



**Name:** Blakely Pharmacy  
(Former)  
**Address:** 884-88 E. Santa Clara  
Street  
**Architect:** V.H. Vore  
**Built:** 1929  
**APN:** 467-30-005  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Themes:** Architecture  
and the Built Environment;  
Commerce and Industrial  
Development; Commercial  
Strips

*Photo: Ben Leech*

**Significance:**

This two-story commercial block was constructed in 1929 for pharmacist-owner F.J. Blakely. The reinforced concrete structure with Neoclassical and Adamesque detailing was designed by Oakland-based architect V.H. Vore. A round-arched central doorway with original fanlight transom is flanked by three storefronts, two of which feature their original glazed tile water tables.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 24. <https://www.sanjoseca.gov/home/showdocument?id=77221>



**Name:** Polissar Building  
**Address:** 942-48 E. Santa Clara Street  
**Architect:** Wolfe & Higgins  
**Built:** 1927  
**APN:** 467-30-059  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Context  
**Themes:** Architecture and the Built Environment; Commerce and Industrial Development; Commercial Strips

*Photo: Ben Leech*

**Significance:**

Originally constructed as a grocery and dry foods store for owner J.P. Polissar, this one-story concrete block commercial block features simplified Neoclassical details. It was designed by prominent architects Wolfe & Higgins and was constructed by contractor C.W. Cooke in 1927.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 24. <https://www.sanjoseca.gov/home/showdocument?id=77221>

Van Laan, Krista. *Wolfe & Higgins: Master Architects of the Spanish Revival*. San Jose: Archives and Architecture, 2017, pp. 151, 209.





**Name:** Cassaday House  
**Address:** 1047 E. Santa Clara St.  
**Architect:** TBD  
**Built:** 1887, alt. 1920  
**APN:** 467-11-028  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** San José's Important Personages

*Photo: Ben Leech*

**Significance:**

Beat Generation icon Neal Cassady and his wife Carolyn owned and lived in this house with their three children from 1952 to 1954. Cassady was employed by the Southern Pacific Railroad as a brakeman at the time. Fellow Beat Generation luminaries Jack Kerouac and Allen Ginsberg were frequent guests to the house, and Ginsberg briefly resided in a cottage at the rear of the property.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 31. <https://www.sanjoseca.gov/home/showdocument?id=77221>

Singh, Gary. "Silicon Alleys: How a House in San Jose Inspired the Beat Generation." *Metro Silicon Valley*, July 25, 2018. <https://www.metro silicon valley.com/silicon-alleys-how-a-house-in-san-jose-inspired-the-beat-generation/>



**Name:** Bates Hall  
**Address:** 1070-72 E. Santa Clara Street  
**Architect:** Clarence Bates, contractor  
**Built:** c. 1907  
**APN:** 467-32-013  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Civic and Quasi-Public Context and Related Infrastructure; Districts and Neighborhood Communities

*Photo: Ben Leech*

**Significance:**

Though significantly altered, this two-story stuccoed wood-frame building served as City Hall, city council chambers, and a banquet hall for the Town of East San José between 1907 to 1911, prior to the area's annexation by San José. It was constructed in 1907 by contractor Clarence Bates, then-president of the East San José Board of Trustees. The upper floor was converted into apartments in 1925.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 19. <https://www.sanjoseca.gov/home/showdocument?id=77221>





**Name:** Dr. Benjamin Allen House  
**Address:** 1167-69 E. Santa Clara Street  
**Architect:** TBD  
**Built:** 1888  
**APN:** 467-10-046  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Districts and Neighborhood Communities

*Photo: Ben Leech*

**Significance:**

This highly-intact Queen Anne house was constructed in 1888 for retired physician Benjamin Allen and his wife Lucy. It is representative of the former residential character of sparsely-populated East Santa Clara Street prior to its early-twentieth-century evolution into a major commercial corridor.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 15. <https://www.sanjoseca.gov/home/showdocument?id=77221>



**Name:** Vicari Building  
**Address:** 1201-15 E. Santa Clara Street  
**Architect:** Dyke Walton  
**Built:** 1927  
**APN:** 467-10-012  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development; Commercial Strips

*Photo: Ben Leech*

**Significance:**

The Vicari Building is a two-story, three-storefront commercial block with upper-floor apartments designed in a simplified Mediterranean Revival style by San Jose architect/builder Dyke Walton in 1927. Original owner Nick Vicari operated a grocery and liquor store here for many years. The façade features polychrome glazed tile wall panels, wrought-iron balconies, and round-arched entryways framed by decorative door surrounds.

