorded surveys and additions. In the 13th Street neighborhoods, beyond the bounds of the Original Survey, much of this land was a part of Pueblo Farm Lots # 15, #14, and #27. The original documentation related to these property configurations has long been lost, and much of it is wrapped within the complex political and legal negotiations between the early leaders of the transitional government.



View about 1866 from the new courthouse building towards the northeast along St. James Street. Little development is visible in the future 13th Street neighborhoods beyond Sixth Street. The school in the lower right sat in St. James Square. Photo from Yvonne Jacobson's *Passing Farms: Enduring Values, California's Santa Clara Valley*.

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<sup>3</sup> One of the apparent benchmarks of this survey was located at what is now the intersection North Eleventh and East Hedding Streets. The alignment of lots within this survey followed a more northwesterly-southeasterly angle than the grid of the Original Survey (see map page 26). Old Berryessa Road followed the northwesterly edge of the large farm lot #10 that had its corner at this intersection. Berryessa Road appears to have originated from the site of the first pueblo and led to a crossing of Silver Creek where it connected to the road along Upper Penitencia Creek on its way to Alum Rock Canyon.

Much of this civic controversy revolved around municipal debt associated with early City operations and acquisition of the adobe that would temporarily serve as California's first State Capitol building, located adjacent the plaza to the north of the present-day Fairmont Hotel (where the Circle of Palms now commemorates that event). Local history books do not clearly decipher these series of transactions; however, by 1850, when attempts were first made to map out the Original City, large sections of the future 13th Street neighborhoods were owned by local leaders Charles White, Isaac Branham, Pedro Sainsevain, Henry Naglee, and others. These additions to the Original Survey established what would be the Original City, an area bounded by Berryessa Road and Taylor Street on the north, the Coyote Creek on the east, Humboldt Street on the south, and a northwesterly to southeasterly line to the west of the Guadalupe River within the Los Coches and Stockton Ranchos that framed the west side of the city.

By the beginning of the *Period of Horticultural Development* (1870 to 1918), the area of the 13th Street neighborhoods, then called the Second Ward, began to develop in earnest, with housing construction in the area within the Original Survey occurring first. Some development was also occurring in Naglee & Sainsevain's Addition to the north of East Santa Clara Street near Coyote Creek during these early years as well as in the new re-subdivision of the Cook and Branham Addition known as Divine's Survey No. 1. This period is known for the development and expansion of the agricultural base of Santa Clara Valley, as cattle ranching and wheat farming gave way to orchards. The County of Santa Clara evolved during the later part of the nineteenth century the *Valley of Heart's Delight*. Some industrial facilities that served this new industry were first located in the Second Ward, including Dawson's Cannery on East Julian Street near the Coyote Creek (the area's first cannery), San Jose Fruit Packing Company on North Fifth Street, and Golden Gate Cannery on North Fourth Street. Population in the Second Ward increased with workers who found jobs in these new canneries and the surrounding orchards. A spurt in growth in the late 1880s resulted in numerous re-subdivisions of the Cook and Branham Addition north of East St. James Street to provide housing for these new working families.



Cannery workers in San José

The Wall Street Panic of 1893 temporarily stymied this era of growth, but by the beginning of the twentieth century, the influx of Italian and Japanese immigrants to the area saw renewed vigor in housing construction, with residential growth occurring around a new fruit-canning district along the Southern Pacific Railroad tracts from Niles that bisected the Second Ward. This cannery district extended from Empire Street to Rosa (now East Hedding Street), and a large influx of Italian immigrants settled and purchased properties both to the west and east of the cannery district<sup>4</sup>. Also, along Jackson Street to the west of the cannery district San Jose's Japantown evolved, growing to the southwest of the Chinese community of Heinlerville that had relocated to North Seventh and Jackson Streets in 1887 after the Chinatown fire in downtown San José in the late 1880s. Heinlerville lasted for 44 years in this location.

Property ownership with Italian surnames – 1924

Subdivisions within most of the 13th Street neighborhoods were completed by the 1920s, although some areas to the north of East Taylor Street continued to develop into the post-World War II era. Almost all of the residential neighborhoods within the 13th Street neighborhoods are now at least 50 years in age (excepting those to the north of Fred Watson Park), with the vast major of residential structures appearing to have been constructed between the late 1880s through the 1920s.



In 1929, zoning was formally established in San José and a zoning overlay map adopted for the lands within city boundaries at that time. The 1929 zoning had set a policy direction for the long-term transformation of the residential areas in the downtown frame. Suburban growth in the 1920s enabled by the automobile resulted in most new single-family housing construction taking place outside the early city limits. The 13th Street neighborhoods was nearing build-out at this time, and much of the area was designated for future multifamily use, as city planners prepared for suburban development in the areas beyond the Original City. New single-family tracts had already begun to develop in the Burbank, East San José, Willow Glen, and Rosegarden (Westside) areas. Some of the

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<sup>4</sup> The Italian immigrant community came to be the only concentrated ethnic group in the study area beginning in the early 1900s. Between the 1910 and 1920 censuses, the Italian-American population of the 13th Street neighborhoods area swelled dramatically near the evolving fruit-canning district along the Southern Pacific Railroad right-of-way. Emigration out of Italy had begun in earnest after 1871 when the Kingdom of Italy was formed out of a loose confederation of independent states. By 1920, 30 million Italians had left the country, primarily due to conditions of poverty that prevailed in the region during this fifty-year period. Early emigration from Italy was associated mainly with northern Italians; but late in the nineteenth century and into the twentieth century immigration to the United States originated more and more from southern portions of the Italian mainland and from the Islands of Sicily and Sardinia. On December 28, 1908, Sicily and the Calabria region were rocked by an earthquake of magnitude 7.5 at the Messina Strait, resulting in the deaths of at least 100,000 persons and leaving up to 200,000 homeless, the largest disaster of this type in European history. Following this catastrophe, San José, and the United States as a whole, experienced an influx of new immigrants from this region, settling mainly in Northside and the Washington (Goosetown) neighborhoods.

older inner-city residential areas were targeted for industrial development, such as the Gardner area west of downtown, and other areas that surrounded the commercial core were targeted for future high-density residential development. The area surrounding the State Normal School (later San José State College), and areas to the north of downtown such as the Hensley neighborhood, were zoned for high density residential, while other large areas within the 13th Street neighborhoods were zoned for duplex development to encourage densification of what was then a build-out of single family houses on relatively large lots compared to the smaller lot sizes found in working-class suburban development. Duplex development occurred sporadically, however; most buildings of this type were constructed during the period from 1950-1980 on vacant infill sites. During the 1950s and 1960s, a wave of two-story apartment houses were also constructed, many of these replacing older houses. These “stucco boxes” are visually distinguished from the more common single family residential character and scale of much of the older 13th Street neighborhoods, and their introduction to the area was short-lived, as by the mid-1960s, new parking regulations that required 1.5 spaces per unit made their construction less viable.

By the 1980s, large areas within the 13th Street neighborhoods had begun to visually decline due to deferred maintenance of San Jose’s older housing stock while investment in new housing construction in the suburban areas accelerated. As the city’s transportation routes became unable to accommodate the expansive growth during this period, streets within the Original City were converted to one-way couplets. This plan intended to help speed commuter traffic through the city to the growing industrial areas in North San José and North County. These couplets created artificial neighborhood zones, and properties along the couplets declined due to the impact on the environment that was a direct result of the high traffic volumes these couplets brought to the neighborhoods.

By the early-1990s, regeneration had begun, partly due to a build-out of the valley and growth limits imposed with the establishment of the City’s Urban Service Line in the 1970s. Market driven inner-city investment increased home ownership in the downtown frame, and home improvement began a turn-around in the quality of life within many downtown neighborhoods. The creation of the Strong Neighborhoods Initiative institutionalized this revitalization at the municipal level, resulting in an infusion of property tax increments to fund capital improvements in the new SNI Planning Areas, including that in which the 13<sup>th</sup> Street NAC provides oversight.



Rollo's Donuts at North Thirteenth and Jackson Streets – as upgraded under the City's façade improvement program

## HISTORICAL THEMES OF THE 13<sup>TH</sup> STREET NEIGHBORHOODS

The City of San José Historic Context Statement includes Interpretive Themes that have been defined that help understand the historic development of the city. Subsets of these themes that are associated with the 13th Street Neighborhoods study area are provided below:

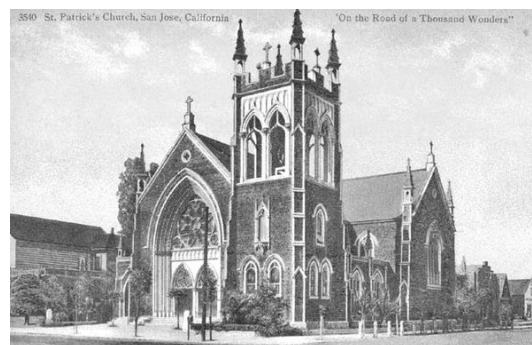
- *Agriculture*
- *Manufacturing and Industry*
- *Communication and Transportation*
- *Commerce*
- *Government and Public Service*
- *Religion and Education*
- *Social, Arts, and Recreation*
- *Population and Cultural Groups*
- *Architecture and Shelter*

The research and presentation of the thematic history of the 13th Street neighborhoods is beyond the scope of this initial historic context study. The study area has a rich and diverse history as a residential area with related commercial, industrial, and institutional uses that have served both the local community and the city as a whole. Property types beyond the residential uses exist throughout the neighborhoods in the study area that are directly associated with the evolution of the 13th Street neighborhoods community. Detailed research into the historical context of these property types related to the above themes should accompany any future intensive level survey of the neighborhood, as few of these historic properties have been recorded or listed with local and state historic resource inventories.

Additionally, the area was home to a number of important personages that lend significance to individual properties. Information about local residents such as neighborhood advocate Joyce Ellington, councilman Fred Watson, historian Eugene Sawyer, grocers Joseph and Henry Franco, industrialist John Crummey, and many others provide insight to the evolution and accomplishments of the community and its place within the history of greater San José.

The following section addresses the specific development history of the study area, and is followed by a thematic context of *Architecture and Shelter*. These sections establish the framework for planning and the consideration of potential historic districts and conservation area overlays within the study area.

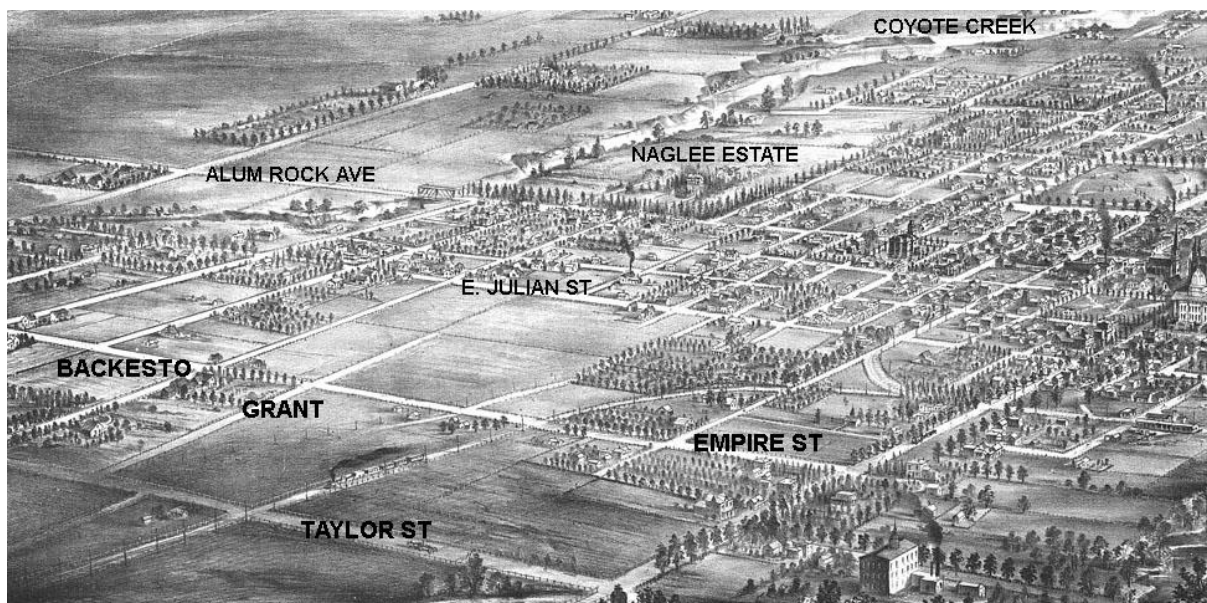
Historic St. Patrick Church at East Santa Clara  
and North Ninth Streets, destroyed in the 1906 Earthquake



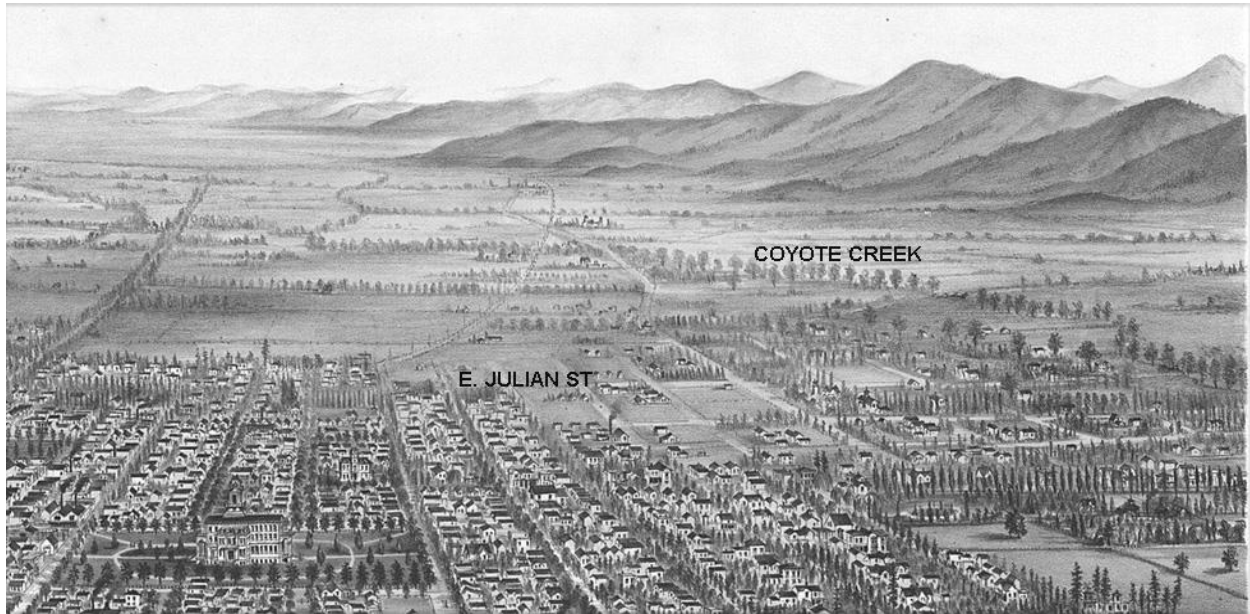
## DEVELOPMENT HISTORY - 13TH STREET NEIGHBORHOODS

The following overview of subdivision development in the 13th Street neighborhoods attempts to address patterns of growth that occurred in the area beginning with the Original Survey of 1847, to contemporary tract development in the northerly areas in recent times. The list is not complete, and many subdivisions were never recorded, but the list nevertheless provides some framework for future study. Understanding when and where particular subdivisions of property occurred provides important information for determining the age of particular buildings and neighborhoods. When tract development overlay earlier lot patterns, often extant buildings can be found that were once associated with the earlier larger lots. When a building clearly appears older than the associated date of subdivision, then the likelihood that the building was relocated becomes a possibility.

Because the area of the 13th Street neighborhoods is so large and has such a complex development history, the most efficient way to embark upon an intensive level investigation of specific properties is to assemble block files that contain primary and secondary information specific to the blocks being studied. Within these block files can be assessor's maps, recorded maps, Sanborn Fire Insurance maps, USGS topographic maps, USGS aerials, school district maps, assessor's block books, and other property specific information that has been previously recorded. Additionally, information about ownership and occupation beyond title research can be found in city directories, Haines telephone directories, census data, and from public databases such as the California Room database at the Martin Luther King Jr. Joint Main Library.



