
APPENDIX D

HISTORIC EVALUATION

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November 6th, 2018

To: City of San Jose Planning Division

COVER LETTER re: 206-210 N. BASCOM AVENUE

Dear City Planners:

Attached please find a historical evaluation of 206-210 N. Bascom Avenue in San Jose, written on State of California DPR 523 A&B forms. Attached to the end of the report are City of San Jose Historic Evaluation Sheets and an Evaluation Tally Sheet, as required by the City. The applicant for this project is Ratchiff Architects, of Oakland, acting on behalf of the property owner.

The historical consultant is myself, William Kostura, of Palo Alto. I have worked professionally as an architectural historian since 1993 and have evaluated over 1,000 buildings to National Register or California Register criteria. Formerly, for three years (1998-2001), I worked for Caltrans as an architectural historian. I am also on the State of California's CHRIS list of qualified architectural history consultants.

The subject building at 206-219 N. Bascom Avenue was built in 1938 as the Rose Croix Sanitarium for H. Spencer Lewis, who was also the founder of the Rosicrucian Order in San Jose. He died the year after the building was built and subsequently the sanitarium operated under the management of his widow, until at least 1949. Afterward, from 1952 to 2008, the building held medical offices.

The building has been almost completely altered in appearance. A south addition was made, most likely in 1956. In 1989 a new metal roof was added to a design that probably differed from the original. Most likely in the same year new exterior siding of plywood and aluminum storefront windows replaced the original on all sides. The only element that may be original is a single industrial steel sash window.

Because of limited significance and loss of integrity I gave the building a rating of 10.8 on the City of San Jose's Evaluation Tally Sheet. I hope you will find that I interpreted and filled out the City of San Jose forms correctly.

If planners have any questions about the report they should feel free to call or e-mail me.

Sincerely,
William Kostura

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6X

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 38 *Resource Name or #: (Assigned by recorder) 206-210 N. Bascom Avenue

P1. Other Identifiers: Rose Croix Sanitarium, Bascom Avenue Medical Building

P2. Location: Not for Publication Unrestricted *a: County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 206-210 N. Bascom Avenue City San Jose Zip 95128

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

*e. Other Locational Data: (e.g., parcel #) 274-21-044

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

The neighborhood

This property is located at the northeast corner of North Bascom Avenue and Forest Avenue. North Bascom Avenue is a thoroughfare that is devoted largely to commercial uses, and most of the properties along it near the subject property are commercial buildings that have been built in recent decades. They include dental offices at 189 N. Bascom and 2000 Forest, a medical supplies store at 225 N. Bascom, a fast food restaurant at 250 N. Bascom, and a former smog test station at 190 N. Bascom. Other commercial uses can be found along the avenue in nearby blocks. A row of three bungalows, survivors from an earlier time, and all more or less altered, can be found at 168, 172, and 176 N. Bascom.

Please see Continuation Sheet, page 2.



*P3b Resource Attributes: (List attributes and codes) _____

*P4. Resources Present:

Building Structure Object
 Site District Element of District Other (isolates, etc.)

*P5b. Description of Photo:

(View, date)

View looking east of wing at #206, October 2018

*P6. Date Constructed/Age and

Source: Historic
 Prehistoric Both
1938

*P7. Owner and Address:

200 N. Bascom Ave LLC

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

William Kostura
P. O. Box 60211
Palo Alto, CA 94306

*P9. Date Recorded: _____

October 2018

*P10. Survey Type: (Describe)
intensive

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

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

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Resource Identifier: 206-210 N. Bascom Avenue

Recorded by William Kostura

*Date October 2018

Continuation Update

Description (continued)

To the south, along Topeka Avenue and adjacent streets, is a collection of bungalows that appear to date from the 1910s-1920s. Within a block of the subject property are 195, 199, 205, 209, 211, and 213 Topeka Avenue. With one exception, all of these have been substantially altered, just as the row on Bascom Avenue has been. The exception is 195 Topeka Avenue, a largely intact Craftsman style bungalow and the best example of the style within a block of the subject property.

The subject property, 206-210 N. Bascom Avenue

This building was built in 1938 as a sanitarium and was used as a medical office building from the 1950s through 2008. The building retains its original U shape, albeit with an addition on the south side. There have also been other extensive exterior and interior alterations.

The building is placed near the center of its lot. It is set back from Bascom Avenue by a distance of 27 feet and from Forest Avenue by 15 feet. Similar spaces flank the building's north and east sides. These spaces are paved and must have been used for staff and customer parking for most of the building's history. At present they are used for long-term auto storage.

The building is one story in height and wood-framed in construction. In plan the building is U-shaped, with the two extending wings facing west, toward Bascom Avenue, and the connecting rear wing to the east. Originally the plan was symmetrical, but a 20-foot wide addition to the south wing, most likely made in 1956, altered that symmetry. The dimensions of the building are now 107'-6" along its north-south axis by 82'-3" along its east-west axis.

A courtyard 36 feet in width is formed by the two wings. An ornamental steel gate, placed in 1989, spans the front of the courtyard. Within the courtyard are four evenly-spaced trees set within low brick planters, an oval brick planter (now without plantings), and large tile pavers.

Regarding addresses, the south (widened) wing is 206 N. Bascom, the north wing is 210 N. Bascom, and the connecting wing, at the rear of the courtyard, is 208 N. Bascom. It is the fronts of the north and south wings that form the building's principal facade.

The roof is hipped and is covered with corrugated sheet metal. Its eaves overhang the walls of the building by about four feet and are supported by wooden beams and square steel posts; the result is a breezeway that surrounds the building on all sides. Before the present roof was built in 1989, there was probably no breezeway around the building's circumference. This statement is based on a Sanborn map dated 1958, which does not show such a structure. (If a breezeway had surrounded the exterior walls then, it probably would have been indicated on the Sanborn map by dashed lines).

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Resource Identifier: 206-210 N. Bascom Avenue

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*Date October 2018

Continuation Update

Description (continued)

All of the exterior siding, all but one of the windows, and all of the doors appear to be the result of alterations. The dates of these alterations are unknown but they probably occurred in or shortly after 1989. They are described below:

The walls of the building are composed of, or are clad with, three materials. One is aluminum-framed windows, paired doors, and sidelights that flank the doors. These aluminum windows and doors rise almost from floor to ceiling. They are used for the entire front of the Bascom Avenue side, the principal facade. Aluminum windows also wrap around onto the north side of the building and onto the south (Forest Avenue) side for considerable distances. They also form part of the wall facing the courtyard on its south side.

