

Downtown Core Historic Context

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*Front cover: A circa 1930s aerial view from depicting Downtown San Jose.
Photograph courtesy of History San Jose Photographic Collection.*

*Back cover: A circa 1930s aerial view of Downtown San Jose.
Photograph courtesy of History San Jose Photographic Collection.*

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CHAPTER 1. INTRODUCTION

PROJECT BACKGROUND & PURPOSE

The City of San José (City) contracted with Michael Baker International, Inc. (Michael Baker International) to complete an updated historic context statement for the San José Downtown Core, thereby providing a framework to evaluate potential historic resources within the area. The purpose of this document is to provide the foundation for “decisions about the identification, evaluation, registration and treatment of historic properties” (NPS 1983) within the Downtown Core.

This document provides the Downtown Core Historic Context Statement as a framework for evaluating resources for inclusion in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and as San José City Landmarks (City Landmark). Each historical period section in **Chapter 3** contains subheadings specific to pertinent *Areas of Significance* in San José’s growth. Each section concludes with a discussion of associated property types, as well as evaluation criteria, a discussion of significance, and a threshold for historic integrity. These discussions are organized in tables, forming easy-to-use matrices for future property evaluations.

Identified Areas of Significance are summarized in **Chapter 2, Summary of Themes and Periods**.

Area of Significance

An Area of Significance is an “aspect of historic development in which a property made contributions for which it meets the National Register criteria” (McClelland and Shull, 1997).

Historic Integrity

Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association (McClelland and Shull, 1997).

The historic context presented in this document represents the amalgamation of multiple existing historic contexts into a singular narrative, organized by historic periods and themes (Areas of Significance). In most cases, the adapted prose was minimally altered or paraphrased; all passages are cited properly to give full credit to the original authors. Any edits or revisions made to the original text were intended to facilitate clarity and flow of reading, adjust tense agreement, and support the organization of this document.

In 1992, Glory Anne Laffey, representing her firm Archives and Architecture, wrote San José’s first citywide comprehensive context in recent history. Since that time, all other historic contexts related to the history of San José have borrowed from or referenced her work. The 1992 context established seven historic periods (with bracketed dates), indicating various phases of San José’s development based on local, state, national, and major international events. Subsequent authors have followed this format, and so too does this document, with minimal modification. In 2000, Dill Design Group created a historic context for downtown, utilizing large portions of Laffey’s earlier work, to inform the City of San José’s “Historic Resources Survey: Downtown San José.” In 2004, a brief historic context was included with the *San José Downtown Historic District Guidelines*. In 2009, Basin Research Associates, Inc. conducted new research to populate an updated and technical historic context, resulting in a component of the *Envision San José 2040 General Plan*. Finally, also in 2009, PAST Consultants, LLC prepared the “San José Modernism Historic Context Statement” for the Preservation Action Council of San José, which informed portions of this context related to the mid-to-late twentieth century. Other sources

utilized in this document are listed in **Chapter 5, References Cited**. They include National Register nomination forms, as well as other minor contexts.

Chapter 4, Preservation Planning Recommendations provides management recommendations for future planning efforts regarding cultural resources in the Downtown Core. Recommendations include conducting an intensive-level survey of the Downtown Core and continuing the survey and evaluation efforts for known resources in San José. This document is intended to develop a cohesive historic context and evaluation framework for resources within the Downtown Core.

Finally, Michael Baker International's scope of work included a reconnaissance-level survey of the Downtown Core to photograph examples of the architectural styles represented in the area, as identified in **Chapter 3, San José's Architectural Development**. The survey was conducted according to applicable federal and state guidelines including the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (NPS 1983) and National Register Bulletin No. 24, "Guidelines for Local Surveys: A Basis for Preservation Planning" (Derry, et al. 1977). Specifically, one component of the reconnaissance-level effort is the "windshield survey," in which the architectural historians noted "the general distribution of buildings, structures, and neighborhoods representing different architectural styles, periods, and modes of construction" (Derry, et al. 1977:12). The survey was conducted by Margo Nayyar, senior architectural historian, and Chris Wendt, architectural historian.