**Sources:**

Hill, Ward M. and Basin Research Assoc. *East Santa Clara Street/Alum Rock Avenue (East San Jose) Historic Context*, March 2011, p. 25. <https://www.sanjoseca.gov/home/showdocument?id=77221>





**Name:** Medical Science Building  
**Address:** 25 N. 14<sup>th</sup> Street  
**Architect:** Yuzuru Kawahara for the Carl N. Swenson Company  
**Built:** 1965  
**APN:** 467-15-090  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Civic and Quasi-Public Context and Related Infrastructure; Architecture and the Built Environment

*Photo: Ben Leech*

**Significance:**

As staff architect for the Swenson Company in the 1960s, Alviso native Yuzuru “LeRoy” Kawahara designed more than 200 buildings in and around the Santa Clara Valley, including this distinguished cast concrete office tower built in 1965 as the Medical Science Building. A former student of Frank Lloyd Wright, Kawahara also designed a number of mid-century modern homes across the country, including the National Register of Historic Places-listed Frank Ward House in Battle Creek, Michigan (demolished in 2017).

**Sources:**

Halberstadt, April. “Yuzuru ‘LeRoy’ Kawahara, San Jose Architect,” *Continuity*, Summer 2019, pp. 13-14.  
[https://www.preservation.org/\\_files/ugd/8b6201\\_38a466df33054e17b9ac7a224f61a904.pdf](https://www.preservation.org/_files/ugd/8b6201_38a466df33054e17b9ac7a224f61a904.pdf)

Permit # 1965-047996-000-BD, Doc ID # 3403893

<http://csjpbce.sanjoseca.gov/ecmsviewer/893/403/3403893.pdf>



Photo: Ben Leech

**Name:** Culinary Workers Union  
Local 180/Friendship Hall  
**Address:** 1121-15 E. Santa Clara St.  
**Architect:** Goodwin B. Steinberg  
**Built:** 1957  
**APN:** 467-11-037  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and  
the Built Environment; Civic and  
Quasi-Public Context and Related  
Infrastructure

**Significance:**

This mid-century modern union hall was designed by prominent local architect Goodwin B. Steinberg for the Culinary Workers Union Local 180 in 1957. Steinberg was the son of noted Chicago architect Edward Steinberg and studied under master architect Ludwig Mies van der Rohe at the Illinois Institute of Technology. One of Steinberg's early local works, the building features a broad second-floor glass curtain wall punctuated by slender vertical fin-like mullions.

**Sources:**

*San José Modernism Historic Context Statement*, Past Consultants, LLC, 2009, p. 145.

<https://www.sanjoseca.gov/home/showdocument?id=77217>

Permit #1957-026488-000-BD, Doc ID #3409734

<http://csjpbce.sanjoseca.gov/ecmsviewer/734/409/3409734.pdf>





**Name:** Four-N-20 (Former)  
**Address:** 1572 Meridian Ave.  
**Architect:** Nyberg & Bissner Associates  
**Built:** 1971  
**APN:** 429-47-061  
**Council District:** 6  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development

*Photo: Ben Leech*

**Significance:**

In 1969, the United Fruit Company’s Baskin Robbins division launched the short-lived Four-N-20 Restaurant and Pie Shop chain, named after the “four and twenty blackbirds” in the English nursery rhyme “Sing a Song of Sixpence.” At its peak in the early 1970s, the chain featured four locations in Los Angeles, three in New York, and two in San José, all designed with distinctive origami-like pyramidal roof structures by the Pasadena-based architectural firm of Nyberg & Bissner. Since repurposed, the two San José locations still survive relatively intact.

