

**CULTURAL RESOURCES**  
*EXISTING SETTING*

**ENVISION SAN JOSÉ 2040 GENERAL PLAN**  
**SANTA CLARA COUNTY,**  
**CALIFORNIA**

FOR

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## 1.0 INTRODUCTION

The City of San José is undertaking a general plan update, *Envision San José 2040 General Plan*, which will serve as the blueprint for and assist the planners and decision-makers with directing growth and redevelopment within the City. The San José 2020 General Plan *Goals and Policies for Historic, Archaeological and Cultural Resources* recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process. These goals and policies are anticipated to continue to influence development with the update.

This report describes the cultural resources present or potentially present in the City of San José and its Urban Growth Boundary (UGB). Significant cultural resources within the City include properties listed on or eligible for listing on the federal National Register of Historic Places (NRHP), the statewide California Register of Historical Resources (CRHR), the Santa Clara County Heritage Resources Inventory and the local City of San José's *Historic Resources Inventory* (HRI) maintained by the Department of Planning, Building and Code Enforcement.

The City of San José's historic buildings, structures, objects, archeological sites and features, landscapes and neighborhoods are physical reminders of the ways in which early inhabitants and later citizens of San José used and developed the land. Historic preservation has a vital role in maintaining the City's unique character and identity by identifying and preserving prehistoric and historic resources which provide a direct physical link with events and people from the city's past. The identification and preservation of cultural resources is a community effort and responsibility whether the interest is for economic, aesthetic, cultural or environmental reasons.

Historic preservation in San José uses a combination of land planning strategies, governmental programs and financial incentives to meet the goals and policies of the city's current General Plan which focuses on the protection and preservation of both prehistoric and historic resources including archaeological sites, districts, artifacts and significant buildings.

The purpose of this cultural resources report is to provide context important in the history of the City as well as guidance for developing and implementing goals and policies that continue to ensure that the identification, designation and protection of cultural resources are part of the City's community planning, development and permitting processes. This document also defines the City's role in encouraging private sector activities that support historic preservation goals.

The State Office of Historic Preservation has recognized the City of San José's historic preservation program with its designation as a Certified Local Government (CLG). This report has been prepared, in part, to meet the requirements of the CLG program. More importantly, it has been prepared to discuss the current and long-term goals and objectives of the City's historic preservation program presented in the current *San José 2020 General Plan*.

## 2.0 METHODOLOGY AND INFORMATION SOURCES CONSULTED

Information for this section is based on research performed by Basin Research Associates in association with the Coordinator and staff at the California Historical Resources Information System, Northwest Information Center, CSU Sonoma (CHRIS/NWIC). Information from the City of San José's historic preservation files was supplied by the City's Historic Preservation Officer including electronic data for selected resource and report locations.<sup>1</sup> In addition, Basin Research Associates' also consulted its extensive library of documents, books, maps and other unpublished resources pertinent to cultural resources for Santa Clara County and surrounding areas.

The majority of the information on file at the CHRIS/NWIC has been compiled as a result of cultural resources compliance programs undertaken for both public agencies and private entities. This information consists of maps, reports, photographs and resource forms. Other resources regarding cultural resources pertinent to the City include the *Historic Properties Directory* (HPD) for Santa Clara County and the *Archeological Determinations of Eligibility* issued by the State Office of Historic Preservation and disseminated by the CHRIS/NWIC (CAL/OHP 2008a-b). The HPD is the most important source of information for previously evaluated historic properties with the most recent updates of the NRHP, the CRHR, California Historical Landmarks, and California Points of Historical Interest as well as other evaluations of properties reviewed by the State Historic Preservation Officer (SHPO).

Resource information maintained by the CHRIS/NWIC is in a state of transition as the archival repository transfers and validates data from hard copy maps and reports to a Geographic Information System (GIS). Locational information is often not tied to city or municipal boundaries but rather to United States Geological Survey (USGS) topographic maps. The transfer process is ongoing and resource "counts" and locations are in flux as information is transferred and verified. In the case of the City of San José, nine USGS topographic maps cover the City and its UGB as well as adjoining cities and vacant lands under the jurisdiction of various federal, state and local entities.

Other specialized listings relevant to the City's cultural resources include: the *California History Plan* (CAL/OHP 1973); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988); *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers 1977). A number of local listings generally focus on the built environment within the City (see Pace 1975; City of San José Historic Landmarks Commission 1975, 2001, 2009a-b; Dill 2003; Santa Clara County Historical Heritage Commission 1979, 1993, 1999, 2003; and, the listing of *San José Designated Historic City Landmarks* (SJHLC/PBCE 2009a)). Other sources of architectural information include Butler (1975, 1991); Gebhard et al. (1976, 1985); and the Triton Museum of Art (1976).

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1. The City's Historic Preservation Officer maintains extensive files both paper and electronic on cultural resources within the City. A number of resources are not on file with the CHRIS/NWIC.

The Bancroft Library, University of California at Berkeley has major sources on the Hispanic Period into the early American period. These resources include G.W. Hendry and J.N. Bowman (1940), *The Spanish and Mexican Adobe and Other Buildings in the Nine San Francisco Bay Counties, 1776 to about 1850* (and associated maps) and numerous early maps including Spanish land grant materials. For the mid-1870s, Thompson and West's (1876), *Historical Atlas of Santa Clara County, California* is of considerable use for the American Period. Both the Bancroft Library and the California Room at the Dr. Martin Luther King, Jr. Main Library, San José have collections of Sanborn Fire Insurance Company maps which provide information on the City from the early 1880s to the late 1960s. In addition, both the California Room and the History San José Research Library<sup>2</sup> have extensive map collections, files and photographs available for research. Other pertinent historic maps are available from the County Assessor's Office and the Bureau of Land Management.

The City of San José Department of Planning, Building & Code Enforcement maintains an extensive web<sup>3</sup> presence regarding historic preservation in the City including frequently asked questions, classifications and criteria for listings, descriptions of San José Conservation areas and maps, the *Historic Resources Inventory* (2009b) listings, historic structures classifications, historic preservation applications forms,<sup>4</sup> and links, as well as a number of historic contexts. Data from these contexts have been incorporated into the City of San José *Historic Resources Inventory*. City of San José historical overviews, contexts, and other specialty studies pertinent to the overall City, downtown, neighborhoods and other areas of interest either on file with the City or available online include:

*Archaeological Resources of Downtown San José: A Preliminary Planning Summary of Prehistoric and Historic Sites in the Central Business District* (Findlay and Garaventa 1983);<sup>5</sup>

*Historical Overview and Context for the City of San José and City of San José Historic Resources Inventory Survey Phase II Summary Report* (Archives & Architecture 1992a-b);

*Downtown San José Historic Resources Inventory Year 2000* (Dill Design Group 2000);

*San José Japantown Historic Context and Reconnaissance Survey* (Carey & Co. 2004);

*San José Japantown Historic Context and Survey Phase II* (Carey & Co. 2006);

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2. [www.historysanjose.org](http://www.historysanjose.org)

3. [www.sanjoseca.gov/planning/](http://www.sanjoseca.gov/planning/)

4. Including Historic Evaluation Criteria Form, Historic Landmark Nomination Form, Historic Preservation Permit/Amendment, Historical Preservation Permit Adjustment, Historic Property Contract, and Guidelines for Historic Report.

5. Not available online.

*Historic District Study South Campus Neighborhood, San José* (Archives & Architecture/Heritage Resource Partners 2005);

*Historic District Study Lake House Neighborhood, San José* (Archives & Architecture/Heritage Resource Partners 2006a);

*Historical Context Survey 13th Street Neighborhoods San José's Historic Second Ward, San José, Santa Clara County, California* (Archives & Architecture/Heritage Resource Partners 2006b);

*Historic District Study Martha Gardens Residential Neighborhood, San José* (Archives & Architecture/Heritage Resource Partners 2007a), and,

*Washington Neighborhood Historic Survey, San José, Santa Clara County, California* (Archives & Architecture/Heritage Resource Partners 2007b).

Selected historic resources maps are maintained by the Department of Planning, Building & Code Enforcement online.<sup>6</sup> These maps include:

City wide map of the resources listed on the *Historic Resources Inventory*;

Location and boundaries of the Alviso, New Almaden and Downtown Commercial National Register Districts;

City conservation areas including the Hanchett and Hester Park, Market-Almaden, Martha Gardens, Naglee Park, and Palm Haven Conservation Areas;

City landmark districts including the Hensley, Lakehouse, Reed City, River Street, St. James Square, and The Alameda (right-of-way) City Landmark Districts; and the, South Campus District and 13<sup>th</sup> Street Neighborhoods study maps.

### 3.0 EXISTING CONDITIONS

The City is included within the Santa Clara Valley defined as an approximately northwest-southeast trending very gently sloped geostructural trough about 105 km (65 miles) long, stretching in the north from about the present Santa Clara County line, south to a point about 10 km (6.2 miles) south of the town of Hollister, where the San Benito River meets a widening alluvial plain [Fig. 1].

The trough is bounded on the east by the Mt. Hamilton and San Carlos ranges, both segments of the Diablo Range, which separates the Santa Clara Valley from the Great Interior or Central Valley. On the west, the boundary coincides with the Santa Cruz Mountains, in the north, and the Gabilan Range, to the south. These two ranges are separated by an impressive wide canyon or valley, usually called "The Gap," or the "Pajaro Gap." The floor of the Santa Clara Valley appears to narrow (at the "Coyote Narrows") near Morgan Hill. A low drainage divide, consisting of a large alluvial fan formed by Coyote Creek, is present at this constriction. Currently all streams to the north of the divide drain into San Francisco Bay, with Coyote Creek and the Guadalupe River

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6. [www.sanjoseca.gov/planning/historicmap.asp](http://www.sanjoseca.gov/planning/historicmap.asp)



being the main streams on the valley floor. South of the divide, Uvas (Carnadero) and Llagas Creeks are the main streams flowing into the Pajaro River. Streams on the west side of the San Carlos Range flow into either Pacheco Creek or the San Benito River. Both of these join the Pajaro River, which in turn flows west, into Monterey Bay, today north of Elkhorn Slough.

Geologically, the Franciscan Formation represents the oldest (Late Mesozoic) and most extensively exposed rocks in the South Coast Range. The formation consists mostly of sandstone, slate and conglomerate volcanic rocks, metamorphic rock, limestone, and chert. The Mt. Hamilton and San Carlos ranges and the Santa Cruz Mountains all show exposures of Franciscan rocks. They are not present in the Gabilan Range, which represents a granitic-metamorphic core complex (Page 1966). The valley floor itself is filled with a variety of sedimentary rocks, including fluvial, aeolian, weathered (residual) and estuarine (bay - in the north) deposits.

A number of major land cover types were present in the valley prior to Euro-American development. The types included freshwater marshes, wet and alkali meadows, willow groves, and valley oak savanna in addition to riparian habitat, grasslands and tidal flats along the bay (Grossinger et al. 2007). These all experienced significant declines over the past 150 years with impacts on both the native plant and animal communities. In addition, water and flood control projects have resulted in significant vegetation and channel changes along the major water courses including Coyote Creek and the Guadalupe River.

The valley climate is Mediterranean and is characterized with warm summers, and wet winters although the surrounding mountains and proximity to the Pacific Ocean moderate the weather (Broek 1932). In addition, there is at least three times as much rainfall in the wettest month as during the driest summer month with an average of 10-20 inches per year. During the summer, winds from the usual high pressure area off the coast flow into the valley from the direction of San Francisco Bay, as well as through a relatively low part of the Santa Cruz Mountains west of Los Gatos and through the Pajaro Gap.

The valley has experienced a number of climatological and physiographical changes over the past 10,000 years due to climatic change and earthquakes. Sea levels began to rise due to glacial melting until about 6000 years ago and then started to decline although land subsidence probably continued. By about 4000 years ago, San Francisco Bay had almost attained its present outline and marshes were forming, for example, at the mouths of the present-day Coyote Creek and Guadalupe River.

A wet climatic period lasting from ca. 10,000 to 7,000 years ago was followed by a warm, dry period known as the Altithermal, which lasted about 3,000 years. A more moderate climatic period, not significantly different from that of today followed the Altithermal (see Moratto et al. 1978).

### 3.1 PREHISTORIC CONTEXT

Cultural resources are traces of human occupation and activity. In northern California, cultural resources extend back in time for at least 9,000-11,500 years with Native American occupation and use of the Santa Clara Valley extending over 5,000-8,000 years and possibly longer. The general study area would have provided a favorable environment during the prehistoric period with a variety of ecological niches available for resource exploitation including the alluvial plain, foothills, along the many watercourse and bay margins. Native American occupation sites appear to have been selected for accessibility, protection from seasonal flooding, and the availability of resources for both food and industrial use.

Archaeological information for the general Bay Area suggests a slow steady increase in the prehistoric population over time with an increasing focus on permanent settlements with large populations in later periods. This change from hunter-collectors to an increased sedentary lifestyle is due both to more efficient resource procurement as well as to a focus on staple food exploitation, the increased ability to store food at village locations, and the development of increasing, complex social and political systems including long-distance trade networks.

Prehistoric site types recorded in the valley include habitation sites ranging from villages to temporary campsites, stone tool and other manufacturing areas, quarries for tool stone procurement, cemeteries usually associated with large villages, isolated burial sites, rock art locations, bedrock mortars or other milling feature sites, and trails (Elsasser 1986:32).

Archaeological research in the region has been interpreted using several chronological schemes based on stratigraphic differences and the presence of various cultural traits. A three-part cultural chronological sequence, the Central California Taxonomic System (CCTS) was developed by archaeologists to explain local and regional cultural change in prehistoric central California from about 4,500 years ago to the time of European contact (Lillard et al. 1939 and Beardsley 1948, 1954). This classification scheme, consisting of three horizons - Early, Transitional and Late, has been revised although the prior nomenclature (Early, Middle, Late Horizon) is still in common use (see Fredrickson 1994). Moratto (1984) suggests the Early Horizon dated to ca. 4,500 to 3,500/3,000 years ago with the Middle Horizon dating to circa 3,500 to 1,500 years ago and the Late Horizon dating to circa 1,500 to 250 years ago [see Table 1]. Allen (1999) has presented a four-period chronological framework for the Northern Santa Clara Valley/Southern San Francisco Bay region using the Bennyhoff and Hughes (1987) taxonomy as revised by Milliken and Bennyhoff (1993) and Fredrickson (1994) [see Table 2].

The **Early Horizon** is the most poorly known of the periods. Basic Early Horizon traits include hunting and fishing for subsistence and the presence of milling stones for vegetal food processing, use of the atlatl (i.e., throwing board and spear), and a relative absence of fire-altered rock, greasy midden, organic soil, charcoal, and ash in the middens (culturally affected soils). Early Horizon cultures practiced elaborate burial rituals and placed a wealth of goods in graves of the dead. Well-developed trade networks with other areas of the Pacific Coast and Sierra Nevada were also



developed by this time. It is believed that the initial occupation of central California was by Hokan-speaking peoples.

**Middle Horizon** sites are more common and are relatively better known than Early Horizon sites. These sites usually have deep, stratified deposits that contain large quantities of ash and charcoal, fire-altered rock, and fish, bird, and mammal faunal remains. The presence of significant numbers of mortars and pestles is suggestive of a growing reliance upon gathered plant foods as opposed to hunted animal foods. The aboriginal populations were unchanged from Early Horizon peoples. Burials were usually flexed and only a small proportion of the graves contained artifacts, which were usually utilitarian. An increase in violence is suggested by the number of Middle Horizon burials found with projectile points embedded in the bones or with other marks of violence.

The **Late Horizon** emerges from the Middle Horizon with the continued use of many early traits and the introduction of several new traits. Late Horizon sites are the most numerous and are composed of rich, greasy midden with bone and fire-altered rocks. Use of the bow and arrow, flexed interments, deliberately damaged ("killed") grave offerings, and occasional cremation of the dead are among the known traits of this horizon. Dietary emphasis on acorns and seeds is evident in this horizon. Trade with surrounding and other areas was well established for various raw materials. Compared to earlier peoples, Late Horizon groups were short in stature with finer bone structure, evidence perhaps of the replacement of original Hokan-speaking settlers by Penutian-speaking groups by circa 1,500 years ago.

General overviews and perspectives on the regional prehistory including chronological sequences can be found in C. King (1978a), Moratto (1984), Elsasser (1978, 1986) and Allen (1999). In addition, Hylkema (2002) provides detail regarding environment and chronology for selected archaeological sites from the southern San Francisco Bay and the peninsula coast.

Table 1 - Hypothesized Characteristics of Cultural Periods in California

1800 A.D. Upper Emergent Period Phase 2, Late Horizon	Clam disk bead money economy appears. More and more goods moving farther and farther. Growth of local specializations relative to production and exchange. Interpenetration of south and central exchange systems.
1500 A.D. Lower Emergent Period Phase 1, Late Horizon	Bow and arrow introduced replace atlatl and dart; south coast maritime adaptation flowers. Territorial boundaries well established. Evidence of distinctions in social status linked to wealth increasingly common. Regularized exchanges between groups continue with more material put into the network of exchanges.
1000 A.D. Upper Archaic Period Middle Horizon Intermediate Cultures	Growth of sociopolitical complexity; development of status distinctions based on wealth. Shell beads gain importance, possibly indicators of both exchange and status. Emergence of group-oriented religious organizations; possible origins of Kuksu religious system at end of period. Greater complexity of exchange systems; evidence of regular, sustained exchanges between groups; territorial boundaries not firmly established.

Table 1 - Hypothesized Characteristics of Cultural Periods in California, con't

500 B.C. Middle Archaic Period Middle Horizon Intermediate Cultures	Climate more benign during this interval. Mortars and pestles and inferred acorn economy introduced. Hunting important. Diversification of economy; sedentism begins to develop, accompanied by population growth and expansion. Technological and environmental factors provide dominant themes. Changes in exchange or in social relations appear to have little impact.
3000 B.C. Lower Archaic Period Early Horizon Early San Francisco Bay Early Milling Stone Cultures	Ancient lakes dry up as a result of climatic changes; milling stones found in abundance; plant food emphasis, little hunting. Most artifacts manufactured of local materials; exchange similar to previous period. Little emphasis on wealth. Social unit remains the extended family.
6000 B.C. Upper Paleo-Indian Period San Dieguito Western Clovis 8000 B.C.	First demonstrated entry and spread of humans into California; lakeside sites with a probable but not clearly demonstrated hunting emphasis. No evidence for a developed milling technology, although cultures with such technology may exist in the state at this time depth. Exchange probably ad hoc on one-to-one basis. Social unit (the extended family) not heavily dependent on exchange; resources acquired by changing habitat.

**TABLE 2**  
Comparison of California Cultural Period with Temporal Phases of Central California  
(Allen 1999)

Cultural Periods (Fredrickson 1994)	Dating Scheme B1 (Bennyhoff and Hughes 1987)	
	Year	Time Period
EMERGENT PERIOD	AD 1800	Historic Period
	AD 1700	Late Period Phase 2-B
	AD 1500	Late Period Phase 2-A
	AD 1300	Late Period Phase 1-C
	AD 1100	Late Period Phase 1-B
		Late Period Phase 1-A
UPPER ARCHAIC PERIOD	AD 900	Middle/Late Period Transition
	AD 700	Middle Period Terminal Phase
	AD 500	Middle Period Late Phase
	AD 300	Middle Period Intermediate Phase
	AD 100	Middle Period Early Phase
	200 BC	Early/Middle Period Transition
MIDDLE ARCHAIC PERIOD	500 BC	Early Period
	3000 BC	

Cultural Periods (Fredrickson 1994)	Dating Scheme B1 (Bennyhoff and Hughes 1987)	
	Year	Time Period
LOWER ARCHAIC PERIOD	6000 BC	
PALEOINDIAN PERIOD	8000 BC	

### 3.2 NATIVE AMERICAN PEOPLE

The aboriginal inhabitants of the Santa Clara Valley belonged to a group known as the "Costanoan," derived from the Spanish word *Costanos* ("coast people" or "coastal dwellers") who occupied the central California coast from the northern tip of the San Francisco Peninsula to Big Sur in the south and as far east as the Diablo Range. An estimated 1400 or more persons of partial Costanoan descent currently reside in the greater San Francisco Bay Area. These individuals now generally prefer the term *Ohlone* to identify themselves (Margolin 1978)

The Costanoan language is part of the Penutian language family spoken by other California Indian groups known as the Wintun, Maidu, Miwok, and Yokuts. The language group is subdivided into eight distinct languages (Levy 1978:485). Linguistic analysis suggests that the Costanoans moved into the Bay Area from the San Joaquin-Sacramento River region around 1500 years ago and replaced the original Hokan-speaking population of the Bay Area. This suggested replacement appears to coincide with the appearance of Late Horizon artifact assemblages. Further details of Costanoan linguistic relationships can be found in Levy (1976).

Researchers, using Spanish mission records and archaeological data, have estimated a Costanoan population of 1,000 to 1,200 individuals for the Santa Clara Valley in 1770 (Levy 1978:485; C. King 1977:54) with a possible total population of 10,000 to 12,000 for the group. At this time, the Costanoan lived in approximately 50 separate and politically autonomous tribelets with each group having one or more permanent villages surrounded by a number of temporary camps used to exploit seasonally available floral and faunal resources (Levy 1978:485, 487). The locations of many of the tribelets and settlements are inexact and remain a subject of anthropological debate because of incomplete historic records.

The plan area at the time of Spanish contact was within areas attributed to two Costanoan subgroups – the *Tamyen (Tamien)* in the north along the Guadalupe River and the *Mutsun* in the south along the San Benito River and San Felipe Creek. Other researchers identify the various groups as the *Guadalupe*, the *Santa Isabel*, *San Carlos*, and *San Antonio* based on their village centers (C. King 1978b:437-438).

The Costanoan practiced a hunting and collecting economy focusing on the collection of seasonal plant and animal resources including tidal and marine resources from San Francisco Bay. They traded with neighboring groups including the Yokuts to the east and exported shells, salt and cinnabar among other items.

During the Hispanic Period a number of ranchos were granted to Native Americans, such as *Rancho Ulistac* on the west bank of the Guadalupe River in the City of Santa Clara and the *Rancho Posolmi* also located along the Guadalupe River at the northeastern boundary of the City of Mountain View. *Rancho Ulistac* was granted to "emancipated" Mission Indians Marcello, Pio, and Cristobal on May 15, 1845, though they may have occupied the grant as early as ca. 1838 (Hendry and Bowman 1940:872-873). *Rancho Posolmi* was granted to Lopez Indigo (or Yndigo) et al. in 1881.

The aboriginal lifeway disappeared by 1810 due to its disruption by introduced diseases, a declining birth rate, and the impact of the mission system. Mission Santa Clara and Mission San José were established in the South Bay in the late 1770s. Missionization not only decimated local populations but also relocated native peoples from throughout north-central California into the San José area. The Costanoan/Ohlone were transformed from hunters and gatherers into agricultural laborers (and in some cases, craft artisans) who lived at the missions and worked with former neighboring Native American groups such as the Esselen, Yokuts, and Miwok (Levy 1978:486). The Indians from Mission Santa Clara were apparently involved in the hide and tallow trade that coursed up and down the Guadalupe River between 1820 and 1850. Butler (1975:55) reports that Indians from the mission were employed in carrying the products down to the embarcadero where they could be loaded onto ships. Later, because of the secularization of the missions by Mexico in 1834, most of the aboriginal population gradually moved to ranchos to work as manual laborers (Levy 1978:486). Thus, multi-ethnic Indian communities grew up in and around Costanoan territory, and it was these people who provided ethnological data in the period from 1878 to 1933.

Contemporary descendants of the Costanoan (or Ohlone) Native Americans, are not members of federally recognized tribes. The Ohlone/Coastanoan [*sic*] Muwekma Tribe, identified as “. . . all of the known surviving Native American lineages aboriginal to the San Francisco Bay region who trace their ancestry through Missions Dolores, Santa Clara and San José” and who have descendants from the historic federally recognized Verona Band of Alameda County are currently completing legal actions to regain federal status. Other Bay Area groups of Ohlone/Costanoans have or are contemplating status recognition. The State of California has recognized the validity of unrecognized tribal groups of local Native Americans and has afforded both the groups and Native American individuals status in regard to consultation for planning and California Environmental Quality Act compliance. The State of California Native American Heritage Commission maintains lists of the groups and individuals.