The other principle material is plywood that is held in place by thin metal strips and screws. This plywood has been thickly painted to achieve a textured surface. (Dave Olson, an architect with Ratcliff Architects, suggests that the plywood may have been supplied with texture already applied by the manufacturer, and that it was painted after it was applied to the building.) This painted plywood can be found on the balance of the north and south sides of the building, on the entire east (rear) side, on the north wall of the courtyard, and on part of the south wall of the courtyard. Thin strips of this plywood are also used as the base and top of the aluminum windows on the Bascom Avenue side.

The third facade material is brick veneer that faces the west side of the courtyard. It surrounds the entrance to 208 N. Bascom Avenue.

Other than the aluminum windows described above, most windows are fixed with vinyl sash and are surrounded by plain wooden trim. These are found in the facades that are composed of painted plywood. Two other large, fixed windows set in thin wooden frames flank the entrance to 208 N. Bascom Avenue, at the west end of the courtyard. Finally, a single narrow, vertical window of industrial steel sash can be found in the south side of the building, facing Forest Avenue. This is clearly the oldest window in the building, and it is the only one that might be original to 1938.

Other than the aluminum doors described above, doors are of two types. Paired paneled doors can be found at the entrance to 208 N. Bascom, facing the courtyard, and a single paneled door is in the rear wall. The other door type in this building is plain steel doors, either vented or not vented. Two of these can be found in the rear wall, and one faces the south side of the courtyard.

One last feature that is worth noting is five metal lights attached to long steel pipes, on the rear, north, and south facades. They are clamped to steel posts that support the eaves and rise high above the roofline.

Please see Continuation Sheet, page 4.

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Recorded by William Kostura

*Date October 2018

Continuation Update

Description (continued)

Regarding architectural feeling, the principal aesthetic is created by the aluminum windows and doors, as they form the Bascom Avenue facade and wrap around onto the north and south sides. They result in large surface areas of sheet glass and the feeling conveyed is of a standard modern storefront design. The secondary, and strongly contrasting, aesthetic is supplied by the painted plywood, which forms more than half of the building's surface area. Different in feeling from both of the above is the brick veneer entrance to #208, hidden behind the courtyard. These are contrasting aesthetics, but the building is nevertheless somewhat unified by the hipped sheet metal roof which covers the entire building, and whose broad eaves overhang all of the walls, whether of aluminum and glass, plywood, or brick.

Only two aspects of this building can be said with any confidence to date to the building's original, 1938 construction. One is the U-shaped footprint, which has nevertheless been altered in its proportions by the south addition. The other is the lone industrial steel sash window, which faces Forest Avenue. All other aspects — the sheet metal roof with eaves supported by steel posts; the aluminum windows, doors, and sidelights; the painted plywood siding; the brick veneer siding facing the courtyard; the ornamental steel gate that fronts the courtyard; the vinyl sash windows; steel and paneled doors; and the metal lights at the end of long steel pipes — are alterations that appear to date to recent decades.

One other alteration has not been mentioned above. The 1958 Sanborn map shows a small wooden porch that fronted the courtyard entrance at 208 N. Bascom. That porch was removed, most likely whenever the brick veneer was added to that facade.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6X

*Resource Name or # (Assigned by recorder) 206-210 N. Bascom Avenue

B1. Historic Name: Rose Croix Sanitarium

B2. Common Name: Bascom Avenue Medical Building

B3. Original Use: sanitarium B4. Present Use: automobile storage

*B5. Architectural Style: modern storefront

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

Built in 1938. Addition to the south probably built in 1956. Roof rebuilt as metal in 1989. Steel gate added in 1989. Further alterations (siding, windows, doors, courtyard entrance) performed at unknown dates, most likely in 1989.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None.

B9a. Architect: unknown b. Builder: George S. Kocher (in 1938)

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria n/a

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

History

This building was built in the last quarter of 1938 as the Rose Croix Sanitarium, a business that was connected through its ownership to the well-known Rosicrucian Park and Egyptian Museum that exists a few blocks away at 1342 Naglee Avenue. The subject building continued to be used as a sanitarium through at least 1949 and perhaps for another year or two after that. Afterward, from at least 1952 through 2008, the building was used primarily as medical offices and a pharmacy. The building received a major addition in 1956 and was extensively altered in more recent decades, including a new roof and an entrance gate that were built in 1989. The following pages will relate this history in more detail.

Please see Continuation Sheet, page 6.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Please see Continuation Sheet.

B13. Remarks:

*B14. Evaluator: William Kostura

Date of Evaluation: October 2018

(Sketch map with north arrow required)

Please see Sanborn maps on a Continuation Sheet.

(This space reserved for official comments.)

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Resource Identifier: 206-210 N. Bascom Avenue

Recorded by William Kostura

*Date October 2018

Continuation Update

History (continued)

The Rose Croix Sanitarium, 1938-1949

This lot, then vacant, was purchased in September 1938 by H. Spencer Lewis. It comprised lot 13 and parts of lots 22 and 23 of block 1 of the Interurban Park Tract, a real estate subdivision. The subdivision comprised ten full city blocks and parts of five other blocks, and was surveyed in 1904 by P. C. Sainsevain, C. E., for the W. J. Lean and Co., land agents. According to the subdivision map the San Jose and Los Gatos Interurban Railroad ran along Stevens Creek Road, at the south boundary of the tract. By 1938 many, though far from all, of the lots in the tract had been filled with modest bungalows.

The buyer of this land, H. Spencer Lewis, was the leader of an order of the Rosicrucians. Wikipedia describes Rosicrucianism as a “spiritual and cultural movement which arose in Europe in the early 17th century” after several texts were published announcing “the existence of a hitherto unknown esoteric order.” The order purported to reveal “esoteric truths of the ancient past” and to “provide insight into nature, the physical universe, and the spiritual realm.” Wikipedia states that Rosicrucianism incorporates references to “Kabbalah, Hermeticism, alchemy, and mystical Christianity.” It was called the Order of the Rosy Cross, or the Rose Cross, and it was from this that the name Rosicrucian was derived. The symbol was a crucifix with a rose over its center. Ultimately, “many” societies formed as descendants or offshoots of the original Rosicrucians. The largest was the Hermetic Order of the Golden Dawn, founded in Great Britain in 1887. Although it attracted a number of prominent men and women, including William Butler Yeats, it was riven by disputes and splinter groups beginning about 1899. Although membership declined, a few branches were established in the United States by 1914. The last descendant branches of the Hermetic Order of the Golden Dawn closed in the 1970s — one in England and one in New Zealand, according to Wikipedia. Since then, however, new temples based on its teachings have sprung up.