**Sources:**

Pearce, Ralph. “Looking Back: San Jose’s Architecturally Unique Four’n 20 Pie Buildings,” San Jose Public Library Blog, Sept. 27, 2017. <https://www.sjpl.org/blog/looking-back-san-joses-architecturally-unique-four-n-20-pie-buildings>



**Name:** Four-N-20 (Former)  
**Address:** 1357 Kooser Road  
**Architect:** Nyberg & Bissner Associates  
**Built:** 1971  
**APN:** 569-06-008  
**Council District:** 9  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development

*Photo: Ben Leech*

**Significance:**

In 1969, the United Fruit Company’s Baskin Robbins division launched the short-lived Four-N-20 Restaurant and Pie Shop chain, named after the “four and twenty blackbirds” in the English nursery rhyme “Sing a Song of Sixpence.” At its peak in the early 1970s, the chain featured four locations in Los Angeles, three in New York, and two in San José, all designed with distinctive origami-like pyramidal roof structures by the Pasadena-based architectural firm of Nyberg & Bissner. Since repurposed, the two San José locations still survive relatively intact.

**Sources:**

Pearce, Ralph. “Looking Back: San Jose’s Architecturally Unique Four’n 20 Pie Buildings,” San Jose Public Library Blog, Sept. 27, 2017. <https://www.sjpl.org/blog/looking-back-san-joses-architecturally-unique-four-n-20-pie-buildings>





**Name:** First Republic Bank Building  
**Address:** 1625 The Alameda  
**Architect:** Allan M. Walter Associates  
**Built:** 1965  
**APN:** 261-54-001  
**Council District:** 6  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development

*Photo: Ben Leech*

**Significance:**

This structurally-expressive nine-story tower is notable for its innovative early use of slipform and precast concrete construction developed collaboratively by architect Allan M. Walter, structural engineers T.Y. Lin, Kulka, Yang & Associates, and contractor Charles Pankow Builders. Three years after the building's completion in 1965, the team collaborated again on San José State University's Joe West Hall (a.k.a. the "Waffle Tower.")

**Sources:**

Adamson, Michael R. *A Better Way to Build: A History of the Pankow Companies*. West Lafayette, Indiana: Purdue University Press, 2013, p. 104.

<https://www.google.com/books/edition/A Better Way to Build/DI7yDwAAQBAJ?hl=en&gbpv=1>



**Name:** Swenson Building  
**Address:** 777 N. First Street  
**Architect:** John S. Bolles  
**Built:** 1962  
**APN:** 259-05-073  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development

*Photo: Ben Leech*

**Significance:**

Noted Bay Area modernist architect John Savage Bolles is credited with the design of this seven-story office tower completed in 1962 as headquarters for the Swenson Company. The building was constructed on a prominent parcel directly opposite San José's then-new City Hall, which the Swenson Company constructed to great fanfare four years earlier. The building features a structurally-expressive grid of slender concrete window frames set between recessed spandrel panels clad in colorful teal mosaic tiles. The top floor originally featured San José's first rooftop restaurant, Plateau 7, accessed by an exterior glass elevator that remains extant. Bolles is best-known for designing San Francisco's Candlestick Park and San José's IBM Cottle Road campus (both demolished).

**Sources:**

David, Heather, "From the Ashes Rises a Tribute," *Continuity*, Summer 2008, pp. 5-6.

[https://www.preservation.org/files/ugd/8b6201\\_8d030719c64d4a9c898e90a01a10b354.pdf](https://www.preservation.org/files/ugd/8b6201_8d030719c64d4a9c898e90a01a10b354.pdf)

Permit #1961-035451-000-BD, Doc ID #3260356

<http://csjpbce.sanjoseca.gov/ecmsviewer/356/260/3260356.pdf>

<https://www.flickr.com/photos/14696209@N02/3793330038>





**Name:** Diamond Laundry  
**Address:** 398 W. San Carlos St.  
**Architect:** TBD  
**Built:** c.1950  
**APN:** 264-265-093  
**Council District:** 6  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development; Commercial Strips

*Photo: Ben Leech*

**Significance:**

Founded in 1931 by Harold H. Hulbert, Diamond Laundry & Cleaners (originally Diamond French Laundry) is one of the oldest continuously-operating family-owned businesses in San José. In 1950, the company erected this purpose-built dry-cleaning facility on West San Carlos Street featuring a curved Streamline Moderne storefront awning with brightly-colored dimensional lettering.