Detailed reviews of the Costanoan/Ohlone are presented in C. King (1974, 1978a-b), T. King (1973), T. King and Hickman (1973), Kroeber (1925:462-473), Levy (1978:485-495), Margolin (1978) and Mayfield et al. (1981:32).

### 3.3 HISTORIC ERA

The history of the Santa Clara Valley can be divided into the Age of Exploration, the Hispanic Period (Spanish Period 1769-1821 and the Mexican Period 1822-1848), and the American Period (1848-onward). During the Hispanic Period, Spanish government policy in northwestern New Spain was directed at the founding of *presidios* (forts), missions, and *pueblos* (secular towns) with the land held by the Crown whereas later Mexican policy (1822-1846) stressed individual ownership of the land with grants of vast tracts of land to individuals. The American Period focused on development and growth – a pattern that continues into the 21<sup>st</sup> Century.

#### 3.3A Hispanic Period (1769 to 1848)

As the designs of English, Russian, and Dutch expansionists on the western shore of North America became more ambitious around 1770, the Spanish undertook a concerted effort to solidify their hold on Alta California. A series of expeditions was outfitted and dispatched to explore the region for possible occupation sites. Once these sites had been located, colonizers set about establishing presidios, or forts, for purposes of defense, and founding missions for the purpose of transmitting Spanish religion and culture to the Native Americans (Beck and Haase 1974:12-19; Winther 1935:4-5; Cutter 1978:89-90).

Spanish explorers in the late 1760s and 1770s were the first Europeans to traverse the Santa Clara Valley. The first party under the leadership of Gaspar de Portola and Father Juan Crespi arrived in the Alviso-San José area in the fall of 1769. The following year, Pedro Fages led another party through the Santa Clara Valley, and in 1772, Fages returned to the same vicinity with Crespi. Even though the routes of the early explorers cannot be determined with total accuracy, a number appear to have passed through or near the Santa Clara Valley including the expeditions of Fages in 1770, Fages and Crespi in 1772; Rivera and Palou in 1774, and Hezeta and Palou in 1775. In 1776, the exploration party of Juan Bautista de Anza and Father Pedro Font traveled through the Santa Clara Valley and reached the lower Guadalupe River.

The favorable reports of the exploring parties led to the founding of the Presidio and mission at Monterey and Carmel (1770) and the establishment of both Mission Santa Clara and the *Pueblo San José de Guadalupe* in 1777 (Beck and Haase 1974; Findlay 1980). Within the province of Alta California, the *Pueblo of San José de Guadalupe* was one of the three towns founded to administer and coordinate the missions and presidios of the province. The pueblos played an integral part in the Spanish conquest of Alta California as they created a resident civilian population in the area (Hendry and Bowman 1940:750).

Mission Santa Clara, the 8<sup>th</sup> of the 21 missions founded in California, was established on January 12, 1777, about 10 months before the founding of the Pueblo of San José (Hart 1987:324). The missions converted Native Americans to Christianity and trained them to work as tillers and herders in the new agricultural economy. The cattle of Mission Santa Clara roamed over a vast range that included many of the previously open range lands in the valley. The flooding of the Guadalupe River resulted in the relocation of Mission



Santa Clara twice. Both the second and third mission sites are located within the present boundaries of the City of Santa Clara, while the location of the site of the first Mission is much less clear (Hendry and Bowman 1940:918).

The original *Pueblo de San José de Guadalupe* was founded on November 29, 1777 on a plot of land adjacent to the eastern bank of the Guadalupe River. San José was initially laid out north of the current downtown district, in an area bounded roughly by the river and present-day North First, Hamline, and Hobson streets. Spanish authorities selected the location for its fertile land and pasture, its year-round river, and its proximity to Mission Santa Clara. The exact location of the First Pueblo, the first purely civilian settlement in California, is not known but the winter of 1778-1779 was extremely wet (e.g., three feet of water in houses of Mission Santa Clara) and the low lying location was marshy and generally difficult in the winter. The colonists petitioned Governor Pedro Fages to move the *Pueblo* to the south to higher ground in what is now downtown San José and the Governor made this formal request by letter on August 5, 1785. The Commandante-General of the Intendencia at Arispe, Sonora issued a decree authorizing the move on June 21, 1787, but relocation to the present downtown area of San José did not take place until 1797 (Hall 1871:47-50, 54; Hendry and Bowman 1940:750). This relocation might be termed the first historical instance of "redevelopment" in San José. Even after this move, away from "marshy country" and not incidentally further away from the mission, the settlers found themselves atop adobe soil that retained a great deal of water, and they considered moving once more, but the village remained where it was.

The adobes of early San José, clustered around the old road to Monterey which widened into a plaza upon which stood the church and the town hall were the nucleus of a Spanish agricultural colony. Unlike most Anglo-American farming and ranching regions where the population was scattered, the households of Spanish *pobladores*, as a result of the frontier planning of colonial rulers, were concentrated together as a community, while outlying fields were assigned to each family. The head of each household was given a *solare*, or "building-lot," in town, and a number of *suertes*, or parcels of land for cultivation, lying outside the ring of houses. Meanwhile, the *Pueblo*, as agent for the king, retained rights to three other kinds of land - *ejidos*, or "vacant suburbs," which surrounded the town for the purpose of "ventilation" and limited common usage; *proprios*, or lands rented out by the *ayuntamiento*, or town council, in order to derive revenue for the pueblo; and *dehesas*, or great common pastures (Hall 1871:50-52). Most of the early *Pueblo* between First Street and the old *acequia* (ditch) north of San Carlos and south of St. John, was divided into *solares* upon which adobes were erected. Directly to the north, west, and south of the Pueblo lay *suertes* on which crops were raised, and to the east was common pasture which gradually filled up near town with the carcasses of slaughtered cattle (Fox 1975; Hutton 1847/1852; Hendry and Bowman 1940b).

The layout of the pueblo reflected the colonizers' intent to build an agricultural community capable of supplying presidios with food. By virtually all standards, San José prospered in this role. The Hispanic population climbed steadily between 1777 and 1820, save for years in which more townsmen had to enlist as soldiers at Monterey and San Francisco. By 1800 the original population of 66 had risen to about 170, and 20 years later it approached 240 (Winther 1935:5, 9), no doubt justifying the Spanish selection of

the Santa Clara Valley as a propitious site for civilian settlement. Just as important to colonial authorities, the outpost had begun to produce food for soldiers at San Francisco and Monterey. It started to provision the presidios by at least 1782, and in 1796 a "saleable" farm surplus was recorded. Livestock flourished so prodigiously in the Santa Clara Valley that during the first decade of the 19<sup>th</sup> century thousands of head of cattle were slaughtered in order to reduce the size of the unwieldy herds (Messmer 1976:56; Garr 1976:97; Winter 1978a:99).

Mexico took over the government of California in 1821, achieving independence by overthrowing Spanish rule. The Mexican government secularized the California missions in 1833 and changed land ownership patterns in the Santa Clara Valley by dividing mission property into private land grants. During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands which had reverted to public domain. In the Santa Clara Valley, 17 parcels were granted from Pueblo Lands, and 13 from the lands of Mission Santa Clara. The partitioning of Mission Santa Clara lands into private ranchos extended from about 1800 to 1845, with the vast majority of land grants dating from the 1830s and 1840s, after the mission closed. The general trend for granting these lands was to give away the land farthest from the Pueblo and Mission first. Each grant also usually contained both valley and uplands acreage as well as access to a water supply (Broek 1932:44-45; Hendry and Bowman 1940; Hart 1987).<sup>7</sup>

As the local native population disappeared from the Santa Clara Valley, the Hispanic population began to increase more regularly. Around 1830, the population was listed at 524 for the Pueblo, and by 1845 it had reached 900, including 150 Anglo-American "interlopers" (Winther 1935:16, 18). The increasing population reflected the economic growth resulting from the Mexican takeover of Spanish California. The new colonial authorities not only permitted more foreigners to visit Alta California but also removed many restrictions on commerce. Soon after 1822, San José became a major center for the hide and tallow trade with Russian, English, and American vessels, as well as a source of wheat for the Russian colony in northern California. Moreover, because Mexico began to distribute much more land to individual owners in the form of land grants, San José became a local business center for outlying ranches and farms as well as a town residence for some of the *rancheros* (Hall 1871:119; Winther 1935:16-17; Fox 1975:50; Winter 1978a:100). Finally, with the Mexicans' secularization of the missions during the mid-1830s, San José became home for some liberated Indians.

With these changes the Pueblo became less an isolated, self-contained agricultural settlement and more a heterogeneous town with an increasing number of contacts to the rest of the world. As trading center and as hub for a thriving rancho economy, San José grew wealthier during the 1830s and 1840s. Part of the increasing output of the city

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7. The various ranchos and land grants within the general plan area include, in whole or part: *Cañada de los Capitancillos*, *Cañada de Pala*, *Cañada de San Felipe y las Animas*, *El Potrero de Santa Clara*, *La Laguna Seca*, *Las Uvas*, *Los Capitancillos*, *Los Coches*, *Los Huecos*, *Embarcadero de Santa Clara*, *Milpitas (Alviso)*, *Pala (alternatively Palo)*, *Quita (alternatively Quito)*, *Rincon de los Esteros (Berreyesa and Alviso)*, *Rinconada de los Gatos*, *San Juan Bautista*, *San Vicente (Berreyesa)*, *Santa Teresa*, *Ulistac*, *Yerba Buena*, and an unauthorized Grant in *Mission Santa Clara de Asís*.

derived from Indian labor, which was in some cases enslaved. A few Native Americans worked as household servants, while most worked on farms and ranches (Winter 1978a:62, 103; Older 1917-1918:147).

The Mexican village of the 1830s and 1840s had progressed a long way from its days as a provider of foodstuffs for Spanish presidios. Its development could be detected in the number and kind of new buildings. The church and the *juzgado* (town hall) remained prominent in the Pueblo, but the town had gained a number of other structures that reflected more diverse economic activity. The number of new buildings erected after 1820 expanded the town beyond the original cluster of adobes, so that by 1850 or so the southern border of settlement was roughly San Salvador Street, and adobes had been added to the west of the plaza along Santa Clara Street, and in the northeastern quadrant of the old Pueblo.

The critical reaction of observers of the 1840s, who disapproved of the seemingly casual town and its lazy ambience, foreshadowed the response of the American migrants who began to overrun California during the Gold Rush era of San José's development. The influx of Spaniards and Mexicans into the Santa Clara Valley had helped to pave the way for Anglo-Americans by decimating Native American populations. Yet, the Hispanic population of California had never become large enough to represent a substantial barrier to Anglo-American incursions. Consequently, the region's first civilian townsite underwent rapid and extensive change. Between 1846, when San José was "conquered" by the Americans, and 1860, when citizens began to anticipate the arrival of the railroad from San Francisco and initiated a whole new spurt of growth, the foundations for an American city were laid as newcomers set about erasing many vestiges of the Pueblo era.

### 3.3B American Period

California became a United States territory in 1848 through the Treaty of Guadalupe Hidalgo that ended the Mexican War of 1846-1847. California was not formally admitted as a state until 1850. The population of the Santa Clara Valley expanded as a result of the Gold Rush (1848) which brought a massive influx of immigrants to California from all parts of the world. California's 1848 population of less than 14,000 (exclusive of Indians) increased to 224,000 in just four years. Population increases followed the construction of the railroad to San Francisco (1864) and the completion of the transcontinental railroad in 1869 (Findlay and Garaventa 1983). Throughout the late 19<sup>th</sup> century in the Santa Clara Valley, rancho, Pueblo, and mission lands were subdivided as the result of population growth, the Anglo-American takeover, and the confirmation of property titles. Prior to the legal resolution of titles, the transfer of real estate was extremely risky. The large cattle ranches common during the Hispanic Period were converted to farming varied crops, and this agricultural land-use pattern continued throughout the American Period.

#### *Population Growth*

The period between 1846 and 1860 forms a distinct era in the history of San José. During these years the community underwent its first rapid growth and experienced a



transformation from Mexican pueblo to American town. Hispanic culture was quickly overwhelmed by Euro-American revisions of the townscape, by the turbulent changes of the Gold Rush, and by the location of the first state capital at San José. All of these forces helped to reshape the community into an American settlement by 1860. They did not, however, impel the town past its frontier phase of development into the beginnings of urbanization.

While San José changed markedly between 1846 and 1860, it did not become a city or acquire a downtown during the period. This condition was best illustrated in the rate of population growth. In 1845, town population numbered about 900; in 1848, after the mines had siphoned off some of the increase, it numbered 850. The subsequent two years brought rapid expansion as San José became a Gold Rush entrepot and the state capital. By 1850, the population had reached 3,000 and seemed like it might never cease, an indication to the townspeople that their community was bound in no time to rival San Francisco in size. But for the next ten years San José essentially stopped growing; in 1860, the population still hovered around 3,000 (Winther 1935:16-17, 155, 165).

The rapid increase expected by San José residents never materialized during the 1850s. Instead, the town became mired in disappointments and setbacks. It lost the state capital in 1851, and never gained on San Francisco as the center of Gold Rush activity. Moreover, because projected schemes to acquire a railroad connection always fell through during the decade, and because agriculture in the Santa Clara Valley did not diversify very significantly beyond the ranching of the Mexican Period or the wheat-growing of the early American era (Broek 1932:60; Winter 1978a:122), San José remained a relative backwater in the stream of economic life in California. Consequently, in 1860 the town had no banks, no sewers, and almost no land development west of Market Street; it even lacked street addresses for its dwellings. While San José underwent significant transformation between 1846 and 1860, it would take another few years before a foundation for modern urban growth would be in place.

#### *Settlement Patterns and Development*

Although San José officially fell into American hands in July, 1846, during the Mexican-American War, Euro-American pioneers had been emigrating to the Santa Clara Valley for at least twenty years prior to that takeover. A number of these "foreigners" were able to acquire property and status around San José, and some went on to become prominent citizens during the early American era. The newcomers were intent upon reshaping San José because to them the town seemed backward (Winther 1935:18, 19). To the east of the pueblo, beyond present-day First Street, the land "was white with the bleached bones of thousands of cattle slaughtered for hides and tallow" (James and McMurry 1933:67); to the west of the *acequia*, roughly between San Pedro Street and the river, the land was devoted to crops and subject to regular flooding; and in the town itself, Euro-Americans found few of the amenities that their eastern tastes preferred.

In order to prepare for the growth in trade and population that Americans expected, some of the new arrivals set about erecting adobe inns, stores, and houses. The newcomers realized immediately that they could not reshape the town along Anglo-American lines

simply by erecting a few adobe structures of their own. The Americans took steps to revise the physical layout of the town so that San José became saleable commodity.

William and Thomas Campbell were hired in 1847 to survey and map the town and to lay out streets in the standard grid pattern that typified frontier settlements in the United States. In what amounted to another early instance of "urban redevelopment," the Campbells plotted one square mile, bounded by Julian, Reed, Eighth, and Market streets, and, using San Fernando as the base line, laid out seventy-two blocks within that area, reserving Washington Square (now San José State University) as a park or school grounds. By regularizing the Pueblo's grid and laying out a network of streets, this early survey facilitated claims to property, but not all claimants were granted that which they felt belonged to them.

The final touches to the original downtown grid were applied in 1848 by Chester S. Lyman, United States surveyor for the region. Lyman not only finalized the plot of downtown San José including the Central Business District but also provided valuable insight into the frontier community.

The contributions of energetic pioneers ensured that San José would become an important settlement in American California. The newcomers were doubtless motivated by the profits they envisioned from land speculation and commerce in the old Pueblo, but they also demonstrated a civic commitment to the future of San José. The tone of life in the town during this era was dominated by a widespread transiency. By the mid-1850s it may have seemed that their efforts had not borne much fruit, for the expansion of the town had stalled, but it later became apparent that these early settlers had laid the foundation for the growth that ensued after the arrival of the railroad.

Although doubt about San José's future remained, the town gained one advantage over the other California settlements in 1849 when the Constitutional Convention named it the first state capital. The citizens of San José struggled to accommodate state government, but in the long run they lacked the resources to retain the capital. When the second and last San José legislature met in January, 1851, it soon decided to remove the State House to Vallejo, another temporary site that was in turn replaced by Benicia, and, later, Sacramento (Bean 1978:110). These other settlements were hardly more glamorous than San José, but they had the political pull to secure the capital. As San José lost the state capital, it became quite clear that the frontier phase of development had not passed.

Without the capital, there was little inducement to build in San José. Uncertainty about land titles was also inhibiting growth, and residents had begun to realize that crime was reducing the allure of their community. The mid-to-late 1850s were a time of economic slump in San José that coincided with a statewide financial panic (Winther 1935:165-167). In addition, during the 1850s, farming in California was not well developed, as most newcomers turned their attention to the mines. In order to become a growing agricultural center, San José would have to await the 1860s and 1870s, when diversified crops would supplant the ranching and speculative wheat-farming that prevailed during the 1850s.

San José's future was tied up with agricultural growth during the 1850s, but until that growth accelerated markedly in the 1860s, the town itself seemed quite pastoral. Without the capital, it had nothing with which to compete against Gold Rush San Francisco or energetic Los Angeles. Not yet a central town set distinctly apart from the rest of the region, it retained something of the spacious, easy-going quality that had characterized the Mexican pueblo. Many residents appreciated the town for its rustic way of life, but others were disappointed that San José did not expand and prosper to the degree that they expected.

San José began to acquire the trappings of an established American town, but not a downtown, during the 1850s. These consisted in part of an increasing number of public and private schools, substantial residential buildings, a telegraph connection to San Francisco in 1853, and various street improvements and its first permanent newspaper. In addition to civic amenities, San José gained its first significant industrial base during the 1850s and, despite the loss of the state capital, continued to witness the building of new hotels.

The 1850s were a difficult decade for town residents, a time punctuated by high expectations and sharp disappointments. Specialized agriculture in the Santa Clara Valley began to gain momentum during the next few decades. Between 1860 and 1906, another era of urban growth unfolded in San José, spurred by the development of an agricultural hinterland and the arrival of the San Francisco and San José Railroad (1863-1864). A clearly defined downtown district emerged amidst the fields of the Santa Clara Valley.

*The Emergence of San José, 1860-1906* [see Figs. 2-4]

After 1860, San José attained the steady expansion that had eluded it during the previous decade. Growth started quickly - between 1860 and 1870 the population of San José nearly tripled, from around 3,000 to 9,118. The rapid expansion marked a turning point in the downtown's history as San José advanced beyond the frontier stage of development and entered a process of urbanization. Over the ensuing decades, growth was more gradual, but by 1900 the population of the city reached 21,500 (Fox 1975:73-74; Sawyer 1922:163; James and McMurry 1933:139). San José had clearly reached a new era of development, and its downtown began to blossom.

The town's prosperity during the last forty years of the 19<sup>th</sup> century resulted in large part from two regional transformations that spurred the expansion of San José. The most significant long-term change was the continued development of agriculture in the Santa Clara Valley. As cattle ranching declined after the drought of 1863-1864, most of rural California adopted wheat as its primary crop and concentrated on it until the 1890s (Bean 1978:226-227). Farming in the Santa Clara Valley followed the statewide pattern in part, but agricultural advances generally progressed more quickly there than in other parts of California. Until 1865, cattle ranching, some wheat growing, and limited experimentation with other crops prevailed in the valley. Between 1865 and 1875, wheat raising became more prominent than ranching, and "the foundations were laid for specialization in horticulture." Then, for the last quarter of the 19<sup>th</sup> century, horticulture

and other kinds of "intensive land utilization" characterized agriculture in the Santa Clara Valley. During this period the valley's celebrated orchards became prominent (Broek 1932:60-70) as the need for an expanding market led to innovations in fruit preservation and shipping including drying fruit, canning fruit, and shipping fresh fruit in refrigerated cars (Findlay 1985:13). By 1900, the Santa Clara Valley was a world center for canned and dried fruit. By 1920, the county was home to over 40 canneries and 30 packing houses, producing about 90% of California's canned food (Jacobson 1984). In turn, this created a wider economic boom which attracted new residents to the Santa Clara Valley.

The demand for regional centers of trade grew as livestock and wheat were supplanted as the leading staples of the Santa Clara Valley by fruits, dairy products, and other crops, as the amount of lands under cultivation expanded, and as the intensity of cultivation increased. There were numerous farm service towns in the Santa Clara Valley that marketed "surplus farm commodities," provided farmers with goods and services like banking, and processed certain products. During the late 19<sup>th</sup> century, modes of transportation were not so highly developed that one town wholly eclipsed the others; consequently San José did not have the importance that it later gained (Broek 1932:92). It was nonetheless the leading town in the region, growing in importance daily. When it acquired banks, offices, and food processing factories during the 1860s, 1870s, and 1880s, San José was fulfilling its role as the chief industrial and financial center of the rural region. Much of the downtown development of this period resulted from San José's increasing success as the marketplace and point of transshipment for nearby farms.

While the development of agriculture in the Santa Clara Valley promised stable, long-term growth for San José, the arrival of the railroad from San Francisco during the 1860s triggered rapid, short-term expansion and gave San José a decisive advantage over competing towns in the county. The railroad came upon the heels of a slump that had drained the economic strength of not only San José but also the entire state. California experienced a financial panic during the mid-1850s that punctured the hopes of many drawn to the coast during the Gold Rush; moreover, mining itself, the industry that had overshadowed agriculture and trade, began to decline during the same decade. San José had been able to get by as the funnel through which passed all business relating to the New Almaden mines, and until 1864 stage coaches had been a satisfactory mode of travel between San José and San Francisco (Winther 1935:158-162, 166). But the arrival of the railroad set off a boom that gave residents a glimpse of a much more prosperous future.

Growth arising from the railroad began during the early 1860s when its construction became a certainty. By 1863, the boom was in full swing and upon the completion of the line in January, 1864, the town took off. The relatively sudden appearance of a number of business, residential, and religious edifices in downtown San José marked the rise of an urban downtown capable of centering a sizeable community. Moreover, private building was complemented by a spurt of public building and infrastructure including water and sewer systems, gas and electric utilities, street paving and public transportation that reaffirmed the town's rising status and reflected a growing civic consciousness on the part of San José residents. With the arrival of the railroad and the advance of agriculture in the surrounding valley, residents gained increasing confidence in the town and demonstrated a greater willingness to acquire those public amenities that projected a

more sophisticated image. An urban consciousness was replacing the frontier mentality of the early American town

As San José grew during the late 19<sup>th</sup> century, the makeup of its population became more complex. Since the 1840s the community had been a mixture composed primarily of Mexicans, Native Americans, Anglo-Americans, and European immigrants. During the last few decades of the century, certain ethnic groups -- some new to San José and some not so new -- became more prominent in the composition of downtown society. These groups included blacks; Jews; Japanese and Italian immigrants arrived in the greatest numbers shortly after the turn of the century; and, the Chinese seeking jobs in agriculture, primarily after opportunities in mining and railroad construction had begun to dwindle. The Chinese were notable for the several distinct Chinatowns established within the city.

During the 1880s and 1890s, outlying residential districts all looked to downtown San José as their central focus. As the town's population grew, however, residential neighborhoods came to be located further away from the city center, foreshadowing the sprawl that would eventually sap the vitality of the downtown area. One promotional book noted that, while the census of 1890 had listed San José's population at 18,500, the community was in fact much larger than that, for it was already developing populous suburbs. As the town thus began to spread out, its population naturally acquired a penchant for autonomous vehicles of transportation and for adequate roadways. Rural geography, residential dispersal, and technological trends were all preparing San José to accept automobiles wholeheartedly.

The earthquake of 1906 served as a pertinent dividing point between two eras of the City's growth and downtown in particular because it imposed still another phase of urban renewal on San José. The destruction of the earthquake was far more severe than previous disasters including an earthquake in October of 1868, various fires including the Chinatown blaze of 1887 and the fire of 1892. The 1906 earthquake destroyed and severely damaged commercial, residential and other buildings and structures as well as existing infrastructure. However, the City's rapid recovery from the earthquake demonstrated just how far the settlement had come since the mid-19<sup>th</sup> century. San José continued to thrive during the new century, and by the 1950s, 1960s, and 1970s became one of the fastest growing cities in the nation.