The other important Rosicrucian order named by Wikipedia, besides the Hermetic Order, has been the Ancient and Mystical Order Rosae Crucis. It is now the largest Rosicrucian society in existence, and is often known by its initials, A. M. O. R. C., or simply as the Rosicrucian Order. Again according to Wikipedia, its teachings incorporate numerous influences, including Greek philosophers, “physics, metaphysics, biology, psychology, parapsychology... material and spiritual alchemy, meditation... and that mystical state of consciousness relating to the experience of unity with the Divine.”

The A. M. O. R. C. was founded in 1915 by Harvey Spencer Lewis, with headquarters successively in New York, San Francisco, Tampa, and finally, in 1927, San Jose. This order enjoyed great growth after World War II, fostered the creation of new organizations in Europe and elsewhere, and eventually merged with them as one organization, still headquartered in San Jose. Prominent members have

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Continuation Update

History (continued)

included Diego Rivera, Walt Disney and Gene Roddenberry. To the general public, at least in the San Francisco Bay Area, the order is probably best known for its Rosicrucian Museum, located in nine Egyptian and Art Deco-styled buildings adjacent to its San Jose headquarters. These were built beginning in 1929 by Lewis to house his ever-growing collection of ancient Egyptian artifacts. The complex is located at 1342 Naglee Avenue.

As mentioned above, on September 14th, 1938 H. Spencer Lewis purchased the subject property, which was about three blocks away from the headquarters and museum. Two weeks later, on October 1st, a building permit was granted for the construction of the subject building. Its intended use was to be a clinic, the cost of construction was given as \$20,000, and the building contractor was George S. Kocher. The Santa Clara County Assessor's office also gives the construction date for this building as 1938. One year later, H. Spencer Lewis died, and was succeeded as leader of the A. M. O. R. C. by his son, Ralph Lewis, who served until 1987.

San Jose city directories list the Rose Croix Sanitarium at this site, numbered 200 N. Bascom Avenue, through the year 1949. The superintendent or president was always Mrs. Martha M. Lewis (aka Mrs. M. M. Spencer), the widow of H. Spencer Lewis. In 1949 the name of the sanitarium changed to "Rose Cross Therapeutic Research Institute." The sanitarium may have continued to operate for another year or two, but by the time of the next published directory, in 1952, it no longer existed.

Almost no information about this sanitarium could be found in scanned newspapers or at the California Room at the Dr. Martin Luther King Library in San Jose. Presumably licensed physicians were on staff and some patients resided on the premises for extended stays, but this is not known for certain from any evidence that could be found. A 1940 display advertisement for this sanitarium in a Santa Cruz newspaper does suggest that medical services were offered here.

To what degree this sanitarium was an official organ of the Rosicrucian order is also unknown. The building permit of 1938 stated that the owner was "A. M. O. R. C.," and this suggests that the connection was official. However, the deed record suggests otherwise. When the headquarters and museum campus expanded in stages during the mid-to-late 1930s, several deeds for the property acquisition were made under the corporate name of the A. M. O. R. C. By contrast, the sanitarium property was purchased under H. Spencer Lewis' own name. From this, it would seem that the sanitarium was a private enterprise conducted by Lewis and, after his death, by his widow Martha M. Lewis. If the Rosicrucian Order and the sanitarium were indeed separate, then it seems likely that the name of Rose Croix Sanitarium was chosen to appeal to members of the order, as well as the general public.

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*Date October 2018

Continuation Update

History (continued)

Bascom Avenue Medical Building, and other medical offices, 1952-2008

After the sanitarium closed, the building was used for over fifty years as medical offices and a pharmacy. During the first twelve years, approximately, from 1952 to 1963, and again from 1989 to 2008, the building was absentee-owned and all of the occupants were renters. In-between, from 1964 to 1989, two physicians who owned the building had their own offices here and rented out the other spaces. The building had a name during 1952-1975: The Bascom Avenue Medical Building. In 1979 (and probably other years) it was called the Bascom Professional Building. Over time, the addresses shifted from 200-206 N. Bascom Avenue to 206-210 N. Bascom Avenue (the current numbering).

Occupants and owners are summarized for sample years below:

1952-1960: Bascom Avenue Pharmacy, at #200
1952-1956: William H. Justi, dentist, at #202
1952-1960: Richard McConville, dentist, at #202
1952-1973: Leo M. Columbus, physician, at #204
1952-1956: Max E. Pickworth, physician, at #204
1952: G. H. Baird, physician, at #206
1956: Robert B. Woodhall, physician, at #204
1956-1960: Ethel S. Dana, physician, at #204
1960-1965: John R. Cantwell, physician, at #200
1963: Sainte Claire Mortgage Company at #200
1963-1965: David E. McCarthy, psychiatrist, at #204
1963-1965: Higrade Dental Lab at #208
1964-1975: Richard H. Maddux, physician, at #210
1965: H. Roger Collins, physician, at #210
1965-1969: Marvin Rowe, physician, at #210 then #202
1966-1969: Franklin Optical Company at #206
1966-1969: Hiro's Dental Ceramics Lab at #208
1973-1976: John F. Wooster Optical Company at #206
1973: Lew Wallace, physician, at #204
1973: Geary Orthodontic Labs at #208
1976-1982: Maru Dental Lab at #202
1976: Med-Help Employment Agency at #210
1977-1989: Fausto A. Salazar, MD, general practitioner, at #210
1979: Bascom Optical Ltd. at # 206
1979-1981: Regon Dental Lab at #208

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Continuation Update

History (continued)

1981: Anthony and Justin Nantelle, electrologists at #206
1981: Photo Restoration at #210
1985-1995: Jeannette's Flowers at #206
1985-1988: Neodyne International Inc. at #210
1985: Dependable H. M. Rental at #210
1988-2000: Alva Owyang, D.D.S. (Valley Fair Dental) at #210
2000: Gabriel Michel (the property owner) at #200
2000: Rosa's Garden Bakery at #208
2000-2008: Wellness Chiropractic Center at #206
2008: Center for Muscular Skeletal Wellness at #206

To summarize the above, nearly all occupants from 1952 to 1965 were physicians, dentists, and the pharmacy. After 1965 a wider variety of medically-related businesses, including dental labs, opticians, and a medical employment agency began to occupy the building. In the 1980s and later non-medical businesses, including a flower shop, electrologists, a photo restoration business, and a bakery occupied some of the spaces here. This trend strongly suggests a drop in this building's ability to attract medical offices, likely because larger and much more modern medical office buildings were opening elsewhere (for instance, across the street at 189 N. Bascom and 2000 Forest). The last health-related business at this building was the Wellness Chiropractic Center, during 2000-2008, at #206. The rest of the building was vacant then.