1869 Bird's Eye View of the 13th Street Neighborhoods of San José (looking southeasterly).



1875 Bird's Eye view of the 13th Street neighborhoods of San José (partial view facing north).

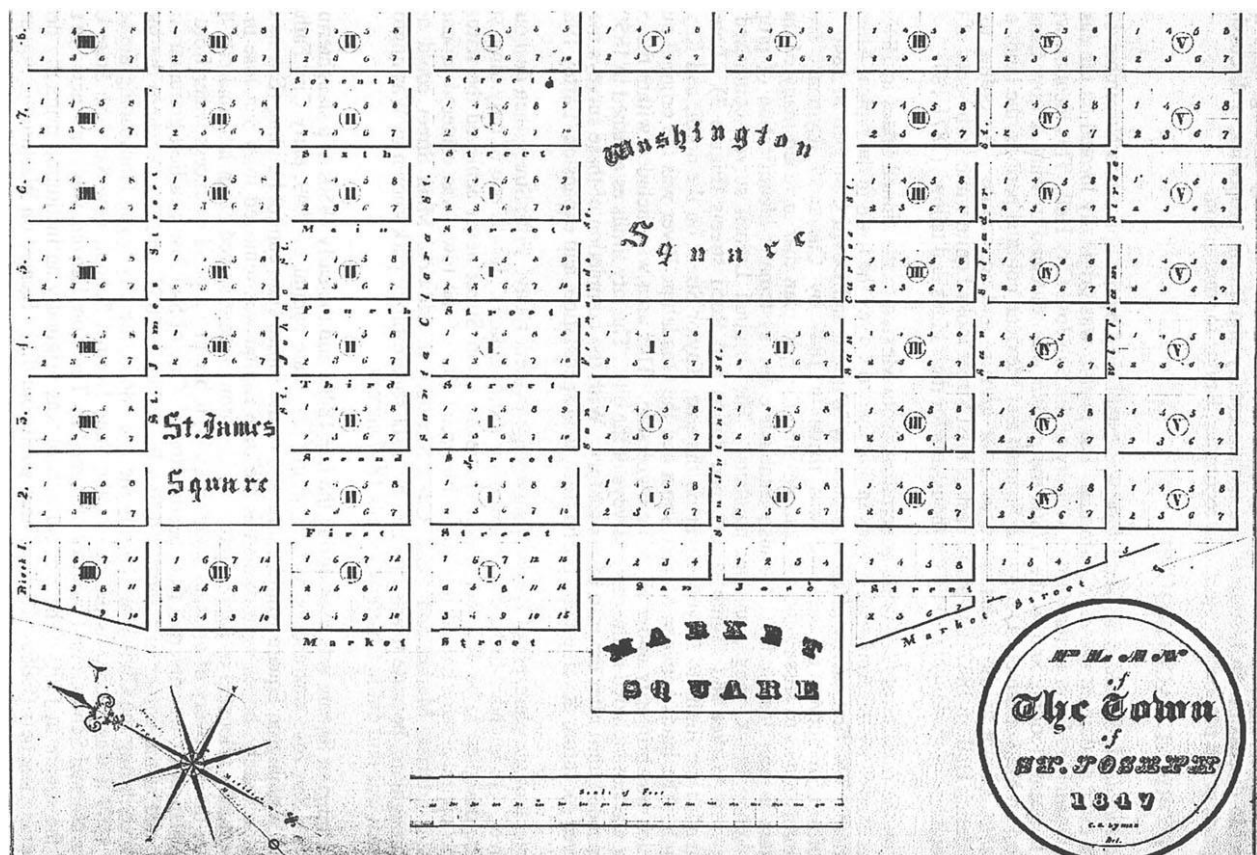


1901 Bird's Eye view of the southerly portions of the 13th Street Neighborhoods of San José (partial view facing south).



**Original Survey**

By 1848, the grid had been formally established as we know it now, based on the work of William Campbell and Chester Lyman, and is known as the area of the Original Survey. It extended from Market Street to Eleventh Street, and from what is now called Julian Street on the north to Reed Street on the south. The map below is by Chester Lyman, and reflects the only visual record of this first survey. This map shows lots only to Eighth Street, with Fifth Street named Main at that time. It is not known when the adjustment was made to extend the Original Survey to Eleventh Street, but future mapping of the city during the early 1850s shows this eastern boundary as well as the new “Additions” and “Surveys” surrounding the Original Survey. This final 1850s configuration, shown the following page, outlines the Original City that maintained this basic form until the early twentieth century.



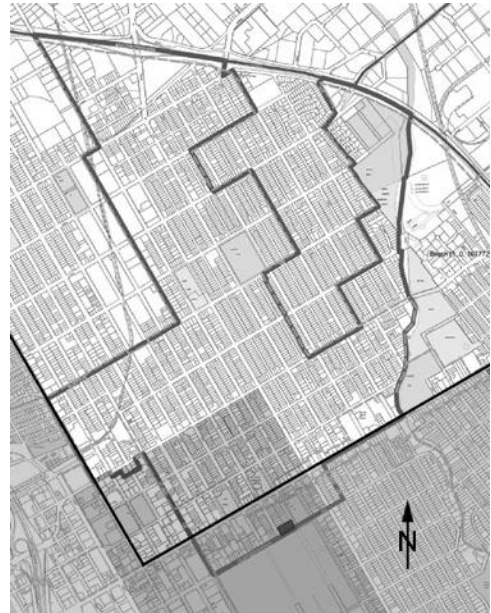
Lyman's Original Survey, 1847, map courtesy of the California Room, Martin Luther King, Jr. Library.



Thomas White's map of the Original City of 1850 (partial, showing the study area). The dashed lines represent the boundaries of the 1847 "Farm Lots." Map from the Arbuckle Collection, courtesy of the California Room, Martin Luther King, Jr. Library

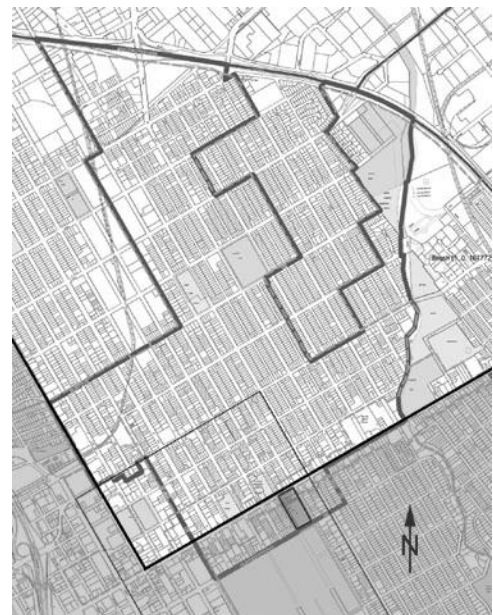
**Kellys Subdivision** (Book D, Page 101)

Located within the boundaries of the Original Survey in an area that has not traditionally been a part of the Second Ward, but included as a part of the 13<sup>th</sup> Street SNI Planning area, it consists of eight lots facing East San Fernando Street between South Eighth and South Ninth Streets on the west and east. It was surveyed for John L. Kelley on May 3, 1889 by John Coombe and recorded May 8, 1889.



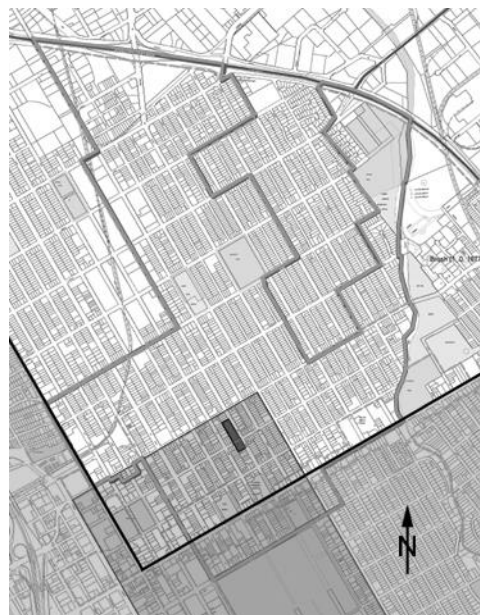
**Hayes Subdivision** (recording date not found)

A unique small lot subdivision within the Original Survey to the east of the Kellys Subdivision above, it consisted to two tracts of 33 and 42 house lots between South Ninth and South Tenth Streets on the west and east, and East Santa Clara and East San Fernando Streets on the north and south. Two internal streets were created with the subdivision, Elizabeth Streets and Hewlett (now abandoned). The San Jose State University parking garage now covers the lots south of Elizabeth Street and the lots facing East Santa Clara Street have commercial buildings. A few houses remain from the original subdivision on the north side of Elizabeth Street.



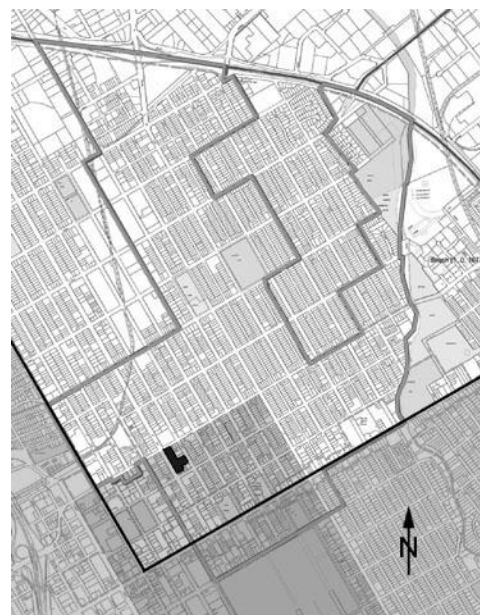
**Marckres (Book G, Page 17)**

A re-subdivision of portions of Block 4R9N (Lots 4, 5, and 8) and 3R9N (Lot 1) of the Original Survey, it was recorded on August 15, 1892 by H. A. Marckres. It is located between North Eighth and Ninth Streets from between East St. James and East St. John Streets north to East Julian Street.



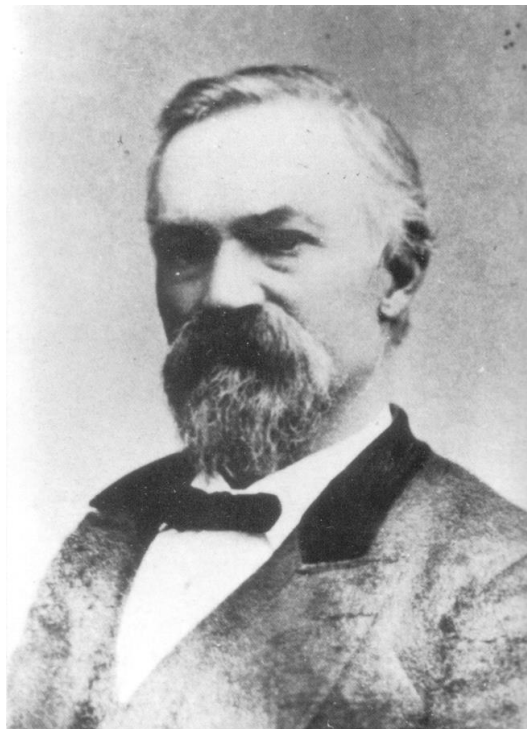
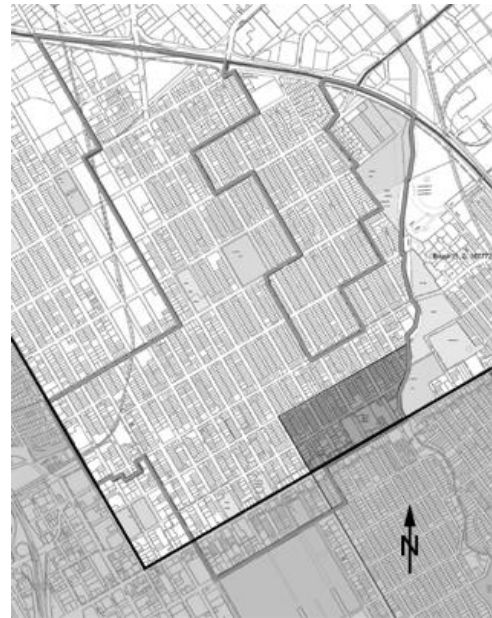
**San Jose Fruit Packing Company Subdivision #1 and #2 (Book F3, Page 77, Book M, Page 15)**

The San Jose Fruit Packing Company Subdivision #1 was surveyed and recorded by P.C. Sainsevain in June 1904 for the president of the Fruit Packing Company, W.H. Wright. It consists of 11 lots including a warehouse at that time at the corner of East Julian Street and North Fifth Street. The subdivision is located within the boundaries of the Original Survey along North Fifth Street between East St. James and East Julian Streets. Subdivision #2 was surveyed by P.C. Sainsevain in February of 1908. It was recorded on February 19, 1908 for the W. H. Wright. It consisted of four lots which were previously occupied by the Fruit Packing Company warehouse.



**Naglee & Sainsevain's Addition** (Unrecorded)

This early addition to the Original Survey during the 1840s followed the distribution of the Pueblo Farm Lots, and covered a portion of the farm lot northeasterly of the Original Survey. It extended from East William Street on the south to East St. James Street on the north, extending east from Eleventh Street to the Coyote Creek. Consisting of 84 blocks, these city blocks were platted to contain 10 to twelve lots each, with house lots slightly smaller than the *solar* house lots in the Original Survey. Most of these lots were re-subdivided later on an individual basis, and certain blocks were re-subdivided by developers, in particular the Naglee Park Tract. Naglee retained the blocks south of East Santa Clara Street for his estate, and was developed shortly after 1900. The twenty blocks north of East Santa Clara Street in the Second Ward evolved over an extended period of time; San Jose Hospital and other commercial uses were developed in the first blocks north of East Santa Clara Street during the early half of the twentieth century. The remaining blocks of the Naglee & Sainsevain's Addition north of East Santa Clara Street are characterized by a wide range of residential building types and styles, evidence of its long development history. The residential portion of the Addition north of Santa Clara Street is within the area in which the Julian-St. James Neighborhood Association has been organized.



Pierre Sainsevain, from Marjorie Pierce's *San Jose and its Cathedral*.

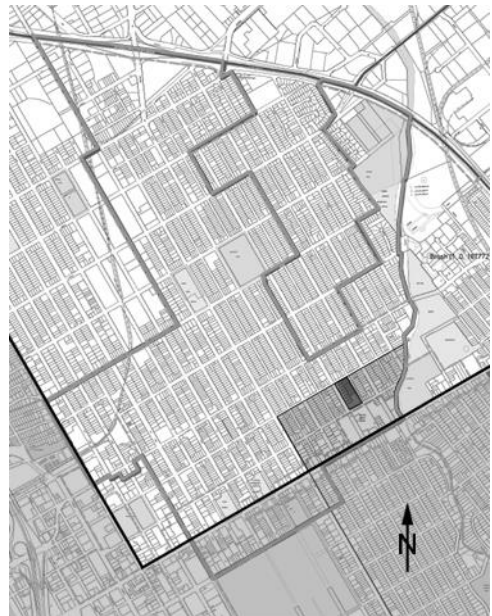
**Bijou Tract (Book L, Page 13)**

A re-subdivision of the Naglee & Sainsevain's Addition (Lot 3), Bijou Tract consists of 24 lots located between East St. John Street on the south, East St. James Street on the north, and North Thirteenth and North Fourteenth Streets on the east and west. It was surveyed for Mary P. Raggio and Fred Perazzo by Curtis M. Barker and was recorded December 26, 1905.



**Cadwallader of Naglee & Sainsevain's (Book B, Page 65)**

A re-subdivision of the Naglee & Sainsevain's Addition (west half of Block 5) recorded June 28, 1887 by Montgomery & Rea. It consists of house lots between East St. John Street on the south, East St. James Street on the north, and North Fifteenth and Sixteenth (Crittenden<sup>5</sup>) Streets on the west and east. This subdivision was of fairly large lots, most re-subdivided later into smaller parcels.

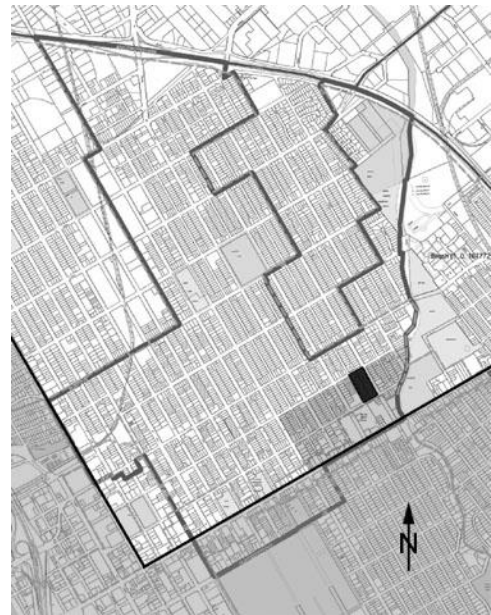


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<sup>5</sup> Crittenden Street was renamed to Sixteenth Street in the early part of the twentieth century. When the Cook and Branham Addition was platted, the blocks spanned east/west a distance about twice the size of those in the Original Survey. When Naglee and Sainsevain followed with their Addition, they followed the street alignment of the north/south streets of Cook and Branham, but inserted narrow streets at mid-block to retain the block size of the Original Survey. The Cook and Branham Addition street numbering was retained, but the new streets were named Whitney (now 12<sup>th</sup>), Priest (now 14<sup>th</sup>), and Crittenden (now 16<sup>th</sup>).

**Taylor Subdivision** (recording not found)

A re-subdivision of Naglee & Sainsevain's Addition (east half of Block 6), this tract consist of 24 lots located between East St. James Street on the south, East Julian Street on the north and North Sixteenth and North Seventeenth Streets on the west and east.