**Sources:**

Pizarro, Sal. "New era for 'Miss Careful' at San Jose's Diamond Laundry," *San Jose Mercury News*, Jan. 27, 2020. <https://www.mercurynews.com/2020/01/27/new-era-for-miss-careful-at-san-joses-diamond-laundry/>



**Name:** Community of Christ Church  
**Address:** 990 Meridian Avenue  
**Architect:** Parker Kensler & Parker  
**Built:** 1967  
**APN:** 264-02-045  
**Council District:** 6  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Commerce and Industrial Development

*Photo: Ben Leech*

**Significance:**

Originally constructed for the Reorganized Church of Jesus Christ of Latter Day Saints, this distinctive mid-century modern sanctuary was designed as an addition to an existing church social hall by the Los Angeles-based firm of Parker Kensler & Parker in 1967. A Google-inspired, crown-like ring of triangular clerestory windows rises dramatically above an unadorned, rectangular base.

**Sources:**

David, Heather. "Silicon Valley Google," *Continuity*, Fall 2008, p. 15.

[https://www.preservation.org/files/ugd/8b6201\\_233ec2644a414826b1185250e13d6a78.pdf](https://www.preservation.org/files/ugd/8b6201_233ec2644a414826b1185250e13d6a78.pdf)

Permit #1967-053998-000-BD, Doc ID #3400593

<http://csjpbce.sanjoseca.gov/ecmsviewer/593/400/3400593.pdf>





**Name:** Original Lowrider Magazine Headquarters  
**Address:** 282 Willow Street  
**Architect:** TBD  
**Built:** TBD  
**APN:** 434-06-012  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Commercial Strips;  
Ethnic/Immigrant/Cultural Communities

*Photo: Ben Leech*

### **Significance:**

In January 1977, San Jose State University students Sonny Madrid, Larry Gonzalez, and David Nunes published the first issue of *Lowrider Magazine* out of this modest storefront at 282 Willow Street, then and now a predominantly working-class Mexican-American commercial corridor. Conceived as “a collective memory for the Mexican diaspora across the American West and Southwest,” the magazine was instrumental in promoting and celebrating lowrider culture while also addressing issues of Mexican-American media representation, police misconduct, inequity in the justice system, and other issues of political and social importance. From its humble launch in 1977 (the first issue’s one thousand copies were mimeographed and hand-stapled), *Lowrider Magazine* would eventually reach a peak circulation of 200,000.

### **Sources:**

Caramanica, Jon. “Sonny Madrid, 70 Dies; Illuminated Chicano Life in *Lowrider Magazine*,” *New York Times*, July 1, 2015.

*Lowrider Magazine*, Vol. 1, no. 1, Jan. 1977. (Collection of the San Jose Public Library California Room).

Penland, Paige. *Lowrider: History, Pride, Culture*. St. Paul, Minn: Motorbooks International, 2003.



**Name:** The Corner (Second Lowrider Magazine Headquarters)  
**Address:** 414-44 W. William St.  
**Architect:** TBD  
**Built:** TBD  
**APN:** 472-29-094  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Commercial Strips;  
Ethnic/Immigrant/Cultural Communities

*Photo: Ben Leech*

**Significance:**

In its first 18 months of existence, the circulation of *Lowrider Magazine* grew from just 1,000 monthly issues to over 30,000. By 1979, it relocated from Willow Street to a larger office at 444 W. William Street, which it occupied for most of the 1980s.

**Sources:**

*Low Riders in the Barrio*, Bill Hill, producer, 1979.

[https://www.youtube.com/watch?v=uYx9ljfnoeY&ab\\_channel=POPS64](https://www.youtube.com/watch?v=uYx9ljfnoeY&ab_channel=POPS64)

*Lowrider Magazine*, Vol. 3, no. 4, Feb. 1980. (Collection of the San Jose Public Library California Room).