2009-present

The Haines directory for 2009 does not list any occupants for this building, indicating it was vacant then. In 2011 a pet-care business, Club Belly Rub, occupied #206. In 2015 a business called Digital Media occupied the same space. At present the building is unoccupied, and the parking areas surrounding the building are used for automobile storage.

Ownership

1938-1949: The property was owned by H. Spencer Lewis during 1938-1939 and then by his widow Martha and their son Ralph. A deed proves his purchase of the land. No deed for the Lewis' sale of the property could be found.

1956: The owner of the building during at least January to October 1956 was Leonard P. Edwards, who was the president of the San Jose Abstract and Title Company. He never had an office here and

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Continuation Update

History (continued)

undoubtedly owned the building strictly for income purposes. These dates are known from building permits that identify Edwards as the owner. A careful search of the General Index at the county's Recorder's Office failed to turn up a deed to Edwards during 1948-1956 or from Edwards to a subsequent owner after those years. (In 1971 he was named in a trust deed regarding this property, perhaps in order to quiet the title, further proving his ownership interest.)

1964-1975: Richard H. Maddux, a physician, occupied the medical office at #210 during these years. Property records found at the Recorder's Office prove he was the owner during at least 1970-1973; and he probably owned the building this entire period. However, a search of the General Index failed to turn up deeds for his buying or selling.

1975-1977: Thomas B. And Shirley L. Mills sold this property in 1977. A search of the General Index failed to turn up a deed for their purchase of the property but found a deed for their selling it.

1977-1986: Fausto A Salazar, a physician, occupied the medical at #210 during these years. Deeds prove he was the owner for the entire period. (He continued to occupy #210 as a renter until 1989.)

1986-2005: Deeds prove Gabriel Michel owned the property during this period. His occupation is unknown. He briefly occupied an office in this building (in 2000). More importantly, he had major alterations performed, including the construction of the sheet metal roof and the ornamental gate. A building permit suggests he had the other major alterations (walls, windows, doors) done as well.

2005: The building was sold to 200 N. Bascom LLC.

2010: The owner was Phyllis Cullen, occupation unknown.

Alterations

Alterations to this building were noted above, but they are reiterated here as part of the building's history.

* Building permits #23315 and #24839; January and October, 1956. These permits reveal that owner L. P. Edwards made two additions to the building, one in January for \$8,000 and one in October for \$3,500. These permits do not state where the additions were made. However, it seems that one of them must have been for widening the south wing. Originally the building as viewed from Bascom Avenue had been symmetrical, but now, as a result of the addition, the south wing is wider than the north wing. No other permit for an addition could be found.

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Continuation Update

History (continued)

* Building permit #83441, February 1989. Owner Gabriel Michel's application to "alter exterior" is stamped "Not Finalized." This permit suggests that the aluminum and plywood exterior was built shortly afterward.

* Building permits #83441F and #83527, both September 1989. Owner Gabriel Michel had a metal roof put on the building and added the ornamental steel gate at the front of the courtyard. No photograph or drawing of the original roof could be found, but it was probably different in appearance as well as material. Because the 1958 Sanborn map does not show any supported roof structure overhanging the walls (typically depicted in Sanborns with dashed lines), it seems likely there was none until 1989.

* Building permit #96462F, November 1991. Gabriel Michel had interior partitions in the north wing demolished.

All other available building permits are for electrical or mechanical work, are for a proposed change in use, or were not finalized.

Alterations that are not documented by building permits are listed below:

* Alteration of the front walls, the adjacent portions of the north and south walls, and part of one wall facing the courtyard with aluminum frame windows, doors, and sidelights.

* Alteration of the other exterior walls with textured and painted plywood.

* Installation of vinyl sash windows with plain wood trim (these are located in the plywood walls).

* Removal of a small porch from the entrance at #208, at the rear of the courtyard. This porch is shown in the 1958 Sanborn map.

* Application of brick veneer to the wall facing the east side of the courtyard, where the entrance to #208 is. While it is possible that this brick veneer is original to 1938, this seems very unlikely. The veneer was most likely applied when the porch was removed.

* Installation of paneled and steel doors at various places, including the entrance to #208.

* Addition of five metal lights that are attached to steel posts supporting the roof eaves.

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Continuation Update

History (continued)

While the dates of the above seven alterations are unknown, it seems somewhat likely that there was a general remodeling in or around 1989.

Minor building permits are listed here: #2651 (1970), #56708 (1977), #54988 (1989), and #79733 (1991), all for electrical work. #15009 (1977), for mechanical work. #94960 (1989), for plumbing. A 2010 permit proposing use as a small recycling facility.

Other older medical buildings in Santa Clara County

Few hospitals or other medical buildings in Santa Clara County that date to the 1950s or earlier, and still stand today, are known to this writer. The oldest is the wood-framed, Colonial Revival-style Kuwabara Hospital, at 565 North Fifth Street, San Jose, built in 1910 to serve a Japanese community. The largest is the Medico-Dental Building at 235 East Santa Clara Street, in San Jose. This eleven-story Art Deco skyscraper was built in 1928 to designs by the prolific architect William H. Weeks.

Outside of San Jose, four surviving old buildings of Agnews State Hospital, in Santa Clara form an impressive complex (by State Architect George Sellon, 1908-1914). Because they were built to house and treat mentally-ill patients, this might more properly be considered to be a different building type than the subject building represents. On the Stanford University campus, the Lane Medical Center at 300 Pasteur Drive is by a nationally-prominent architect, Edward Durrell Stone (1955-1959).

More examples of medical buildings that pre-date the 1960s may exist in San Jose and Santa Clara County, just as is the case in San Francisco, where many old hospitals and medical office buildings survive.