Katherine Molnar, senior architectural historian, Chris Wendt, and Margo Nayyar prepared the historic context statement, evaluation criteria, and recommendations, in accordance with the "OHP Preferred Format for Historic Context Statements" (Nelson, nd).

METHODOLOGY & BACKGROUND RESEARCH

The scope of work for this project involved updating the existing historic context statement for the Downtown Core (City of San José 2004) through the incorporation of other existing contexts, historic resources reports and evaluations, and historic nomination forms completed in the area. Certified architectural historians (36 CFR 61) utilized existing data to compile a historic context statement specific to the Downtown Core. To supplement this narrative, limited primary research included a search of historic maps and aerial photographs, as well as historic photographs. These sources helped to identify growth patterns in the Downtown Core, as well as types and uses of buildings over time, and prominent building materials. Michael Baker International also cross-referenced data from the 2016 San José Designated Historic City Landmarks list (City of San José 2016), which identifies local landmarks in the Downtown Core along with their associated historic periods and themes, with the current Downtown Core Historic Context Statement. The Historic Resources Inventory was also utilized, which includes National Register properties and City Landmark Districts. In this way, significant local landmarks, including designated and listed properties illustrate the narrative, helping to define the various historic periods and Areas of Significance, and providing a benchmark for the future evaluation of additional resources.

Reconnaissance-Level Survey

The Downtown Core reconnaissance-level historic resources survey was conducted on August 25, 2020, by Margo Nayyar and Chris Wendt. Nayyar and Wendt drove all public thoroughfares and neighborhoods to identify the locations of significant property types associated with the themes presented in the historic context. The survey was conducted within the Downtown Core limits (see **Figure 1**). Property types included religious, commercial, residential, industrial, recreational, and public institutions. Information gathered aided in the development of the historic context and evaluation

methodology; however, the survey is not considered a comprehensive survey of San José's downtown historic resources.