#### *San José in the Twentieth Century* [Figs. 3-4]

During the 20<sup>th</sup> century, San José experienced phases of redevelopment, decline, and then redevelopment again. The first stage of renewal began after the 1906 earthquake as residents seized the opportunity to improve their city at the same time that they rebuilt it. With the spurt of growth after 1906, the city center embarked on a prolonged period of steady demographic and geographic expansion. The population of San José grew from 28,900 in 1910 to 57,700 in 1930 (San José, City of 1958:n.p.) due in large part from annexation.

Between 1900 and 1930 the City's population grew steadily, with natural increase supplemented between 1911 and 1925 by the first annexations of new territory since the



city had been incorporated in 1850 (James and McMurry 1933:140-141, 157). Expansion was unspectacular but steady.

The prosperity of the City derived for the most part from the agriculture of the surrounding valley. During the first third of the century, farms came to be ever more reliant on major towns like San José. With the advent of cars and trucks, growers no longer needed the many little farm towns that had dotted the landscape of Santa Clara County since the 1860s. Access to San José was easier, and San José offered more of the services that farmers increasingly needed during the 20<sup>th</sup> century. Besides looking to San José as an important center for the canning and packing industry, farmers came to rely increasingly on its other businesses, too. Farms and ranches became more specialized in their production and less self-sufficient. Rural residents had a greater need for the range of financial and commercial establishments that San José had developed; with improved means of transport, they were also able to travel to the city center more easily. Consequently, farmers became more dependent on downtown San José, and the central business district continued to be the focus of "an agricultural community, relying on the food industry for most of its income" (Broek 1932:129-130; Matthews 1977:124).

The fruit industry had its drawbacks, however. One was the seasonal fluctuations that meant unemployment and transiency for the city's and county's populations. In 1921, factories in the region employed 17,333 workers during the peak season in August, and only 4,731 people during the winter lull (Broek 1932:13). While many agricultural and cannery employees expected to be laid off and actually migrated on to other areas, others remained in the area without regular means of support. A number of Mexican *colonias*, or rural communities, developed around the perimeter of San José in places like Alviso. These settlements ensured that San José remained central to the Bay Area's Mexican population during the 20<sup>th</sup> century (Winter 1978a:107-110).

Other minorities participated in Santa Clara Valley agriculture, too, although not always in the same manner. Numerous Asians and Asian-Americans worked in farming and processing. Immigrants to the United States during this era were often confined to agricultural occupations. Only after World War I did significant numbers of Asians and Mexicans make their way into other industries, although before 1940 the Japanese had a Japantown in San José that, like Chinatown, provided a number of financial and commercial services for its residents.

The destruction caused by the earthquake of 1906 created an opportunity to revise the skyline of the city. Civic leaders and prominent businessmen adopted the new skyscraper style during the rebuilding of the central business district between 1906 and 1910. These tall structures served to usher in the 20<sup>th</sup> century for downtown San José. The fast pace of new downtown construction continued during the prosperous 1920s. The construction of these new buildings reiterated the primary role of downtown as a commercial and financial center, although throughout the 20<sup>th</sup> century the functions of the district changed.

By 1930 the auto had begun to impose its designs on San José as residents took to the automobile avidly. San José had undertaken a long-term program to upgrade its streets

for auto travel starting in 1910 and by the 1930s most of the roads had been paved and were experiencing extensive use. Downtown San José became the center of the automobile trade in Santa Clara County and brought business into the core. By 1940 there were no large commercial centers lying outside the downtown (Henderson 1970:5), and autos permitted people to travel to the city center more conveniently and more frequently. However, the increasing reliance on cars to come into town resulted in the decline of public transit and increasing traffic congestion (Broek 1932:150-152). In addition, people with cars were no longer limited to the central business district for their trade but could travel to other commercial areas. Consequently, unplanned clusters of businesses gradually began to form along major arterials outside of downtown (Henderson 1970:5-6). These spontaneous commercial centers never came to overshadow downtown, but they did presage the comprehensive shopping centers that would spell the end of the downtown's commercial vitality during the 1950s and 1960s.

The changes affecting San José were interrupted or slowed by the Great Depression and World War II. Near the end of the war, canneries still employed half of the local work force. Nonetheless, the surge in defense spending during and after the war had created new opportunities in non-agrarian sectors of the economy. While the number of jobs in food processing grew only slightly, manufacturers of durable goods employed more than twice as many people in 1946 as before the war, and retail and wholesale trade constituted another expanding area, suggesting that these two activities would provide the majority of new jobs in Santa Clara County. Less immediately apparent, but perhaps more important in the long run, were the beginnings of post-industrial, high-technology industries in California during and after the war. Federal defense spending essentially planted the seeds of what would grow into the "Silicon Valley" by the 1970s (Bradshaw 1980:66-68).

After World War II, high technology was the growth industry that stimulated another era of rapid expansion in the San José area. Electronics and aerospace firms appeared in the South Bay attracting a huge new population to the Santa Clara Valley. The city of San José grew from 68,500 people in 1940 to 95,000 in 1950, 200,000 in 1960, and 450,000 in 1970. Very little of the increase was natural. During this period a large portion of newcomers migrated to San José from all over the United States but especially from San Francisco and southern California.

Moreover, as in the years 1910-1930, much of San José's growth resulted from annexations. In addition, population increases outside the city, in the newly designated San José Standard Metropolitan Statistical Area (SMSA), were even more substantial. In 1950 and 1960 the San José SMSA contained more than three times the population of the town, demonstrating that the fastest-growing parts of Santa Clara County lay outside San José's city limits (Morrison 1973:12; Shadell 1970:34).

The character of the newly settled population of San José were extremely mobile in their daily living, for they generally accepted autos as primary transportation and used them to travel to and from suburban homes. The tremendous affluence generated by the remarkable economy of the mid-20<sup>th</sup> century Santa Clara Valley helped the new population to purchase more expensive housing in low-density suburbs rather than near

the urban core. As agriculture became less and less profitable in the valley, growing industries and housing subdivisions were placed on lands that had once been farms and ranches. These new forms of land use proved valuable to the overall economic health of Santa Clara County, but they essentially replaced the rural economy that had formed the primary staple of San José between 1860 and 1940.

Much of San José's growth between 1950 and 1970 resulted from annexation, which incorporated suburbs into the town, changing the character and shape of the community extensively. Between 1950 and 1970 the city expanded fivefold in size, from about 15,000 acres to about 75,000 acres (Shadell 1970:34). The political leaders felt that annexation could keep San José from being hemmed in by other growing towns. They also realized that future outlying shopping malls would generate tremendous revenues for local coffers, and hoped to annex potential sites for these retail centers. The importance of the downtown diminished steadily as San José grew to incorporate outlying areas for suburban development.

By the late 1950s and the 1960s civic leaders felt that redevelopment programs were necessary to revive the City core. Unlike previous efforts at renewal in the American period, government planning agencies played a large role in these mid-20<sup>th</sup> century projects and enabled San José to contemplate redevelopment on a much grander and more coordinated scale than before. Because no consensus existed on the best path to urban renewal, however, redevelopment became a controversial issue in the 1960s and 1970s and still is as the City moves in the 21<sup>st</sup> century to implement and modify earlier decisions. As a result, much more attention has been paid in past 20-30 years to the past and future of the central city and surrounding buffers than in previous periods.

Within the Santa Clara Valley, the City of San José has historically served as a County seat, a primary service as well as financial and social center. Most of the institutions for higher education and the urban pioneer citizen elite resided in San José or its twin, the city of Santa Clara. The "chief city" of San José followed a defined morphology (see Broek 1932) with a central business district composed of retail stores, banks, office buildings, theaters and restaurants located in compacted solid rows along generally treeless, wide auto-crowded streets. In turn, this core is surrounded by a belt of generally detached retail stores, garages and other light industries mixed with schools, churches, apartment and duplexes. In areas adjacent to the railroad, the cityscape is characterized by freight yards, warehouses, lumberyards and the like. Light industries and laborer's housing are found outside and along the tracks. The outer ring consists of elite residential areas with isolated houses set on spacious grounds, smaller single family houses on smaller lots, often interspaced with stores and filling stations along ribbon like corridors into the outlying towns. Initially railroads were intensively used by passengers as well as bulk transport of goods. The automobile era with both cars and trucks and reliance on roads, highways, and freeways resulted in a shift along these transportation nodes. Bulk transportation related activities remain close to rail services. In contrast, services - administrative, offices, churches, schools and etc. do not require such proximity, nor is such close proximity sought (Broek 1932).

In recent decades this former "chief city" and agrarian land-use pattern has been



gradually displaced by residential housing, commercial centers, and the development of research and development and manufacturing facilities associated with the electronics industry within both the city and surrounding communities leading to the designation of the general region as the "Silicon Valley." The boom of the 1980s and 1990s has dramatically altered the regional landscape from the orchards to industrial parks, commercial districts and housing subdivisions in the Cities of San José and Santa Clara as well as the surrounding cities.

The continuing urbanization of the Santa Clara Valley and the expansion of the City of San José and outlying towns during the 20<sup>th</sup> century and continuing into the 21<sup>st</sup> century is manifest in the tract and parcel subdivisions and infill building, as well as the flood control projects along nearby creeks and rivers. The explosive population growth of the 1970s to the 1990s and still continuing albeit at a slower pace has encouraged the redevelopment of older housing tracts and industrial areas into new high-density residential complexes, and business and industrial parks. The current redevelopment of the city compared to its predecessors - the relocation of the Spanish pueblo around 1797, the imposition of an American grid and architecture over the Mexican settlement between 1847 and 1860, the burst of construction resulting from the arrival of the railroad in 1864, and the rebuilding after the earthquake of 1906 - is the largest and most coordinated scheme ever to reshape the central district and the surrounding areas.

#### **4.0 REGULATORY CONTEXT**

Federal, state, and local governments comply with laws and regulations designed to protect significant cultural resources that may be affected by actions they undertake or regulate. The National Historic Preservation Act (NHPA) of 1966 (as amended) (16 U.S.C., Section 470f) and its implementing regulations 36 CFR Part 800, the California Environmental Quality Act (CEQA) and, the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) are the basic federal, state and local requirements governing the preservation of historic and archaeological resources of national, regional, state, and/or local significance. In general, most local projects within the City of San José are reviewed under CEQA and the City's Historic Preservation Ordinance. Projects applying for federal funding, including grants, have to comply with federal historic preservation requirements.

##### **4.1 FEDERAL**

Federal regulations require a federal agency with jurisdiction over a federal, federally assisted or federally licensed undertaking (project) to take into account the effort of the undertaking on properties listed on or eligible for the National Register of Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation an opportunity to comment on the undertaking.

##### *National Historic Preservation Act*

The National Historic Preservation Act established the National Register of Historic Places (NRHP) to recognize resources associated with local, state, and national history and heritage. Structures and features must usually be at least 50 years old to be

considered for listing on the NRHP, barring exceptional circumstances. However, the California Office of Historic Preservation has established criteria that call for the recordation of resources 45 years or older to account for the time lag in listing the resource.

Criteria for listing on the NRHP (see 36 CFR Part 63), are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that are:

- (A) associated with events that have made a significant contribution to the broad patterns of our history;
- (B) associated with the lives of persons significant in our past;
- (C) embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or,
- (D) have yielded, or may be likely to yield, information important in prehistory or history. Criterion D is usually reserved for archaeological and paleontological resources.

### *Section 106*

Federal regulations for cultural resources are primarily governed by Section 106 of the NHPA which applies to actions taken by federal agencies. Compliance with Section 106 requires that prior to the approval of the expenditure of any federal funds or the issuance of any license, the head of any federal agency having direct or indirect jurisdiction over a proposed federal or federally assisted undertaking and the head of any federal department or independent agency having authority to license any undertaking shall take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. The criteria for determining NRHP eligibility are found in 36 CFR Part 60. The head of any such federal agency shall afford the Advisory Council on Historic Preservation established under Title II of this Act a reasonable opportunity to comment with regard to such undertaking. Both archaeological resources and historic buildings in the City of San José are subject to review if federal funds or a federal permit/license is involved. As a Certified Local Government (CLG),<sup>8</sup> the City of San José is also afforded review and comment opportunities on federal undertakings within the city.

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8. The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

*Department of Transportation Section 4f*

Section 4(f) is national policy established as a part of the U.S. Department of Transportation Act of 1966 that stipulates that the Federal Highway Administration (FHWA) will not approve any program or project that requires the “use” of any publicly owned public park, recreation area, wildlife refuge or historic sites unless:

There is “no feasible and prudent alternative to the project,” and,  
The project includes “all possible planning to minimize harm to the project.”

Section 4(f) applies to all transportation agencies within the U.S. Department of Transportation, which include;

Federal Highway Administration (FHWA) – funds for highway and bridge projects;  
Federal Transit Administration – funds light rail and rail projects; or  
Coast Guard –regulatory authority affecting bridges.

Section 4(f) does not apply to private institutions and individuals. However, if a governmental body has a proprietary interest in the land (e.g., instance fee ownership, drainage easements or wetland easement), it can be considered “publicly owned” and thus Section 4(f) applies.

*Historic Rehabilitation Tax Credits Program*

The National Park Service and the Internal Revenue Service, in partnership with the various State Historic Preservation Officers, administers the Historic Rehabilitation Tax Credits program which rewards private investment in rehabilitating historic buildings listed on the National Register of Historic Places. Properties must be income-producing and must be rehabilitated according to rehabilitation standards set by the Secretary of the Interior (see City Preservation Incentives below).

*Americans with Disabilities Act (ADA)*

The ADA requires that new buildings and facilities and altered portions of existing buildings and facilities be readily accessible for persons with disabilities. In the case of historic properties, the ADA provides for the application of certain alternative minimum accessibility standards if making a "qualified historic building" accessible would threaten or destroy the historic significance of that building or facility. Consultation with the State Historic Preservation Officer and the Advisory Council on Historic Preservation is required.

*Preservation/Conservation Easement Charitable Contribution Deduction*

For purposes listed in the National Register of Historic Places, the value of a preservation/conservation easement, donated in perpetuity to a qualified easement holder, non-profit or governmental entity, may be deducted as a charitable contribution deduction

for federal income tax purposes.

*Secretary of the Interior's Standard for the Treatment of Historic Properties*

The U.S. Secretary of the Interior has established standards for the treatment of historic properties. The 1995 Secretary of the Interior's *Standard for the Treatment of Historic Properties* document outlines specific standards and guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic properties. Preservation standards and guidelines apply to those buildings that require ongoing maintenance to sustain their historical authenticity. Rehabilitation standards and guidelines involve the reuse of a historic structure or property while retaining features that maintain historic value. Restoration standards and guidelines are applicable to projects that remove portions of a building from another historic period in order to restore a property to its period of significance. Reconstruction standards and guidelines apply to new developments that replicate a historic period or setting based on documented evidence. Each set of standards provides specific recommendations for the proper treatment of specific building materials, as well as parts of building development. The California Environmental Quality Act (CEQA) references these Standards relative to consideration of the significance of project impacts, or lack thereof, on historic resources.

#### 4.2 STATE

*California Environmental Quality Act (CEQA)*

The California Environmental Quality Act (CEQA) includes regulatory compliance in regard to historical resources. Under CEQA, public agencies must consider the effects of their actions on both "historical resources" and "unique archaeological resources" - a ". . . project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment" (Public Resources Code, Section 21084.1). The CEQA Guidelines define a significant resources as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)). The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Landmarks and Points of Historical Interest.

The CRHR was created to identify resources deemed worthy of preservation on a state level and was modeled closely after the NRHP. The criteria are nearly identical to those of the NRHP which includes resources of local, state, and region or national levels of significance. The CRHR automatically includes resources listed on the NRHP. These listings are updated as resources are determined eligible and/or are officially listed. Current listings are maintained by the California Historical Resources Information System, Northwest Information Center, CSU Sonoma (CHRIS/NWIC) for Santa Clara County.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local

historical resources inventory may be eligible for listing in the CRHR and are presumed to be “historical resources” for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1; California Code of Regulations, Title 14, Section 4850). Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR.

In addition to assessing whether historical resources potentially affected by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the CRHR criteria prior to making a finding as to a proposed project’s impacts on historical resources (Public Resources Code, Section 21084.1; CEQA Guidelines, Section 15064.5(a)(3)). In general, a historical resource is defined as any object, building, structure, site, area, place, record, or manuscript that:

- a) Is historically or archaeologically significant; or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
- b) Meets any of the following criteria:
  - (1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  - (2) is associated with the lives of persons important in our past;
  - (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - (4) has yielded, or may be likely to yield, information important in prehistory or history.

For historic structures, CEQA Guidelines Section 15064.5(b)(3) indicates that following the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), mitigates impacts to a less than significant level. Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource’s physical identity that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

CEQA also requires lead agencies to consider whether projects will affect “unique archaeological resources” (Public Resources Code, Section 21083.2(g)) which are defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific

research questions and that there is a demonstrable public interest in that information.

- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Treatment options for unique archaeological resources include preservation in place in an undisturbed state; excavation and curation or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a “unique archaeological resource”).

### *Native American Burials*

California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains. Section 7050.5(b) of the California Health and Safety code states:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. Section 5097.99 also makes it a felony to unlawfully obtain or possess Native American remains or associated grave goods.

CEQA Guidelines section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner or medical examiner be contacted to assess the remains. If the county coroner or medical examiner determines that the remains are those of Native Americans, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The property owner is required to consult with the appropriate Native Americans identified by the NAHC as a “most likely descendant” to develop an agreement for the treatment and disposition of the remains.



*Local and Tribal Intergovernmental Consultation [Senate Bill (SB) 18, 2004]*

SB 18 is a process separate from CEQA that requires local governments to consult with federally and non-federally recognized Native American tribes prior to approving certain land use plans that include traditional tribal cultural places on both public and private lands. A cultural place is a landscape feature, site, or cultural resource that has some relationship to particular tribal religious heritage or is a historic or archaeological site of significance or potential significance.

SB 18 places the responsibility of initiating consultation on local governments. The purpose of SB 18 is to provide time for tribal input early in the planning process. Besides city staff and tribal representatives, the process may also include applicants and consultants. SB 18 consultation applies to the adoption and amendment of both General and Specific Plans proposed on or after March 1, 2005 and consultation is a “government to government” interaction between tribal representatives and representatives of the local jurisdiction. The Native American Heritage Commission maintains lists of Native Americans individual/groups organized by county for SB 18 Tribal Consultation.

*California Historical Building Code*

The California Historical Building Code (CHBC) provides regulations for the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or structures designated as qualified historical buildings or properties by a local, state or federal jurisdiction. The CHBC intends to provide alternative solutions for the preservation of qualified historical buildings or properties, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for the reasonable safety of the occupants or users (California Code of Regulations, Title 24 Part 8).

The CHBC defines “qualified historical building” as “any building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This includes designated buildings or properties on, or determined eligible for, national, state or local historical registers or official inventories including the NRHP, the CRHR, State Historical Landmarks, State Points of Historical Interest, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks.

*Mills Act Property Tax Abatement Program*

State law provides local jurisdictions with the opportunity to develop a Mills Act Tax Abatement Program (Mills Act) that offers owners of historic properties the potential for property valuation reductions in return for proscribed rehabilitation, preservation work on their properties. The City of San José has a Mills Act program for City Landmarks (see Local, below).

### 4.3 LOCAL

#### *City of San José*

The City's Historic Preservation Ordinance was adopted in 1975 (San José Municipal Code Chapter 13.48, Historic Preservation, Sections 13.48.010 through 13.48.660) to identify, protect, and encourage the preservation of significant resources and foster civic pride in the City's cultural resources. The five parts of the code authorize the city to:

- Establish a Historic Landmarks Commission
- Maintain a Historic Resources Inventory
- Preserve historic properties using a Landmark Designation process
- Require Historic Preservation Permits, and,
- Provide financial incentives through Mills Act Historical Property Contract.

Part 1, General Provisions includes six sections:

Section 13.48.010 Purpose and declaration of policy

13.48.020 Definitions (e.g., *Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historical Nature, Historic District, Landmark, Preservation, Site, and Structure*)

Section 13.48.030 Historic landmark commission (creation, membership, duties)

The Historic Landmarks Commission is a seven member advisory committee appointed by the City Council but also includes members with specific professional skills. The Commission reviews additions and deletions to the Historic Resources Inventory, makes recommendations to the City Council on proposed City Landmarks and to the Director of Planning on Historic Preservation Permits and other proposal which may affect cultural resources within the City.

Section 13.48.040 Notices - Affidavits (concerning designation of a landmark or historic district and issuance of a Historic Preservation permit)

Section 13.48.050 Historic resources inventory

Section 13.48.060 Historic preservation officer (within the department of city planning who is appointed by the director of planning). This individual:

- (1) Encourages and promotes the preservation of historic landmarks, sites, and documents, and protect the interests of historic preservation through the environmental review process, and through the development permit process;



- (2) Provides staff support to the historic landmarks commission;
- (3) Maintains an up-to-date historic resources inventory for the city of San José.

The other four parts of the *Ordinance*, Parts 2 through 5, consist of: Part 2: Designation; Part 3: Historic Preservation (HP) Permits; Part 4: Historical Property Contracts; and, Part 5, Conservation Areas.

The ordinance (Section 13.48.020) defines structures of historical value based on three criteria:

1. Identification or association with persons, eras or events that have contributed to local, regional, state and national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with:
  - a. a distinctive, significant or important work or vestige;
  - b. an architectural style, design or method of construction;
  - c. a master architect, builder, artist or craftsman;
  - d. high artistic merit;
  - e. the totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - f. ... has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or,
  - g. the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical architectural, cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The San José Historical Landmarks Commission has established a process by which historical resources are numerically evaluated for significance. Categories consist of:

*Candidate City Landmark (CCL; 67-134 points) - structure determined to be eligible for City Landmark Status through evaluation by the Historic Landmarks Commission's Historic Evaluation Criteria;*

Contributing Structure/Site (CS; 33-66 points) - *contributes significantly to the historic fabric of the community and, in some cases to a certain neighborhood;*

Structure of Merit (SM; 33-66) - *structure determined to be a resource through evaluation by the Historic Landmarks Commission's Historic Evaluation Criteria and which preservation should be a high priority;*

Non-Contributing Structure to a Historic District (NC); and,

Non-Significant (NS; 0-32 points).

The category of Identified Site/Structure (IS) is used when *further evaluation of the historic or architectural significant of the structure should be undertaken.*

According to the City of San José's *Guide to Historic Reports*, a City Landmark is "a significant historic resource having the potential for landmark designation as defined in the Historic Preservation Ordinance. Preservation of this resource is essential." The preservation of Structures of Merit "should be a high priority" but these structures are not considered significant resources for the purposes of CEQA.

### Historic Resources Inventory

The City maintains a database of historic properties linked to the City's GIS system which provides a listing and mapping of historic resources that have been documented and evaluated and their significance. The *Historic Resources Inventory*, a product of this database is publicly available sorted by address<sup>9</sup> and by significance category.

#### *Designated Structures and Sites:*

NR - a structure or site listed on the National Register of Historic Places administered by the Secretary of the Interior, Washington, D.C.

NRD - a district listed on the National Register of Historic Places administered by the Secretary of the Interior, Washington, D.C.

SL - State Landmark, a structure or site designated by the State of California through the State Historic Preservation Office, Sacramento.

CR - California Register of Historical Resources

CLS - City Landmark structure or site, designated by the San José City Council in accordance with Section 13.48.110.

CLD - City Landmark District, a structure that contributes significantly to the historic fabric of an area within the City and has

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9. See [www.preservation.org/inventory](http://www.preservation.org/inventory) and SJHLC/PBE 2001, 2008b.

been designated as part of a district by the San José City Council in accordance with Section 13.48.120.

*Significant Structures and Sites, and Areas*

ENR - eligible for National Register listing; appears to meet the NR criteria, but further historic research is necessary

ECR - eligible for California Register listing; appears to meet the CR criteria, but further historic research is necessary

CS - Contributing Structure/Site *a structure that contributes significantly to the historic fabric of the community* and, in some cases, to a certain neighborhood (CS; 33-66 points)

NCS - non-contributing structure/site

CCL - Candidate City Landmark

SM - Structure of Merit

IS - Identified Site/Structure

CNS - City Conservation Area

*Structures and Sites Not Significant*

NS - Non-Significant

The *Historic Resources Inventory* listing also includes two columns regarding forms on file:

FM-S - Inventory Form (State) Historic Information Reference from the State of California Historic Resources Inventory Form

FM-N - Inventory Form (National) Historic Information Reference from the State of National Register of Historic Places Inventory - Nomination Form

*San José 2020 General Plan*

The San José General Plan (San José 2020 General Plan Focus on the Future) *Goals and Policies for Historic, Archaeological and Cultural Resources* (SJ/CPBCE 1994/2005) recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process

*Archaeological*

The following policies are pertinent to archaeological resources:

Policy 1: Because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process.