Integrity

Alterations to the exterior of this building have almost completely changed its original appearance. Only the U-shape of the building (itself altered by an addition) and a single industrial steel sash window on the Forest Avenue side survives from 1938. Because of these changes, the building has lost integrity of design, materials, workmanship, feeling, and association.

Because the building has not been moved, it retains integrity of location.

Regarding setting: On North Bascom Avenue near the subject property, almost all buildings are modern-era commercial buildings. The exceptions are three bungalows that have been altered. On Topeka Avenue to the east, many bungalows from the 1910s-1920s can still be found, and the residential feeling there is the same as in early years, but many or most of the houses have been altered. Overall, this property has mostly lost integrity of setting.

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Continuation Update

Evaluation

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- * Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- * Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- * Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- * Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation. (Not relevant to this report.)

Regarding Criterion 1 (Events):

Built in 1938, the subject building is a fairly late example of a medical-related building. At one story in height, it is also a small example that possessed limited capacity. Even if it retained high integrity, it would be difficult to make a case for it as an important example of a medical building type.

Please see Continuation Sheet, page 14.

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Evaluation (continued)

The building also appears to lack importance for its relation to Rosicrucian history in San Jose. Clearly it is the headquarters and museum complex on Naglee Avenue that is central to Rosicrucian history, rather than the subject property. A title search indicates that the sanitarium was owned by the Rosicrucian leader H. Spencer Lewis and, after his death, by his widow Martha Lewis, and not by the Rosicrucian order itself. Despite its name (Rose Croix Sanitarium), the connection between the sanitarium and the order remains vague. Even if a strong connection between the order and the sanitarium could be shown, the fact remains that the sanitarium remained in business for only about eleven years; whether it was ever profitable, or important to the order, is unknown.

At any rate, the building has lost integrity. Accordingly, because of lack of significance and lack of integrity, this property does not appear to be eligible for the California Register under this criterion.

Regarding Criterion 2 (Persons):

The first owner, H. Spencer Lewis, was a notable figure in San Jose's history. He only owned this building for one year before his death, however. Clearly, it is the oldest buildings at the headquarters and museum complex on Naglee Avenue that represent him, and not the subject building.

Later occupants of this building included numerous physicians, dentists, pharmacy and dental lab workers, a psychiatrist, and opticians. The likelihood that any of them contributed to ground-breaking medical discoveries or treatments while working at this medical building seems remote.

Again, due to lack of significance and lack of integrity, this property does not appear to be eligible for the California Register under this criterion.

Regarding Criterion 3 (Architecture):

Except for a Sanborn map diagram of its footprint, no image of this building before its extensive alterations could be found. The current appearance most likely dates to 1989, when the roof was built and the gate was installed. A 1989 building permit for "exterior alterations" was "not finalized," but suggests that the building's walls also date from this year or shortly afterward. The period is probably too late for the architecture of this building to have any potential for historic significance, but that point aside, the architectural design is poor. The aluminum windows and doors are standard modern storefront fixtures, and the plywood siding, though unusual, is an extremely inexpensive material. The two materials — aluminum and plywood — also do not relate well to each other. Thus, due to its late date and lack of distinction, this property does not appear to be eligible for the California Register under this criterion.

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Sources

Building permits:

Permit #6816, dated October 1, 1938. The original permit to build. At the California Room, Martin Luther King, Jr. Library.

Building permits from 1956 to 2010. At the San Jose Building Division, 200 East Santa Clara Street. These are detailed in the text above.

City directories (with cross-listings by address from the 1940s on):

San Jose city directories, 1939-1979. At the California Room, Martin Luther King, Jr. Library.

Haines directories, 1980-2015. At the California Room, Martin Luther King, Jr. Library.

Sanborn insurance maps, volume 2, page 193, updated to September 1932 and July 1958. At the California Room, Martin Luther King, Jr. Library. The site was vacant in 1932 and held the subject building in 1958.

General Index and Official Records. At the Santa Clara County Clerk-Recorder's Office, 70 West Hedding Street. Using names of owners as listed on building permits, I searched the General Index looking for deeds from 1938 through the 2000s. I found:

H. Spencer Lewis buying the property in 1938.

Property records proving Richard H. Maddux's ownership during 1970-1973.

Thomas and Shirley Mills' selling of the property in 1977.

Fausto Salazar's buying and selling off the property in 1977 and 1986.

Gabriel Michel's buying and selling of the property in 1986 and 2005.

200 N. Bascom LLC buying the property in 2005.

Map of Interurban Park Tract, 1904. At the Santa Clara County Clerk-Recorder's Office, 70 West Hedding Street.

The Assessor's Office at 70 West Hedding Street confirmed the 1938 construction date.

Rosicrucian files at the California Room, Martin Luther King, Jr. Library.

Wikipedia entries on the Rosicrucians, H. Spencer Lewis, and the A. M. O. R. C.

Susan Dinkelspiel Cerny. *An Architectural Guidebook to San Francisco and the Bay Area*. Gibbs Smith, 2007. All listings for Santa Clara County were searched for hospitals and medical buildings.

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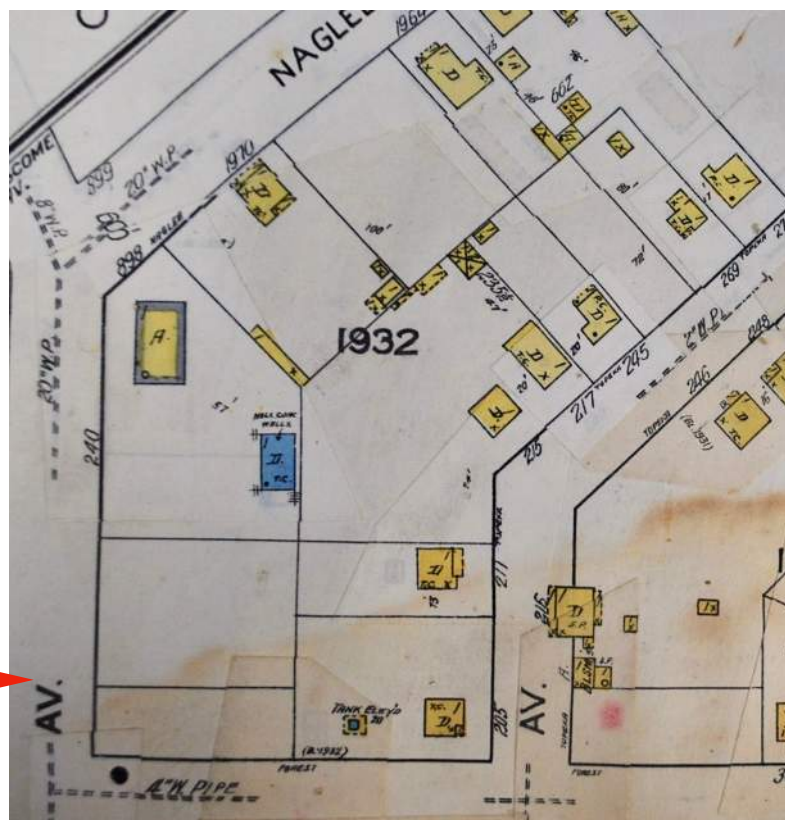
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Sanborn insurance maps for 1932 and 1958