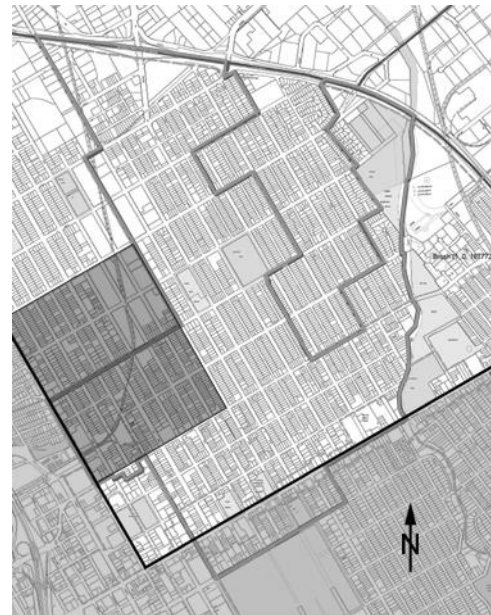
**Main & Denike** (Book B, Page 94)

A re-subdivision of the Naglee & Sainsevain's Addition (Blocks 7 and 8), recorded September 16, 1887 by A. E. Denike. Consisting of 13 lots, it is located between East St. John Street on the south, East St. James Street on the north, and east of North Seventeenth Street to the Coyote Creek. Latawana Street was created within this subdivision, later to be renamed North Eighteenth Street. The lands of San Jose Water Company are located to the south of the subdivision along the east side of North Seventeenth Street.



**White's Addition** (Book A, Pages 72-73)

This unrecorded addition to early San José was created by Charles White, a prominent resident of the Early American Period. The original map was apparently lost, and re-subdivisions soon modified the lot patterns in the early 1850s, but the underlying street pattern became the foundation for the current topology of this large early expansion to the Original Survey. The Addition contained 18 large blocks, each block twice the size of the current city blocks within the area, and was framed by East Julian Street on the south, East Taylor Street on the north and North First Street and North Ninth Streets on the west and east. Presently within this area are Japantown, much of the Jackson-Taylor historic cannery area, and the Hensley Historic District. The original lots were the equivalent of two *solars* front to back, or about one acre in size. The Addition covered much of what were original *suerte* lands from the Spanish and Mexican Periods, and as such, it is likely that White and his heirs were unable to gain clear title to this area following his survey.



Charles White died with 30 others in the Jenny Lind explosion on the San Francisco Bay on April 11 of 1853. White's Addition was shown in "White's Survey" of 1850, which was the first comprehensive map of the city after incorporation, done by Thomas White (relationship not known). This map perfected and fixed the boundaries of the city that remained intact for 61 years until the city began expansion westward. Until 1963, the northernmost street bore the baptismal name of Charles White's sister Rosa, who remained in Georgia when White came to California during the Gold Rush. The San Jose City Council changed the name to Hedding on June 10, 1963 (Arbuckle 1986).

The early history of these *suerte* lands is not well understood. Peter Quivey had owned much of this land east of North Fourth Street and north of East Julian Street during the Early American Period. Quivey had one of the first wood frame houses on the west coast on his property just east of North Fourth Street. The parallelogram nature of many of the lots between North Fourth and North Seventh Street near Washington Street are a reflection of the alignment of the early *suerte* garden plots. The secondary *acequia* (watering ditch), that served these fields crossed the intersection of East Julian and North Fourth Streets in a northerly direction, with the likely outfall in the swampy area near North Fourth and East Mission Streets.

The most eastern blocks of White's Addition were re-surveyed by 1876, and became the westerly parts of Divines Survey No. 1 and No. 2 (see section on Divines Survey).

The history of property configurations within White's Addition is very complex and beyond the scope of this study. The location of the original *pueblo* and the *suerte* lands are not well understood, and are the subject of much speculation among historians.



### **Houghton Survey (Unrecorded)**

In the 1860s and 1870s, Sherman Otis and Eliza (Donner) Houghton owned about six acres of the southerly portion White's Addition. Sherman Houghton was a prominent early Californian, and Eliza Donner is best known as being one of the survivors of the 1845/1846 Donner Party. Their house was located at the northwest corner of East Julian and North Third Streets, and their second house at this location was relocated to East St. John Street in 1909 and is a designated San José City Landmark.



In 1865, work began in San José on Western Pacific Railroad's eventual transcontinental connection; this ran along the northerly property line of the Houghton land and angled through the Second Ward to Niles. By 1869, the Central Pacific took over operation of Western Pacific's line, and in September of that year, the first transcontinental train arrived in San José. In the 1860s, Sherman Otis Houghton invested in real estate and transportation; he was a vice president of the Western Pacific Railroad, and was a director of the consolidated railroads that became the Southern Pacific Railroad Corporation. It was during this time in late 1870 that Sherman Otis Houghton was elected to Congress. He served from March 4, 1871 to March 3, 1875, and is known for his focus on railroad issues while in Congress. Within a year of returning from Congress in 1875, Houghton had surveyed their six-acre estate, now bisected by the Southern Pacific Railroad, into 27 house lots smaller than had been outlined in White's Addition. The property surrounding the Houghton-Donner House remained a large estate, and the railroad right-of-way. The Houghton Survey was never recorded.



Late 1860s view of the Second Ward from the County Courthouse, facing north. In the foreground just below Julian Street is the San Jose Institute (a private school). The Houghton House can be seen on the right above East Julian Street, and the curved railroad tracks recede to the north and disappear at North Fourth Street. Photo courtesy of Bill Wulf.

### **Hensley's Addition and Survey (Unrecorded)**

A re-subdivision of White's Addition, the namesakes of this Addition (technically a survey or tract), Major Samuel J. and Mary Helen Hensley, were San José residents of the Early American Period, whose lives are interwoven with the origins of modern California. They acquired a large portion of White's Addition and established residency in 1853 on the east side of North First Street near present-day Ryland Mews, living in a two-story prefabricated house that Mary Helen's father, Elisha O. Crosby, had brought from the East Coast in 1851. Elisha came to California in 1848 during the Gold Rush, and was a member of the state constitutional convention in Monterey in 1849, playing a major role in California's first election. Crosby lived briefly in San José, and as an early State Senator was instrumental in authoring California's common law statutes. Mary Helen met Samuel Hensley the next year when the California delegation had gone to the East Coast to lobby Congress for statehood, and her journey in 1850 to California via Panama marked the entry of California to the Union, for she carried the admission documents in her blue silk umbrella. This umbrella now rests at the Golden State Museum as an artifact of an important event from our past. The Hensley estate was within the unrecorded White's Addition, and Hensley's portion of this was later known as Hensley's Survey (or Addition). His estate overlaid blocks that had been laid out in White's Addition that included a proposed "State Square", a large block once planned as the site of the state capitol that was bounded on the south by the present Southern Pacific railroad right-of-way, and by First, Fourth, and Hensley Streets. The estate lands of the Hensleys were subsequently re-subdivided as the unrecorded Hensley Addition (the darkened area on the map), and then the estate itself after Mrs. Hensley left California in the 1880s (not shown). The present Hensley Historic District includes this tract plus other lands surrounding it in White's Addition as well as a small number of properties in the Original City south of East Julian Street (no image shown).



### **Beattie Survey (Book A, Page 93)**

Originally recorded by Thos Bodley on July 29, 1870 (formerly Quivey's), and subsequently recorded July 30, 1883 by McMillin and McMurtry, this survey within White's Addition was between North Fourth and North Fifth Streets south of Washington Street. It is located within the Hensley Historic District.

**Phillips & Beattie Addition** (Book B, Page 6)

Property of W. S. McMurtry, recorded 1884, this “Addition” within White’s Addition appears to have been eight lots south of Washington Street between North Fourth and North Fifth Streets, lots on both sides of Washington Street between North Fifth and North Sixth Streets, and lots north of Washington Street between North Sixth and North Seventh Streets. The ends of this subdivision are angled at the street, as well as a number of the interior lot lines, as this area appears to have been portions of two suertes during the Mexican Period. The portions of this Addition from about North Sixth Street westward are within the Hensley Historic District.



**Foley Subdivision** (recording date not found)

This six-lot subdivision in White’s Addition is located to the west of the railroad right-of-way on the east side of North Fourth Street north of Washington Street. It is located within the Hensley Historic District (not shown)

**Stevenson’s** (Book B, Page 21)

A re-subdivision of White’s Addition (Block 13 and 17), recorded May 18, 1885 by Mary Stevenson. It consists of house lots between Washington Street to the south, Empire Street to the north, and between North Fourth and North Sixth Streets (excluding the six lots in the Foley Subdivision above), presently located in the Hensley Historic District. These blocks developed soon after subdivided, having a large number of Queen Anne houses along North Fifth and North Sixth Streets. It is located within the Hensley Historic District.



**Dougherty (Unrecorded)**

This small, unrecorded tract is a re-subdivision of lots within White's Addition located just to the east and south of the Phillips and Beattie Addition and covered only the southerly of the two suertes that had existed at this location during the Mexican Period.

Dougherty was a successful lumberman who built a large Italianate Mansion at the southeast corner of North Sixth and Washington Streets that suffered a catastrophic fire in the 1980s and was demolished in the 1990s. The west half of this subdivision lies within the Hensley Historic District.



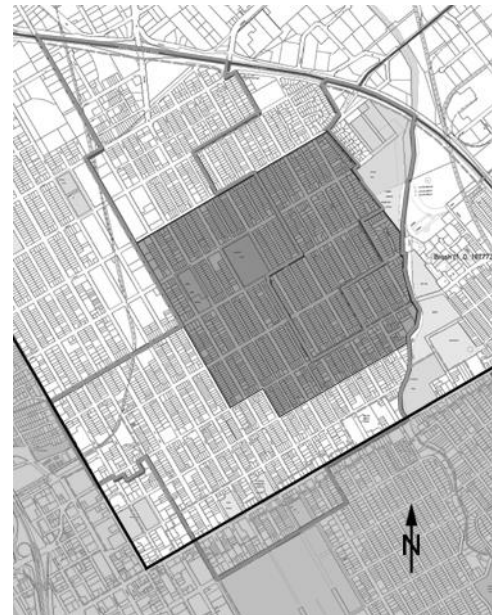
**Other portions of White's Addition**

Other re-subdivisions occurred in the areas of White's Addition north of Empire Street but are not a part of this study, as they lie within the scope of the Japantown study done by others. The Hensley Historic District extends a short way into this area along Empire Street.

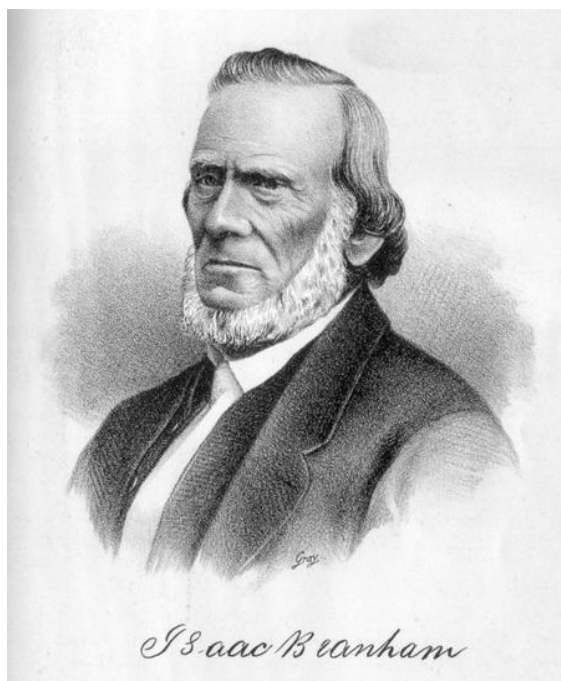
Portions of White's Addition east of North Seventh Street are addressed within the section on Divine's Survey #1 and #2.

**Cook and Branham Addition** (unrecorded)

The Cook and Branham Addition was one of the largest subdivisions established in the late 1840s adjacent the Original Survey to the northeast. It covered a portion of Farm Lots along the Coyote Creek north of East St. James Street but also included unassigned lands between Pueblo Tract No. 1 and the Original Survey. The 35 blocks of this subdivision were twice the size of those within the Original Survey, and followed the street patterns established in White's Addition to the west. All of these blocks were eventually split north/south to create additional streets, and most of these new streets east of North Eleventh Street have smaller widths than the typical 80 right-of-ways of the north/south streets established in the Original Survey.



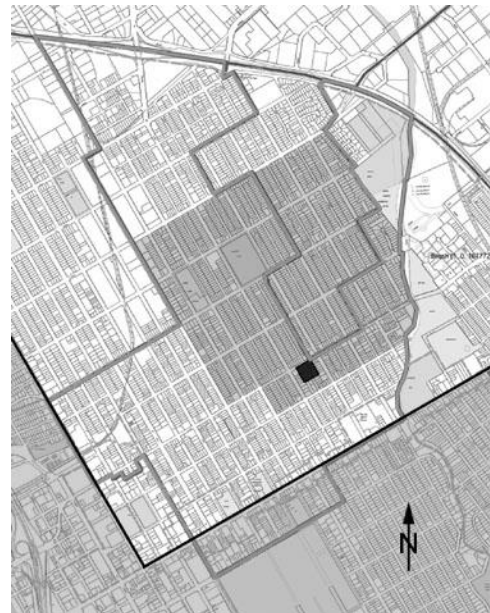
The boundaries of the Cook and Branham Addition extend from East St. James Street on the south to East Taylor Street on the north, and generally from North Eleventh Street on the west to the Coyote Creek, excepting that area adjacent Coyote Creek that was subdivided as the Pioneer Homestead Association tract (now Fred Watson Park). The Cook and Branham Addition also extended four additional blocks (now eight) to the west of North Eleventh Street between East Julian and East Taylor Streets - touching the easterly side of White's Addition along North Ninth Street. Blocks 1 through 4 were later incorporated into Devine's Survey # 1 and #2.



Isaac Branham, from Munro Fraser's  
*History of Santa Clara County.*

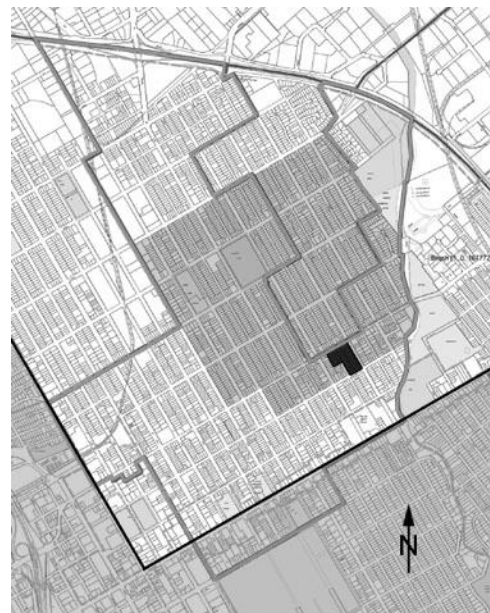
**Blauer** (Book D, Page 179)

A re-subdivision of a portion of the Cook and Branham Addition (Block 10), it was recorded on April 5, 1890 by J. E. Rucker and Son. It consists of twelve lots on two blocks located south of East Julian Street on both sides of South Fourteenth Street (Priest Street). The remainder of these two blocks was developed without the benefit of a recorded subdivision. These blocks have a number of early houses constructed prior to 1890.



**Dr. W. S. Thorne's** (Book B, Page 61)

A re-subdivision of the Cook and Branham Addition (Block 15), recorded April 18, 1887 by Montgomery & Rea. It consists of 30 house lots, 24 located on the block between East St. James Street on the south, East Julian Street on the north, and North Sixteenth and Seventeenth Streets on the west and east, and an additional 6 lots located at the southwest corner of East Julian and North Sixteenth Streets. An extension of Crittenden Street (to later become North Sixteenth Street) was created as a part of this subdivision. The remainder of the west side of block 15 contains 19 lots that were created without the benefit of a recorded subdivision. The south end of this block contains some early houses that existed prior to the subdivision.



**Stelling Tract or Survey (Book A, Page 26)**

A re-subdivision of a portion of the Cook and Branham Addition, (Block 20), the Stelling Tract or Survey was surveyed by Hermann Brothers in April 1879 and recorded for John Stelling on May 2, 1879. It consisted of 54 house lots between East St. James on the south and East Julian Street on the north and between North Seventeenth and North Nineteenth Streets on the west and east, with many of the houses fronting Latawana Street, which is now North Eighteenth Street. John Stelling's house was located at the southwest corner of Julian Street and Latawana Street, which was excluded from the survey as well as the south end of the block between North Seventeenth and North Eighteenth Streets. Many lots in this survey were reconfigured later or remained in double configurations, evidence that there were a number of pre-existing residences on these blocks prior to the subdivision.



**Lincoln Tract (Book H, Page 4)**

The Lincoln Tract was a re-subdivision of Cook and Branham Addition which was recorded on September 19, 1893 for E. C. Flagg. It consists of 12 lots between East St. James Street to the south and East Julian Street to the north to the east of North Nineteenth Street, and contains Roosevelt Street, previously called Harrison Street. By 1891, the lots were undeveloped and a large house was located at what are now 924 Roosevelt, while a small cottage was located at what is now 266 North Twentieth Street. The southeast corner of East Julian and North Nineteenth Streets was later developed with a neighborhood store, the building remaining extant today.