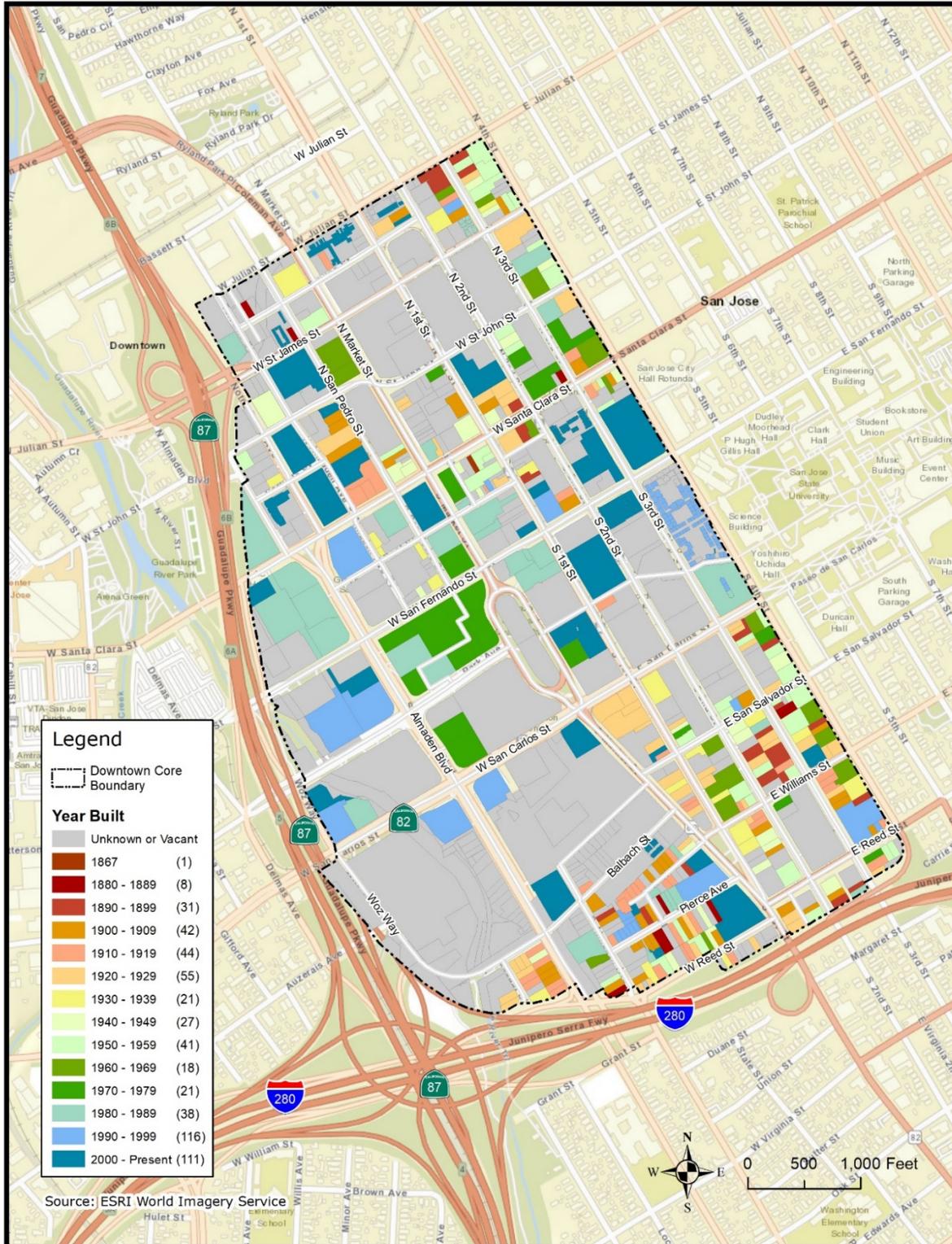


Figure 1. San José’s Downtown Core, showing ages of buildings on parcels, when available. The parcels in gray were field verified to either be vacant or recent construction.

Previously Identified Historic Properties

Within the Downtown Core, previously identified historic properties include three historic districts listed in the National Register. The Hensley Historic District and the St. James Square Historic District are also City Landmark Districts.

- Hensley Historic District
- St. James Square Historic District
- Downtown Commercial Historic District

The Downtown Core contains 12 properties individually listed in the National Register.

- Building (27-29 Fountain Alley)
- De Anza Hotel (233 W Santa Clara Street)
- Dohrmann Building (325 S 1st Street)
- First Universalist Church (160 N 3rd Street)
- Hotel Montgomery (211 S 1st Street)
- Hotel Sainte Claire (302 S Market Street)
- Luis Maria Peralta Adobe (180 W Saint John Street)
- Moir Building (227 N 1st Street)
- Old Post Office (110 South Market Street)
- San José Central Fire Station (201 North Market Street)
- St. Joseph’s Roman Catholic Church (80 S Market Street)
- Twohy Building (210 S 1st Street)

In addition to these listed properties, the Downtown Core also contains several potentially eligible historic districts, noted in previous studies, with potential for listing in the National Register, California Register, and City Landmark Designation. These warrant additional research before a determination of eligibility can be made.

- South Third Street Residential District
- South Downtown Area Automobile District
- San Pedro Square
- Park Center Plaza

Within existing research and previous historic resources reports, the following resources were identified as potentially eligible for individual listing in the National Register (the two listed below are already listed as City Landmarks). This is not an exhaustive list, as other historic-age properties (50 years of age and older) in the Downtown Core have yet to be identified. These warrant additional research before a determination of eligibility can be made.

- San José Center for the Performing Arts (255 S Almaden Boulevard)
- McCabe Hall-Civic Auditorium (135 W San Carlos Street)

Figure 2 illustrates the location of these previously identified historic properties in the San José Downtown Core.