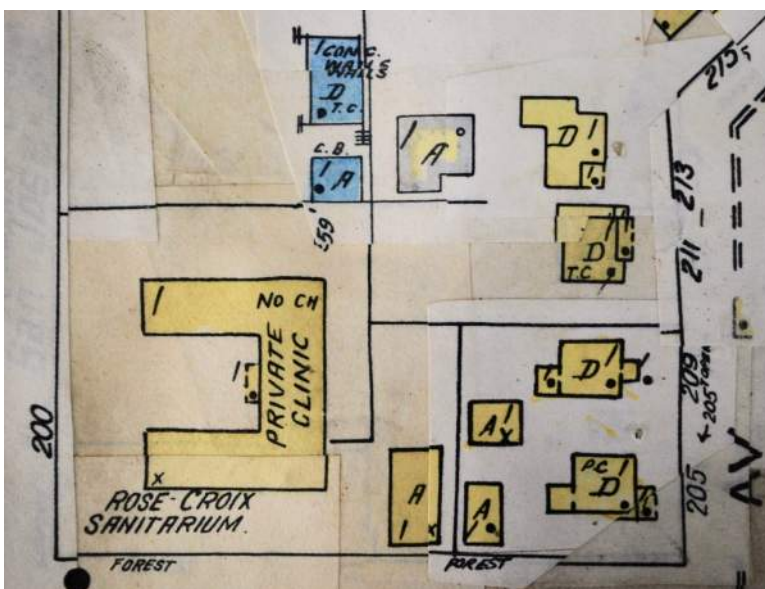
The 1932 Sanborn map, at right, shows that the site of the subject property was vacant then.



1958 Sanborn map, with detail, showing the Rose Croix Sanitarium



This diagram shows that the building originally had north and south wings of equal width. A small porch depicted as dashed lines existed on the courtyard side of the connecting rear wing; it has since been removed. No breezeway is shown surrounding the building. This 1958 diagram was not updated to reflect the change in name and use of the building after 1949. It also does not show the south addition, which this writer believes was built in 1956.



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Photographs of the immediate neighborhood



At left: a fast food restaurant at 250 N. Bascom Avenue, to the north of the subject property.



Middle row (above): Modern dental offices at 189 N. Bascom Avenue and 2000 Forest Avenue, both across the street from the subject property.



At left: A medical supplies store at 225 N. Bascom Avenue.

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Top left: Former smog test station at 190 N. Bascom. Top right: Bungalow at 176 N. Bascom.
Next row: 172 and 168 (?) N. Bascom. The three bungalows have been altered to varying degrees.



Third row: Bungalows at 195, 199, and 205 Topeka Avenue. Bottom row: Bungalows at 209, 211, and 213 Topeka Avenue. Most of these have altered siding and windows. Only #195 retains high integrity.

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Photographs of 206-210 N. Bascom Avenue



View looking east from across Bascom Avenue. Here the greater width of the south wing (#206, at right) compared to the north wing (#210, at left) is apparent. This greater width is due to an addition that was made, most likely in 1956.



Perspective view, looking northeast. Forest Avenue is at far right.

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On the next two pages are close-ups of the principal facade, namely, the Bascom Avenue sides of the north and south wings.



The north wing, 210 N. Bascom Avenue

Note that most of the facade is composed of aluminum doors and windows, but the rest is plywood.

Aluminum window, sidelight, and paired doors on the Bascom Avenue front of #210



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The south wing, 206 N. Bascom Avenue, with details below of the paired aluminum doors, aluminum windows, and sidelights.



Note that thin strips of plywood siding form the base and top of the aluminum windows. This suggests that the aluminum and plywood were installed at the same time as part of the same alteration. The most likely date for this work is 1989.



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At left: The gate fronting the courtyard. This gate spans the space between the north and south wings and was placed in 1989.

Below: View looking east of the courtyard. Plywood covers the north wall at left. The south wall at right is composed both of aluminum windows and plywood, plus a steel door.



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Closer views of the connecting rear wing, facing the courtyard, with an address of 208 N. Bascom. The wall cladding is brick veneer, windows are fixed, in thin wooden frames, and paired doors are paneled.



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Three views of the north wall of the building. The aluminum windows are a wrap-around from the Bascom Avenue front; plywood siding is to the rear.



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The Forest Avenue (south) side of the building. The addition (of 1956?) is at left, and the older (1938) part of the building is at right. The aluminum windows at far left are a wrap-around from the Bascom Avenue front.



View looking NW showing the addition.

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The rear part of the Forest Avenue side (behind the addition).



Below and at left: An industrial steel sash window on the Forest Avenue side. It is probably the only original part of the exterior of the building.



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Perspective view of the Forest Avenue side (at left) and the rear wall (at right).



The rear (east) wall of the building

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Roof and eave details. The covering is sheet metal, the horizontal beams are of wood, and the square vertical posts are of steel.



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Detail of a plywood wall showing the surface texture.



Here and on the following page are details of the plywood walls showing their construction. In some places they are held in place by metal strips, and in others by screws.



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The permit history seems to suggest that these plywood walls, as well as the aluminum windows and doors, were added to the building in 1989, the same year the new roof was built and the front gate was installed, but this is not certain.



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Vinyl windows. This is the main window type in the Forest Avenue side and in the rear wall. Trim is of wood, with slightly rounded edges.



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Above: Three doors in the rear wall. At left is a paneled door. Doors like this one can also be found in the courtyard, at the entrance to 208 N. Bascom. In the center is a steel door with a vent. One like this also faces the courtyard. At right is a steel door without a vent.