**Marguerite Tract No. 1** (Book F1, Page 35)

A re-subdivision of a portion of the Cook and Branham Addition (Block 6), the recording date has not yet been identified. It consists of originally 72 house lots on two blocks north of East Julian Street and south of Washington Street between North Eleventh and North Thirteenth Streets on the west and east. Most of the parcels facing Washington and East Julian Streets have since been reconfigured. The southwest corner of North Thirteenth and Washington Streets contain The Derby, a neighborhood bar. These two blocks were developed in the twentieth century, excepting for an older house at the northeast corner of North Eleventh and East Julian Streets that was demolished to construct a two-story Streamline Moderne apartment building in the late 1930s.



**F. A. Taylor** (Book F3, Page 94; Book B, Page 46)

A re-subdivision of the Cook and Branham Addition (Block 11), recorded August 31, 1904 by Mary Abbott Taylor. Consisting of 24 house lots, this subdivision covers the south 2/3's of the block north of East Julian Street between North Thirteenth and Fourteenth Streets (then called Priest Street).

**Manzanita Tract** (Book L, Page 58)

Surveyed in 1907 for H & J. Maybury Trust Company by H.B. Fisher, this 24-lot tract located north of the Taylor Subdivision is located south of Washington Street between North Thirteenth and North Fifteenth Streets to the east and west.

**Locust Grove Tract** (Book M, Page 57)

This ten-lot tract is located in the center of the block between East Julian Street on the south and Washington Street on the north, between North Fourteenth and North Fifteenth Streets on the east and west. It was surveyed in April 1909 by H.B. Fisher for J.H. Finegan and was recorded April 8, 1909.

Block 11 has 12 additional lots north of East Julian Street between North Fourteenth and North Fifteenth Streets that were created without the benefit of a recorded map. These two blocks developed in the twentieth century, and contain small strip commercial uses at the northeast corner of North Thirteenth and East Julian Streets.





**Dunne's** (Book 00B, Page 52)

A re-subdivision of a portion of the Cook and Branham Addition (Block 16), it was recorded on March 11, 1887. It consists of 72 house lots on two blocks located between East Julian Street on the south, Washington Street on the north, and North Fifteenth and Seventeenth Streets on the west and east. An extension of Crittenden Street (to later become North Sixteenth Street) was created as a part of this subdivision. Commercial development has occurred at the northwest corner of East Julian and North Seventeenth Streets.



**Montgomery and Rea** (Book 00C, Page 7)

This re-subdivision of a portion of the Cook and Branham Addition was recorded by Montgomery and Rea on September 19, 1887. It contains 48 house lots on Block 21 of the Cook and Branham Addition south of Washington Street between North Seventeenth and Nineteenth Streets on the west and east, and 72 house lots on Block 22 north of Washington Street between the same streets, totally 120 lots total. The southern portion of Block 21 contains the Hart Subdivision, described below. Block 22 contains an early market at the southeast corner of North Seventeenth and Empire Streets.



**Hart Subdivision** (recording date not found)

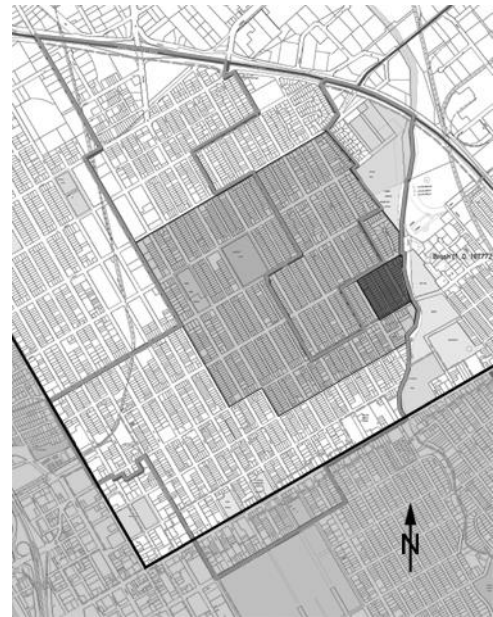
This southern portion of Block 21 of the Cook and Branham Addition originally contained 21 lots. A doublewide lot at the northeast corner of North Seventeenth and East Julian Streets has since been subdivided and contains an early gasoline service station building.

**Thompson Tract** (Book 00C, Page 63)

A re-subdivision of a portion of the Cook and Branham Addition (Blocks 27 and 32), it was recorded on February 20, 1888 by Ellen Thompson. It consists of new blocks between East Julian Street on the south, Washington Street on the north, Nineteenth Street on the west, and the Coyote River on the east, and consisted of 58 house lots. The portions of these blocks adjacent East Julian Street is not a part of this tract but are within the Hancock Tract described below.

**Hancock Tract** (recording date not found)

These 27 house lots on the north side of East Julian Street between North Nineteenth and the Coyote River are grouped within six earlier lots from the Cook and Branham Addition.



**Marguerite Tract No. 2** (Book L, Page 71)

A re-subdivision of a portion of the Cook and Branham Addition (Block 7), it was surveyed in March 1904 by Curtis M. Barker, and recorded on March 8, 1907 by German Savings and Loan Company (of San Francisco). It originally consisted of two blocks of 72 house lots located between Washington Street on the south and Empire Street on the north, from North Eleventh and North Thirteenth Streets, bisected by Whitney, later to become North Twelfth Street. The lots at the southwest corner of North Thirteenth and Empire Streets were merged to construct a commercial building; a unique Mission Revival structure that now houses a Laundromat and auto body shop.

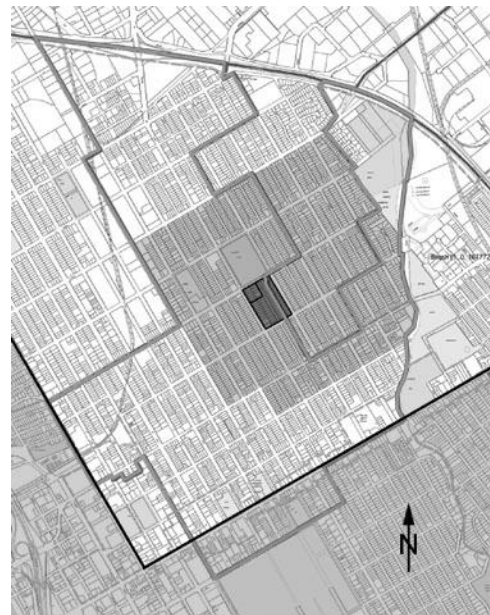


**Cadwallader of Cook and Branham** (Book C59, Page 59)

A re-subdivision of the Cook and Branham Addition (Lots 129 and 130 of Block 12), surveyed by Hermann Bros. in December 1887, and recorded February 18, 1888 by Chris Hermann. These twelve lots were south of Empire Street between North Thirteenth and Fourteenth (Priest) Streets. The lots to the south of Empire Street along North Thirteenth Street were developed with commercial uses.

**V. A. Hancock Subdivision No. 1** (recording date not found)

A re-subdivision of a portion of the Cook and Branham Addition (Block 12), with Cadwallader above, the two tracts consist of 72 house lots total, south of Backesto Park between North Thirteenth and North Fifteenth Streets. These blocks contain a number of houses built after 1900, as well as some commercial buildings on North Thirteenth Street at the north and south corners. Guru's Market at the south end is the first location of the Franco Supermarket chain, the Franco's living to the rear along Washington Street.



**A. L. Huyck Subdivision** (Book I, page 137)

Within the Cadwallader and Hancock Subdivisions, three separate areas are what are identified as the A. L. Huyck Subdivision, recorded on May 28, 1900 by W. H. Johnson. These six lots (now five) are on the west sides of North Fourteenth and North Fifteenth Streets, and at the northeast corner of North Thirteenth and Washington Streets (Guru's Market).

**Cook and Branham Addition Block 22**

These two blocks are the north half of the Montgomery & Rea Subdivision (see page 41).

**Washington Subdivision** (Book N, Page 76)

A re-subdivision of the Cook and Branham Addition (Block 17), this 48-lot tract is located between Washington Street to the south and Empire Street to the north and between North Fifteenth and North Seventeenth Streets to the west and east. It was subdivided in January 1912 for the Peninsular Land and Improvement Company with L.E. Hanchett as President and S.S. Baldwin as Secretary. It was recorded on January 15, 1912. The subdivision is on the south 2/3s of these two blocks. The 24 house lots to the north, adjacent Empire Street were created without the benefit of a recorded subdivision.



**Washington Gardens - Tract No. 546** (Book 20, Page 24)

A re-subdivision of the Cook and Branham Addition (part of Block 28) this tract consists of 16 lots on both sides of North Twentieth Street between Washington Street on the south and Empire Street on the north. It was recorded September 21, 1948 for San Jose Abstract and Title Insurance Company. The remaining 52 lots on these two blocks were created without the benefit of a recorded subdivision.



**Garden Terrace - Tract No. 566** (Book 22, Page 8-9)

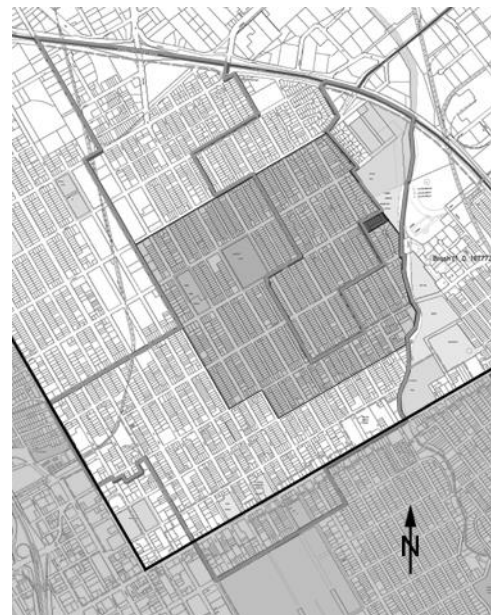
A re-subdivision of the Cook and Branham Addition (Block 33), this subdivision was surveyed for Elvin and Shirley Crema and was recorded on January 7, 1949. The tract consists of 31-lots is located between Washington Street to the south, Empire Street to the north and North Twenty-First Street and the Coyote Creek on the west and east. The northeasterly edge of the tract follows the northwest to southeast line of one of the original pueblo farm lots, later to become part of the Pioneer Homestead Association tract which never developed (now Fred Watson Park). It remained under agricultural use until first developed in the late 1940s.



**Dorns** (Book 00C, Page 19)

A re-subdivision of a portion of the Cook and Branham Addition (Block 33) was recorded on September 28, 1887 by Gus. E. Dorn. It consists of 10 lots on the south side of Empire Street east of North Twenty-first Street. The lots were not used as subdivided, but have been reconfigured without the benefit of a recorded subdivision - the portions of the block outside of the Garden Terrace Tract now containing 15 parcels facing North Twenty-first and Empire Streets. The easterly lots of this subdivision are now within the Empire Gardens Elementary school site.

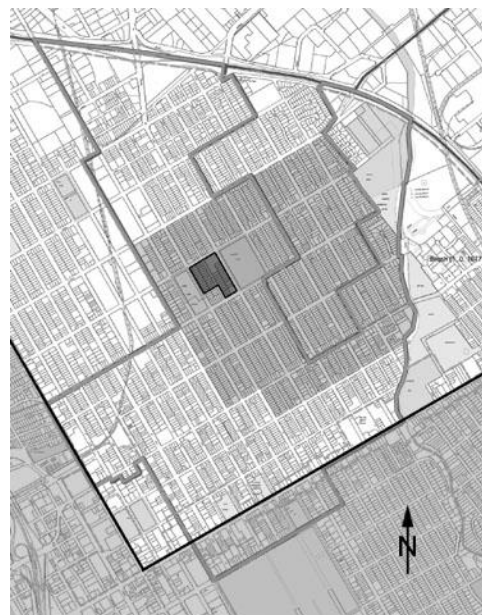
This area was once the site of the 1854 gristmill of R. G. Moody. The mill was propelled with water from an artesian well located just north of Washington Square (now San Jose State University); a ditch had been constructed to drain the well to an outfall at Coyote Creek. By 1858, this mill had proven unsuccessful, and subsequently, Jesse and Thomas M. Hobson acquired the property and it may have been the site of the Hobson Brickyard, which operated between 1855 and the 1870s. Patrick Nagle, a construction worker resided on the property beginning in the late 1860s, his house demolished as a part of the recent rebuilding of the Empire Gardens School. Dorns Subdivision was purchased by a number of farmers from 1904 through the 1920s, until acquired by Charles G. Siste in 1925 who reconfigured the lots on Empire Street.



**Sanderson Garden Tract** (Book E, Page 5)

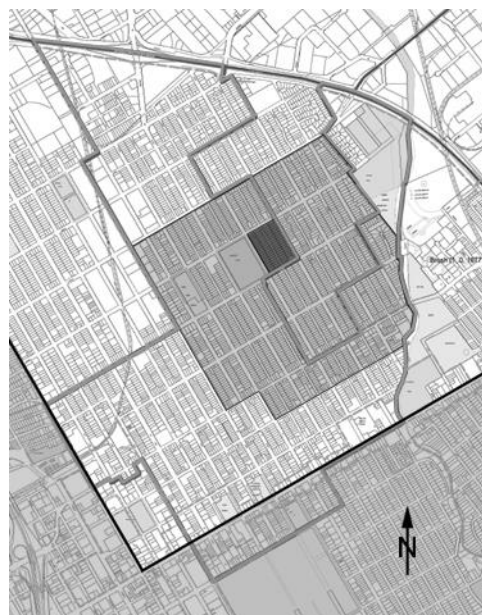
A re-subdivision of the Cook and Branham Addition (Block 8) recorded on May 6, 1890, for J.B. Randol. It consists of house lots between Empire Street on the south and Jackson Street on the north, between North Eleventh and North Thirteenth Streets on the west and east. The six lots at the northeast corner of North Eleventh and Empire Streets was not included in the tract.

The northeast corner of the tract is the location of Holy Cross Church, a Roman Catholic Parish that was formed originally to serve the Italian immigrant residents who populated the surrounding blocks beginning in the early twentieth century. The southeast corner of the tract contains commercial buildings that flank both side of Empire Street.



**Walsh's Residence Tract # 1 and #2** (Book N, page 87 and page 94)

A re-subdivision of a portion of the Cook and Branham Addition (Block 18), these two subdivisions consist of two blocks now located between North Fifteenth, Jackson, Empire, and North Seventeenth Streets. Block 18 had remained undeveloped until 1911 when John Thomas Walsh created 16 new small lots on the west side of North Fourteenth Street (now North Seventeenth Street) between Empire and Jackson Streets. This was called Walsh Residence Tract No. 1 and was surveyed in April of 1911 and recorded the following month. A year later, Walsh Residence Tract no. 2 was surveyed by H. B. Fisher C.E. for James A. Clayton Company and consisted of an additional 56 lots. Crittenden Street was dedicated for public use as a part of the second subdivision (now known as North Sixteenth Street). By 1915, there were 18 houses that had been constructed in the tract; the remainder was constructed shortly after World War I. Two lots at the northwest corner of North Seventeenth and Empire Streets was developed as the Shasta Market in the late 1940s, designed by Donnell Jaekle.



**Block 28 of the Cook and Branham Addition**

These two blocks between North Seventeenth and North Nineteenth Streets from Empire to Jackson Streets has an irregular grouping of properties consisting of 66 lots that were created without the benefit of a recorded subdivision.

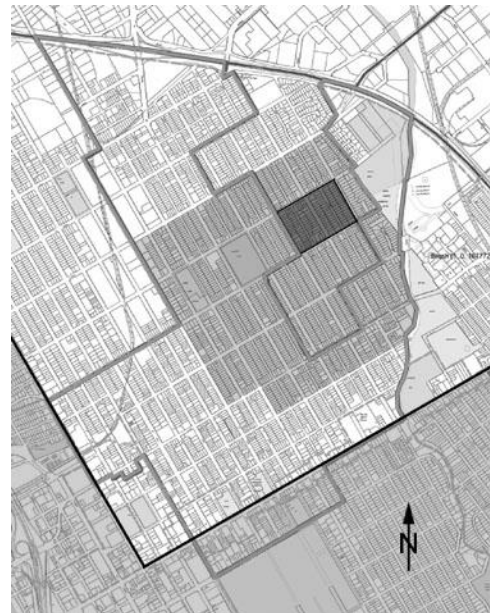
**Empire Gardens, Tract No. 519** (Book, 18, Page 39)

A re-subdivision of the Cook and Branham Addition (part of Block 29), this 16 lot tract is located on North Twentieth Street and is bounded by Empire Street to the south, and North Nineteenth Street and North Twenty-First Street to the west and east. It was recorded June 15, 1948 for Samuel and Minnie Douglas.