There are approximately 65 Designated Historic City Landmarks in the Downtown Core. These resources are protected by the San José Historic Preservation Ordinance, enabled through the San

José Municipal Code, Part 13 and Part 26. These resources are listed at the end of each section of the historic context in **Chapter 3**, along with their corresponding file IDs.

Finally, it is important to note that hundreds of buildings have been surveyed in the Downtown Core through the City's Historic Resources Inventory. Most of these properties are not protected through the local ordinance (City Landmark program); however, the existing data provides an excellent starting point for future intensive-level surveys of the Downtown Core. A map illustrating points in the City's Historic Resources Inventory is provided in **Figure 3**.

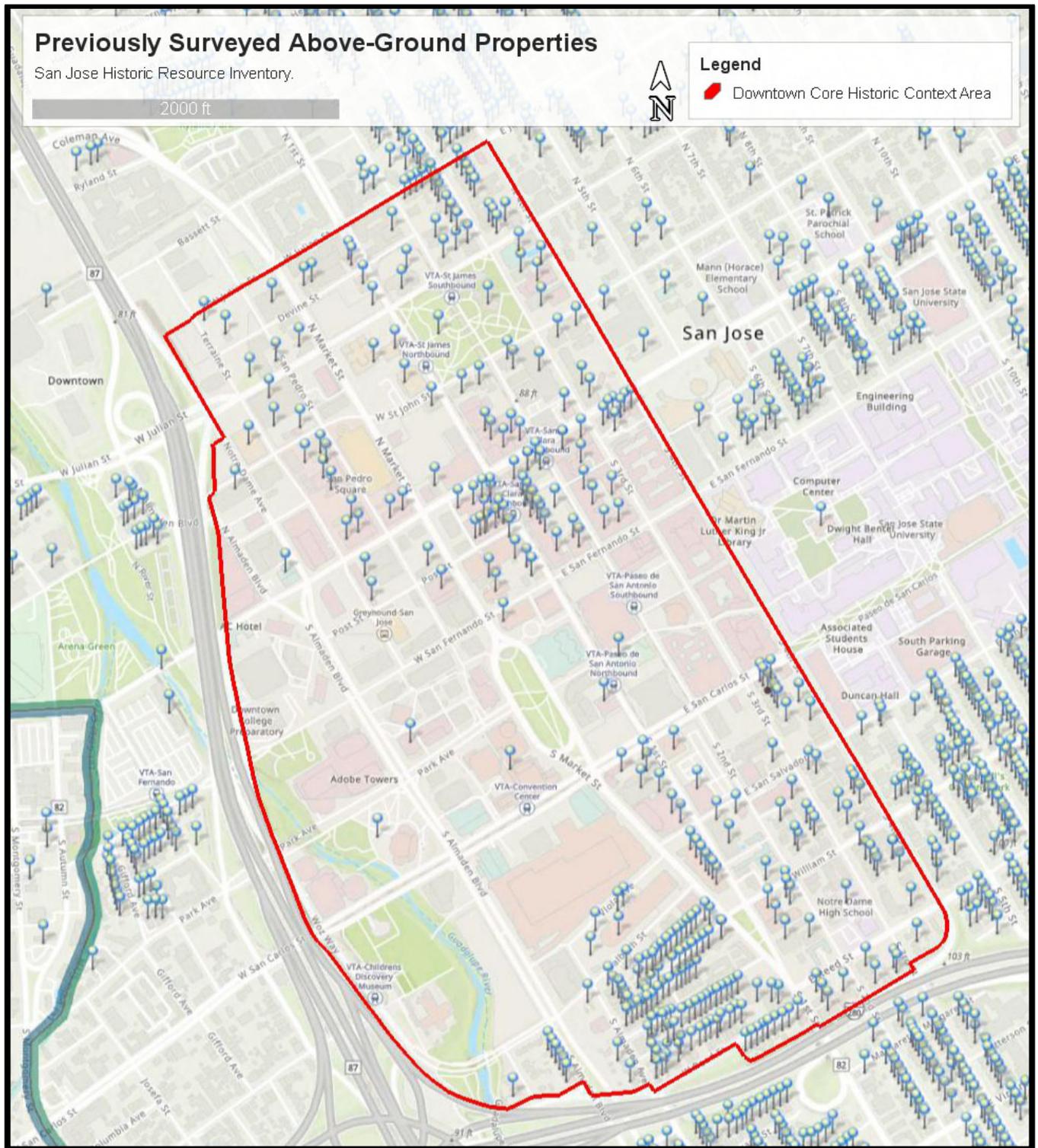


Figure 3. Resources previously identified in the San José Historic Resource Inventory.

Evaluation Criteria

National Register of Historic Places

The National Register, administered by the National Park Service (NPS), is the nation's official list of historic resources, and includes buildings, structures, sites, objects, districts, or cultural landscapes that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level (Andrus and Shrimpton 1982). To be eligible for or listed in the National Register, a resource must be at least 50 years of age and meet one or more of the below criteria as defined in 36 Code of Federal Regulations (CFR) Section 60.4:

Criterion A: Properties associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Properties associated with the lives of persons significant in our past.

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Certain properties usually considered ineligible for listing in the National Register can be eligible for listing if they meet certain criteria considerations, as defined below:

Criteria Consideration A: Religious Properties. A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

Criteria Consideration B: Moved Properties. A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

Criteria Consideration C: Birthplaces and Graves. A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriated site or building directly associated with the individual's productive life.

Criteria Consideration D: Cemeteries. A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

Criteria Consideration E: Reconstructed Properties. A reconstructed property is eligible when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same associations has survived. All three of these requirements must be met.

Criteria Consideration F: Commemorative Properties. A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

Criteria Consideration G: Properties Achieving Significance Within the Past 50 Years. A property achieving significance within the past 50 years is eligible if it is of exceptional importance.

California Register of Historical Resources