At right: One of five metal lights. Three of them are found on the east side of the building and one each is on the north and south sides. They are clamped to steel posts that support the eaves.



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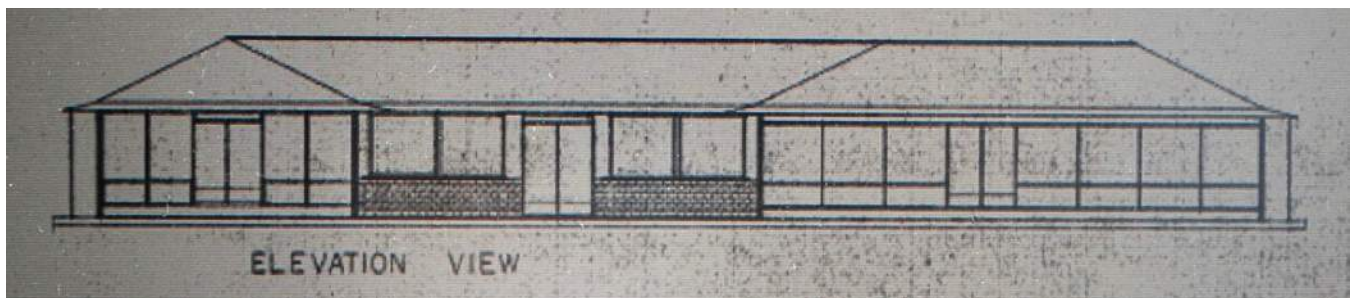
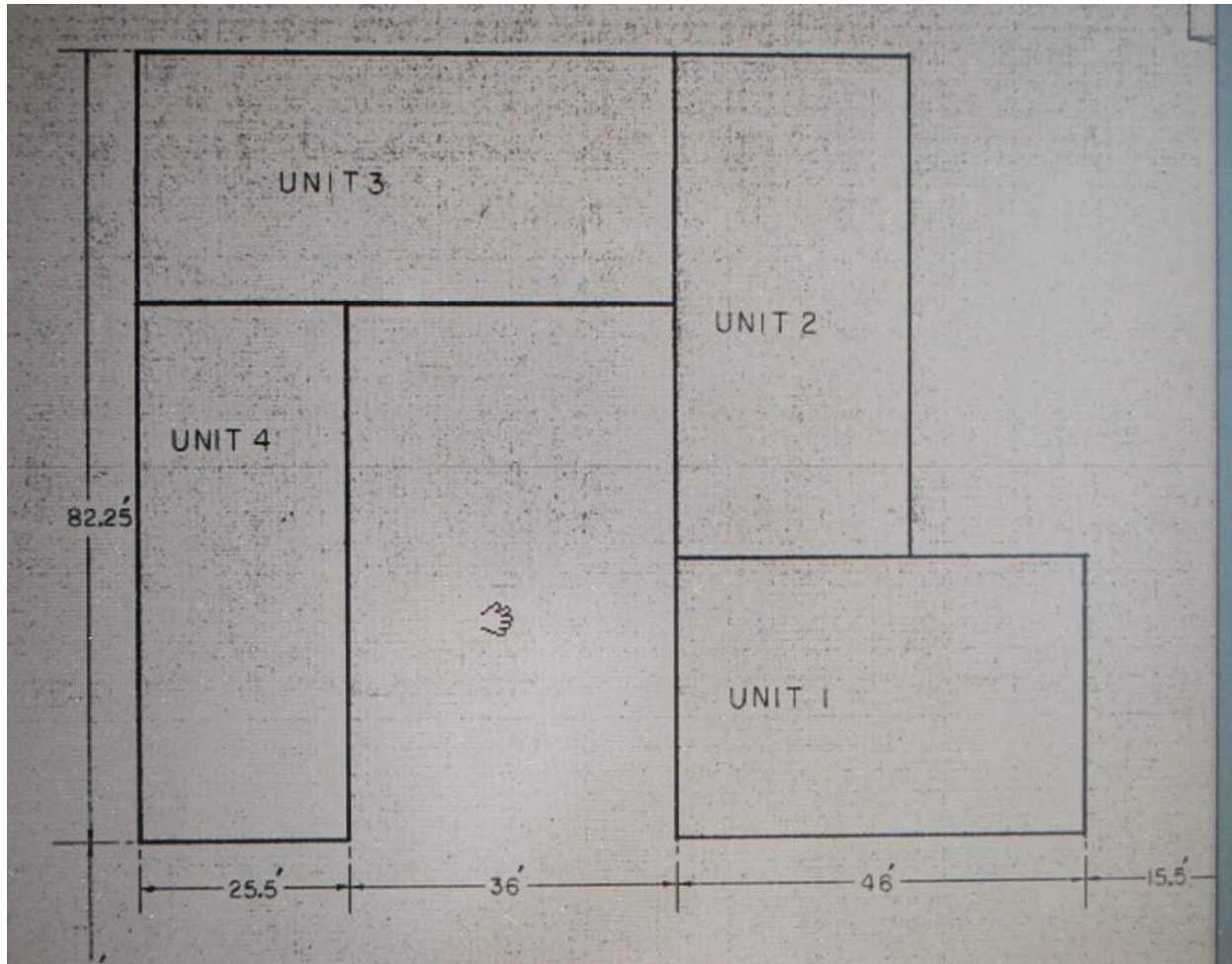
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Plan from building permits



This facade drawing and plan showing measurements are from a 1991 building permit. A similar plan is shown in a 1989 permit. The widening of the front of the south wing by twenty feet is evident here.