**Tract No. 7850** (Book 562, Page 41)

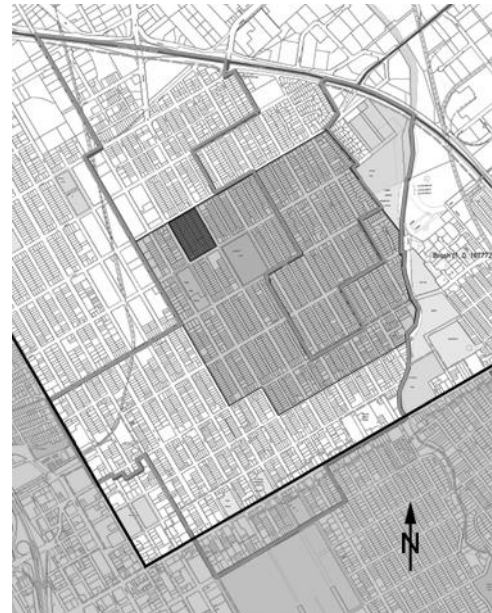
A re-subdivision of the Cook and Branham Addition (Block 29), it is located on North Twentieth Street between Empire Street on south and Jackson Street on the north. Created in the 1980s, a number of historic houses were relocated to this tract from the Guadalupe/Auzerais neighborhood from the site of the San Jose McEnery Convention Center.

The remainders of the two blocks in which Tracts 519 and 7850 are located have 36 additional lots that were created without the benefit of a recorded subdivision. An additional 32 lots with similar history are located to the east on Block 34 of the Cook and Branham Addition that are sandwiched between North Twenty-first Street and Fred Watson Park.



**Driscoll** (Book B, Page 71)

A re-subdivision of the Cook and Branham Addition (Block 9), recorded August 10, 1887 by James Clayton. It contains 69 house lots located between Jackson Street on the south and East Taylor Street on the north, and North Eleventh to North Thirteenth on the west and east. The northeast corner of Jackson and North Eleventh Streets was excluded from the subdivision. This block, as well as others in close proximity, would by the early twentieth century house a large number of Italian immigrants. The lots along the west side of North Thirteenth Street were developed with a mix of residential and commercial uses – now a part of the North Thirteenth Street (Luna Park) Business District.



**Empire Schaaf** (Book I, Page 23)

A re-subdivision of a portion of the Cook and Branham Addition (Block 14), it was surveyed by Dittrich & Parker in 1890, and recorded on May 26, 1896 by Martha S. Schaaf. It consists of two blocks of 69 house lots located between Jackson Street on the south and East Taylor Street on the north, and North Thirteenth and North Fifteenth Streets on the west and east. An additional 13 lots are located outside the subdivision at the south end of the easterly block. Developed soon after the subdivision was recorded, these two blocks, as well as others in close proximity to the west, would by the early twentieth century house a large number of Italian immigrants. A number of the houses that had been located along North Thirteenth Street have been converted to commercial use, and other commercial buildings have been constructed along this street frontage including Rollo's Donuts.





### **C.R. Harker Subdivision** (Book N, Page 22)

This re-subdivision of the Cook and Branham Addition (portion of lots in Block 19) which consists of 17 house lots between Jackson Street on the south and East Taylor Street on the north, between North Sixteenth and North Seventeenth Streets on the west and east. It was recorded January 19, 1910 for Chas. R. Harker. The remaining portions of Block 19 were created without the benefit of a recorded subdivision.



### **Morrill's Subdivision** (Book 00C, Page 89)

A re-subdivision of Block 24 of the Cook and Branham Addition, it was acquired by John Calvin Morrill in February 1887 (Deeds 90:173), who built his house at the southwest corner of Jackson and North Nineteenth Streets in 1888 (now a City Landmark). Morrill had the Montgomery Rea Company record the subdivision on April 23, 1888. It contains 56 house lots and a new street that bisected the block creating the two current city blocks between Jackson Street on the south, East Taylor Street on the north, and what are presently North Seventeenth and Nineteenth Streets on the west and east. The J. C. Morrill subdivision failed to develop as a residential tract during Morrill's lifetime. He died on March 6, 1895, and when his widow and second wife Sarah S. Morrill sold off his holdings in 1903, only a fifth of the house lots had been sold (Deeds 263:447, 8/11/1903).



After her husband's death, Sarah Morrill began parceling out the land surrounding her home. On March 30, 1897, she sold the remainder of the entire west half of her property on Jackson Street to her husband's business partner Robert Hall (Deeds 192:328). On August 11, 1903, both she and Robert Hall sold the entirety of the J. C. Morrill subdivision to Wesley D. Knapp, excepting the twelve lots that either Mrs. Morrill or her husband had sold to others over the years (Deeds 263:444, 447). Knapp died shortly thereafter, and his widow, Emma A. Knapp, sold off many of the lots in the subdivision. By 1915, the east side of North 17th St. had begun to be developed as single-family residences, but along 18th and 19th Streets, small farms were still prevalent.

### **Blocks 30 and 35 of the Cook and Branham Addition**

These blocks to the east of North Nineteenth Street between Jackson and East Taylor Streets contain residential properties that not are a part of recorded subdivisions.

**Pioneer Homestead Association** (unrecorded)

This tract of thirteen blocks was established sometime prior to 1876 on a portion of a pueblo farm lot that covered what are now Fred Watson Park and the area to the north to East Taylor Street.

**Tract No. 6157** (Book 401, Page 52)

A re-subdivision of the Pioneer Homestead Association tract consisting of 48 lots to the north of Fred Watson Park, located between Jackson Street to the south, Taylor Street to the north and on either side of Monferino Drive. It was recorded August 12, 1977 for Kay Building Company. This recent subdivision of new houses is one of the last in the Greater Northside Neighborhood, replacing one of the last cherry orchards in the Santa Clara Valley when developed in the late 1970s/early 1980s.



From Historical Atlas of Santa Clara County - Thompson and West 1876

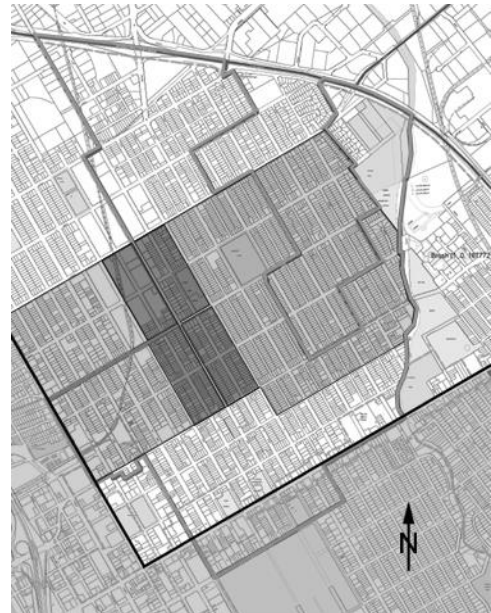
**Divines Survey #1** (Book A, page 44)

Also: **Divines Survey #2** (unrecorded)

This early survey of eight large blocks between East Julian and East Taylor Streets located over a portion of White's Addition to the west and the Cook and Branham Addition to the east was subdivided into 16 blocks in June 1868 by J. H. Reper and recorded by Davis Devine on December 2, 1868. The east half of the survey covered Blocks 1 through 4 of the Cook and Branham Addition, and the west half covered Blocks 4, 8, 12, and 18 of White's Addition. The west and east boundaries are North Seventh and North Eleventh Streets.

Almost half of the northwest portion of Divine's Survey #1 Block 5 at the southeast corner of North Seventh and Empire Streets appears associated with another earlier subdivision and was separated from the Divine Survey by the alignment of the "Old Mission Road." Much of Blocks 9, 10, 13, 14, and 15 did not develop residentially and became home to the cannery area surrounding Cal Pac (Del Monte). Much of the remainder was owned by Monterey speculator David Jacks at the beginning of the twentieth century.

Most of the residential blocks in the two Divines surveys were developed over time. The lot pattern established in the 1868 recording proved to be too big, and most of the parcels were reconfigured. A number of later subdivision's established new lot patterns:



**Bishop's** (Book B, Page 72)

A re-subdivision of Devine's Survey #1 (Block 3), surveyed in 1887 by Herrmann Bros., the recorded map has no date information. It consists of house lots between East Julian Street on the south, Washington Street on the north, and North Ninth and North Tenth Streets to the west and east. Within this block is what now is Rotten Robbie's Gas Station, and on North Ninth Street is a 1890 Victorian House that is reputed to be the first such house designed by local architectural master Frank Delos Wolfe.



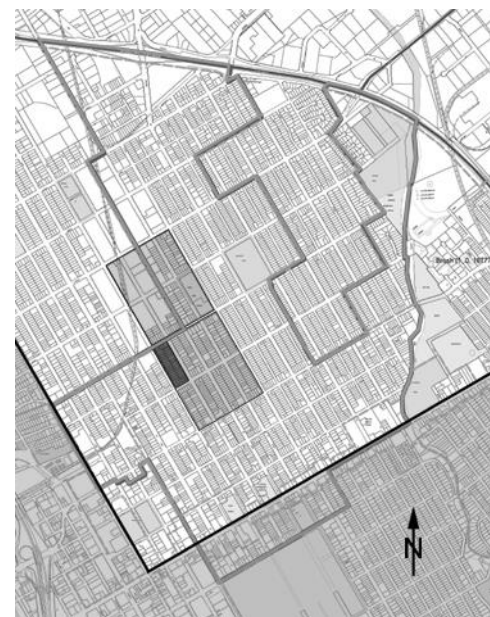
**Clayton Subdivision** (recording not located)

This 12-lot subdivision is located between North Tenth and North Eleventh Streets, mid-block between East Julian and Washington Streets. Date of recording is not known.



**Marten & Callisch** (Book C, Page 101)

A re-subdivision of Devine's Survey #1 (Block 5), recorded May 5, 1888 by (G. A. – spelling not certain) Marten and Louis Callisch (also Callish) Jr. It contained originally 28 house lots located between Washington Street on the south and Empire Street on the north, from North Seventh to Eighth Streets. The San Jose road to Mission San Jose had once bisected this block and is where this early road from the Mexican period made its last turn into the pueblo.



**Grant Elementary School**

Now Grant Academy, this school was constructed in 1877 on the south portion of Block 11 of Divine's Survey #2. The school was originally known as the Empire School, or Second War School, replacing an early elementary schoolhouse located north of East Julian Street along what is now North Fifteenth Street. The school was renamed Grant School in 1892 by the San Jose Common Council in response to advocacy by local resident Tyler Beach, and was destroyed in the 1906 Earthquake. A replacement school burned in 1917, and the third school on this site was demolished in the 1960s and replaced by one-story "open plan" school at the north end of the block. The school district had acquired the properties to the north of the school by mid-twentieth century, removing the houses that had existed on this block.

### **Tracts outside the Original City**

#### **Vestal Tract** (Book A, Page 8))

This tract appears to have been created by Asa Vestal, who settled north of the Original City in the early 1850s. A plat of the subdivision was made in March 1876, and recorded on April 18, 1876. The tract extends on the south from East Taylor Street to East Hedding Street on the north and from North Tenth to North Seventeenth Streets on the west and east, excluding the lands of Henry Naglee which later became the Florence Tract within the southeast quarter of this larger subdivision. Vestal's early house was once located to the southwest of the what is now North Thirteenth and East Hedding Street, and is believed to have been located to North Eleventh Street near East Taylor Street where an early 1850s-1860s house exists today.



The subdivision and development history of this portion of the 13th Street neighborhoods is difficult to determine without additional property research. The area northeast of North Thirteenth Street and Old Berryessa Road had been the first dairy farm in Santa Clara Valley when occupied by George Hobson in the early 1850s. By 1876, the area consisted of small agricultural plots with a number of owners, of which the Vestal family had the most holdings. Portions of the southerly portions of the blocks north of East Taylor Street east of North Seventeenth Street were small blocks associated with the Cook and Branham Addition (Blocks 23, 31, and 36, that were small wedge shaped properties associated with the early property lines of the Pueblo Farm Lot that covered this area. A number of very early older homes are interspersed with houses and duplexes from the later part of the twentieth century, and a number of contemporary commercial uses can be found along North Thirteenth Street from East Taylor to East Hedding Streets.



#### **Roberts Elm Tree Subdivision** (Book O, Page 94)

A re-subdivision of Vestal Tract which consists of 28 lots between East Taylor Street to the south and East Mission Street to the north and North Seventeenth and Nineteenth Streets to the west and east. It was recorded on May 1, 1916 for Carrie M. Roberts (to right).

#### **Berryessa Place - Tract No. 9403** (Book 759, Page 34-35)

A re-subdivision of a portion of Block 12 of Vestal Subdivision consisting of 6 lots is located on Berryessa Road between North Sixteenth to the west and North Seventeenth to the east. It is a recent subdivision recorded on February 2, 2003 for Son Nguyen and Hai Nguyen (not shown).

**Florence Tract** (Book F3, Page 43)

The subdivision covers a plot of land outside of the Original City that in 1876 was owned by Henry Naglee. The tract was recorded on November 25, 1903 by T. S. Montgomery, and consists of house lots between East Taylor Street on the south, East Mission Street on the north, and North Thirteenth and North Seventeenth Streets on the west and east. Development occurred slowing in this tract after 1903.



**Harrison Tract** (Book B, Page 90)

This subdivision covers a plot of land outside of the Original City that in 1876 was owned by E. W. Harrison. The tract was recorded on September 13, 1887 by Brown and Ensign, and consists of house lots between East Mission Street on the south, East Hedding on the north, and North Seventeenth Street and North Nineteenth on the west and east. North Eighteenth Street was for a while called Harrison Street. Development occurred slowing in this tract after 1887.



**Tract No. 5899** (Book 382, Page 37)

This tract consists of 77 lots located on Mission Street, Marianelli Court, and De Mattei Court and is bounded by East Taylor Street on the south and North Bayshore Highway on the west and North Twenty-first Street and Twenty-third Street on the west and east. It was recorded on November 28, 1977 for Kay Building Company (not shown)

**Tract No. 1264** (Book 48, Page 18)

This tract is a portion of the 500-acre lot 15 of the Pueblo San Jose and consists of 21 lots located between East Taylor on the south and East Mission Street on the north, and between North Nineteenth Twentieth Streets to the west and east. It was recorded January 28, 1954 for Ernest and Norma Ghiotto (not shown).

## **ARCHITECTURE AND SHELTER**

History is researched by investigating primary and secondary resources. Just as a history book can serve as a secondary resource for analysis of an area or era and as a diary, or a historic map can serve as a primary resource to understand a more specific instance of history, buildings can also provide primary historical information that illustrates the lifestyle, tools, materials, priorities, economic situations, and values of people from earlier eras.

One story that is told by the buildings in San José is that of the transitory nature of early wood framed houses constructed during the nineteenth century. Without foundations, indoor plumbing or electrical connections, buildings were easily relocated. Many early residents of San José and environs purchased and brought their houses to empty lots in the downtown frame area and adjacent evolving suburban areas. These “itinerant” buildings are sometimes difficult to spot in the field, but can be identified when houses of early styles and construction techniques are found on lots that had no commensurate recorded structures in directories, maps, or deeds from the period. The process of relocating buildings continues to the present, even with the challenges of modern construction. Many redevelopment projects in San José over the last half century have resulted in houses being moved to other San José neighborhoods (and in some cases out of town). Removal of old neighborhoods under the San José Mineta International Airport, construction of the Children’s Discovery Museum and San José McEnery Convention Center, and the recent site preparation for construction of San José Civic Plaza have brought many houses to the 13th Street neighborhoods.

Architectural significance is identified when a building distinctly represents a particular style or building type. In some neighborhoods, certain building styles or types predominate, and the structures that illustrate those patterns are significant for their contributions to the overall character of their surroundings. Vernacular buildings can also be found important for their representation of commonly accepted approaches to design and shelter, even without ornate detailing. Although some vernacular buildings aspire to a specific style by including limited characteristic design elements, such as scroll-cut corbels on an otherwise stylistically simple wood porch, other vernacular buildings can be associated with specific periods solely from their materials and forms. Because much of the historic Second Ward emerged early and evolved slowly, architectural styles and types are interspersed. The architectural significance of most buildings is thus related to individual examples and overall patterns of urban design. Key architectural features that affect the overall urban design of a neighborhood include front yard setbacks, continuity of materials, and building massing, scale, and size.

In the 13th Street neighborhoods study area, buildings significant for their architectural character can be identified using the architectural typology provided on the following pages. Because of the diversity of architectural styles in the study area, a wide variety of buildings may be determined to be historic resources, and these may be broadly dispersed throughout the study area. Buildings from the Early American Period are now rare, and

are usually considered to have some level of architectural significance, even if their historical integrity may be comparatively compromised. Later buildings can be significant for their rarity, utility, beauty, associations, or other ability to convey important information as historic resources.

The 13th Street neighborhoods has a wide representation of architecture from the period after the World War II, but the significance of most of this late twentieth-century building stock has yet to be established. The mid-century buildings have only recently reached fifty years old, the commonly accepted age for buildings to be evaluated for historical significance, and many of the neighborhood's post-World-War-II housing, particularly the multi-family buildings, is much more recent than that. More time must pass before the community can ascertain its significant character-defining resources. The very nature of construction after 1945 has been fast and extensive, so much of what was built is not individually representative of the era.