Penland, Paige. *Lowrider: History, Pride, Culture*. St. Paul, Minn: Motorbooks International, 2003.





**Name:** Sacred Heart of Jesus Parish  
**Address:** 325 Willow Street  
**Architect:** TBD  
**Built:** 1928  
**APN:** 264-39-113  
**Council District:** 3  
**Proposed HRI Classification:** IS  
**Context Theme:** Architecture and the Built Environment; Ethnic/Immigrant/Cultural Communities

*Photo: Ben Leech*

**Significance:**

In 1928, the predominantly Italian-American Sacred Heart of Jesus Parish replaced its original one-story frame sanctuary with this imposing Renaissance Revival sanctuary. Built of reinforced concrete with a clay tile roof and twin Romanesque bell towers, the new church seated 360 parishioners and cost \$95,000 to construct. Then known as Goosetown, the surrounding neighborhood would transform in the middle twentieth century into a predominantly Mexican-American enclave whose residents were drawn to the area for employment opportunities in three nearby canneries. From 1988 until his untimely death in 2000, the parish was led by the visionary social justice champion Monsignor Mateo Sheedy, an ally and close associate of civil rights leaders Cesar Chavez and Father Anthony Soto.

**Sources:**

Banducci, Elise. "Community Salutes Hero, Man of Hope," *San Jose Mercury News*, Oct. 26, 2000.

"New Sacred Heart Structure on Willow Street to Hold Opening Services," *San Jose Mercury*, May 24, 1928.

Payne, Aleta. "A Beautiful Day," *San Jose Mercury News*, Oct. 18, 1994.



**Name:** Cesar Chavez House  
(c.1953-55)  
**Address:** 2397 Summer Street  
**Architect:** TBD  
**Built:** TBD  
**APN:** 484-40-041  
**Council District:** 5  
**Proposed HRI Classification:** IS  
**Context Theme:**  
Ethnic/Immigrant/Cultural  
Communities; San Jose's  
Important Personages

*Photo: Ben Leech*

**Significance:**

In addition to the City Landmark home at 53 Scharff Avenue, at least two other former residences of civil rights icon Cesar Chavez survive in San José. In 1953, the growing Chavez family (Cesar, his wife Helen, and four children) relocated from Scharff Avenue to this small cottage at 2397 Summer Street, where they would reside for approximately two years while Cesar was employed by Fred Ross's Community Service Organization as an organizer advocating for voting rights and better municipal services in the surrounding "Sal Si Puedes" neighborhood.

**Sources:**

*Cesar Chavez Special Resource Study and Environmental Assessment*, National Park Service, March 2012, p. 43  
<http://npshistory.com/publications/cech/srs.pdf>

City Directories, 1953-1955





**Name:** Cesar Chavez House  
(c.1956-60)  
**Address:** 198 Wabash Avenue  
**Architect:** TBD  
**Built:** TBD  
**APN:** 274-20-098  
**Council District:** 6  
**Proposed HRI Classification:** IS  
**Context Theme:**  
Ethnic/Immigrant/Cultural  
Communities; San Jose's  
Important Personages

*Photo: Ben Leech*

**Significance:**

In addition to the City Landmark home at 53 Scharff Avenue, at least two other former residences of civil rights icon Cesar Chavez survive in San José. In 1956, the Chavez family relocated from the Sal Si Puedes/Mayfair neighborhood in East San Jose to this bungalow in the Burbank neighborhood of West San Jose. They resided here for four years before relocating to Delano, California.

**Sources:**

*Cesar Chavez Special Resource Study and Environmental Assessment*, National Park Service, March 2012, p. 43  
<http://npshistory.com/publications/cech/srs.pdf>

City Directories, 1956-1960

Pearce, Ralph. "Looking Back: Cesar Chavez, A Dedicated Life," San Jose Public Library blog, March 21, 2018.  
<https://www.sjpl.org/blog/looking-back-cesar-chavez-dedicated-life>