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Building permits

<p align="center">BUILDING</p> <p>PERMIT NO. <u>6816</u> <u>10/1</u> 193 <u>8</u></p> <p><u>N.</u> Type <u>I</u> Value <u>20,000.</u></p> <p>Contractor <u>Geo. S. Kocher.</u></p> <p>Foundation <u>11/10 JHP-</u></p> <p>Frame and Chimney <u>11/8 JHP-</u></p> <p>Stucco and Plaster <u>11/21 JHP-</u></p> <p>Finish _____</p>		<p align="center"><u>Bascom & Forest</u></p> <p align="center">ELECTRICAL</p> <p>PERMIT NO. <u>3945</u> <u>6/2</u> 193 <u>4</u></p> <p>Contractor <u>M. J. Rosendin</u></p> <p>Rough _____</p> <p>Temp. Connection _____</p> <p>Finish _____</p>	
<p align="center">PLUMBING</p> <p>PERMIT NO. <u>6990</u> - <u>11/19</u> 193 <u>8</u></p> <p>Contractor <u>Mark Cox</u></p> <p>Finish _____</p>		<p align="center">FIXTURES</p> <p>PERMIT NO. _____ 193 _____</p> <p>Contractor _____</p> <p>Approval _____</p> <p>P. G. & E. _____</p>	
<p align="center">OCCUPANCY</p> <p><u>Clinic.</u></p>		<p align="center">DATE _____ CERTIFICATE NUMBER _____</p>	
<p align="center">NUMBER</p> <p><u>Bascom + Forest</u></p>	<p align="center">STREET</p>	<p align="center">BLOCK</p>	<p align="center">OWNER</p> <p><u>A.M.O.R.C.</u></p>

The original permit to build, dated October 1st, 1938. The owner is listed as A. M. O. R. C., the contractor was George S. Kocher, the use was to be a clinic, and the construction cost was \$20,000. At the California Room, Martin Luther King, Jr. Library.

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200 N. Bascom
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date 1-23 1956 Permit No. 23315
Application is hereby made for a permit to Bld add'n
a 1 story, Type I Bus. Building
at 200 No Bascom
to be occupied only as Pharmacy & office
in accordance with Plans, Specifications and Plot-plan filed herewith.
Estimated Value of Improvements, \$ 8000
It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner L.P. Edwards Address
By L.P. Edwards Address
Contractor, Agent

FORM 200-1 200 N. BASCOM 5.31 L.P. Edwards

Two permits for additions, dated January and October 1956. The owner was L. P. Edwards. Presumably one of these was for the widening of the south wing. At the

206 N. Bascom
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date 10-29 1956 Permit No. 24839
Application is hereby made for a permit to Bld add'n
a 1 story, Type I Bus Building
at 206 N. Bascom
to be occupied only as offices
in accordance with Plans, Specifications and Plot-plan filed herewith.
Estimated Value of Improvements, \$ 3500
It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner L.P. Edwards Address
By L.P. Edwards Address 351 Park Ave
Contractor, Agent

Form 200-1 206 N. BASCOM 60-1122-57 L. P. Edwards

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant: as owner. Applicant attests that his State of California Contractor's License is in full force and effect and properly authorizes this application. San Jose City Business License #

SHINGLE ROOF COVERING

ALL APPLICABLE INFORMATION MUST BE COMPLETED BEFORE A PERMIT MAY BE ISSUED.

THE EXISTING ROOF COVER IS TO REMAIN.
 THE EXISTING ROOF COVER IS TO BE REMOVED.
 THE EXISTING ROOF COVER IS:
 ASPHALT SHINGLES WOOD SHINGLES
 WOOD SHAKES OTHER _____
 TOTAL NO. OF EXISTING ROOF COVERS IS 0

NEW ROOF COVER SPECIFICATIONS:

1. FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
2. REPLACE ALL DAMAGED SHEATHING.
3. REPLACE ALL RUSTY METAL OR VENTS.
4. RAISE ALL JACKS AND FLASHINGS.
5. SHAKES REQUIRE SHAKE FLASHINGS.
6. RIDGE AND FIELD EXPOSURES ONE-RIDGE FROM TOP TO BOTTOM "MAXIMUM"
7. ROOF SLOPE 4 "IN 12" ... TOTAL SQUARES _____

ASPHALT SHINGLES _____ LB.
 WOOD SHINGLES _____
 WOOD SHAKES _____
 OTHER METAL ROOF
 UNDERLAY 30 LB. 36" FELT
 INTERLAY _____ LB.

1/2" CDX PLYWOOD OVER SPACED SHEATHING

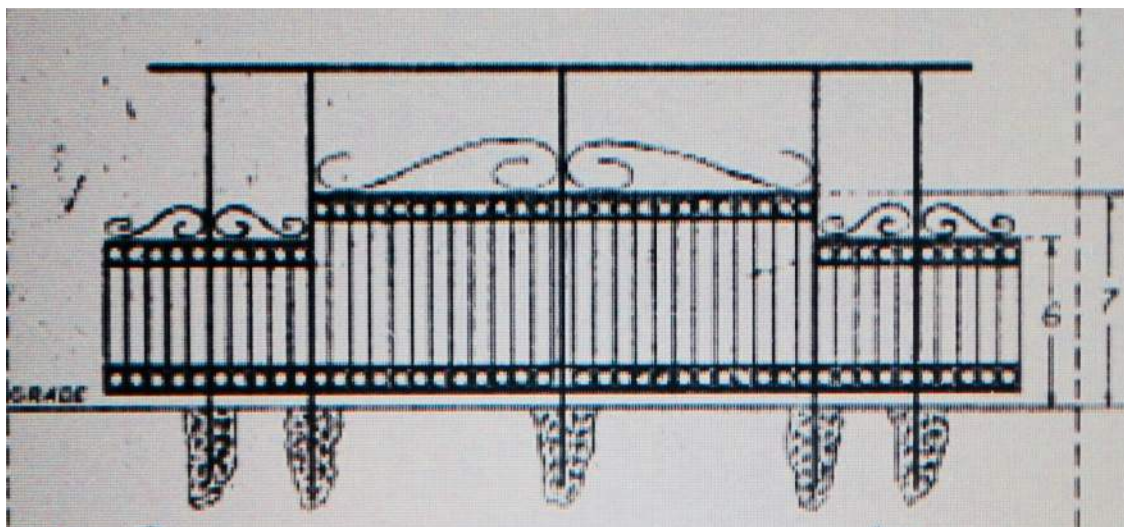
CALL FOR PROGRESS INSPECTION & FINAL INSPECTION

80' @ 6" OC EDGES
12" OC FIELD
METAL CLIPS SPACED ON 12" OC

200-410

At left: A 1989 permit for a new metal roof. This states that the old roof covering of asphalt and wood shingles is to be removed.

Below: A 1989 permit for the new gate at the front of the courtyard.



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Earlier hospital and medical buildings still standing in Santa Clara County



Above: Kuwabara Hospital, San Jose, built in 1910; from The Clio website. At right: Medico-Dental Building, 235 E. Santa Clara Avenue, San Jose, built in 1928; from the California Room, Martin Luther King, Jr. Library.

Below: Two of four surviving buildings at Agnews State Hospital in Santa Clara, built during 1908-1914.