Policy 8: For proposed development sites which have been identified as archaeologically sensitive, the City should require investigation during the planning process in order to determine whether valuable archaeological remains may be affected by the project and should also require that appropriate mitigation measures be incorporated into the project design.

Policy 9: Recognizing that Native American burials may be encountered at unexpected locations, the City should impose a requirement on all development permits and tentative subdivision maps that upon discovery of such burials during construction, development activity will cease until professional archaeological examination and reburial in an appropriate manner is accomplished.

### *Architectural*

The following policies are pertinent to architectural resources:

Policy 1: Because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process.

Policy 2: The City should use the Area of Historic Sensitivity overlay and the landmark designation process of the Historical Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

Policy 3: An inventory of historically and/or architecturally significant structures should be maintained and periodically updated in order to promote awareness of these community resources.

Policy 4: 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.

Policy 5: New development in proximity to designated historic landmark structures and sites should be designed to be compatible with the character of the designated historic resource. In particular, development proposals located within the Areas of Historic Sensitivity designation should be reviewed for such design sensitivity.

Policy 6: The City should foster the rehabilitation of individual buildings and districts of historic significance and should utilize a variety of techniques and measures to serve as incentives toward achieving this end. Approaches, which should be considered for and implementation of this policy, include, among others:

Discretionary Alternative Use Policy Number 3, permitting flexibility as to the uses allowed in structures of historic or architectural merit;  
 Transfer of development rights from designated historic sites;  
 Tax relief for designated landmarks and/or districts;  
 Alternative building code provisions for the reuse of historic structures;  
 and,  
 Financial incentives [including] grants, loans and/or loan guarantees to assist rehabilitation efforts

Policy 7: Structures of historic, cultural or architectural merit which are proposed for demolition because of public improvement projects should be considered for relocation as a means of preservation. Relocation within the same neighborhood or to the San José Historical Museum should be encouraged.

#### *Certified Local Government (CLG)*

The City of San José is a certified local government (CLG). Amendments to the National Historic Preservation Act of 1966, provided for the establishment of a CLG program which is a partnership among local governments, the State of California Office of Historic Preservation and the National Park Service (NPS).<sup>10</sup> CLG requirements include enforcing appropriate state and local laws and regulations for the designation and protection of historic properties; establishing a historic preservation review commission by local ordinance; maintaining a system for the survey and inventory of historic properties; providing for public participation in the local preservation program; and, satisfactorily perform responsibilities delegated to it by the state. Participation in the CLG program benefits include: credibility, technical assistance, streamlining, funding, autonomy, and economic benefits (CAL/OHP 2009). Each CLG must provide a yearly report of activities to the State Historic Preservation Officer.

#### *City Preservation Incentives*

The City offers a number of historic preservation incentives with the goal of preservation and continuing use of historic buildings.

The State Historic Building Code can be used as a reasonable alternative to the requirements of the regular codes and ordinances and is applicable for all San José historic resources. Similarly, the San José 2020 General Plan Discretionary Alternate Use Policy may apply on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved and the use would not otherwise be incompatible with the surrounding area.

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10. The National Park Service is responsible for administering the National Historic Preservation Program

City Landmarks are eligible for use of the Mills Act/Historical Property Contract allowing a revised property tax assessment with a percentage of the savings to be used towards rehabilitation and/or maintenance. A City Landmark may also qualify for a Building Tax Exemption. Two federal tax credits are available. A federal tax credit for rehabilitation of income producing National Register buildings is available and applies only to certified buildings. Another federal tax credit applies only to the rehabilitation of income producing non-historic (not eligible for the National Register) built before 1936.

## **5.0 CULTURAL RESOURCES**

The majority of cultural resources data for the City has been collected since the 1970s to meet the compliance requirements of the National Historic Preservation Act of 1966, the National Environmental Policy Act of 1970 and the California Environmental Quality Act as required by various federal, state and local agencies. Prior to the late 1960s and 1970s, archaeological and historic building studies were primarily academic and research oriented or undertaken for public purposes and focused on topics of individual or governmental interest (i.e., archaeological investigations at selected shell mound locations; the locations of Hispanic adobes in the nine bay area counties; Mission Period architectural styles, etc.).

While academic and grant funded research on both archaeological and historical topics continues, compliance funded studies comprise the overwhelming majority of studies completed over the past 35 years in the Santa Clara Valley and the City of San José. These studies, ranging from simple reviews of lot splits to built environment surveys of neighborhood and major planning areas linked with redevelopment efforts; transportation studies associated with highways and local roads and mass transit including various light rail projects; park planning; water development and flood control projects; fiber optic cable placement; power generation facilities with associated electrical substations and transmission lines; recycled water lines; and, many other project types have resulted in the discovery of numerous prehistoric and historic archaeological resources and the identification, recordation and evaluation of both archaeological and architectural resources. This compliance driven research has been undertaken by many private individuals, academic institutions, local, state and federal agencies and private firms focusing on complying with the requirements of environmental and historic preservation laws and regulations.

However, many of the reports completed for this compliance mandated research are not known or easily available. Many of the archaeological reports have been filed with the California Historical Resources Information System, Northwest Information Center at CSU Sonoma (CHRIS/NWIC) to meet the archival use requirements of the facility. However, many of the architectural reports are on file only with the client or reviewing agency or copies may exist at a local library or historical society. This appears to be the case with many of the built environment studies completed within the City by various parties.

A detailed review of the report database maintained by the CHRIS/NWIC was not completed for this report as the facility maintains its information by USGS topographic



map quadrangles and a number of the sheets for the City of San José overlap with surrounding areas [see Fig. 5]. In addition, the retrieval and individual review of over 3,000 separate reports was not possible. The CHRIS/NWIC is currently entering locational information and reports into a GIS and it may be possible in the future to determine which reports pertain to the City.

A review of various lists, the physical inspection of the USGS topographic record maps, and several bibliographic compilations indicates that over 3,227 reports have been received by the CHRIS/NWIC that pertain to the City of San José, its Urban Growth Area (UHG) and its Sphere of Influence (SOI) as of early 2009 (Table 5.1). The repository includes every document received by the CHRIS/NWIC for the City from the early 1970s with reports ranging from one to two pages to major multi-volume reports.

Data on report numbers for the San José and San José West topographic maps which cover the majority of the City are reasonably accurate. The data for the other maps were collected via visual review of the maps and a manual count. It is certain that the addition of the many unfiled reports would provide important information to what is presently known for the City's prehistory and history.

**TABLE 5.1**  
**REPORTS ON FILE**  
Pertinent to the City of San José

<b>USGS Topographic Map</b>	<b>Reports on File</b>
San José East and West (combined) (1980)	2168
Santa Teresa Hills (most in CSJ) (1980)	430
Calaveras Reservoir (1980)	134
Cupertino (1991)	41
Lick Observatory (1973)	31
Los Gatos (1980)	89
Milpitas (1980)	246
Morgan Hill (1980)	88
Mountain View (within SOI) (1997)	0
Mt. Sizer (within SOI) (1978)	0

As noted previously, based on the number of reports on file, the most studied areas are the downtown core area of San José and North San José (Rincon and Alviso). The majority of parcels in these areas appear to have been reviewed at least once and often several times in certain cases. Other older sections of San José on the San José East and West topographic maps, have also been studied with a focus on the transportation alignments (e.g., major roads/streets, freeways, etc.) and the creeks/channels (i.e., flood control projects). Many parcels have also been reviewed for cultural resources but the areas are usually small and scattered. Overall, the areas that have seen the most review are in areas that have had recent development or undergone extensive redevelopment after the introduction of environmental compliance requirements. In general, the flatland

areas have been subject to study but the upland areas that have not been subject to development have not been reviewed for cultural resources.

## 5.1 PREHISTORIC AND HISTORIC ARCHAEOLOGICAL RESOURCES

Prehistoric and protohistoric<sup>11</sup> site types recorded in the general plan area include: (1) habitation sites ranging from villages to seasonal and temporary campsites; and, (2) non-habitation sites including stone tool and other manufacturing areas, quarries for tool stone procurement, cemeteries usually associated with large villages, isolated burial locations, rock art sites, bedrock mortars or other milling feature sites, and Native American trails. The majority of prehistoric archaeological sites have been found at/along fresh water sources such as creeks and springs, in valleys near both permanent and seasonal water including the fresh water marshes once present throughout the valley, at the base of the hills, and along and adjacent to the major north/south Native American trails as well as at stone tool sources in the foothills surrounding the valley.

Numerous mid to late 19<sup>th</sup> and early 20<sup>th</sup> century Historic Period sites - both archaeological and architectural - have been identified in the general study region. Historic Era sites identified in the general study region include:

### *Spanish and Mexican Periods*

1. campsites
2. dwelling sites (*Pueblo de San José*, Rancho haciendas, Indian rancherías; *palizada*<sup>12</sup>)
3. special activity sites (Adobe; St. Joseph's Church; stores; Court House; *juzgado* (jail), guard house, mill, winery/distillery, soap making, lime making, textile and ceramic production, *matanza*,<sup>13</sup> rodeo, bull and bear fights, orchards, plaza, etc.)
4. transportation related (e.g., trails, roads)
5. water conveyance systems - household and irrigation e.g., *acequias*<sup>14</sup> *sanjon*<sup>15</sup>)

### *American Period*

1. campsites
2. former towns and rural service centers (e.g., Pueblo of San José, Alviso, Berryessa, East San José, Willow Glen, Meridian Corners, Guberville, Robertsville, New Almaden, Evergreen, and Coyote) and their urban fabric (buildings, trash features, etc.)

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11. Historic era Native American sites.
  12. Spanish variant of the Kentucky log house.
  13. seasonal slaughter and butchery of cattle and hide processing
  14. trench, drain, ditch, channel, irrigation ditch
  15. gully, deep ditch or large drain

3. residential properties (buildings, barns, outbuildings, boarding houses, dormitories, etc.)
4. farmsteads/ranches (buildings, outbuildings, fences privies, trash deposits, etc.) and other agricultural activities (wineries, nurseries, greenhouses, seed production, road side fruit stands)
5. community buildings and government buildings (churches/temples, schools and related educational and reform, hospitals, sanatoria, auditoria, theaters, churches, libraries, museums, fraternal/social halls/clubs, jails, almshouses, armories, public health, etc.)
6. businesses, manufacturing and industry, light industrial related (e.g., livery stables, blacksmith, canneries, mills, hotels, restaurants, office buildings, groceries, sales, garages, brickyards, processing facilities, distilleries, beer and soda works, shipyards, etc.);
7. recreational (parks and public gardens, fairgrounds, race tracks, music halls, gambling halls, saloons, brothels, boating, resorts, amphitheater, baseball parks, yacht clubs, golf clubs, amusement parks, church camps, summer camps, etc.);
8. ethnic clusters, work camps, and military camps (e.g., Japantown/Nihonmachi; Chinatowns, etc.)
9. cemeteries, grave clusters, and isolated graves;
10. quarries and mine(s) and related infrastructure (shafts, tunnels, adits, ventilators, tailings, etc.);
11. communication and information (e.g., mail, telegraph, telephone, radio, television, etc.)
12. transportation related features (e.g., trails, roads, stage/train stops/stations/depots, street railroads, railroad related, service stations, subways, airports, canals, wharves, levees/seawalls, bridges, trestles, etc.);
13. infrastructure related (e.g., water supply and control systems - wells, cisterns, flumes, pipes, ditches, canals, aqueducts, dams, and tunnels; sanitary systems; gas and electrical systems; fire suppression, etc.);
14. miscellaneous - privy pits, trash scatters and dumps; boundary markers (stone walls, fences, etc.); machinery (e.g., windmills, farm equipment, steam donkeys, etc.), landform modifications (hedgerows, terraces, ponds, etc.), and, monuments (fountains, statues, etc.); open spaces).

The *Historical Overview and Context for the City of San José* (Archives & Architecture (A&A) 1992a:19) provides a matrix of historic themes arranged by periods with associated activities and features that have been used to assign identified resources to a particular period and theme. Historic periods commonly used in the City of San José include:

Spanish (1777-1822)  
 Mexican (1822-1845)  
 Early American (1846-1870)  
 Horticulture (1870-1918)

Inter-War (1918-1945)  
 Industrialization and Suburbanization (1945-present)

Historic themes commonly used in the City of San José include:

Architecture and Shelter (A & S)  
 Agriculture (AG)  
 Manufacturing and Industry (M & I)  
 Resource Exploitation and Environmental Management (RE & EM)  
 Communication and Transportation (C & T)  
 Commerce (C)  
 Government and Public Services (G & PS)  
 Religion and Education (R & E), and  
 Social, Arts, and Recreation (S, A, & R).

### *Buried Archaeological Resources*

The presence of subsurface archaeological resources has been demonstrated by development, transportation and flood control projects over the past 30 years. Project related excavations have exposed many significant buried archaeological resources including major Native American villages.

Geomorphological and geoarchaeological research over the past 20 years have demonstrated that the landscape of the Santa Clara Valley while used by prehistoric Native Americans for thousands of years has been subject to the effects of Post-Pleistocene sea level increases, land subsidence, and episodic flooding. A review of the Holocene depositional history indicates that these processes have resulted in the erosion and/or burial of prehistoric archaeological by alluvial deposits (Meyer 1999, 2008; Meyer and Rosenthal 1997). Archaeological research conducted in the Santa Clara Valley over the past 40 years has identified typical surface indicators for prehistoric archaeological sites and confirmed the high potential for buried prehistoric sites in the vicinity of the Guadalupe River and Coyote Creek.<sup>16</sup> There is usually no indication of buried prehistoric cultural materials and often the presence of large, complex sites is not clearly suggested by the occasional sparse surface indicators noted during a surface inspection. Several researchers have noted that the presence/absence of certain Holocene (recent) soil types may indicate a potential for buried cultural resources where Holocene depositional landforms are located near former or current water courses (Rosenthal and Meyer 2004). These observations have resulted in defining those areas within 500-1,500 feet of existing and former water alignments as high sensitivity for subsurface archaeological deposits.

However, a reliable model for predicting prehistoric cultural resource locations based on current site data, types and topographic and environmental variables has not yet been developed for the Santa Clara Valley. Systematic studies of site location and dispersion have been few (e.g., King and Hickman 1973; Bergthold 1982; see also Elsasser 1986).

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16. ARM 1979; TCR 1980; Anastasio 1984; Hylkema 1994; Ambro 1996; and, Basin Research Associates 1997 among others.

Qualitative observations suggest that major archaeological sites (e.g., village locations, sites with habitation evidence and burials) appear to occur at irregular intervals ranging from ca. 0.8 km/0.5 to 2.8 km/1.75 miles adjacent to the current course of the Guadalupe River. Independent research by Mark Hylkema, a local archaeologist (personal communications, 1997-1999), appears to confirm this site dispersion pattern. Continuing research in the Santa Clara valley with an emphasis on site prediction is ongoing.

The research completed for the General Plan suggests a varying potential for subsurface historic archaeological deposits from the Hispanic Period to the American Period. These deposits are usually associated with the development of the City of San José core and outlying agricultural and rural areas from the 1830s to the 1930s. The resources are linked with buildings from former agricultural, industrial, business and residential uses. Adobe dwellings and other features dating from 1797 to about 1850 in the *Pueblo de San José* have been identified by Hendry and Bowman (1940) and other early maps (e.g., Hare's 1872 *Map of the City of San José*; Thompson and West's 1876 *Historical Atlas of Santa Clara County, California*; see also Findlay and Garaventa (1983) provide information on locations for potential subsurface archaeological deposits dating from the late 18<sup>th</sup> to the early 20<sup>th</sup> centuries. It is probable that many of these potential resources including foundations, wells, privies, and trash deposits have been impacted and removed as a result of previous excavations for infrastructure improvements and other development activities over the past 100 years.

## 5.2 ARCHITECTURAL RESOURCES

The variety of architectural styles present in the City of San José reflects the prevailing tastes of capitalists, government architects, and politicians as well as the local populace over the past 250 years.

Commercial, religious and public buildings include examples of Italianate, Spanish-Revival, Spanish Colonial Revival, "California Churrigueresque" (Mission and Spanish eclectic details), Mediterranean, Colonial Revival, Neoclassic, Beaux-Arts with Neoclassic-and-Egyptian style ornamentation, Classic Revival, Romanesque Revival, Richardsonian Romanesque, Romanesque/Renaissance Revival, Renaissance Revival, Italian Renaissance (train station), Carpenter Gothic, Prairie with some Neoclassic elements, Art Deco, Art Deco with Egyptian decorative motifs, traditional Japanese, Moderne, Neo-Brutalist, and Postmodern.

Major architectural styles popular during various eras/periods identified in the City are listed below (generally after Winter 2003:Chapter 2:Architectural Resources). Resource style is usually included with the information for resources listed on the City's *Historic Resources Inventory*.

### HISPANIC/EARLY AMERICAN

Pueblo Adobe, 1777 to 1822 Spanish period, 1822-1845 Mexican period, and Early American period, 1846-1870

## FOLK HOUSES (ca. 1860-1900)

Vernacular or National including imported prefabricated buildings (frame or "kit")

## ROMANTIC ERA (ca. 1860-1880)

Italianate and Italianate Cottage  
Greek Revival,  
Carpenter Gothic or Folk Victorian

## VICTORIAN ERA (ca. 1860-1900)

Queen Anne  
Stick (or late 1870s-1890s; considered transitional between Gothic Revival and Queen Anne) Shingle  
[Richardson Romanesque]

## COLONIAL REVIVAL PERIOD (ca. 1890-1930)

Neoclassical  
Colonial Revival  
Dutch Colonial Revival

## ARTS AND CRAFTS PERIOD (ca. 1900-1925)

Craftsman  
Bungalow  
Prairie [1910-1925]

20<sup>th</sup> CENTURY REVIVAL PERIOD (ca. 1920-1940)

Tudor Revival  
Mission Revival  
Spanish Eclectic or Spanish Colonial Revival or Mediterranean Revival  
Italian Renaissance

## MODERN STYLES (ca. 1930-1950)

Art Deco  
Art Moderne  
International  
Mid-Century Modern

## OTHER

Suburban Tract, ca. 1890-1920 and ca. 1945-1991  
Brown Shingle late 1890s-1915 and,  
Eastern Shingle Cottage ca. 1895-1910

## 5.3 RECORDED RESOURCES WITHIN THE CITY

A records review was undertaken to identify recorded resources within the General Plan area. The objective of the review was to determine recorded and listed cultural resources (*historic property* or *historic resource*) within the City. This effort included a review of resource records on file with the CHRIS/NWIC, the City's *Historic Resources Inventory* and linked GIS database, cultural resources materials collected and on file with Basin Research Associates, and reviews of the *Historic Properties Directory* (HPD) for Santa Clara County and the *Archeological Determinations of Eligibility* issued by the State



Office of Historic Preservation (CAL/OHP 2008a-b). The HPD provides information for previously evaluated historic properties with the most recent updates of the NRHP, the CRHR, California Historical Landmarks, and California Points of Historical Interest as well as other evaluations of properties reviewed by the State Historic Preservation Officer (SHPO).

*Resources on File – CHRIS/NWIC*

Primary Number recorded cultural resources on file with CHRIS/NWIC total 1,138 for the City of San José, its UGB and SOI (Table 5.2; see Figs. 6a-b). These resources include prehistoric and historic archaeological resources, multi-component archaeological resources, buildings and structures, linear alignments and other cultural resources that have been reported to the repository.

**TABLE 5.2**  
CHRIS/NWIC PRIMARY NUMBERS ON FILE  
City of San José

<b>USGS Topographic Map</b>	<b>Recorded Resources</b>
San Jose East (1980)	302
San Jose West (1980)	521
Santa Teresa Hills (most in CSJ) (1980)	125
Calaveras Reservoir (1980)	49
Cupertino (1991)	1
Lick Observatory (1973)	12
Los Gatos (1980)	18
Milpitas (1980)	32
Morgan Hill (1980)	75
Mountain View (within SOI) (1997)	0
Mt. Sizer (within SOI) (1978)	3
TOTAL	1,138

*Resources Listed – City of San José Historic Resources Inventory*

The City’s *Historic Resources Inventory* has 3,363 resources listed in contrast to the 1,138 resources recorded with the CHRIS/NWIC (Tables 5.3; see Figs. 7a-c). This is approximately three times the number on file with the repository which is the primary resource consulted by historic preservation professionals and planners during due diligence compliance reviews. The majority of these resources are associated with the “built” environment [see Figs. 8a-b for a combined view of the listed resources from both the NWIC and City].

**TABLE 5.3**  
**LISTED PROPERTY TYPES**  
*City of San José Historic Resources Inventory*

<b>Resource Type</b>	<b>Number on File</b>
City Landmark	160
Structure of Merit	567
Identified Structure	1,805
Contributing Site/Structure	774
Non-Contributing Site/Structure	151

Note: Some of these properties are included within more than one category

### 5.3A Archaeological Resources [Figs. 9a-b]

Numerous prehistoric and historic archaeological resources including multi-component sites, those occupied by both prehistoric and historic peoples, have been recorded within the City. As noted in Section 5.1, many of the prehistoric resources are associated with current or former water sources. Historic archaeological resources are usually associated with former areas of historic occupation and presently developed areas such as the downtown core. A total of 357 archaeological resources are present (273 prehistoric sites, 51 historic archaeological sites and 33 multi-component sites) (see Table 5.4).

**TABLE 5.4**  
**RECORDED ARCHAEOLOGICAL RESOURCES (NWIC)**

<b>USGS Topographic Map</b>	<b>Prehistoric</b>	<b>Historic</b>	<b>Multi</b>
San Jose East (1980)	81	12	5
San Jose West (1980)	13	25	8
Santa Teresa Hills (most in CSJ) (1980)	92	5	12
Calaveras Reservoir (1980)	7	1	0
Cupertino (1991)	0	0	0
Lick Observatory (1973)	7	0	2
Los Gatos (1980)	15	1	0
Milpitas (1980)	17	7	3
Morgan Hill (1980)	39	0	2
Mountain View (within SOI) (1997)	0	0	0
Mt. Sizer (within SOI) (1978)	2	0	1
<b>TOTALS</b>	<b>273</b>	<b>51</b>	<b>33</b>

### 5.3B Architectural Resources

The majority of resources recorded by both the CHRIS/NWIC and the City's Historic Resources Inventory consist of historic architecture including buildings, structures,

bridges, rock wall alignments and other built environment components. The CHRIS/NWIC lists 787 architectural resources compared to approximately 3,000 resources on the City's inventory indicating that roughly four times as many resources have been reviewed than are on file at the CHRIS/NWIC (compare Tables 5.3 and 5.5).

**TABLE 5.5**  
RECORDED ARCHITECTURAL RESOURCES (NWIC)

<b>USGS Topographic Map</b>	<b>Recorded Resources</b>
San Jose East (1980)	205
San Jose West (1980)	471
Santa Teresa Hills (most in CSJ) (1980)	24
Calaveras Reservoir (1980)	41
Cupertino (1991)	0
Lick Observatory (1973)	1
Los Gatos (1980)	1
Milpitas (1980)	11
Morgan Hill (1980)	33
Mountain View (within SOI) (1997)	0
Mt. Sizer (within SOI) (1978)	0
<b>TOTAL</b>	<b>787</b>

*City Landmarks* (see List 5.1) [Fig. 10]

The City has listed 160 City Landmarks and City Districts with additional candidates under review. These listed resources are considered to be the highest ranking properties within the City and of special importance to the citizens. The City's Historic Preservation Ordinance (San José Municipal Code Chapter 13.48, Historic Preservation, Sections 13.48.010 through 13.48.660) provides special consideration for these resources.

The City Landmarks include 25 NRHP listed individual properties and/or districts; nine City Landmarks include State of California Landmarks or part of a State Landmark (Table 5.6) and, four City Landmarks include four State Points of Historical Interest (SPHI or part of a SPHI - Table 5.7).