The California Register is a listing of historical resources in California. Properties listed on the National Register are automatically listed in the California Register. The criteria for listing in the California Register follow nearly identical guidelines to those used by the National Register but are identified numerically rather than alphabetically (California Office of Historic Preservation 2001).

Criterion 1: Properties 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: Properties associated with the lives of persons important to local, California, or national history.

Criterion 3: Properties that embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values.

Criterion 4: Properties that have yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

The California Register also has special considerations for three resource types as follows:

Moved buildings, structures, or objects: Moving historical resources is discouraged. However, it is recognized that moving a historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Achieve significance within the past 50 years: In order to understand the historical importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Reconstructed buildings: Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than 50 years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices.

City of San José Landmark Criteria

Per the City's Historic Preservation Ordinance (Municipal Code Chapter 13.48, Part 2), the Historic Landmarks Commission may consider, among other relevant factors, the following criteria in making the findings that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature:

Criterion 1: Its character, interest or value as part of the local, regional, state or national history, heritage or culture.

Criterion 2: Its location as a site of a significant historic event.

Criterion 3: Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.

Criterion 4: Its exemplification of the cultural, economic, social or historic heritage of the City of San José.

Criterion 5: Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

Criterion 6: Its embodiment of distinguishing characteristics of an architectural type or specimen.

Criterion 7: Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José.

Criterion 8: Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.

Integrity

In addition to meeting the National Register, California Register, or City of San José significance criteria, a property must possess integrity. Integrity is a property's ability to convey its historical significance. All registers use the same seven aspects to assess a resource's integrity (California Office of Historic Preservation 2001; Andrus and Shrimpton 1982).

Location: the place where the historic property was constructed or the place where the historic event took place.

Design: the combination of elements that create the form, plans, space, structure, and style of the property.

Setting: the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: the property's expression of the aesthetic or historic sense of a particular period of time.

Association: the direct link between an important historic event or person and a historic property.