### **Building and Property Types**

This study focuses specifically on residential land use found in the 13th Street neighborhoods. Although the study is almost exclusively focused on housing, there are commercial, industrial and institutional uses within the study area boundaries. These include restaurants, stores, and historic canneries, as well as parks, schools and churches. Most of the property in the area has been developed with single-family homes - diverse in age, style, and massing – built primarily before World War II. Infill and replacement housing construction continues to the present. Although the area has not been subject to extensive demolition and replacement projects, the pace of remodeling of older houses has picked up in the recent years due to housing demand in the region and growth limits imposed by establishment of the City's Urban Services Area boundary.

In addition to single-family houses, there are also duplexes and multi-family residences throughout the area; a majority of these were constructed beginning in the 1950s and are outside the generally accepted fifty-year threshold used in establishing historical significance, even though they represent a continued pattern of development in the area. Modern apartment complexes in this area are rarely replacements for earlier, single-family residences; most have been built on previously undeveloped parcels or properties that had been destroyed by fire. By the 1960s, the study area had begun to be impacted in its physical makeup with fewer owner-occupied houses, more





division of existing houses into rental units and flats, and the construction of multi-family housing on empty lots or as replacements to older vernacular houses. This infill housing was less clearly representative of specific styles; the designs were primarily vernacular examples of what is now referred to as the “stucco box”, characteristic of common building materials and methods of the period.

The early street grid established parameters that limited the size and massing of buildings in the neighborhood; further subdivisions only tightened the lot sizes. Traditional single-family residences of a variety of styles and ages form the main character of much of this area of the city. Both one and two-story houses are found, as are both vernacular and stylistically elaborate designs. Although there was a transition from single-family residences to multi-family housing in the area during the later part of the twentieth century, most apartment buildings and duplexes in the study area are similar in massing and scale with the surrounding houses even though later apartments took a more boxy form.

Because of their age of construction, as well as the constraints of the parcels, most of the houses in the area have detached garages, some of which were modified from earlier outbuildings. The scale of the parcels prohibits large outbuildings, so most of these garages and sheds are modest in size and form and set well to the rear of the properties. Many parcels continue to include other outbuildings such as storage sheds, and a very few parcels may still have historic structures that were built as carriage houses. Few original agricultural structures are visible in the area; however, some residential-scale agricultural structures, such as chicken-houses and agricultural-use sheds, are shown on Sanborn maps, and some may still remain.

### **Patterns of Design by Style, Method of Construction and Type**

Within the building types noted above are representative examples of many major residential architectural styles popular between the 1850s and the present day. The residences in the area include styles as diverse as early-American farmhouses, Victorian-era single-family residences, later Neoclassical and Craftsman bungalows and cottages, Ranch-style houses and apartments, as well as stripped-down-Modern “stucco-box” apartments and duplexes. Regardless of style, almost all of the residential buildings within the neighborhood are of conventional wood-frame construction; however, there are also a few board-wall houses and a few hollow-core masonry houses. The dates that are included in the following analysis are not firm; the popularity of specific styles tends to cross timelines.



## Pre-American-era Structures

### *Prior to 1850*

There are no known extant resources associated with the Spanish and Mexican Periods (1769-1846) in the study area. The area northwest of North Seventh Street from about East Julian to East Taylor Streets was an area that had developed during these periods for agricultural use, but these *suertes* are not known to have contained structures.

## National Style and other early pre-railroad vernacular forms

### *1850s to early 1870s*

Of the earliest American-era buildings in the subject area, only a few may still be extant and are of the vernacular National style. These buildings are modest in size and plain in appearance, so are not always recognized as potentially significant. The circa 1860 Vestal House, located on North Eleventh Street near East Hedding Street is typical of this period<sup>6</sup>. A number of these National style houses can be found in the area of the Original Survey. Many of these mid-nineteenth-century vernacular houses are of board-wall construction. They have simple, steeply gabled roofs and rectangular footprints, and their board-and-batten siding is integral with their structure although they may have been clad with lapboard or channel rustic siding. The houses are referred to as National style, representing the simplicity and universality of their forms. National style houses can have

added detailing that shows some stylistic influences, such as turned porch posts, Tudor headers, or Gothic Revival eave trim, but most in the area are very plain. Early vernacular wood-frame residences—usually balloon frame—also most often took a National-style form; these simple houses also had moderately to steeply pitched, gabled roofs covering simple rectangular floor plans or “L”-shaped plans; however, changes in construction techniques and the availability of locally milled materials allowed somewhat larger footprints and provided a more polished exterior siding material. In addition to a widespread use of channel-rustic siding, the houses had the boxed eaves, simple projecting porches, and plain, flat-board trim



<sup>6</sup> This historic house is likely associated with Asa Vestal, a Quaker, who came to San José and settled in the north end of town in 1851. Vestal was responsible for the early subdivisions in this area.

characteristic of this era. Windows, if they haven't been replaced, are usually two-over-two or six-over-six double hung wood sash. Many have been re-clad with stucco, asbestos shingles, aluminum, or plywood envelopes. The re-clad houses are generally reversible to their earlier character, although recent remodeling trends that include new window inserts reduce the integrity of these rare houses to where they no long can convey their historic character.

### **Italianate and Western False-front houses**

#### ***1860s and 1870s***

As American influence in the area increased after California statehood, construction of wood-frame houses increased throughout the area. The first Sanborn Fire Insurance maps for the area, after this period, cover about half of the study area, as much of the land in the northern portions of the city were still in agricultural use on large lots. Much of the materials and detailing were similar to those of the earlier National-style houses, such as channel-rustic siding and boxed eaves; however, fashionable buildings became Italianate in style, and vernacular buildings started to incorporate Italianate elements. The construction methods were sturdier, utilizing redwood lumber for balloon framing. The larger houses in the area took on a distinctive Italianate form: two stories on a raised pony wall, with a concealed low-slope roof, often hipped. They have wooden quoins outlining their vertical front façades and rows of Italianate corbels accenting their high, square cornices. Some of these houses have symmetrical façades; however, even the later asymmetrical versions have a strong, centralized focus rather than an impression of complexity and multiple parts. Some have projecting wall bays with additional quoins, and some have gabled pediments. Their porches are small in footprint, so they are vertical in appearance, with classical columns or turned posts supporting pediments or balustrades. One vernacular form from this time period is the Western False-front house. The intent is to create a strong rectangular front façade while the house behind it is a smaller, and more traditional gabled- or hipped-roof structure.

The City Landmark Donner-Houghton House, located on East St. John Street.



**Victorian-era Designs: Queen Anne, Eastlake, and Shingle-style houses and cottages**  
*1880s to late 1890s*

Victorian architecture refers to designs roughly associated with the period of the reign of Queen Victoria of Great Britain—approximately the last quarter of the nineteenth century. Within this catchphrase are a number of specific styles that have some commonality and some differences. Generally, the common traits include a sense of verticality expressed in the proportions of the massing, trim, and windows and doors. Asymmetry is also an attribute of Victorian architecture; in particular, most houses from this era have asymmetrical towers, bay windows, gables, porches, cantilevers and other projecting objects that interrupt the basic, underlying house form. Much of this era of design focuses on elaborate decorative elements such as brackets, spindlework, Eastlake carved trim, complex shingled window surrounds, etc. The various styles are built of frame construction, often platform-framed for differentiation between the first and second floor plans. This lightweight or “western” construction method slowly replaced the earlier “balloon framed” houses of the National and Italianate styles.



Queen Anne houses and cottages are present in both stylistically clear and vernacular forms in the 13th Street Neighborhoods. Queen Anne houses typically feature asymmetrical façades with a combination of hipped roofs and decorative gables, as well as angled bay windows and turrets. The style is well known for ornate trim, including scroll-cut brackets and decorative window surrounds. Porches on Queen Anne houses usually project from the building mass and feature turned columns and additional ornate trim. Queen Anne cottages have traditional hipped main blocks with a single, projecting gable, often featuring angled bay windows; they have less ornate trimwork, but still include some porch brackets and other delicate features.

Shingle-style houses are recognized by their broad, gabled forms—often multiple stories or half-stories are protected by the same gabled roof. Shingle-style wall walls have cantilevers, bays, and eyebrow forms that are frequently shingled to cover these complex articulations. Shingle-style houses often include Neoclassical-style porch columns, window casings with pilaster trim, and heavy brackets and dentils.



Victorian Farmhouses are the later versions of National-style forms with vernacular “Victorian” elements utilized within the porches and eaves. The roof pitches, siding type, window proportions and sash types are subtly different from the earlier National-style buildings, although most of these utilize balloon framing like their predecessors.

## **Twentieth Century: Prairie-style and Four-square houses**

### ***Late 1890s to mid-1920s***

Traditional Prairie-style proportions include blocky massing with a horizontal emphasis, and the buildings are strongly grounded. The strength and solidity of these houses is most often expressed with a tall first floor—often created by a trim band or change of materials at the apron level of the second floor windows; not only does this create a substantial base, it also accentuates the horizontality of the upper portion of the elevations. Additional strength is conveyed by wide doorways and heavy posts. Additional horizontality is conveyed by deeply cantilevered, boxed eaves and ribbons of windows. Smaller details that express the Prairie style include geometric art-glass windows, windows with Prairie-style lite patterns (compositions of rectangles and squares) and stripes of trim. Foursquare houses are a practical, vernacular expression of this transitional time between Victorian-era verticality and Craftsman horizontality. Their exteriors are relatively unornamented, and their name refers to their room configuration. Some four-squares have recessed porches, but usually they have applied front stoops with simple porch roofs.



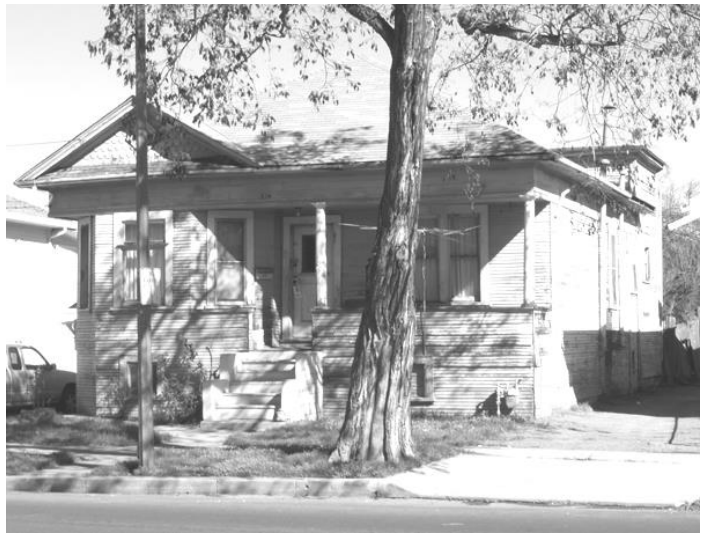
Specialized versions of the Prairie-style house in the downtown frame are buildings designed by the firms of Wolfe and Wolfe, and Addison Whiteside. Wolfe and Wolfe built a number of flat-roofed, stucco clad Prairie houses and apartments from about 1913 to 1917. These residences represent unique building forms closely associated with the work on Frank Lloyd Wright during the early part of the twentieth century, and are easily identified by their low cantilevered eaves and Art-glass windows. Following Wolfe and Wolfe into the early 1920s, designer-contractor Addison Whiteside built similar houses but with low-sloped hipped roofs; the buildings almost appearing as if designed in the 1950s, but are recognizable by their classically inspired entries and Craftsman windows. Somewhere between these two Prairie-style designers, Frank Delos Wolfe's early partner Charles McKenzie also worked in this idiom. McKenzie also designed the present Holy Cross Church building on Jackson Street.

## **Craftsman and Neoclassical Bungalows**

### ***1905 to 1925***

The 13th Street neighborhoods have some concentrated enclaves that exhibit simple Craftsman-style residential design, and there are a large proportion of Neoclassical cottages distributed throughout the whole Second Ward. Most of the neighborhood's houses from this era are vernacular, but, nevertheless, embody the design aesthetics presented in such magazines as *Craftsman*. Craftsman bungalows built during the early twentieth century have a heavy, horizontal orientation that is often highlighted by long

porch beams, broad eaves, and ribbons of windows. A majority of these houses in the study area are one-story or one-and-a-half stories. Craftsman-style houses include a variety of features that set them off from other buildings: knee braces at their gable ends, outlookers, massive porch posts and/or truncated posts that rest on solid, sided porch railings, exposed rafter tails and other expressions of joinery, and wide front doors, as well as double-hung and casement windows with horizontal or square, rather than vertical, proportions. Often, Craftsman bungalows have cantilevered, square-bay windows, including corner bays that step out in two directions. Neoclassical cottages have similar horizontal or cubical proportions as Craftsman houses, and use similar materials; however, their distinctive features include the small hipped or gabled dormers at their usually hipped roofs that also sometimes have forward-facing gabled pediments. These houses have modest turned columns and solid porch railing, and a great many have recessed porches and shallow angled bay windows tucked under boxed eaves. Greater Northside also has a few shingled Craftsman-era houses with hipped roofs and recessed porches, but the common siding choices from this timeframe include tri-bevel siding, simple lap siding, and stucco.



### **Renaissance Revival** *1910s through 1920s*

At least one house in the study area is Renaissance Revival. This design is related to Classical Revival or Neoclassical designs, as it includes classical columns and detailing. Such identifying detailing includes applied swags, Palladian windows, and more ornate cornices and porch trim. (No photos are provided of this style in this report).



## **Eclectic Revival Styles: Spanish Eclectic, Normandy Cottage, and Tudor Revival Colonial Revival**

### *1920s and 1930s*

Over time, Craftsman-style houses began to take on new exterior detailing reminiscent of historic and international examples, such as half-timbered gable ends, and after the First World War, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, French Eclectic, and others became popular. Even very modest residences included Eclectic Revival detailing, such as Spanish tile roofs, raised and inset plaster ornament, arched porches and arched picture windows, shaped buttresses, and the occasional ornamental column. In addition to including wood-framed houses, this period also included the occasional use of hollow-core masonry block. This building material is somewhat rare and representative of an era, beginning about 1926. Following World War II, hollow-core concrete masonry block came into common use, but primarily for commercial and industrial buildings.



Growing out of a similar desire for traditional and historical forms, some houses from this era were Colonial Revival. Looking to colonial New England and the Middle-Atlantic states for design features, designers included gambrel roofs, cantilevered upper stories, blocky proportions, shuttered windows, and classical pediments over symmetrical front entries.

One of the new building types that emerged in this period is the automobile garage. Although early garages were sometimes based on carriage-house prototypes, and so were detached, had board walls and board-and-batten doors, garages soon were being built along with the primary residences, and so matched the materials and forms of the house.



## **Minimal Traditional**

### ***Late 1930s through 1950s***

Some vernacular houses, particularly in the 1930s and early 1940s, were built very simply in what is referred to as “Minimal Traditional style.” In the study area, the style is most often displayed with one-story, unadorned, stucco houses with gabled roofs, shallow eaves and simplified porch designs. Within the Minimal Traditional style evolved a distinctive, 1940s, residence that features simplified roofs, often hipped, and horizontal window lites, often steel casements but also sometimes double-hung wood sash. Detailing in these later buildings is somewhat less traditional and more typically geometric, particularly accentuating horizontal lines, such as a pattern of horizontal rails between the porch posts. Interesting versions of houses from this era have corner windows with thin corner posts. Minimal Traditional buildings are a transition between the revival styles into post-war Ranch-style houses. (No photos are provided of this style in this report).

## **Art Deco, Art Moderne, and Early Modern**

### ***Mid-1930s to early 1950s***

While Modern architecture began to appear in Santa Clara Valley in the mid-1930s, there are few examples of buildings with these stylistic characteristics in the study area. The historic Shasta Market at North Seventeenth and Empire Streets is a rare example by local modernist architect Donnell Jaekle, and other commercial buildings along North Thirteenth Street were also designed in the Art Deco and Early Modern variants. However, there is little evidence of the influence of the Modern Movement in the residential areas. One of the most significant Art Moderne residential complexes is located in the Second Ward, but just north of the study area, immediately south of Jackson Street between North First and Second Streets.



## **Ranch Style**

### ***Late 1940s and 1950s***

The thirties and early forties were a lean time for construction; the financial atmosphere and the need to use materials for the war effort diminished the ability of people to erect new buildings, but after World War II, the boom years began. Although a large proportion of Ranch-style houses in California are traditionally found in groupings of similar houses within large subdivisions, vernacular and custom Ranch-style residences—both large and small—were also built throughout the study area, interspersed with earlier parcels. The Ranch style, championed by *Sunset Magazine* in the late 1940s, included mostly single-story construction under hipped roofs, rooms that opened into the landscape, and attached carports or garages. Typical features of Ranch-style houses include simple posts at the recessed porches, horizontal ribbons of window sash, often



with steel casements, and geometric fascia gutters. Some houses of this genre have an oriental treatment, with especially broad or bell-cast eaves, gabled hips, and special front door designs. A decorative feature that often was used to create a more horizontal line was brick wainscoting. In the study area, Ranch-style design is represented as both single-family residences and apartment buildings. The apartment buildings from this timeframe tend to have hipped or low front-gabled roofs, two types of siding accenting the horizontality of the façade. Some have corner steel windows; some have details that refer back to the surrounding Eclectic Revival houses, including some with Spanish Eclectic tiles and forms.