**LIST 5.1**  
CITY LANDMARKS with NATIONAL REGISTER STATUS

<b>CSJ File #</b>	<b>SITE # and/or NWIC P-#</b>	<b>LANDMARK NAME</b>	<b>ADDRESS</b>	<b>NATIONAL REGISTER (NRHP) STATUS</b>
HL77-1	CA-SCI-390H P-43-000396	Luis Maria Peralta Adobe	184 W. St. John Street	appears NR eligible 1988, NR listed 1973 HPD; NPS NR listed
HL77-2	CA-SCI-376H P-43-000382	Old Post Office [Civic Art Gallery]	110 S. Market Street	NR listed

**LIST 5.1, con't**  
**DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS**

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL77-3		Pellier Park	183 W. St. James Street	
HL77-4	CA-SCI-392H P-43-000398	St. Joseph's Church	55 W. San Fernando Street	NR listed
HL77-5	in.CA-SCI-466H P-43-000467	Scottish Rite Temple	196 N. Third Street	individually NR listed; St. James Square NR District Contributor #5
HL77-6	In CA-SCI-466H P-43-000467	Trinity Episcopal Church	81 N. Second Street	St. James Square NR District Contributor #8
HL81-7	CA-SCI-379H P-43-000385	Hayes Mansion	200 Edenvale Avenue	resubmitted/not reevaluated; formerly NR listed; NPS NR listed
HL77-8	CA-SCI-377H In CA-SCI-466H P-43-000383 P-43-000467	First Unitarian Church	160 N. Third Street	individually NR listed; St. James Square NR District Contributor #6
HL77-9		[Thomas] Fallon Residence	175 W. St John Street	appears NR eligible
HL77-10		East San José Carnegie Library	1102 E. Santa Clara Street	individually determined eligible by consensus; California Carnegie Libraries NR listed Multiple Property
HL77-11		Kirk-Farrington House	1615 Dry Creek Road	appears NR eligible
HL80-12	In CA-SCL-466H P-43-000467	Odd Fellows Building	82-96 E. Santa Clara Street	SJ Downtown Commercial NR District Contributor #32
HL80-13	In CA-SCI-742H P- 43-001102	Japanese Kuwabara Hospital	565 N. Fifth Street	appears individually NR eligible and as contributor to district
HL80-14		Auzerais Residence	155 E. Empire Street	Hensley NR District Contributor #2
HL80-15		New Century Block	52-78 E. Santa Clara Street	SJ Downtown Commercial NR District Contributor #21
HL80-16	P-43-001338	Brohaska/Dalis Residence	124 Delmas Avenue	
HL81-17	CA-SCI-461H P-43-000462	DeAnza Hotel	233 W. Santa Clara Street	determined NR eligible by consensus 2006; NR listed 1982; NPS listed
HL81-18	CA-SCI-443H P-43-000444	St. Claire Hotel	302 S. Market Street	received, not evaluated 1996; NR listed 1980; NPS NR listed
HL81-19		St. James Hotel/Moir Building [Moir Building]	227 & 241 N. First Street [227-247]	NR listed
HL82-21		Wing Residence	336 N. Third Street	Hensley NR District - Contributor #85
HL82-22		Alum Rock Log Cabin	15571 Alum Rock Avenue	
HL82-23		Sunset Telephone & Telegraph [Old PT&T]	80 S. Market Street	
HL83-24		Dohrman Building	325 S First Street	NR listed
HL83-25		Gates/Maybeck House	62 S. Thirteenth Street	appears NR eligible
<b>HS84-26</b>		<b>The Alameda R-O-W (District)</b>	[The Alameda between Race St & Hwy 880]	
HS84-27		Bank of Italy	8-14 S. First Street	SJ Downtown Commercial NR District Contributor #1
HS85-28		Berryessa Elementary School	1171 N. Capitol Avenue	
HS85-29		Fox Theater (California Theater)	345 S. First Street	appears NR eligible
HS85-30		Overfelt House & Gardens	2281 McKee Road	
HL86-31		Smith Residence	3550 San Felipe Road	
HL86-32		San José Women's Club	75 S. Eleventh Street	appears NR eligible
HL86-34		McKee/Lundy Residence	592 N. Seventeenth Street	
HL86-35		Buffington Residence	1124-1126 Lincoln Avenue	determined NR ineligible by consensus
<b>HD84-36</b>	CA-SCI-466H P-43-000467	<b>Saint James Park (District)</b> [St. James Square Historic District]	[roughly bounded by N. First, N. Fourth E. St. James, and E. St. John Streets]	St. James Square listed NR District - 10 contributors & 2 non-contributors
HL86-38		Germania Hall	259-261 N. Second Street	determined NR eligible by consensus

**LIST 5.1, con't**  
**DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS**

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL86-39		Vintage Tower	227-245 E. Santa Clara Street	determined NR eligible by consensus
HL86-40		Civic Auditorium	145 W. San Carlos Street	
HS87-42		San José Academy	275 N. Twenty-Fourth Street	
HS87-43		Metzger Ranch Complex	[?] San Felipe Road	
HS87-44		Wehner Mansion Site	7871 Prestwick Circle	
HL88-45		James Clayton Building	34 W. Santa Clara Street	determined NR eligible by consensus
HL88-46		Hotel Metropole	33-35 S. Market Street	
HL88-47		National Guard Armory	240 N. Second Street	determined NR eligible by consensus
<b>HD89-51</b>		<b>Hensley (District)</b>	["roughly bounded by Julian, 1st, 7th, and Empire Sts."]	listed Hensley NR District 279 properties w/ 207 contributors
HL90-52		Knox/Goodrich Building	34-36 S. First Street	SJ Downtown Commercial NR District Contributor #10
HL91-53		Jose Theater	62-64 S. Second Street	SJ Downtown Commercial NR District Contributor #26
HL91-55		San José Building & Loan Assoc	81 W. Santa Clara Street	may become NR eligible
HL91-57		San José Water Works	374 W. Santa Clara Street	determined NR eligible contributor by consensus
HL92-58		Glein/Fenerin Building	59-69 Post Street	received for evaluation
HL92-59	P-43-001160	The Orange	48 S. Capitol Avenue	
HL92-61		[Ruben] Baker Ranch Buildings	6468 Almaden Expressway	
HS92-62		Remillard/Dandini Residence [Ashworth-Remillard House]	755 Story Road	NR listed
HS92-63	P-43-001417	Church of the Five Wounds	1375 E. Santa Clara Street	determined NR eligible by consensus
HL92-64	CA-SCI-471 P-43-000472	Fountain Alley Building	27-29 Fountain Alley	individually NR listed; SJ Downtown Commercial NR District Contributor #6
HL92-65	P-43-001118	Letitia Building	66-72 S. First Street	determined individually NR eligible by other than consensus or Keeper; SJ Downtown Commercial NR District Contributor #15
HL92-66		Security Building/Ryland Block	74-86 S. First Street	determined NR eligible by consensus; SJ Downtown Commercial NR District Contributor #16
HL92-67	CA-SCI-339H P-43-000346 and in P-43-001468	Wade Warehouse	1641-1657 El Dorado Street	Port of Alviso NR District Contributor #10
HL92-68		John Stock & Sons Warehouse	299 Basset Avenue	submitted, not evaluated
HL92-69	CA-SCI-339H P-43-000346 and in P-43-001468	Bayside Canning Company	1290 Hope Street	in Port of Alviso NR District, not listed as Contributor
HL92-70		State Meat Market	148-150 E. Santa Clara Street	SJ Downtown Commercial NR District, Contributor #45
HL92-71		Schurra's Candies	848 The Alameda	
HL92-72		Sperry Flour Co.	30 N. Third Street	
HS92-73		St. Patrick's School	51 N. Ninth Street	determined NR eligible by consensus
HL92-74		Herrold College	465 S. First Street	
HL92-75		Lyndon Building	177 W. Santa Clara Street	determined NR ineligible by consensus
HL92-76		Beatrice Building	255 N. First Street	may become NR eligible
HL92-77		Tognozzi Building	261-265 N. First Street	determined NR eligible by consensus
HL92-78		Rea Block	56-60 S. First Street [58 S First Street]	SJ Downtown Commercial NR District Contributor #14
HS92-79		Pickle Factory Plant No. 39	621 N. Eighth Street	

**LIST 5.1, con't**  
**DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS**

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL92-80		Mariani Building	515-551 Manzana Place	submitted, not evaluated
HL92-81		El Paseo Court	40-44 S. First Street	SJ Downtown Commercial NR District Contributor #11
HL92-82		[Charles M.] Richards	1550 Hicks Avenue	appears NR eligible
HS92-83	CA-SCI-385H P-43-000391	Roberto/Sunol Adobe	770 Lincoln Avenue	NR listed
HS92-84	CA-SCI-339H P-43-000346 and in P-43-001468	Tilden Residence and Grocery	970-996 Elizabeth Street	Port of Alviso NR District Contributors #2 Laine Residence & #3 Laine Store
HS92-87		Bank of America/Gairaud Realtor	1445 The Alameda	
HS92-88		Towne Theater	1433 The Alameda	
HS92-89	CA-SCI-339H P-43-000346 and in P-43-001468	Bayside Cannery Office	907 Elizabeth Street	in Port of Alviso NR District, not listed as Contributor
HS92-90		Babe's Muffler Services	808 The Alameda	
HS92-92		SP Switching Tower	[?#] Asbury Street	
HS 92-94		American Can Company Factory	190 Martha Street	
HS92-95	CA-SCI-339H P-43-000346 and in P-43-001468	Wade Residence	1641 El Dorado Street	Port of Alviso Historic District Contributor #9
HS93-97		We and Our Neighbors Clubhouse	15480 Union Avenue	NR listed
HS93-98		Cesar Chavez Family House Site	53 Scharf Avenue	
HL94-99		Old Hoover School	1671 Park Avenue	
HL94-100		Diridon Train Station; [Southern Pacific Depot (Cahill Station)]	65 Cahill Street	individually NR listed and Southern Pacific Depot NR District
HL95-101	CA-SCI-394H P-43-000400	Winchester Mystery House	525 S. Winchester Boulevard	NR listed
HS95-102		Municipal Rose Garden	1600 Naglee Avenue	
HL95-103		[Karl H.] Plate Residence	607 N. First Street	appears NR eligible as contributor to fully documented district
HL95-104		Andrew P. Hill Residence	1600 Senter Road	
HL96-105		Antioch Baptist Church	268 E. Julian Street	
<b>HD 96-107</b>		<b>River Street (District)</b>	various	NR evaluation/ reevaluation withdrawn
HL97-108		John Webb Residence	1636 Pomona Avenue	
HL97-109		Almaden Winery Building	1530 Blossom Hill Road	may become NR eligible
HL98-110		[Paul and Mary] Clark Residence	1147 Minnesota Avenue	
HL98-111		Borcher Brothers Building	396 N. First Street	
HL98-112		LoCurto Residence	1498-1500 Almaden Expwy	eligible for local listing only
HL99-113		[Morris] Dailey[Max] Blum Residence	394 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-114		Appleton/Marks Residence	390 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-115		Hall Residence	386 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-116		Old Home of Benevolence	516 Martha Street	
HL00-117	in P-43-001468	Old City Hall and Firehouse	1060 Taylor Street	
HL00-118		Wards Funeral Home	93 Devine Street	
HL00-119		The Sherward Building	79 Devine Street	
HL00-120		Montgomery Hotel	211 S. First Street	NR listed
HL02-121		5 Spot Drive-In Restaurant	869 S. First Street	
HL00-122		Pritchard/Renzel Residence	524 Almaden Avenue	submitted, not evaluated



**LIST 5.1, con't**  
**DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS**

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL00-123		Stern/Fischer Residence	132 Pierce Avenue	submitted, not evaluated
HL01-125		Donner/Houghton Residence (fire)	156 E. St John Street	NR listed
HL01-126		St. Claire Building	301 S. First Street	submitted, not evaluated
HL01-127		Porter Stock Building (fire)	83-91 S. First Street	submitted, not evaluated
HL01-128		Costa/Miller Building	520 S. First Street	submitted, not evaluated
HL01-129		Sunol Building	127-145 Post Street	submitted, not evaluated
HL01-130		W. Prussia Building	371-387 S. First Street	submitted, not evaluated; previously eligible for local listing only
HL01-131		Pratt/Brackett Residence	469 S. Third Street	submitted, not evaluated
HL01-132		San José National Bank	101 W. Santa Clara Street	determined NR by consensus
HL01-133		Rucker Mansion	418 S. Third Street	submitted, not evaluated; previous appears NR eligible
HL01-134		Twohy Building	200-210 S. First Street	NR listed
HL01-135		Knights of Columbus Buildings	34-40 N. First Street	submitted, not evaluated
HL01-136		Realty Building	19 N. Second Street	submitted, not evaluated; previous determined NR by consensus
HL01-137		Wright/Bailey Residence	312-314 S. Third Street	submitted, not evaluated
HL01-138	P-43-000916	Masson Building	161 W. Santa Clara Street	submitted, not evaluated; previously determined NR ineligible by consensus
HL01-139		Farmer's Union Building	151 W. Santa Clara Street	determined NR by consensus
HL01-140		Commercial Building	28 N. First Street	determined NR by consensus
HL01-141		[Charles O.] Bocks Building	1645 The Alameda	
HL01-142		[Clara Louise ] Lawrence Building	1146 Randol Avenue	
HL01-143		IBM Building	99 Notre Dame Avenue	submitted, not evaluated
HL01-144		Bird Residence	89 Pierce Avenue	submitted, not evaluated; previously determined NR ineligible by consensus
HL02-145		Arthur Monroe Free Residence	66 S. Fourteenth Street	NR listed
HL02-146		Dunne Mansion	1818 The Alameda	
HL03-147		Rank Residence	128 Pierce Avenue	submitted, not evaluated
HL03-148		Moody Flats Apartments	311 N. Second Street	eligible for local listing only; previously listed NR contributor to district or multi resource property
HL03-149		Nevills/Campisi Residence	84 S. Sixth Street	not eligible for local listing [etc.] "elig for special consideration in Local Planning"
HL04-150		Wilder-Hait Residence	1190 Emory Street	may become NR eligible
HL05-151		Morrill Residence (Briar Rose Inn)	897 Jackson Street	may become NR eligible
HL05-152		Curtis Residence	254 S. Seventeenth Street	
HL05-153		Dennis Residence	237 N. Autumn Street	
HL05-154		Cal Pak District Manager's Office	734 The Alameda	
<b>HD06-155</b>		<b>Reed (District)</b>	Various [S. Fourth, S. Ninth, E. San Salvador Streets, I-280]	eligible for local listing only
HL06-156		Hensley Residence	456 N. Third Street	Hensley NR District Contributor #109
HL06-157		Victorian House	1023 Bird Avenue	appears NR eligible
<b>HD07-158</b>		<b>Lakehouse (District)</b>	various	eligible for local listing only
HL07-159		Brownlee Residence	754 S. Third Street	may become NR eligible
HD07-160		Reed Residence	328 N. Sixth Street	Hensley NR District Contributor #238
HL07-161		Herrington Residence	336 N. Sixth Street	Hensley NR District Contributor #241

**LIST 5.1, con't**  
DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL07-162		[William] Haydock Residence	483 N. Fifth Street	Hensley NR District Contributor #228
HL07-163		Miller/Hubbard Residence	201 S. Thirteenth Street	
HL07-164		Martin Residence	295 Sequoia Avenue	
HL07-165		Richards/Field Residence	523 S. Sixth Street	
HL07-166		Mojmir Apartments	470 S. Third Street	submitted, not evaluated
HL08-167		Slettedahl Residence	202 S. Fourteenth Street	
HL08-168		Foster Residence	198 S. Thirteenth Street	
HL08-171		L.D. Bohnett Residence	940 Plaza Drive	eligible for local listing only
HL08-172		Ames Residence	186 N. Fifteenth Street	appears NR eligible
HL08-173		Hobson Residence	333 N. Fifteenth Street	
HL08-174		Renzel Residence	120 Arroyo Way	
HL08-175		Somers Residence	675 S. Sixth Street	eligible for local listing only
HL08-176		McMillan Residence	525 S. Sixth Street	eligible for local listing only
HL08-177		Lynwood Apartments	551-553 S. Sixth Street	eligible for local listing only
HL08-178		Kimura Residence	556 N. Third Street	appears eligible as contributor to NR District
HL-08-179		Rev. G.A. Miller Residence	80 S. Sixth Street	appears eligible for NR listing
	<b>Total = 160</b>	<b>including 6 City Landmark Districts</b>		

**TABLE 5.6**  
STATE HISTORIC LANDMARKS IN CITY OF SAN JOSÉ  
(including SHL/City Landmarks)

SHL#	City Landmark	Description
250		Old Sites of Mission Santa Clara and Old Spanish Bridge (part in City of San Jose)
416		Edwin Markham Home
417		First Normal School in California
433		First Site of El Pueblo de San Jose de Guadalupe
434	HL77-3	Pellier Park (Site of City Gardens, Nursery of Louis Pellier)
447		Gubserville
461		Site of California's First State Capitol
489		Moreland School
505	HL97-109	Almaden Vineyards
813		Montgomery Hill
854	HL77-2	Old Post Office
866	HL77-1	Luis Maria Peralta Adobe
868	HL95-101	Winchester House [sic]
888	HL81-7	Hayes Mansion
898	HS92-83	Roberto-Sunol Adobe
902	HL77-8	First Unitarian Church
910	HL77-4	St. Joseph's Catholic Church
945		First Successful Introduction of Honeybee to California
952		Site of World's First Broadcasting Station

**TABLE 5.7**  
**STATE POINTS OF HISTORIC INTEREST**  
**IN CITY OF SAN JOSÉ**

<b>SPHI#</b>	<b>City Landmark</b>	<b>Description</b>
SCL-017	HL82-22	Alum Rock Park (incl. Alum Rock Log Cabin)
SCL-034	HL77-1	Farrington House (HL77-11)
SCL-036	HL77-5	Scottish Rite Temple (HL77-5)
SCL-053		Grave Site of Charles Henry McKiernan, aka Mountain Charley
SCL-061	HL92-69 HS-92-89 HS92-95 HL92-67 HS92-84	Port of Alviso (5 City Landmarks)
SCL-062		Valley Medical Center Campus, Building H-12

### 5.3C Historic Districts and Conservation Areas (see List 5.2; also List 5.1)

Twenty-one historic districts or parts of historic districts<sup>17</sup> and/or Conservation Areas (CNS)<sup>18</sup> are located in the City of San José and/or UGB/SOI [Fig. 11]. These Districts/Conservation Areas include buildings and sites listed on the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest by the State of California, the City of San José, and/or by the County of Santa Clara.

#### *National Register of Historic Places*

Eight National Register Districts or contributors to National Register districts have been identified in the City or Urban Growth Area. These include:

- 
17. The City of San José Historic Preservation Ordinance defines a ". . . historic district" as "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan of physical development." and a "conservation area" as "a geographically definable area of urban or rural character with identifiable attributes embodied by: (1) architecture, urban design, development patterns, setting, or geography; and (2) history."
  18. "Conservation areas are used as a planning tool ... in order to preserve and enhance neighborhood character in places that have cohesive or distinctive character." Conservation areas may be employed "when the targeted area might not technically merit consideration as an historic district due to a lack of a unified contextual theme or when the level of aesthetic continuity of sites is inadequate" or if "historic district is not supported by area property owners" (A&A 2007:25 [Historic District Study Martha Gardens Residential Neighborhood]).

### National Register Districts<sup>19</sup>

Hensley Historic District;  
 New Almaden Historic District and Mine, a National Historic Landmark;  
 Port of Alviso (San José);  
 San José Downtown Historic District (alternatively the San José Commercial District); and,  
 Southern Pacific Depot (Cahill Station Historic District now known as the Diridon Train Station); and,  
 St. James Square District (Saint or St. James Park).

### Contributors to Identified National Register Districts<sup>20</sup>

California Carnegie Libraries - one of a multiple property submission (MPS); and,  
 United States Post Offices in California 1900-1941 - one of a multiple resource thematic group.

### *City Landmark Districts and/or Conservation Areas*

City of San José Landmark District and/or Conservation Areas include two districts which are also National Register Districts - Hensley (HD89-51) and Saint James Park [St. James Square] (HD8-36). The four exclusive City Landmark Districts are:

Lakehouse [Lake House] (HD06-158);  
 Reed (HD06-155);  
 River Street (HD96-107); and,  
 The Alameda ROW (right-of-way; HS84-26).

In addition, five City Conservation Areas (CNS) have been designated:

Hanchett and Hester  
 Market-Almaden,  
 Martha Gardens,  
 Naglee Park, and,  
 Palm Haven.

### *Potential City Landmark Districts and/or Conservation Areas*

Five potential City Landmark Districts/Conservation Areas and/or Study Areas have been identified. The two potential City Landmark Districts and/or Conservation Areas consist

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19. Five of the National Register of Historic Districts listed in the *San José Historic Resources Inventory* are located in the City. The New Almaden Historic District and Mine, a National Historic Landmark District, is not listed although it is located within the City's Sphere of Influence. It is a County of Santa Clara District.

20. These two National Register listed contributors to National Register districts are not listed as districts in the *City Historic Properties Inventory*: the East San Jose Carnegie Library at 1102 E. Santa Clara Street, one of the California Carnegie Libraries Multiple Property Submission (MPS) and United States Post Office at 105 N. First Street, one of United States Post Offices in California 1900-1941, a Multiple Resource Area Thematic Group (or Thematic Resources).

of the Guadalupe/Washington Conservation Area and the Japantown Historic District. The two Known Study Areas consist of the 13<sup>th</sup> Street Neighborhoods and South Campus District Study Area.<sup>21</sup>

*State Districts within the City*

An Old San José Historic District/San José (Old) Historic District is listed on the 1973 *California History Plan* and 1976 *California Inventory of Historic Resources*.

*County of Santa Clara Historic Districts*

Three County of Santa Clara historic districts are within unincorporated areas of the City and/or within the City's Sphere of Influence.

County District H1 - New Almaden Historical Conservation Zoning District a National Historic Landmark. Twenty-one components of this district are listed on the City's *Historic Resources Inventory* on Almaden Road (including Vichy Springs) and another four on Bertram Road).

The two other Santa Clara County Districts consist of: H2 Portuguese Ranch (D'Artenay Portuguese Ranch) and, H4 Rancho Santa Teresa Site/Rancho Santa Teresa Historic District.

**LIST 5.2**  
DISTRICTS/PART OF DISTRICTS AND/OR CONSERVATION AREAS IN  
THE CITY OF SAN JOSÉ AND SPHERE OF INFLUENCE

TYPE	NAME	COMMENT
NATIONAL REGISTER OF HISTORIC PLACES	Hensley	
	New Almaden Historic District and Mine	National Historic Landmark District; in City of San José Sphere of Influence, County of Santa Clara District H1
	Port of Alviso (San José)	
	San José Downtown Historic District	San José Commercial District
	Southern Pacific Depot	Cahill Station Historic District
	St. James Square District	Saint or St. James Park
	California Carnegie Libraries	Multiple property submission (MPS): one property in CSJ - City Landmark HL 77-10 at 1102 E. Santa Clara Street

21. Mapped by the City of San José, Planning Services Division (October 2006) as roughly between I-280 south to Wool Creek Drive between Sixth Street/Senter Road on the west and Roberts Avenue on the east.

**LIST 5.2, con't**  
**DISTRICTS/PART OF DISTRICTS AND/OR CONSERVATION AREAS IN**  
**THE CITY OF SAN JOSÉ AND SPHERE OF INFLUENCE**

<b>TYPE</b>	<b>NAME</b>	<b>COMMENT</b>
<b>NATIONAL REGISTER OF HISTORIC PLACES, con't</b>	United States Post Offices in California, 1900-1941	Thematic resources submission; contributor to the St. James Square Historic District; one property in CSJ - USPO at 105 N. First Street
		<b>Total = 8 National Register Districts</b>
<b>CITY LANDMARK DISTRICTS</b>	Lakehouse (HD06-158)	
	Reed (HD06-155)	
	River Street (HD96-107)	
	The Alameda Right of Way (HS84-26)	
		<b>Total = 4 City Landmark Districts</b>
<b>CITY CONSERVATION AREAS (CNS)</b>	Hanchett and Hester Park	
	Market-Almaden	
	Martha Gardens	
	Naglee Park	
	Palm Haven	
		<b>Total = 5 City Conservation Areas</b>
<b>STATE OF CALIFORNIA</b>	Old San José Historic District/ San José (Old) Historic District	Listed on 1973 California History Plan and 1976 California Inventory of Historic Resources
		<b>Total = 1 State of California</b>
<b>COUNTY OF SANTA CLARA</b>		City of San José Sphere of Influence
	H1 New Almaden	National Historic Landmark District
	H2 Portuguese Ranch - (D'Artenay Portuguese Ranch)	<i>CSJ Inventory #3266 (IS)</i>
	H4 Rancho Santa Teresa Site/Rancho Santa Teresa Historic District	35 contributors, part prehistoric site CA-SCI-125 (P-43-000138) in City of San José
		<b>Total = 3 County (including H1 on CSJ Inventory)</b>
		<b>GRAND TOTAL = 21 DISTRICTS</b>
<b>POTENTIAL DISTRICTS/CONSERVATION AREAS</b>	Guadalupe/Washington Conservation Area	Pending 3/2009
	Japantown District	
		<b>Total = 2 Possible</b>
<b>STUDY AREAS</b>	13th Street Neighborhoods	2006 Historical Context
	South Campus District Study	2006 map only
		<b>Total = 2 Study Areas</b>



## District Summaries – National Register and City

### *Hensley Historic District* (National Register/City District)

The Hensley Historic District is part of the former estate of Major Samuel J. Hensley (d. 1866) which extended from N. First to Fourth Street and Empire to what became the railroad right-of-way and was subdivided in 1886. The extremely irregularly shaped Hensley City Landmark District (HD89-51) is listed under the theme of Architecture and Shelter for the Horticulture period (1870-1918). The district is bounded for the most part by Second Street on the west, Empire Street on the north, Sixth Street on the east, and Julian Street to the south. The National Register listed Hensley Historic District consists of 279 properties with 207 contributors. The City Landmark District includes 24 additional properties located at the north and south ends of the National Register District (Winter 2003:103). The mostly single family residences of various architectural styles were built between 1865 and 1930, mostly between 1880 and 1900, with in-fill to 1930. This district has the largest concentration of Victorian-era residences in the City of San José and is notable as a residential district with the most complete concentration of architectural styles popular between 1856 to 1918 in the City. Larger and more elaborate homes are found on N. Third Street with modest workingmen's homes along N. Fifth Street built in Italianate, Stick-Eastlake, and Queen Anne styles. As a listed NRHP property, the district is automatically included on the *California Register of Historical Resources* (CRHR).

*New Almaden* (see Santa Clara County District H1 below)

### *Port of Alviso National Register Historic District*

Alviso was annexed by the City of San José in 1968. The Alviso (District), known as "Port of Alviso (San José)," is a listed National Register of Historic Places (NRHP) district, but is not a designated City District. As a NRHP property, this district is automatically included on the *California Register of Historical Resources* (CRHR). The district is bounded on the north by an arm of Alviso Slough, on the west by the Alviso Slough, the 1850 canal, and the Guadalupe River, on the south by Moffat Street, and, on the east by a line down the center of Gold Street to Catherine Street, west on Catherine to the center of the block between El Dorado and Gold, and then south to Moffat.

Alviso was one of the earliest ports on the west coast of the United States and one of the earliest towns, incorporated in 1852, in Santa Clara County. It was expected to be a "great city" due to its location, but after it was bypassed by railroads, it was "almost totally deserted" and was not annexed to the City of San José until 1968. The Port of Alviso is also a State of California Point of Historical Interest (SHPI SCL-061); listed in the *California History Plan* and *California Inventory of Historic Resources*; and one contributor to the district, the former Old Union Warehouse, is one of the seven buildings/building clusters/sites of the Bay Side Canning Company and one of the 94 Chinese American State of California Ethnic Sites.

*San José Downtown Historic District* (National Register)

The San José Downtown Historic District (also known as the San José Commercial District), a National Register of Historic Places district, is located within the area between E. Santa Clara, S. First, Second, and S. Fourth Street (along E. Santa Clara) to E. San Fernando Street. This area contains architecturally and historically significant buildings dating from the 1870s to the early 1940s and continues to serve as Santa Clara Valley's mercantile and financial center. As a listed NRHP property, the district is automatically included on the *California Register of Historical Resources* (CRHR).

*Southern Pacific Depot* (or Cahill Station Historic District)

The Southern Pacific Depot is listed in the *City Historic Resources Inventory* as "Diridon Train Station" - at 65 Cahill Street. It includes the multi-level passenger and freight railroad depot, the Depot (1935), a Car Cleaners' Shack, a Herder's Shack, and a Compressor House (1910-1920 or 1930) as well as a Wall and Fence System, a Water Tower (probably 1935), Underpass (1933), two Butterfly Sheds and Tracks.

*Saint James Square* [or St. James Square] *District*

The Saint James Square City Landmark District (HD84-36) is listed under the theme Social, Arts, and Recreation for the Early American Period (1846-1870). The park, the only public square in the Downtown Core Area, is surrounded by buildings significant for their civic design and uses from the 1860s through 1930s. The park, originally laid out in 1848 by Chester Lyman, occupies a two block area bounded by E. St. James Street on the north, E. St. John Street on the south, N. First Street on the west and N. Third Street on the east. The City Landmark District area includes the park, the block west to N. Market Street and part of the block east to N. Fourth Street and part of the block south between N. Second and N. Third Streets. In contrast, the smaller National Register of Historic Places District (NRD) St. James Square (St. James Park) area consists of 10 contributors - the park and nine buildings and two non-contributors on blocks opposite the park. As a listed NRHP property, the district is automatically included on the *California Register of Historical Resources* (CRHR).

*Lakehouse City Landmark Historic District*

The Lakehouse Historic District, City Landmark District HD07-158, is generally bounded on the north by W. San Fernando Street, on the east by State Highway 87 and the VTA Light Rail right-of-way, on the west by Los Gatos Creek, and on the south by the rear property lines of lots on the north side of Park Avenue, and on the southeast by Sonoma Street and Lakehouse Avenue. This City District consists of mostly single family residential properties constructed from 1885-1925. The district includes a unique concentration of single story, Queen Anne Style houses along with some Craftsman and Period Revival through in and surrounding the 1891 Lake House Tract. No theme or period is listed for this City District.

NOTE: A smaller Lake House Historic District/Delmas Historic District), excluding properties on Gifford Avenue, was determined eligible for the National Register in 1999

due to a unique concentration of single story predominantly Queen Anne style houses built between 1892 and 1898.

*Reed City Landmark Historic District*

Reed City Landmark Historic District, HD06-155 [no theme or period listed], occupies an extremely irregular area on the south side of San José State University (SJSU) between E. San Salvador Street and I-280, S. Fourth and S. Ninth streets. The district is significant for residential development ca. 1870-1935 as well as early modern multi-family residential architecture built after World War II as a result of the growth of San José State College/University. The southern portion of the Reed City District in the vicinity of Reed School, constructed in 1870 (later known as Lowell School on E. Reed between S. Sixth and Seventh Streets) retains 1870-1935 housing stock, especially along S. Sixth Street south of Reed Street.

*River Street City Landmark Historic District*

The River Street City Landmark Historic District HD96-107, listed under the theme of Architecture and Shelter for the Horticulture period (1870-1918), is located east of N. River Street with the Guadalupe River on the west, N. Almaden Boulevard and State Highway 87 on the east, W. Julian Street on the north, and the River Park and tennis courts on the south (parcels on the south side of W. St. John). This 1875-1925 workingman's neighborhood, one of the largest concentrations of Italian immigrants in California, consists of mostly residences, but also includes the Torino Hotel, Almaden French Bakery, Prindiville Grocery, and a non-contributing machine shop in a variety of styles - Italianate, Greek Revival, Queen Anne, and Mediterranean Revival. Construction of the Guadalupe River Flood Control project resulted in the demolition of 21 buildings and the relocation of nine buildings. Most of the residences have been converted to commercial use.

*The Alameda ROW (Right-of-Way) City Landmark Historic District*

The Alameda ROW (Right-of-Way) City Landmark District HS84-26 is listed under the theme of Communication and Transportation for the Spanish period (1777-1822). This district consists of an important transportation corridor which includes trees from Race Street to I-880; parcels adjacent are excluded. The Alameda, part of the former Hispanic Period *El Camino Real* (The King's Highway) was the best road in the region - though at times impassable - connecting the Pueblo de San José with Mission Santa Clara. The Alameda west of the Guadalupe River also served as a boundary line between *Rancho Potrero de Santa Clara* on the north and *Rancho de los Coches* on the south. In the 1850s the San José to San Francisco Stage ran along The Alameda. It was a toll road briefly between 1862-1868 and became a public road in 1871. Horse drawn trolleys ran along The Alameda in the 1870s, then electric trolleys in 1887, and later buses in 1938. "The Way of the Willows" along The Almaden is now bordered by 50-110 feet high Sycamore trees with 23-45 inch diameters. A single "offshoot" of one of the original trees was still growing in front to 1860 The Alameda" in 1982. A single City of San José Heritage Tree, a large 64-inch *Quercus lobata* (Valley Oak) is situated at 1570 The

Alameda (HT-06-019). Many more Heritage Trees are located within "Garden Alameda" at 1510, 1520, 1550, 1570 and 1590 The Alameda.

### **Other National Register Districts/Portions of National Register Districts Within the City**

#### *California Carnegie Libraries*

The East San José Carnegie Library, 1102 E. Santa Clara Street, is one of the California Carnegie Libraries, a formally listed National Register Multiple Property. Of the 144 Carnegie libraries in California in 121 communities, 85 were still extant in 1989. Carnegie Libraries are important in their respective communities, eligible under Criterion A in the area of Social History for the association with library development in California during the years 1849-1921. This Classic Revival style building, built ca. 1907-1908, is also a City Landmark (HL77-10) under the theme of Government and Public Services for the Horticulture Period (1870-1918) and listed on the 1975 and 1979 Santa Clara County Heritage Resource Inventory.

#### *United States Post Offices in California 1900-1941*

The United States Post Office, 105 N. First Street, and part of the St. James Square Historic District [CA-SCI-466H (P-43-000467)] is one of 22 Significant United States Post Offices [built] in California 1900-1941. The central theme of the nomination consists of the evolution of Post Office as a building type during the first four decades of this century in California.

### **Conservation Areas**

#### *Hanchett and Hester Park Conservation Area*

The Hanchett and Hester Park City Conservation Area consists of two adjacent neighborhoods that are generally bounded by Magnolia Street to the north, The Alameda to the east, Park Avenue to the west, and Mariposa Avenue to the south. Hanchett and Hester Park were designed by John McLaren (1846-1943), the designer of San Francisco's Golden Gate Park. Hanchett Park, originally part of the fairgrounds, was surveyed in 1906 and opened in 1907. The Hester District dates to 1893 and included the former Gardner District (annexed 1911). The Hester-Hanchett-College Park district was annexed to the City of San José in 1925. These mostly single family residences date from ca. 1906 to 1935 and include Queen Anne, Craftsman Bungalow, and Spanish Mission Colonial Revival styles as well as several Prairie style in Hanchett Park. The Hanchett Park neighborhood retains some of the best mix of Prairie, Spanish Revival and, Craftsman residences in San José. In addition, Martin Avenue between Park Avenue and The Alameda includes City of San José Heritage Trees - 80 Mexican Fan Palms (*Washingtonia robusta*; (HG-06-007).

### *Market-Almaden Conservation Area*

The Market-Almaden Conservation Area, surrounded by the Downtown core, is located just west of S. Market Street bounded by Almaden Avenue on the west, Balbach Street on the north and W. Reed Street and I-280 on the south. The area is characterized by mostly single family residences of Victorians and Craftsman bungalows dating from the late 1800s and early 1900s.

### *Martha Gardens Conservation Area*

The Martha Gardens Conservation Area is generally bounded by I-280 on the north, Martha Street on the south, the alley between S. First and S. Second Streets on the west, and rear property lines of lots on the east side of S. Third Street on the east. The area includes vernacular and architect-designed single family residences dating from the mid-1870s to ca. 1940, residences converted to boarding houses, and post-World War II multiple-unit residences (Note: the *Martha Gardens Specific Plan*, identifies a small potential Historic District within the Conservation Area on S. Third Street crossing E. Virginia Street).

### *Naglee Park Conservation Area*

The Naglee Park Conservation Area is the former 140-acre estate of General Henry M. Naglee, a veteran of the Civil War (1861-1865). His heirs sold the estate under the guidance of T.S. Montgomery, San José's leading real estate developer and three years after its subdivision in 1902, 1,503 residences had been built. The Conservation Area is bounded by E. Santa Clara Street on the north, S. 11<sup>th</sup> Street on the west, Coyote Creek on the east, and E. William Street on the south. This district is noted for fine early 20<sup>th</sup> century residences in an eclectic variety of architectural styles including bungalows and the Spanish Colonial Revival styles, many architect designed. The grounds also included the Naglee House and the still extant Naglee Carriage House at 49 S. Fourteenth and another at 95 S. Fourteenth Street, both listed in the *City Inventory* as eligible for inclusion on the National Register of Historic Places (ENR).

### *Palm Haven Conservation Area*

The Palm Haven Conservation Area is bounded by Riverside Drive on the west and north, Bird Avenue on the east, and Coe Avenue on the south. The area includes residences constructed from ca. 1910, 1930s and 1940s which are noted for their excellence of design layout. Many of the residences were designed by architects. A gateway on the north side of the intersection of Plaza Drive and Coe Avenue leads into the subdivision. City of San José Heritage Trees (HG-06-008), mostly Mexican Fan Palms (*Washingtonia robusta*) with some Canary Island Date Palms (*Phoenix canariensis*) planted ca. 1913, line all the streets, are present within Palm Haven Park, and bisect the namesake Palm Haven Avenue median to the Park.



## Potential Future City Landmark Districts and Conservation Areas

### *Guadalupe/Washington Conservation Area*

A resolution to initiate the designation of the *Guadalupe/Washington Conservation Area* was approved by the San José City Council on March 10, 2009. The area is located south of Downtown San José south of I-280, generally bounded on the east by the rear property lines of commercial properties on the west side of S. First Street, on the west by the Guadalupe River, and on south by portions of Willow Street and the rear property lines of properties on the north side of Willow Street within the Washington Strong Neighborhoods Initiative [SNI] Planning Area. The district is characterized by streetscapes of mostly late 19<sup>th</sup> and early 20<sup>th</sup> century National, Queen Anne, Neoclassical, Craftsman, and Minimal Traditional cottages with a similarity of scale and setbacks, mature landscaping, etc. which convey a clear historical association with the development of the neighborhood (see Maggi 2009).

### *Japantown City Landmark Historic District*

The potential Japantown Historic District includes 66 contributing properties which "may qualify for listing as a City of San José historic district, a National Register of Historic Places historic district and/or a Traditional Cultural Property" dating from ca. 1890s to 1967. This potential district is focused on a four block area within an approximately 10 block area roughly bounded by E. Taylor Street on the north and E. Empire Streets, N. Sixth Street on the east and N. Second Street (potential City Landmark District) or alternatively, N. Fourth Street (National Register District) on the west. This potential district is associated with residences, businesses, and cultural sites of Japanese immigrants and Japanese Americans. San José *Nihonmachi* (Japantown) - between Taylor, Empire, N. Third and N. Sixth streets - is also one of the 105 Japanese American State of California Ethnic Sites. Four additional State of California Japanese Ethnic Sites are located within *Nihonmachi*: the Kuwabara Hospital; the San José Japanese Methodist Episcopal Church; the San José Japanese Theatre and, the San José Midwifery.

## State of California District

### *Old San José Historic District/San José (Old) Historic District*

An "Old San José Historic District" is listed on *California Plan* for the Hispanic Era (Mexican Period, 1842-1848) and as the "San José (Old) Historic District" with "peak influence 1822-1848" on the *California Inventory of Historic Resources* under the theme of Exploration/Settlement. The Spanish Pueblo District 1791-1820 and the Mexican-American Pueblo District 1820-1859 includes the area within Downtown San José from W. St. James south to about W. William Streets between about Notre Dame Avenue on the west and about Third Street on the east. *El Pueblo de San José de Guadalupe* is listed in the *City of San José Historic Resources Inventory* (4/12/2009) at 801 N. First Street.



## **Santa Clara County Historical Conservation Districts (within City of San José SOI)**

### *New Almaden (H1)*

The New Almaden (District) is located 14 miles south of Downtown San José on Almaden Road. It is listed on the *City Historic Resources Inventory* (4/13/2009) as a National Register District (NRD). The district is a National Historic Landmark District (NHL) and is listed on the Historic Architectural Building Survey (HABS CA 114) as the "New Almaden Quicksilver Mine." The "New Almaden Mine" is also California State Historic Landmark #339 and 339-1 and Santa Clara County H1 New Almaden Historical Conservation Zoning District. The Spanishtown Site in New Almaden district is one of the 99 Mexican American State of California Ethnic Sites. The 1999 *Santa Clara Heritage Resource Inventory* lists 24 separate properties - mostly buildings - within the district. Components of County District H1 are listed on the *City Inventory* (21 on Almaden Road including Vichy Springs and another four on Bertram Road), 1973 *California History Plan* and/or 1976 *California Inventory of Historic Resources*.

### *Portuguese Ranch (H2)*

The D'Artenay Portuguese Ranch is located south of Alum Rock Avenue and south of Mt. Hamilton Road with a southern boundary on Porter Lane southeast of Rolfe Court. This property appears to be listed on the *City Historic Resources Inventory* as the Hillside Orchard at 509 Porter Lane as an Identified Site/Structures (IS).

### *Rancho Santa Teresa/Rancho Santa Teresa Historic District (H4)*

The majority of the Rancho Santa Teresa Site/Rancho Santa Teresa Historic District at 298 Curie Drive is within the City of San José Sphere of Influence. Thirty-five (35) resources have been identified within the district in an area roughly bounded by Santa Teresa County Park to the south, Hellyer Avenue to the north, Pearl Avenue to the west and Coyote Creek to the east. Four individual historic properties within the district, two on Bernal Road and two on Curie Drive, are listed on the *City Historic Resources Inventory* as Identified Site/Structures (IS).

## **Known Study Areas**

### *Thirteenth Street Neighborhoods*

The Thirteenth Street Neighborhoods involves a large area northwest of E. San Fernando Street from S. Fifth Street to S. Twelfth Street, the area northwest of E. Santa Clara Street between Fourth Street and the Coyote Creek, and the area west of Coyote Creek between E. Santa Clara and State Highway 101 (Bayshore Freeway), and generally the area northwest of N. Fourth and N. First streets between E. Santa Clara Street (edge of downtown commercial core), following northeasterly from N. First Street along E. Empire to the Union Pacific Railroad right-of-way and northerly to Highway 101. The Thirteenth Street area includes part of the Hensley Historic District and a small part of the Naglee Park Conservation Area and is adjacent to the southern boundary of the potential Japantown Historic District.

The initial historic context study characterizes the Thirteen Street Neighborhoods as a large intact area of almost 200 City Blocks northeast of the Original 1848 Survey of the City of San José. The area spans the Early American Period into the early years of Post World War II as reflected in architectural styles and vernacular buildings. These buildings include single family residences (1851-1965), duplexes beginning in the 1950s, multi-family residential properties in the 1960s and 1970s as well as two commercial business districts commercial and pockets of industrial properties.

#### *South Campus District Study Area*

The South Campus District Study area includes the area from I-280 to Wool Creek Drive from S. Sixth, S. Tenth Street or Senter Road east to Roberts Avenue including Spartan Field, the San José Municipal Baseball Stadium, the San José History Museums [Historical Museum], Happy Hollow Park, Happy Hollow Zoo, Kelly Park, Japanese Friendship Tea Garden and part of the Coyote Creek Park Chain. No additional information is available.

Note: This area does not conform to the *Historic District Study South Campus Neighborhood, San José* (A&A, HRP 2005) which is directly south of San José State University to I-280 and includes the Reed City Landmark Historic District (HD-06-155).

#### 5.3D Ethnic Sites

*Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988) was undertaken by the California Office of Historic Preservation in order to broaden the spectrum of ethnic community participation in historic preservation activities and to provide better information on ethnic history and associated sites. It was believed that information collected during the survey would help planners identify and evaluate ethnic properties, which have generally been under represented on historic property surveys. Most historic property surveys record architecturally distinguished or widely known buildings, but ethnic properties are often modest structures or only important because of people or events less familiar to many. Thirteen ethnic sites are present in San José. These include two of the 105 Black American sites identified in the State of California; three of the 94 Chinese American resources; five of the 105 Japanese American resources in the state; and, three of the 99 Mexican American resources. None of the 102 American Indian Ethnic sites are located in San José or Santa Clara County. Two of the 13 ethnic resources have been listed in the City's *Historic Resources Inventory*.

**LIST 5.3**  
**STATE OF CALIFORNIA IDENTIFIED ETHNIC SITES**  
**CITY OF SAN JOSÉ AND SOI**

ETHNICITY	SITE NUMBER	STATE ETHNIC SITE NAME/ DESCRIPTION (with City of San José Landmark File Number/Description)	ADDRESS/LOCATION	COMMENT
BLACK AMERICAN	#18	Boyers/Kenner House	446 N. Fifth Street	
	#81	Phoenixonian Institute	625 N. 4th Street	
CHINESE AMERICAN	#6	Bay Side Canning Company  HL92-69 Bayside Canning Company HS92-89 Bayside Cannery Office	1290 Hope Street  1290 Hope Street 907 Elizabeth Street	7 buildings/groups of buildings or sites; in P-43-001468; part in CA-SCI-339H (P-43-000346) Port of Alviso NR Historic District (San José); and SPHI SCL-061
	#45	Ken Ying Low Restaurant	625 N. 6th Street	Sixth & Taylor (Heinlenville Chinatown)
	#71	San José Chinese American Cemetery	350 Curtner Avenue	in P-43-001462, Oak Hill Memorial Park [and Mortuary], 300 Curtner Avenue at Monterey Road
JAPANESE AMERICAN	#50	Kuwabara Hospital (HL80-13 Japanese Kuwabara Hospital)	565 N. Fifth Street	in CA-SCI-742H (P-43-001102)
	#76	San José Japanese Methodist Episcopal Church	556 N. Fifth Street	in CA-SCI-742H (P-43-001102)
	#77	San José Japanese Theatre	587 N. Sixth Street	in CA-SCI-742H (P-43-001102)
	#78	San José Midwifery	580 N. Fifth Street	in CA-SCI-742H (P-43-001102)
	#79	San José Nihonmachi [Japantown]	mainly along Jackson and N. Sixth streets btwn Empire and Taylor streets	in CA-SCI-742H (P-43-001102)
MEXICAN AMERICAN	#45	Juzgado and First Public School Site	41 S. Market Street	H&B #75 The Adobe Juzgado Site. probably late 1820s, at angle in middle of intersection Market and Post Streets (Hendry and Bowman 1940:747)
	#66	Palomar Ballroom	47 Notre Dame Street	Demolished for housing development – still on list
	#87	Spanishtown Site	New Almaden Road, New Almaden	"Mexican Camp (site)" and "Old Mexican Cemetery" in CA-SCI-271H; also in CA-SCI-405H (P-43-000411), New Almaden Historic District and Mine, National Historic Landmark District; State Historic Landmark #339, 339-1
	<b>Total = 13</b>			

### 5.3E Archaeologically Sensitive Areas [Figs. 12a-b]

The archaeological sensitivity overlays developed for the USGS topographic maps that cover the City of San José are based on a qualitative review of recorded prehistoric and historic archaeological sites, the locations of former Native American settlements/villages and trail networks, Hispanic Period dwellings or features, and information on subsurface archaeological resources exposed during construction.

Archaeologically sensitive areas are highlighted (salmon) to indicate areas of known archaeological sites and features and geographic areas with a high potential for cultural resources. Non-highlighted areas should be considered "moderate" in sensitivity unless the absence of cultural resources has been or can be established (e.g., a prior, Cultural Resources Evaluation report of relatively recent date or features such as basements, quarries, reservoirs, etc. which preclude the presence of native soil.