### **Modernism: Stucco Duplexes, Ranch-style and Modern “Shoebox” Apartments**

#### ***Late 1940s to the about 1980***

Mid-century Modernism began to reach widespread popularity, as its simplicity was both practical and aesthetically pleasing for commercial and industrial construction in the post-War economy. The character of this style comes from wide wall planes under flat roofs with little or no trim around large windows and simple doors. Ribbon windows and some angular trim or elements often accentuated the horizontality, but the primary focus was the overall rectilinear massing. Bay Regional style is a regional variation of Modernism, focused on the use of local materials for the exterior finishes; specifically, the forms of such buildings are geometric and Modernist, but the siding and trim might be wood, such as v-groove siding. Single-family residences in the study area seldom utilized this style; however, the multi-family residences were most often Modernist in style. Of particular note in San José, and in the study area specifically, are “shoebox” apartment buildings. Rectangular in plan and elevation, with flat roofs and little trim, the massing of these two-story, two-unit-wide buildings resembles their namesake. These apartments sometimes respect the front and side yard setbacks of the earlier parcels, and so have a front façade similar in size to surrounding houses; however, some apartments include parking at the front façade; these examples are less visually compatible with the neighborhood. Some duplexes and apartment buildings represent a subset of Modernism that is referred to as “Stucco Boxes.” These vernacular buildings are virtually devoid of all ornament. A common variant of the Stucco Box includes open carports or garages in the front; some have open-tread exterior staircases.



## Envelope Replacement Projects

### *1950s to present*

Since the mid-twentieth century, many residential structures in the study area have been the subject of envelope replacement projects. Remodeling the exterior of buildings is not a new phenomenon although historically most renovation work has tended to focus primarily on re-roofing or replacement of deteriorated window sash. Buildings that were relocated during the early twentieth century often had their porches replaced, new foundations built, and additions added to expand the



useable floor area. Starting about the mid-1930s, house renovators began to cover wood siding with asbestos shingles. Stucco re-cladding became more popular after World War II. Later, aluminum siding was promoted by large retailers such as Sears to cover wood siding, and sometimes aluminum windows, particularly aluminum sliders, replaced original wood windows. Vinyl siding was also used after the late 1950s.

In recent times, envelope replacement projects continue in the 13th Street neighborhoods. The most common cladding types used today for envelope replacement projects are stucco and textured plywood. While simple over-cladding with a modern material is often reversible, many remodeled structures lose their historic character permanently when new siding is combined with either window frame replacements or the removal of trim features from the house or porch. The changes in vinyl window technology in the last 10 years, along with the windows being intensively marketed as inserts to the general public, has resulted in the recent transformation of much of the historic building fabric within the 13th Street neighborhoods.



## PLANNING AND REGULATORY ISSUES

### **Conservation Planning in the 13<sup>th</sup> Street NAC**

The Strong Neighborhoods Initiative (SNI) is a partnership of the City of San José, San José Redevelopment Agency, and the community to build clean, safe, and attractive neighborhoods with independent and capable neighborhood organizations. The City and Redevelopment Agency have committed funds to the Strong Neighborhoods Initiative effort, and this context study is an outgrowth of that commitment, funded by the 13<sup>th</sup> Street NAC itself in concert with the National Trust for Historic Preservation.

The stakeholders within this planning process are the residential neighborhoods and neighborhood business districts, which are comprised of areas represented by four neighborhood associations: Northside Neighborhood, Hensley Historic, Julian-St. James, and Horace Mann, and two commercial districts along North Thirteenth and East Santa Clara Streets.

Within the *Plan Vision*, the revitalization of the 13th Street neighborhoods will include protecting and enhancing neighborhood character, condition, appearance and safety, while ensuring the availability of neighborhood services and amenities, for a diverse and vital residential population.

Within the *Plan Concepts - Conservation and Development* - focus is on the resources and assets of the individual property owners and residents within the neighborhood, their homes, businesses, and property resources. Strengthening neighborhood residential fabric emerged as one of the primary concepts for future action within the community discussions during development of the Plan.

The *Goals and Objectives* of the Plan have shaped recommendations for specific actions and projects. While all of the goals and objectives should be used as a reminder of the aspirations of the community and as a measure of future success, two specific goals are related to the purpose of this historic context study:

#### **Goal 2. Enhance the neighborhood fabric and quality of the existing residential resources.**

##### ***Objectives:***

1. Assure that new development is compatible with each neighborhood's scale, character, and architectural heritage.
2. Minimize displacement of existing housing including rental housing, and ensure that the concerns of displaced tenants and neighbors are addressed.

3. Encourage the preservation and architectural integrity of existing older homes and buildings through, compatible conversions, and responsible management of these existing resources.
4. Increase code enforcement to improve safety and appearance of neglected houses and apartment buildings.
5. Encourage the infill of new residential development with a strong affordability component on the vacant lots in the neighborhoods.
6. Reduce the impact of incompatible adjacent uses.
7. Existing legal, non-residential uses on residential streets should be encouraged and/or required, as appropriate, to operate in a manner that is consistent with their surrounding residential environment, curtailing noise, odor, litter, and the storage of business related vehicles on public streets, front setback areas, sidewalks, etc.

**Goal 16: Emphasize measures that result in desirable improvements to the neighborhood, resorting to penalties only as a last resort.**

***Objectives:***

1. Explore the removal of illegal uses.
2. Explore the rehabilitation, reuse or removal, if necessary, of abandoned buildings.
3. Explore the removal of abandoned vehicles in a timely manner.
4. Increase City staffing to improve code enforcement.
5. Integrate work of the City's historic preservation staff into the code enforcement actions to protect historic properties within the designated historic district.
6. Increase coordination between the City's historic preservation staff and other City departments (e.g. permitting, etc.) to improve preservation of historic properties throughout the neighborhood.
7. Streamline the permit process for appropriate improvements but strengthen historic code enforcement.

**San José Preservation Planning Program**

The City of San José General Plan contains seven Major Strategies that identify objectives to provide for a broad framework for consistent interpretation and application of the Plan's individual goals and policies. Of these strategies, the Urban Conservation/ Preservation Strategy recognizes the importance of sustaining viable neighborhoods, as they are irreplaceable assets. The Plan notes that residents have a need to belong to a neighborhood or an area with community identity that promotes civic pride. In addition to maintaining and improving services through economic stability, preservation of specific structures or special area contribute visual evidence to a sense of community that grows out of the historical roots of San José's past. Historic and architectural structures add inestimable character and interest to the City's image.

The Strategy is defined by specific goals meant to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically and archaeologically significant structures, sites, districts and artifacts. San José 2020 General Plan goals and policies on cultural resources include a specific Policy #4 pertaining to historic districts:

*Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.*

This mechanism for implementation of the historic district policy is defined within the City's ordinance on historical preservation in Chapter 13.48 of the Municipal Code. Conservation Areas, which are listed and defined within the City's Historic Resources Inventory, are "established to provide a designation tool to recognize as well as to preserve and enhance the character of qualifying neighborhoods" according to the ordinance, as amended April 6, 2004.

In year 2000, the City Council adopted an ordinance amending the Zoning Code to include discretionary review of certain single-family house permits. These permits are required for residential remodeling and new construction when maximum height or floor area ratios are exceeded, or when the property is listed on the Historic Resources Inventory.

In early 2006, the City Council updated its policy for the preservation of historic landmarks. Originally adopted on December 8, 1998, this revision, adopted May 23, 2006, strengthens and clarifies language that gives high priority to the preservation of candidate or designated landmark structures, and also expands that policy to sites and districts. The policy change also facilitates the consideration of City, State, and Federal financial incentives for preservation and/or adaptive reuse of these structure, sites and districts.

San Jose's program for historic preservation however does not provide for a systematic on-going tool for the identification of historic resources other than through the land development processes. Due to competing demands and the sheer volume of work in the Planning Division, the procedures for comprehensively tracking identification activities, record keeping and distribution of information are inadequate.

The recommended research methodology for inventories undertaken in the City of San José is outlined in the *Survey Handbook*, dated March 1992. This handbook was prepared by Glory Anne Laffey of the firm of Archives and Architecture as a part of San José's 1991/1992 Update to the Historic Resources Inventory. The material in this handbook continues to be of value for future survey work. The explanatory information on the State of California DPR523 forms within this manual is out of date; since the State forms were revised in 1995, (an example of this form is provided in Appendix III).

Surveys should be prepared to be consistent with the *Secretary of Interiors Standards for Identification*. The standards provide a procedural baseline as follows:

- Standard I. Identification of historic properties is undertaken to the degree required to make decisions.
- Standard II. Results of identification activities are integrated into the preservation planning process.
- Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

In general, San José survey work occurring after 1990 is adequate, but has been limited in scope within the context of the City as a whole. The Ad-hoc Survey Committee of the San José Historic Landmarks Commission recommended specific policy recommendations in 2002, with the following principles as a means to help the City of San José's Planning Division, the Redevelopment Agency and other outside interested parties obtain accurate historical resource data:

- *Professionalism and correctness of information are extremely important to the credibility of data collection.*
- *Potential historic conservation areas should be clearly defined.*
- *Areas in older neighborhoods targeted for development should have highest priority for survey work.*
- *Work undertaken by outside agencies and members of the public should be incorporated into the city's planning data systems.*

### **Future Survey Work and Designation Activities in the 13<sup>th</sup> Street Neighborhoods**

The 13<sup>th</sup> Streets neighborhoods consist of about three to four thousand properties, of which the majority of those properties have structures over 50 years in age. Little identification activities have occurred to date to determine the quantity and significance of historic properties in this large inner-city neighborhood. As indicated in the initial findings of this report, surveying the 13th Street neighborhoods presents great challenges for a variety of reasons. The primary challenge will be to determine an approach that can address efficiently the sheer size of the area with limited funding. With almost 200 blocks of thousands of buildings and multiple layers of history that overlap relatively irregularly, the neighborhood demands a unique survey methodology in the City of San José.

The consultants of this study conclude that targeting individual small neighborhoods for designation is not a reasonable methodology for approaching neighborhood preservation as a part of the SNI revitalization initiative. We believe that the unique characteristics of San José's Original City require a comprehensive survey and the development of a Conservation Area overlay outside of the Hensley Historic District for the area as a whole.

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## APPENDIX A

### **POLICY RECOMMENDATIONS - San José Historic Landmarks Commission**

*Draft Survey Memo – August 22, 2002*

- The City Council should fund updates to the Historic Resources Inventory through professional-level survey work on an on-going basis. Immediate focus should be on developing methodologies that insure the development of reusable and cumulative information data files. Professional level work, under the direction of a survey coordinator should commence in small scaleable projects with direct community and commission involvement.
- A new position of “Cultural Resources Survey Coordinator” should be established within the Planning Division under the direction of the Historic Preservation Officer to provide long-term guidance to the cultural resource survey program. Besides managing the implementation of specific survey projects, this person would also be responsible for the integration of professional resource surveys such as BART, VTA, CDBG, Federal Section 106, private development reports, neighborhood-initiated surveys and volunteer work, into the City’s data system.
- Initial focus should be on the SNI areas for high-priority work due to proposed City investment and development pressures. Survey work within these areas should be managed by the Planning Division to insure that the information generated is consistent with existing data management systems and can be properly integrated into the Graphic Information System (GIS).
- Potential Conservation and Landmark Districts should be studied Citywide at the context level to identify historic development patterns as part of comprehensive survey work. Building-by-building surveys of the single-family residential districts should be a secondary priority for the near future unless the need evolves through community-based planning initiatives, such as the SNI program.
- The system of evaluations and ratings should be updated, and based on the criteria of the California Register of Historical Resources. The description of the California Register criteria (which includes local significance within its framework) should be enhanced for local implementation so that it clearly defines what is important to the local community.
- The 1992 *Survey Handbook* should be updated and maintained to current survey methodologies and DPR523 forms.
- The *Guidelines for Historic Reports* (last revised 10/27/98) should be reworked to define better when Historic Reports are needed and to simplify their preparation. Short-form evaluations should be developed and their format clearly defined. The roles of the Landmarks Commission and professional planning staff should be more clearly defined in providing peer review for assessing historical significance.
- The City should expedite the retrieval and centralization of historic building permit data (indexes and permits). The Planning, Building & Code Enforcement Department has undertaken a project to image these documents and to make them digitally available for public and staff research, and should be encouraged to expedite the filming and incorporation of historic records. Some of the historic data has been dispersed to History San José, San José State University/Sourisseau Academy, and San José Public Library for preservation.
- The City should identify and retain other documents which should be made available to the public and staff for research which would assist in the documentation of historic and cultural properties, including such items as landmark designations, Mills Act agreements, planning overlays, façade easement agreements, historical evaluations, etc.



## APPENDIX B

### ***A BRIEF HISTORY OF HISTORIC RESOURCE SURVEYS SAN JOSÉ***

(excerpted and updated from the August 22, 2002 *Survey Memo*)

The apparent first historic resources survey of the greater San José area occurred in late 1944 as a part of the activities of the Citizen's Planning Council of Greater San José. This council, interested in the identification and preservation of historic resources, initially created a list of 20 sites and monuments. By June 1945, the 20-member Historic Landmarks Committee of the council had identified 32 sites and buildings, and 6 graves of historical significance, which were presented at a public event on June 6, 1945, presented by City Historian Clyde Arbuckle and toasted by Herbert C. Jones. By 1949, this advocacy group had evolved into the City of San José's Historic Landmarks Commission, and over the next 25 years became the major catalyst for the establishment and development of the San José Historical Museum.

The first historic resources survey by a public agency to encompass the greater San José area occurred in April 1962 within the regional "Preliminary Inventory of Historical Landmarks in Santa Clara County" prepared by the County of Santa Clara Planning Department. This report, the first document of its type in the region, identified 123 buildings and sites of significance in the county, presented a case for historic preservation consistent with the then County goals of **community identity** and **conservation of resources**, and proposed a planning program to include a County landmarks commission (modeled after the previously established commissions in the cities of San José and Santa Clara), an ongoing process of identification and evaluation, and incorporation of specific plan for historic preservation within the County General Plan, that was to be called "Plan for the Preservation of Historical Landmarks." The document also identified specific policy directives, such as (1) "public acquisition" which later was institutionalized within the County Parks Charter Fund, (2) use of federal and state funds for park acquisition to include historic sites, (3) "urban renewal" as a means of protection and restoration, (4) promotion of "adaptive reuse", "relocation" and a means of preservation including grouping relocated buildings into museum settings (proposed for the fairgrounds and later established on Senter Road), rural museums such as New Almaden and Henry Coe State Park.

The County followed with an update in 1975, and a more significant publication in 1979. Also in 1993, the Burbank Historic Home Survey (within San Jose's sphere of influence) was conducted by Mardi Bennett<sup>7</sup>. A revision to the county-wide inventory, prepared by Beth Wyman<sup>8</sup>, excluded properties that lie within the jurisdiction of the cities and towns within the County. Under County Heritage Resources Coordinator Dana Peak, a more systematic update of properties in the unincorporated county began in the 2001-2002 fiscal year, and the final survey documentation prepared by Archives & Architecture is presently in final edits at the County.

During the late 1960s and early 1970s, the media began to focus on the public's concerns about destruction of the area's physical resources, then driven by community redevelopment advocates and the new San José Redevelopment Agency. In September 1973, the City of San José, with the urging of the Landmarks Commission, began its first "windshield" survey of historic resources within the City limits, with a budget of \$3000. The resulting inventory, completed in April 1974, was entitled, *San José Visual Inventory of Historic and Archeological Sites*. Coordinated by Thomas M. King under contract to the City of San José Parks and Recreation Department, the effort was assisted by the help of approximately 71 volunteers including a large number of college students. It is often referred to as "the King Survey." The city was divided into planning areas, and in the Central Planning Area, the 13th Street Neighborhoods was divided into Original Survey, Naglee Park, White Addition, Cook and Branham Addition, and Hyde Park-North. This first windshield survey in the 13th Street Neighborhoods identified 241 properties of potential historical significance within the study area.

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<sup>7</sup> Marti Bennett was a mayor of the Town of Los Gatos, and first Executive Director of the California Preservation Foundation.

<sup>8</sup> Beth Wyman was a mayor of Morgan Hill and recently retired as instructor in Historic Preservation at SJSU.

This survey utilized additional research that had been initiated by the Junior League of San José. The Junior League had been responsible throughout the Bay Area in initiating architectural resource surveys, and had helped publish a number of books during this period enlightening the region about the architectural heritage of the Bay Area. In the early 1970s, League volunteers had surveyed some 1,500 buildings in the County, and had prepared written listings of 350, which were published in Phyllis Butler's 1975 book *The Valley of Santa Clara, Historic Buildings, 1792-1920*<sup>9</sup>.

The King Survey resulted in publication of *San José, an Inventory of its Historical and Architectural Heritage by the San José Historic Landmarks Commission* in 1975, and an adoption of San José's first Historic Preservation Ordinance that same year. While the publication displayed only a sampling of the historical structures from the survey, it did list designated city landmarks, heritage trees, local registered California Historical Landmarks and a list of sites yet to be researched.

This first San José Survey was followed by a second survey in 1977 of the Central Planning Area. This survey was under the direction of Museum Director Don De Mers and Curator Dan Peterson of the San José Historical Museum, with Kathleen Kaiser<sup>10</sup>. The later stages of this survey were under contract to Urban/Rural Conservation [Patti Dunn Dixon and William Zavlaris<sup>11</sup>]. Coinciding with publication of *A Handbook for the Preservation of Landmarks in San José* by the City of San José Department of Parks and Recreation, this survey was partially funded under the National Historic Preservation Act of 1966 through the California State Office of Historic Preservation, with a grant of \$7,875. Within sixteen neighborhoods and the central business district, 1,800 structures and community design features were identified, 300 California DPR forms were completed, and 20 National Register Applications were completed. The recorded sites were subsequently adopted in 1978 by the San José City Council as the "official survey of historic places" to be added to the existing list of City Landmarks.

This survey was amended by a second phase, which began in October 1979, also cosponsored by the State Office of Historic Preservation. The firm of Urban/Rural Conservation prepared the supplemental study, which reviewed and re-classified the 1,800 sites according to their level of significance. The report, entitled *Historic Preservation Plan, City of San José*, also provided recommendations for the creation of an on-going program for historic preservation within the City. This supplementary study was largely in response to the emerging requirements of the California Environmental Quality Act, and constitutes the last comprehensive survey of properties in the 13th Street Neighborhoods.

In 1981, the San José Historic Landmarks Commission supplemented the work of Urban/Rural Conservation by including within the Inventory, citywide resources identified in other surveys, such as the Santa Clara County Heritage Resource Inventory. In 1983, the commission also published a "San José Preservation Plan" for the downtown area, in companion to focused efforts by the San José Redevelopment Agency on the Market Gateway and Century Center Redevelopment Areas.

In 1986, the San José City Council adopted Resolution 58957 approving the use of the Historic Resources Inventory as a reference guide for land use and development planning and authorized the Historic Landmarks Commission to maintain the Inventory. This catalogue of over 2,000 historic structures was published in January 1987.

*In 1989 the Plan for the Past*, developed by the City Council appointed Committee for the Past, refocused attention on historic preservation in 1989. Adopted by the San José City Council on October 17, 1989, the Plan called for, among other initiatives:

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<sup>9</sup> Ms. Butler was the founding chair of the Santa Clara County Historical Heritage Commission.

<sup>10</sup> Kathleen Kaiser (later Gualtieri), would become State Historic Preservation Officer.

<sup>11</sup> Patti Dixon is now Patti Leach, and currently is the Director of Hermitage, the home of Andrew Jackson Museum in Tennessee. William Zavlaris works for Community Housing Developers of San José.

*Whereas the existing Inventory presents an excellent foundation, The Plan For The Past encourages completion of additional historical and architectural data in order to derive a complete survey of historic structures. This survey should initially identify areas of significant historic resources within the Downtown Core and Frame areas of the City and ultimately provide a complete citywide survey.*

In 1989, the San José Historic Landmarks Commission also developed a formal numerical evaluation rating system. This system was developed using the model designed by Harold Kalman of Canada (Kalman 1980). The Department of Planning, Building and Code Enforcement amended it in late 1998. The amendment by the City provides additional weight to properties that are listed (or potentially listed) on the National Register of Historic Places or the California Register of Historic Resources.

Also in 1989, the San José Landmarks Commission undertook work to update the Inventory in the downtown area in preparation for the development of the Downtown Strategy Plan by the San José Redevelopment Agency. While constrained due to the volunteer nature of the effort, the Commission studied three particular areas and found at least 100 properties that were potentially historically significant and needed further study and documentation.

The San José Planning Department initiated a comprehensive update of the citywide Inventory in 1991, contracting with Archives and Architecture in this effort<sup>12</sup>. In March 1992, A&A completed the *Survey Handbook*, providing a definitive guide to future survey work within the city as a part of the first phase of the work. A context statement for the City was also prepared, along with a first phase of actual survey work, which focused on unreinforced masonry structures (URMs), the outcome of the 1987 Loma Prieta Earthquake. The URM study was the first systematic update of the Historic Resources Inventory in the downtown area since the late 1970s. Phase Two of the survey focused on two historic themes at the citywide level: Industry and Manufacturing, and Transportation and Communication. A&A prepared focused context statements for the two studied themes; the remaining themes have not yet been developed. Additional overlay themes have also been identified but not yet developed since the adoption of the original context statement in 1992.

In 1998, the San José Planning, Building, and Code Enforcement Department contracted with Archives and Architecture to undertake a survey update of historical resources in the downtown core area. Initial work identifying and compiling existing cultural resources information was done by Glory Anne Laffey. Mrs. Laffey passed away in Spring 1999, prior to the beginning of the field survey work, but the contract was re-assigned to her team under the direction of Dill Design. This survey update was completed in October 2000.

In late 1999/early 2000, the Planning Division contracted with Architectural Resources Group of San Francisco to survey the downtown residential frame area surrounding San José State University to State Route 280. This survey was completed in 2002, and properties identified as eligible for the Historic Resources Inventory were subsequently added by the Historic Landmarks Commission in 2003/2004. Archives & Architecture supplemented the work of ARG in 2004/2005 by preparing nomination of the Reed City Landmark Historic District for the UNC that has oversight for the South Campus area.

In the recent past, the City's first Conservation Area to be designated by City Ordinance was documented by Archives & Architecture and for the Market Almaden area south of the San José McEnery Convention Center. The designation in 2004 has been followed by a survey of Japantown by Carey & Co. of San Francisco (still underway). Also in process is a future landmark nomination of the potential Lake House City Landmark Historic District in the Delmas Park SNI Planning Area, a potential historic district or conservation area within the Martha Gardens portion of the Spartan Keys SNI Planning Area, and a preliminary historic context statement in the Washington SNI Planning Area; these three studies being conducted by Archives & Architecture for the SNI program.

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<sup>12</sup> Archives and Architecture, founded in 1991, was the sole proprietorship of Glory Anne Laffey, Historian. The present firm consists of Glory Anne's sister Charlene Duval, Historian, Franklin Maggi, Architectural Historian, and Leslie Dill, Historic Architect and Architectural Historian.

### APPENDIX III

#### Sample DPR523 forms (Primary Record)

|  |   |
|--|---|
| State of California – The Resource Agency<br>DEPARTMENT OF PARKS AND RECREATION<br><b>PRIMARY RECORD</b> | Primary # _____<br>HRI # _____<br>Trinomial _____<br>NRHP Status Code _____ |
| Other Listings _____<br>Review Code _____  | Reviewer _____ Date _____   |

Page 1 of \_\_\_\_\_ \*Resource Name or #: (Assigned by recorder)

P1. Other identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County \_\_\_\_\_

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.6' Quad Date T ; R ; Mount Diablo B.M. \_\_\_\_\_

c. Address City Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: \_\_\_\_\_

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes)

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

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

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

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Archives & Architecture  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

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

DPR 523A

\* Required Information

**Sample DPR523 forms**  
(Building, Structure and Object Record)

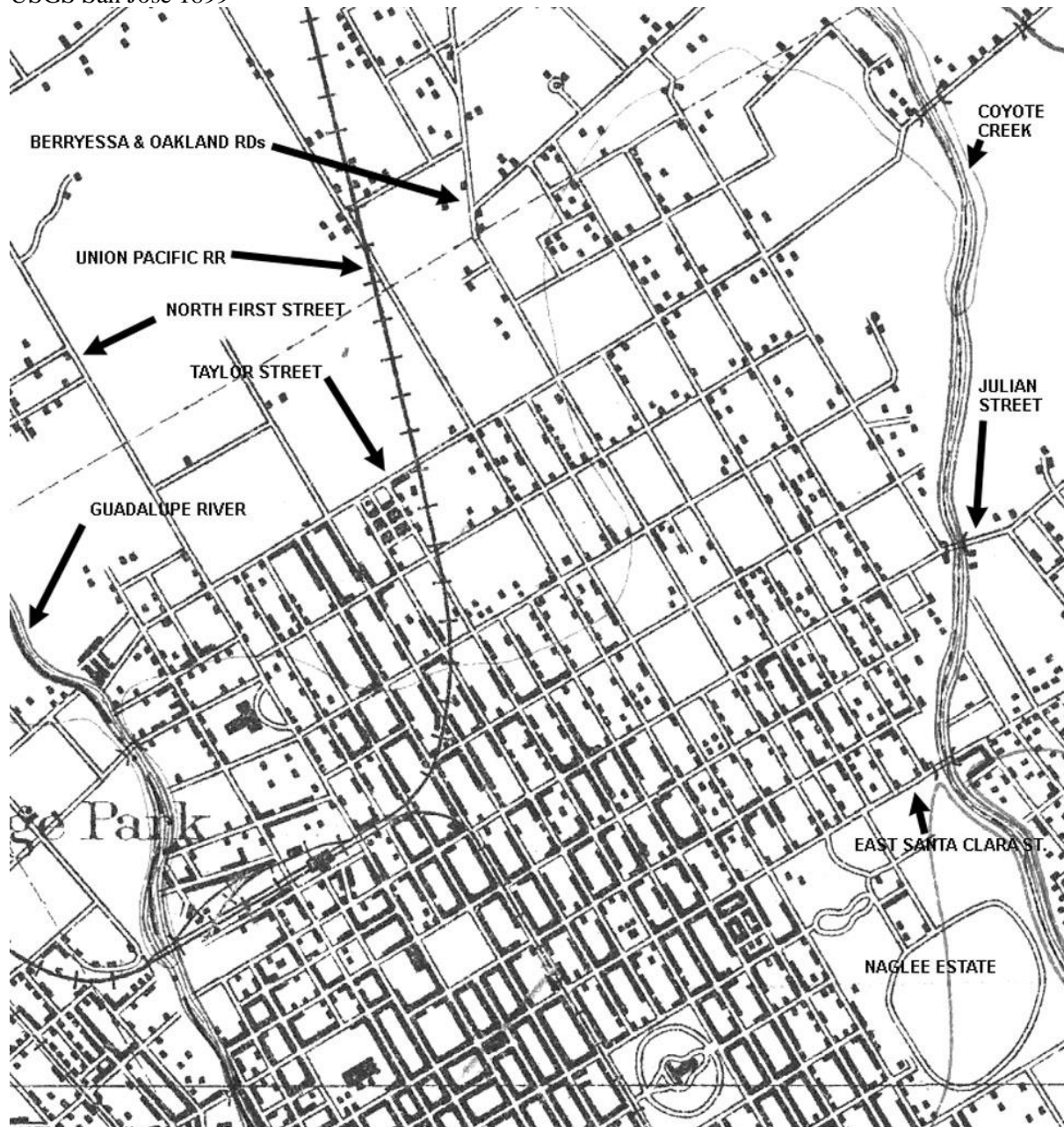
|   |   |                                  |
|---|---|----------------------------------|
| <b>State of California – The Resource Agency</b><br><b>DEPARTMENT OF PARKS AND RECREATION</b><br><b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>  |   | <b>Primary #</b><br><b>HRI #</b> |
| Page  | 4 | *NRHP Status Code                |
| *Resource Name or # (Assigned by recorder)  |   |                                  |
| B1. Historic Name:  |   |                                  |
| B2. Common Name:  |   |                                  |
| B3. Original use:      B4. Present Use:   |   |                                  |
| *B5. Architectural Style:   |   |                                  |
| *B6. Construction History: (Construction date, alterations, and date of alterations)  |   |                                  |
| *B7. Moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown Date:      Original Location:  |   |                                  |
| *B8. Related Features:  |   |                                  |
| B9a. Architect:      b. Builder:  |   |                                  |
| *B10. Significance: Theme      Area   |   |                                  |
| Period of Significance      Property Type      Applicable Criteria  |   |                                  |
| (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) |   |                                  |
| B11. Additional Resource Attributes: (List attributes and codes)  |   |                                  |
| *B12. References:   |   |                                  |
|   |   |                                  |
| B13. Remarks:   |   |                                  |
| *B14. Evaluator: Franklin Maggi   |   |                                  |
| *Date of Evaluation:  |   |                                  |
| (This space reserved for official comments.)  |   |                                  |

DPR 523B \* Required information

## APPENDIX IV

### Typical Resources Used in Property Research and Survey Work

USGS San José 1899



Partial map (generally of the Second Ward area) of the 1899 topographic map of San José by the United State Geological Survey (surveyed in 1895).

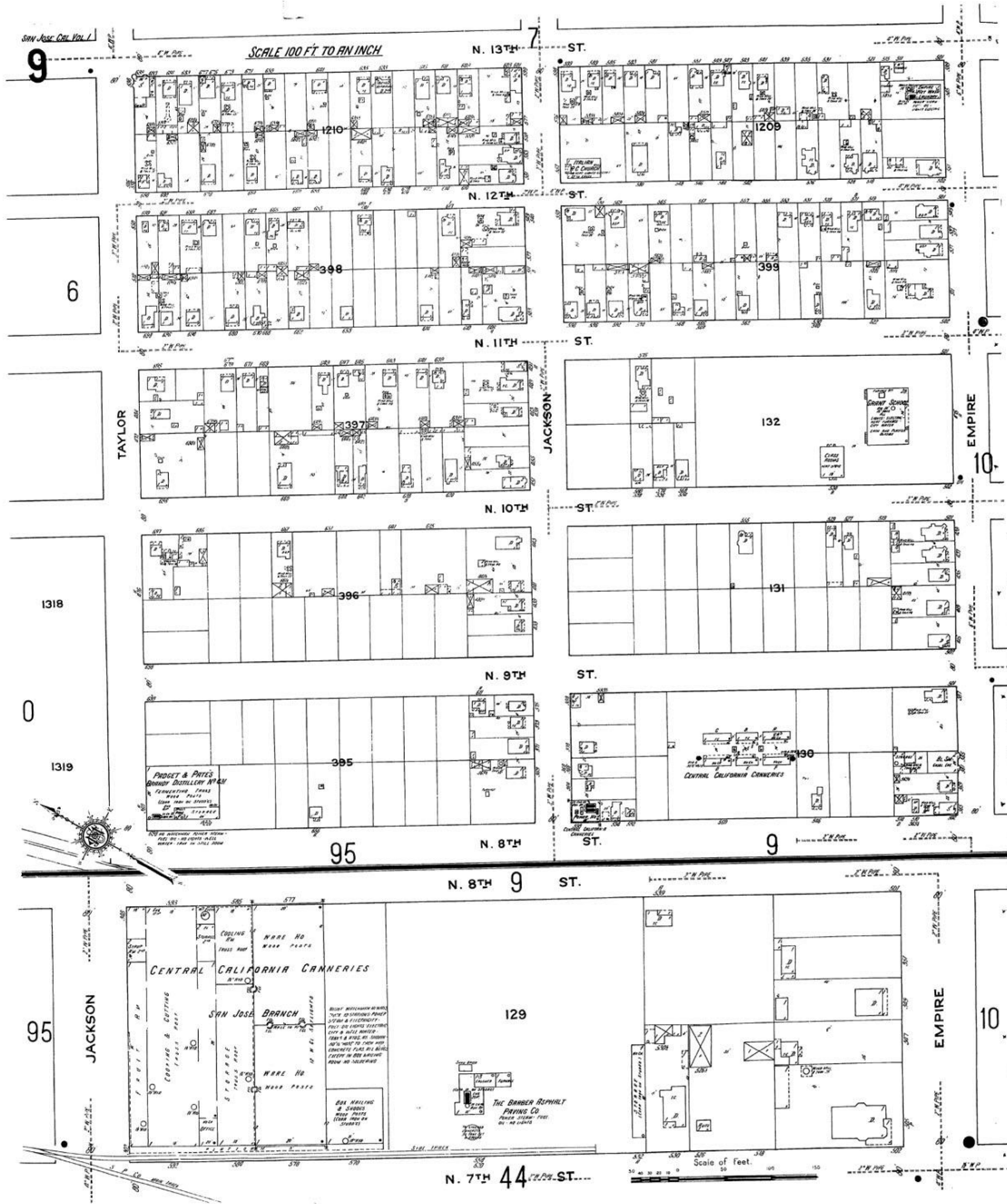
Note: Dots reference primary property structures, providing an indication of the pattern of development just prior to the beginning of the twentieth century.

Typical USGS Aerials for the 13<sup>th</sup> Street neighborhoods



1931 aerial view of part of the study area from about East Julian Street on the south, West Taylor Street on the North, and between North Third and North Eleventh Streets. Grant School is located along the right side.

Typical Sanborn Fire Insurance maps for the 13<sup>th</sup> Street neighborhoods



1915 map, showing Grant School at center right, Central California Canneries bottom (future Del Monte) with the Barber Asphalt Paving Co. to rear, and Padgett & Pate's Distillery at the southeast corner of East Taylor and North Eighth Streets.