## 6.0 SUMMARY

The City of San José's historic buildings, structures, objects, archeological sites and features, landscapes and neighborhoods are physical reminders of the ways in which early inhabitants and later citizens of San José used and developed the land. Historic preservation has a vital role in maintaining the City's unique character and identity by identifying and preserving prehistoric and historic resources which provide a direct physical link with events and people from the city's past. The identification and preservation of cultural resources is a community effort and responsibility whether the interest is for economic, aesthetic, cultural or environmental reasons.

Current historic preservation practice in San José uses a combination of land planning strategies, governmental programs and financial incentives to meet the goals and policies of the City's current General Plan which focuses on the protection and preservation of both prehistoric and historic resources including archaeological sites, districts, artifacts and significant buildings.

### 6.1 RESOURCE TYPES

Prehistoric and protohistoric site types associated with Native Americans in San José include: (1) habitation sites ranging from villages to seasonal and temporary campsites; and, (2) non-habitation sites including stone tool and other manufacturing areas, quarries for tool stone procurement, cemeteries usually associated with large villages, isolated burial locations, rock art sites, bedrock mortars or other milling feature sites, and trails. The majority of prehistoric archaeological sites have been found at/along fresh water sources such as creeks and springs, in valleys near both permanent and seasonal water including the fresh water marshes once present throughout the valley, at the base of the hills, and along and adjacent to the major north/south Native American trails as well as at stone tool sources in the foothills surrounding the valley.

Numerous mid to late 19<sup>th</sup> and early 20<sup>th</sup> century Historic Period sites - both archaeological and architectural - have been identified in the general study region. Historic Era archaeological resources include many site types including the remains of historic buildings, wells, privies, trash deposits, transportation related features, residential, commercial and industrial sites, among many others. Resources are found in both urban and rural settings depending on function.

The variety of architectural styles present in the City of San José reflects prevailing tastes of capitalists, government architects, and politicians as well as the local populace over the past 250 years. Commercial, religious and public buildings include examples of

Italianate, Spanish-Revival, Spanish Colonial Revival, "California Churrigueresque" (Mission and Spanish eclectic details), Mediterranean, Colonial Revival, Neoclassic, Beaux-Arts with Neoclassic-and-Egyptian style ornamentation, Classic Revival, Romanesque Revival, Richardsonian Romanesque, Romanesque/Renaissance Revival, Renaissance Revival, Italian Renaissance (train station), Carpenter Gothic, Prairie with some Neoclassic elements, Art Deco, Art Deco with Egyptian decorative motifs, traditional Japanese, Moderne, Neo-Brutalist, and Postmodern.

## 6.2 RECORDED RESOURCES

There are 1,138 recorded cultural resources on file with the California Historical Resources Information Center, Northwest Information Center (CHRIS/NWIC) for the City of San José, its Urban Growth Boundary and Sphere of Influence. These resources include prehistoric and historic archaeological resources, multi-component archaeological resources, buildings and structures, linear alignments and other cultural resources that have been reported to the repository.

The City's *Historic Resources Inventory* has 3,363 resources listed in contrast to the 1,138 resources recorded with the CHRIS/NWIC. This is approximately three times the number on file with the repository which is the primary resource consulted by historic preservation professionals and planners during due diligence compliance reviews. The majority of these resources are associated with the "built" environment.

### 6.2A Resource Types

Numerous prehistoric and historic archaeological resources including multi-component sites, those occupied by both prehistoric and historic peoples, have been recorded within the City. Historic archaeological resources are usually associated with former areas of historic occupation and urban development areas such as the downtown core. A total of 357 archaeological resources have been recorded (273 prehistoric sites, 51 historic archaeological sites and 33 multi-component sites).

The majority of resources recorded by both the CHRIS/NWIC and the City's *Historic Resources Inventory* consist of historic architecture including buildings, structures, bridges, rock wall alignments and other built environment components. The CHRIS/NWIC lists 787 architectural resources compared to approximately 3,000 resources on the City's inventory indicating that roughly four times as many resources have been identified and reviewed for the City's records than are on file at the CHRIS/NWIC.

#### *City Landmarks*

The City has listed 160 City Landmarks and City Districts. These listed resources are considered to be the highest ranking properties within the City and of special importance to the citizens. The City Landmarks include 25 National Register of Historic Places (NRHP) listed individual properties and/or districts; nine City Landmarks include State of California Landmarks or part of a State Landmark; and, four City Landmarks include four State Points of Historical Interest (SPHI).

### *Historic Districts and Conservation Areas*

Twenty-one historic districts or parts of historic districts and/or Conservation Areas are located in the City of San José. These Districts/Conservation Areas include buildings and sites listed on the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest by the State of California, the City of San José, and/or by the County of Santa Clara.

#### National Register of Historic Places

Eight National Register Districts or contributors to National Register districts have been identified within the City or Urban Growth Boundary.

#### City Landmark Districts and/or Conservation Areas

There are six City of San José Landmark Districts and five Conservation Areas. Two of the six landmark districts also include portions of National Register Districts. Five Conservation Areas are present. In addition, five potential Districts/Conservation Areas and/or Study Areas have been identified based on previous and ongoing reviews.

#### State Districts within the City

An Old San José Historic District/San José (Old) Historic District is listed on the 1973 *California History Plan* and 1976 *California Inventory of Historic Resources*.

#### County of Santa Clara Historic Districts

Three County of Santa Clara historic districts are within unincorporated areas of the City and/or within the City's Sphere of Influence. Many of the components within the county districts are also listed in the City's *Historic Resources Inventory*.

#### *Ethnic Sites*

Thirteen ethnic sites listed in the State of California *Ethnic Sites Survey for California* are present in San José. These include two of the 105 Black American sites identified in the State of California; three of the 94 Chinese American resources; five of the 105 Japanese American resources in the state; and, three of the 99 Mexican American resources. None of the 102 American Indian Ethnic sites are located in San José or Santa Clara County. Two of the 13 ethnic resources have been listed in the City's *Historic Resources Inventory*.



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 Alviso National Register District,  
 Downtown Commercial National Register District,  
 Hanchett and Hester Park Conservation Area,  
 Hensley City Landmark District,  
 Lakehouse City Landmark District,  
 Market-Almaden Conservation Area,

Martha Gardens Conservation Area,  
 Naglee Park Conservation Area  
 New Almaden National Register District,  
 Palm Haven Conservation Area,  
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#### ABBREVIATIONS

n.d. no date provided  
 v.d. various dates  
 N.p. no publisher provided  
 n.p. no place of publisher provided  
 I.P. in progress

Note: "CHRIS/NWIC, CSU Sonoma, Rohnert Park" is used for material on file at the California Historical Resources Information System, Northwest Information Center, California State University Sonoma, Rohnert Park.

## **ATTACHMENTS**

- FIGURE 1 City of San José Urban Growth Boundary/Sphere of Influence
- FIGURE 2 City of San José in 1876 (Thompson and West 1876:5)
- FIGURE 3 City of San José - Expanding Boundaries 1860-2010
- FIGURE 4 City of San José Growth Patterns (1850-2008)
- FIGURE 5 City of San José Urban Growth Boundary and Sphere of Influence with USGS Topographic Map Coverage
- FIGURES 6A-B Resources Registered with the California Historical Resources Information System – Archaeological and Historical Resources
- FIGURES 7A-C City of San José Historic Resources (except City Landmarks)
- FIGURES 8A-C City of San José Historic Resources Inventory, Landmarks, Districts and Resources on File with the California Historical Resources Information System
- FIGURES 9A-B Archaeological Resources Registered with the California Historical Resources Information System
- FIGURE 10 City of San José Landmarks
- FIGURE 11 City of San José Historic Districts
- FIGURES 12A-B Archaeologically Sensitive Areas

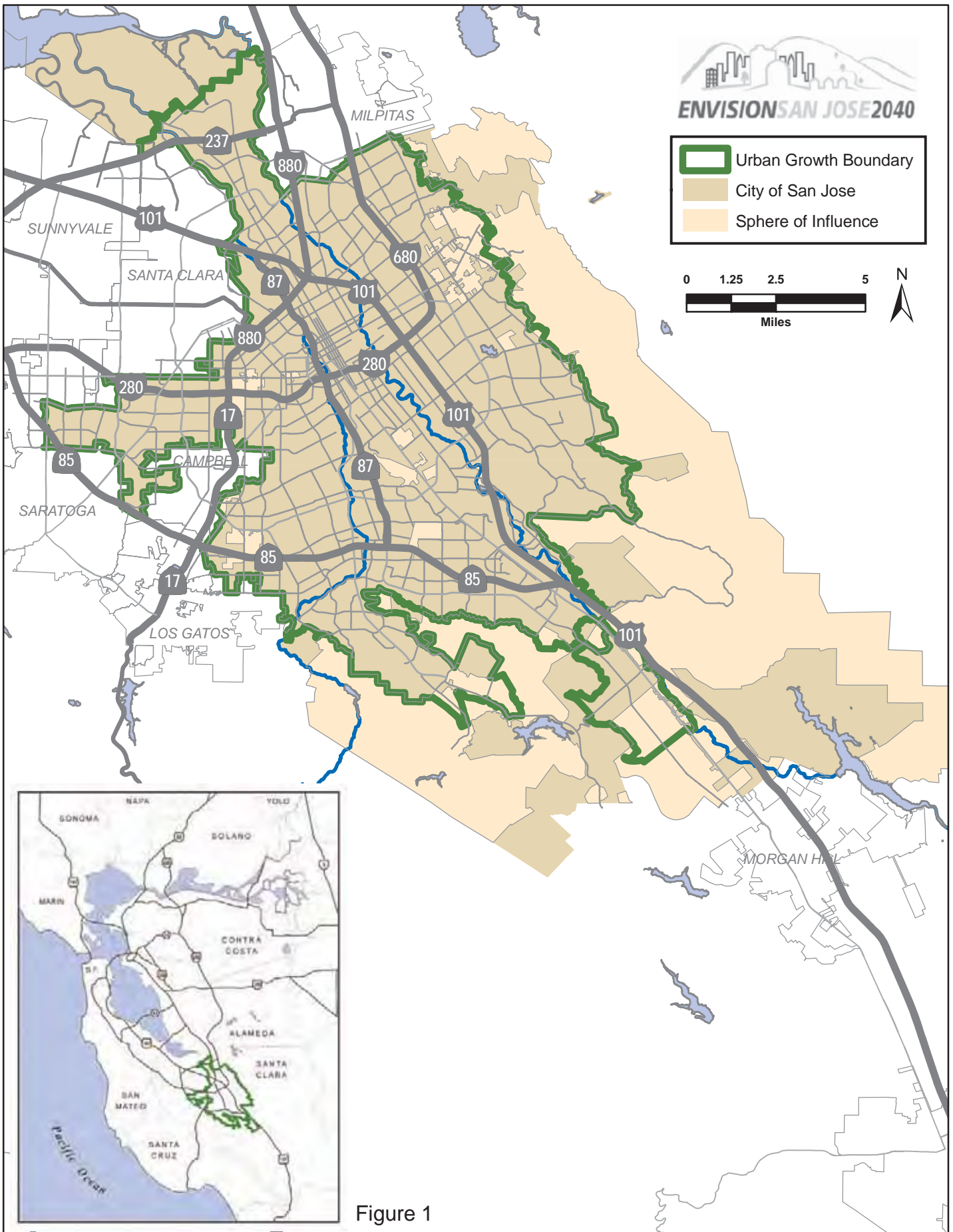


Figure 1



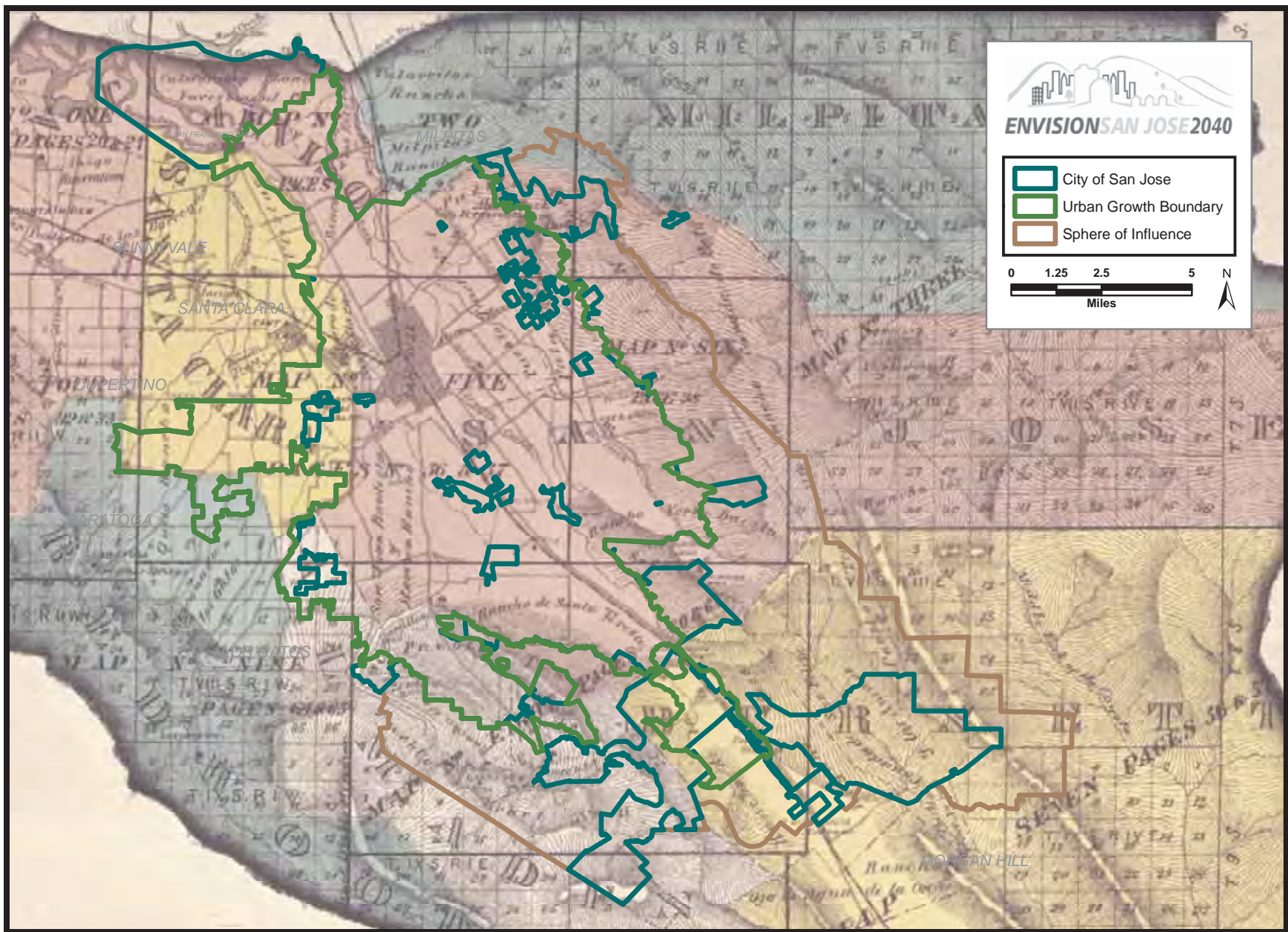


Figure 2: City of San Jose in 1876 (Thompson and West 1876:5)

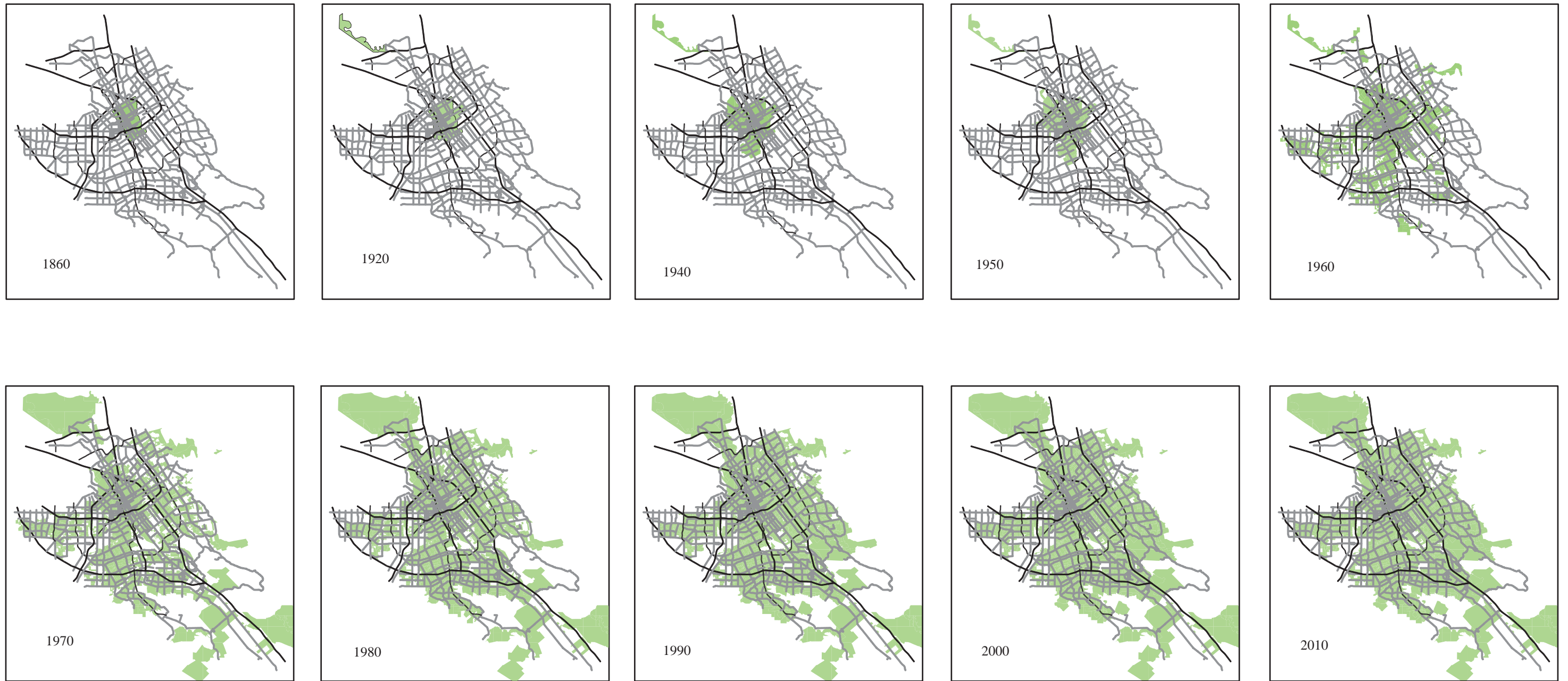


Figure 3: City of San Jose - Expanding Boundaries 1860-2010



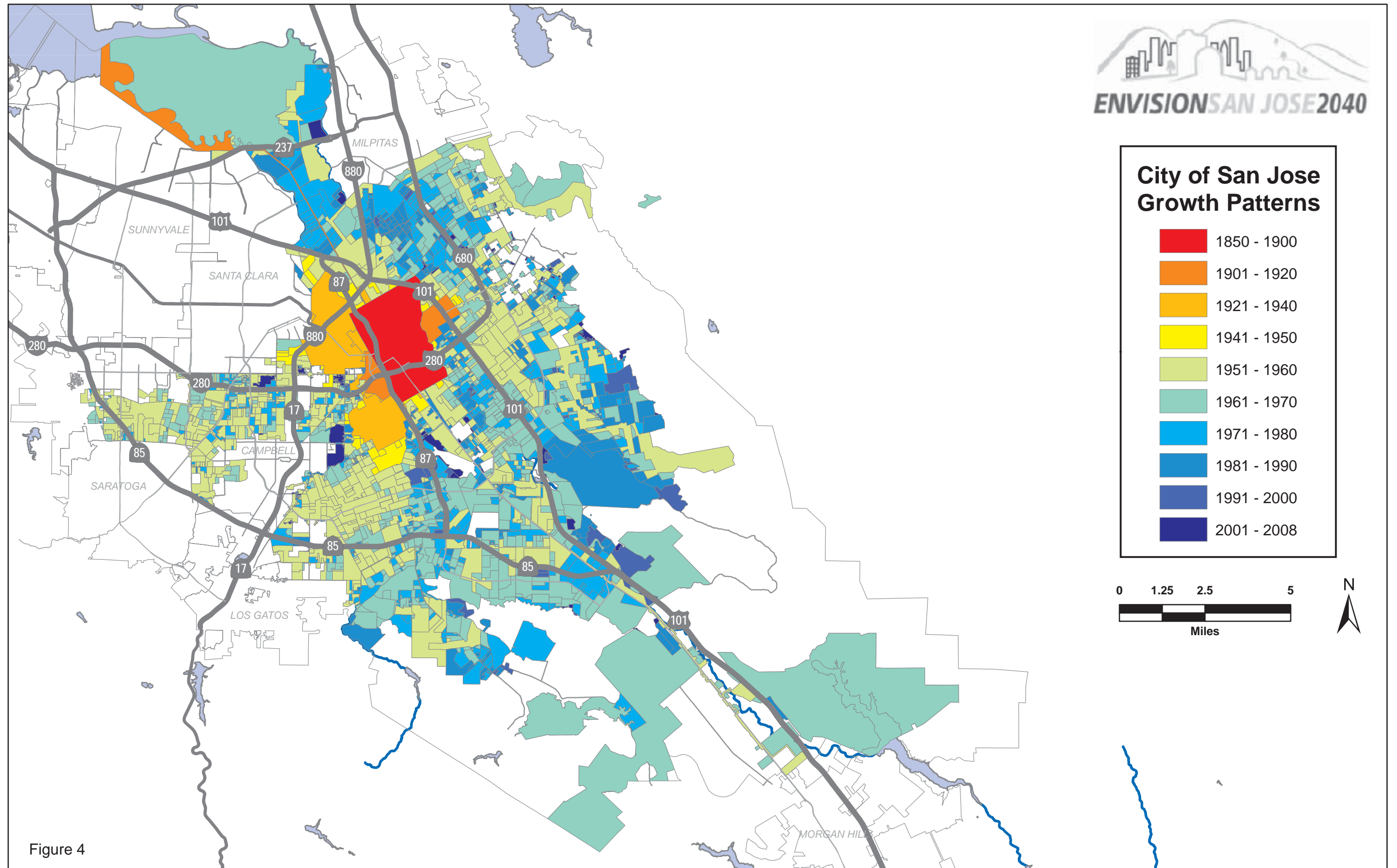


Figure 4

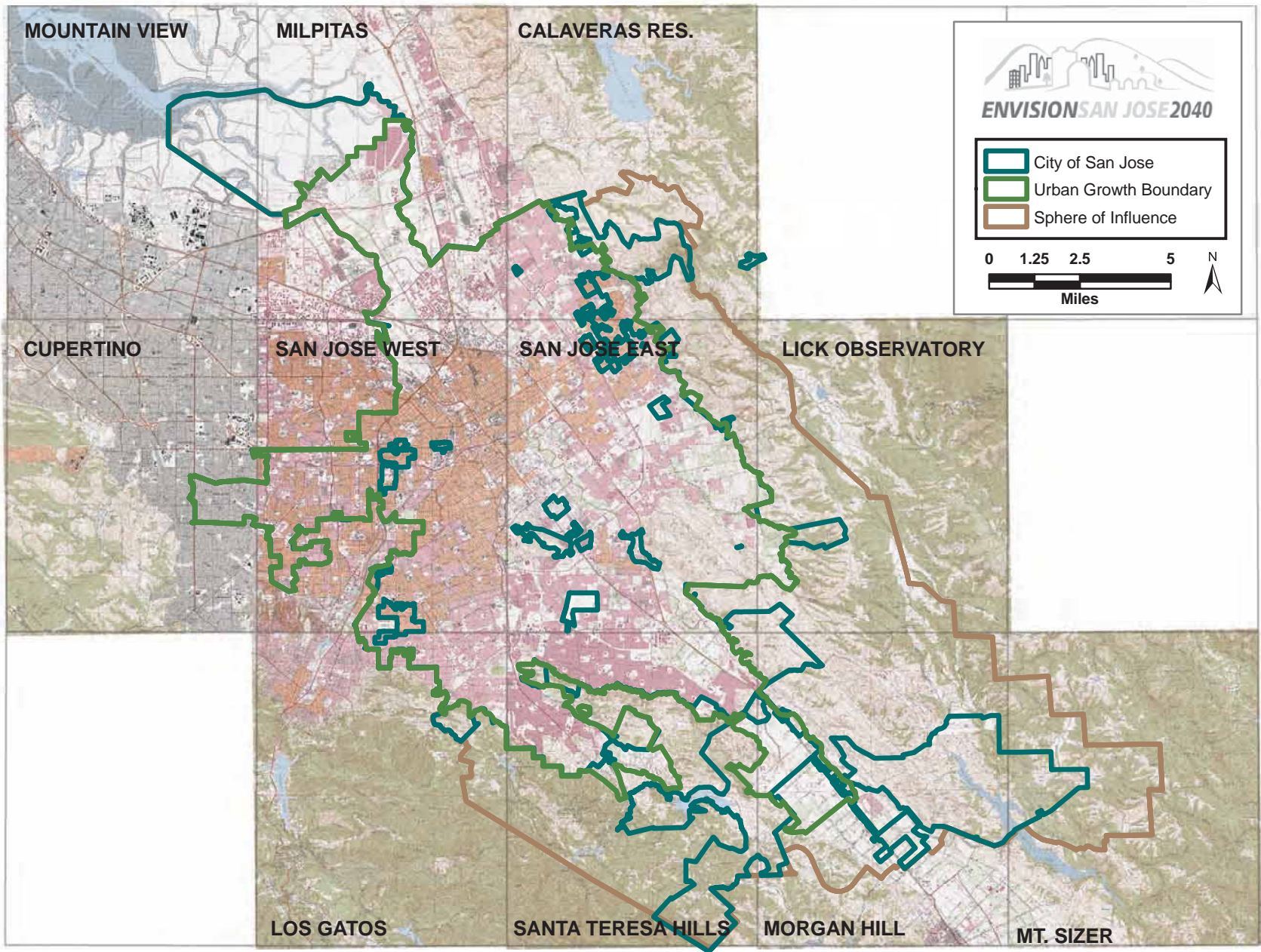









Figure 5: City of San Jose Urban Growth Boundary and Sphere of Influence with USGS Topographic Map Coverage

**Figures 6A and 6B** show locations of archaeological sites. In order to protect known archaeological resources, these maps are considered administratively confidential. Copies of the maps are on file with the City of San José Department of Planning, Building, and Code Enforcement and can be reviewed by qualified persons during regular business hours.



### City of San Jose Historic Resources (except City Landmarks)

-  Structure of Merit
-  Identified Site/Structure
-  Contributing Site/Structure
-  Non-contributing Site/Structure
-  Urban Growth Boundary
-  City of San Jose
-  Sphere of Influence

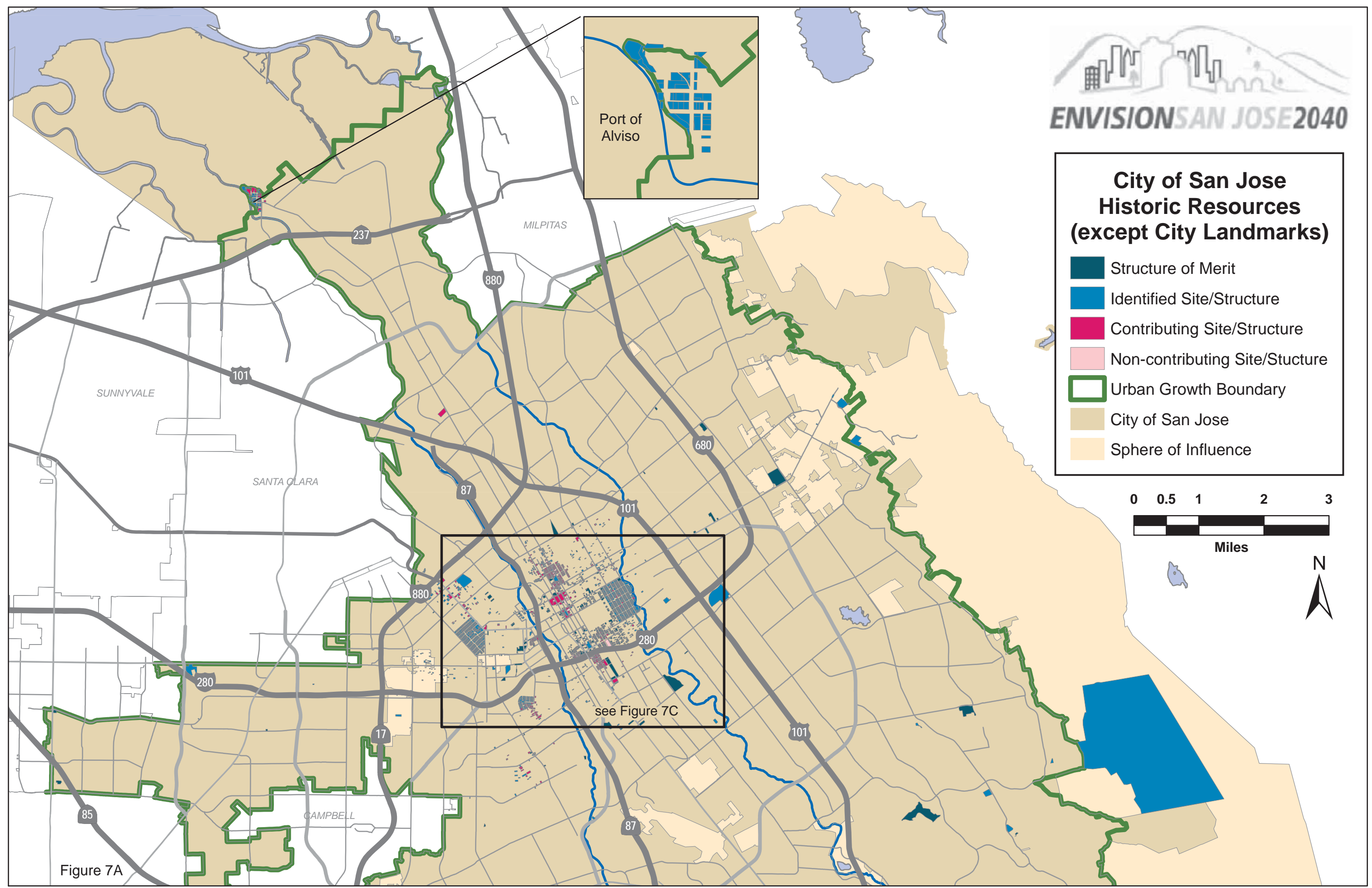
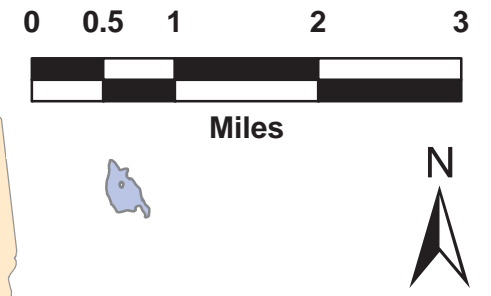
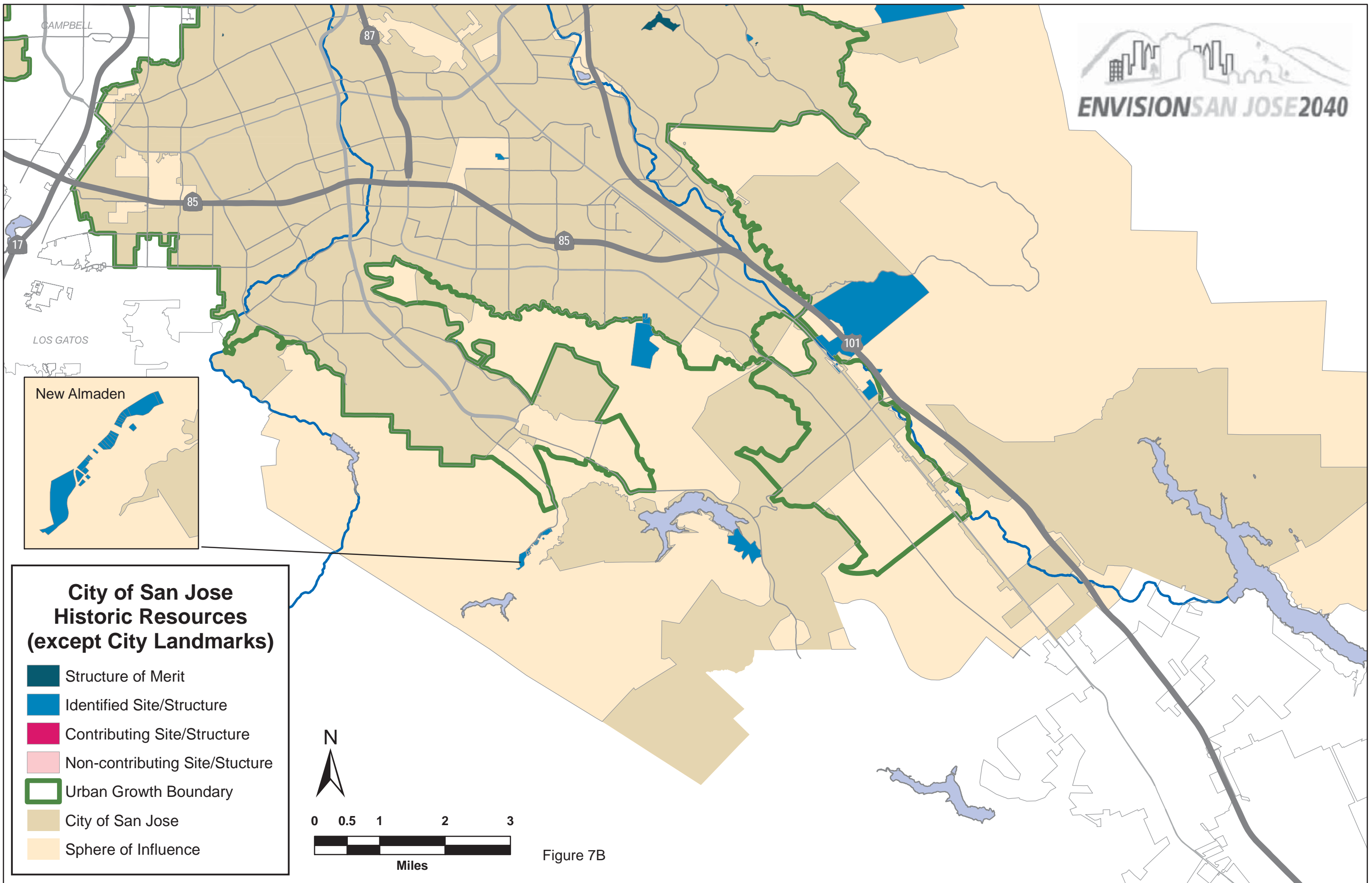


Figure 7A



**City of San Jose  
Historic Resources  
(except City Landmarks)**

- Structure of Merit
- Identified Site/Structure
- Contributing Site/Structure
- Non-contributing Site/Structure
- Urban Growth Boundary
- City of San Jose
- Sphere of Influence

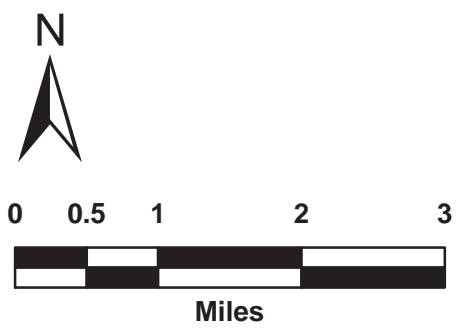


Figure 7B



**City of San Jose  
Historic Resources  
(except City Landmarks)**

- Structure of Merit
- Identified Site/Structure
- Contributing Site/Structure
- Non-contributing Site/Structure
- Downtown Core

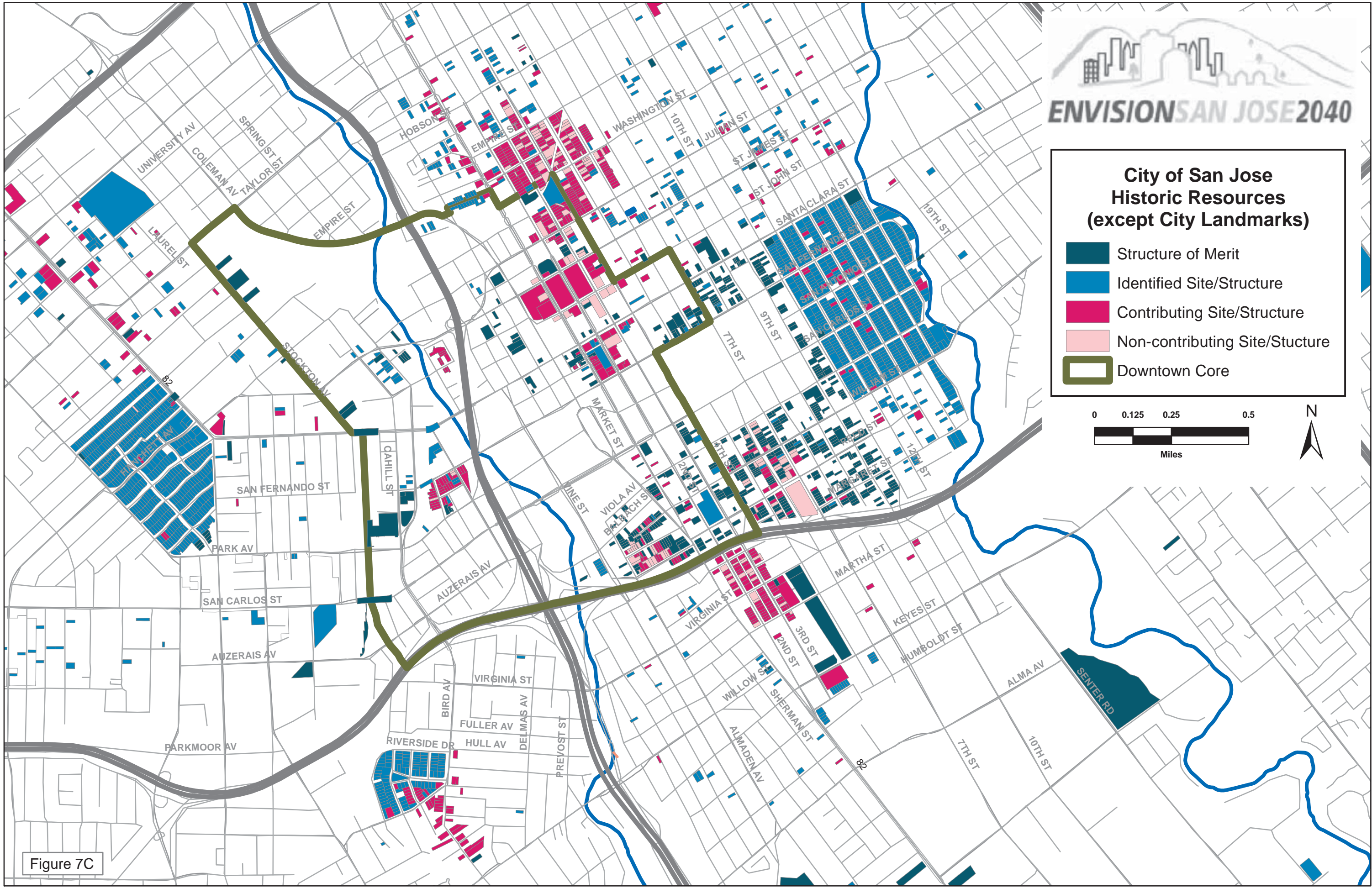
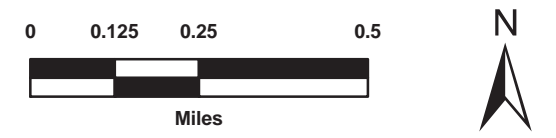
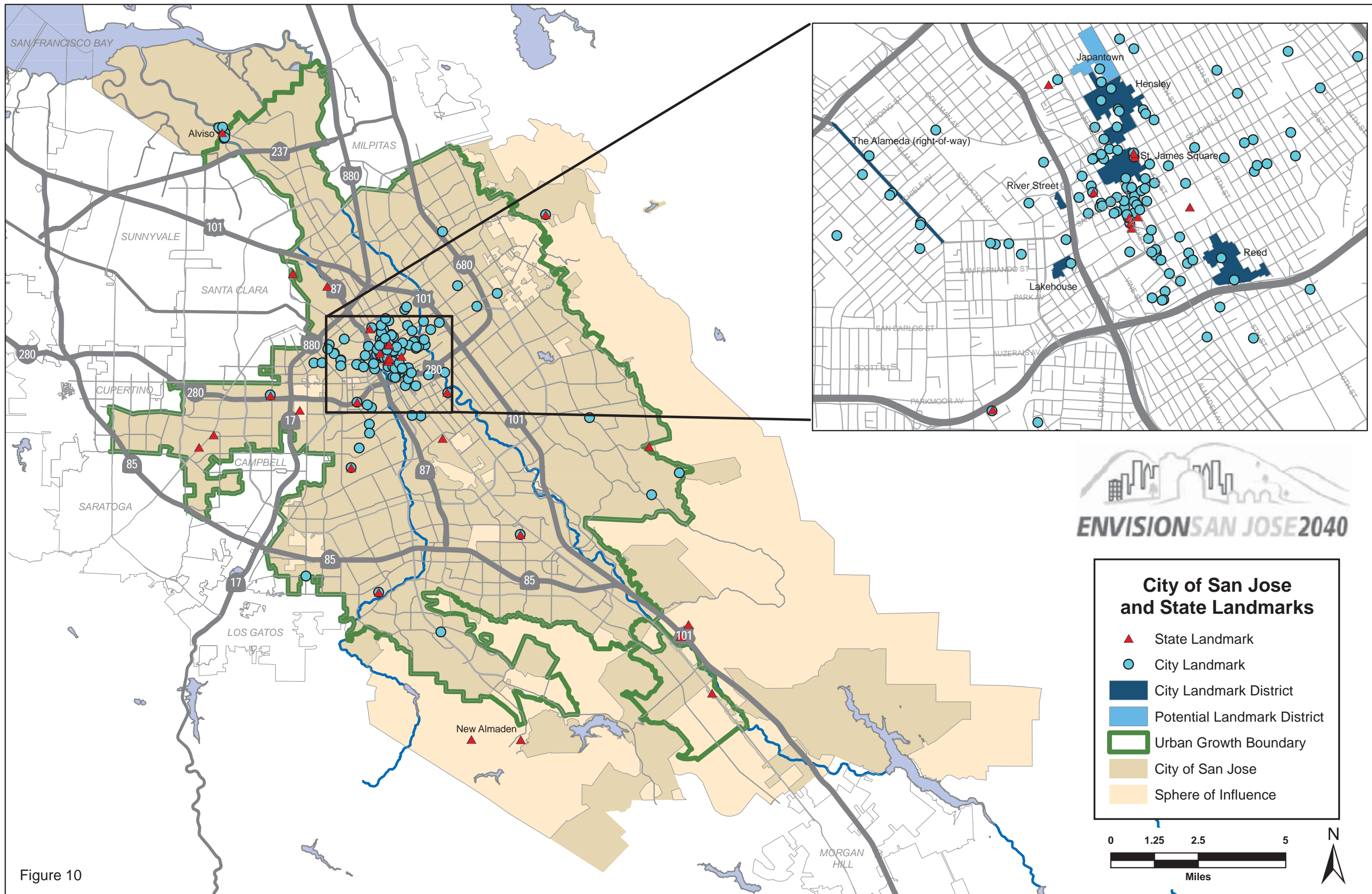


Figure 7C



**Figures 8A-8C, 9A and 9B** show locations of archaeological sites. In order to protect known archaeological resources, these maps are considered administratively confidential. Copies of the maps are on file with the City of San José Department of Planning, Building, and Code Enforcement and can be reviewed by qualified persons during regular business hours.



**City of San Jose and State Landmarks**

- ▲ State Landmark
- City Landmark
- City Landmark District
- Potential Landmark District
- ▭ Urban Growth Boundary
- City of San Jose
- Sphere of Influence

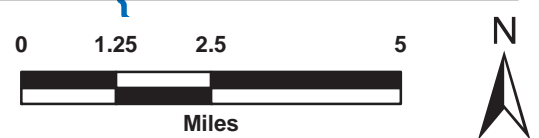
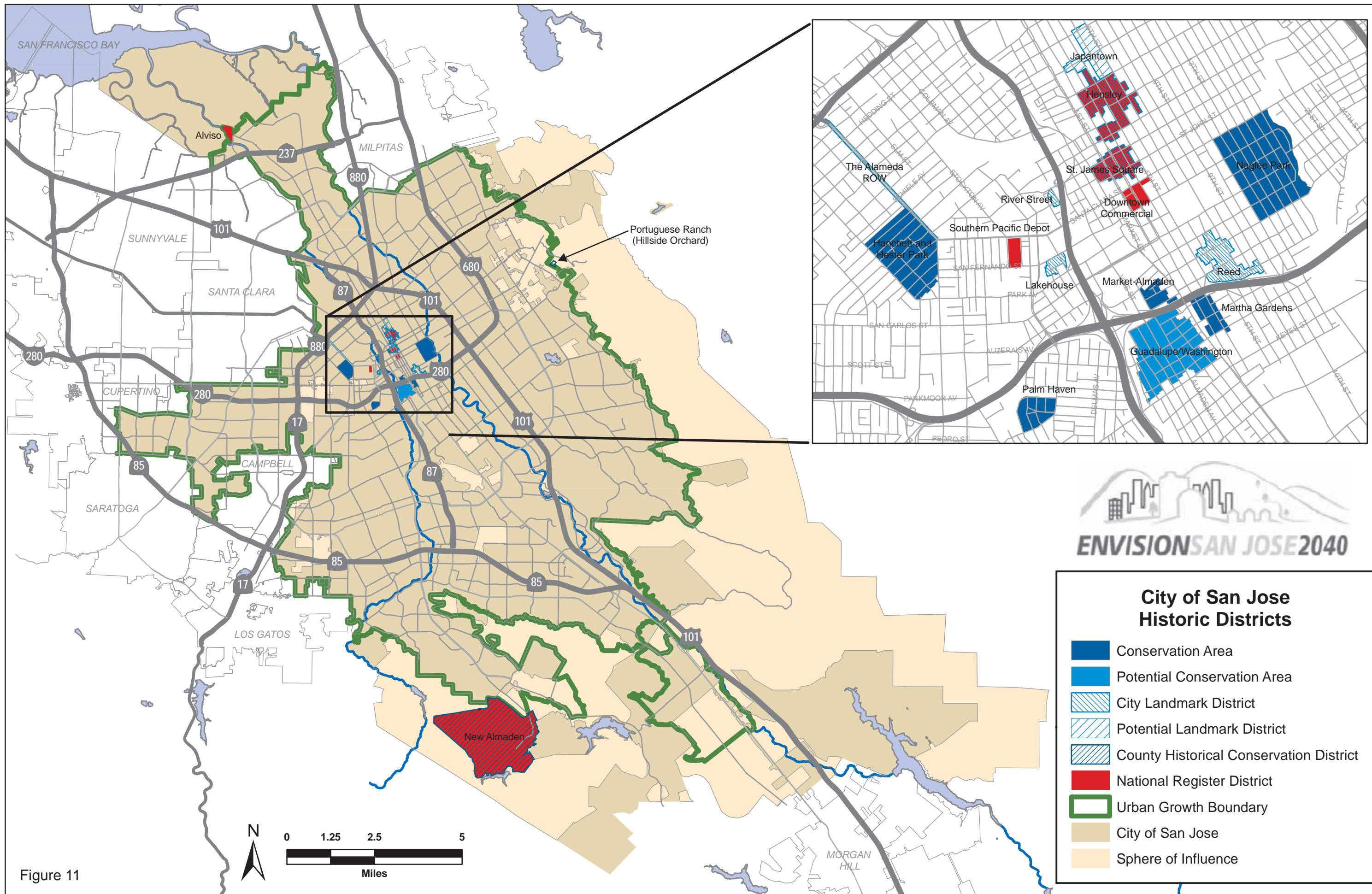


Figure 10





**City of San Jose  
Historic Districts**

- Conservation Area
- Potential Conservation Area
- City Landmark District
- Potential Landmark District
- County Historical Conservation District
- National Register District
- Urban Growth Boundary
- City of San Jose
- Sphere of Influence

Figure 11