A resource does not have to retain all seven aspects of integrity as long as it retains a sufficient amount of its essential or character-defining physical features to convey the historical identity for which it is significant. A resource either retains integrity or it does not.

CHAPTER 2. SUMMARY OF HISTORIC PERIODS AND THEMES

The following historic context statement is a chronological narrative of San José's development, from its pre-contact period (6000 BCE–1776 CE) through its founding as an American town, to its recent past. The seven historic periods (not including the recent past 28 years, 1992–2020) closely follow historic periods outlined in the aforementioned, acknowledged, historic contexts for the City. In some instances, these periods may also serve as the Period of Significance for a given resource. Within each period, subheadings calling out the important themes, or Areas of Significance, help to organize the structure of the document and focus historical development patterns. These Areas of Significance follow the nomenclature set forth by the NPS (McClelland and Shull 1977:40-41).

Summary of Historic Periods and Themes

Pre-Contact Period (6,000 BCE–1776 CE): This period begins with the earliest documented human activity in the Santa Clara Valley and ends with the construction of the first Spanish *presidio* (fort) in 1776 and the establishment of the Spanish missions in the 1770s. The prominent local inhabitants of the valley were the Costanoan/ Ohlone peoples. Missionization decimated local populations, relocated northern tribes to the San José area, and converted hunter-gatherers into agricultural laborers. While native populations continued living in the region for many years (and their ancestors may be identifiable today), the end of this period marks the end of the Ohlone's independent cultural prominence. This period has one Area of Significance: *Archaeology*.

Spanish Period (1769–1821): This period begins with the initial Spanish exploration of the Santa Clara Valley in 1769. To establish a foothold on the western shore of North America, the Spanish used military, civil, and religious tactics to colonize this portion of Alta California. The period marks the founding of El Pueblo de San José de Guadalupe in 1777. It ends in 1821 when the Spanish colony of Mexico embarked on a war for independence and overthrew Spanish rule. Alta California passed into Mexican control. The Area of Significance best associated with this period is *Exploration and Settlement (1769–1821)*.

Mexican Period (1821–1846): This period begins with Mexican independence in 1821. The Mexican government subsequently secularized the California missions in 1833 and changed land ownership patterns in the Santa Clara Valley by dividing mission property into private land grants. This period ends in 1846, at the beginning of the Mexican American War, when United States forces landed in San Francisco and occupied the presidio. Two years later, in 1848, the war ended with the signing of the Treaty of Guadalupe Hidalgo. The Area of Significance for this period is *Exploration and Settlement (1821–1846)*.

Early American Period (1846–1869): The Early American Period marks the beginning of the Mexican American War, as California fell into American hands. The California Gold Rush began in 1848, bringing thousands of people to the region. With its population increase, California became a territory in 1850. The City of San José (founded in 1777) changed rapidly, with the gain and loss of the capital seat, town planning efforts, the addition of utilities and town amenities, and agricultural developments. The period closes in 1869, with the completion of the transcontinental railroad. Areas of Significance are *Community Planning and Development, Transportation, Agriculture and Industry, and Politics/Government (1846–1869)*.

Horticultural Expansion Period (1870–1918): This period begins as San José began to develop a robust horticultural industry, defined by orchard products and fruit production. This industry grew rapidly, a boon to the local economy, reflected in downtown San José's prosperity and growth. Industrial food

industries related to agricultural growth defined the greater San José workforce, drawing a new population of mixed ethnicities. Areas of Significance are *Industry, Ethnic Heritage, Commerce (1870–1918), Politics/Government (1870–1918), Religion, and Education, Entertainment/Recreation, and Social History*.

Inter-War Period (1918–1945): This period begins with the opening of World War I and closes with the conclusion of World War II. After World War I, San José entered a period of great prosperity. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments. During the 1920s, the downtown reached its zenith as the business, social, and cultural core of the greater San José area (City of San José 2004:17). The Area of Significance best associated with this period is *Economics and Commerce (1918–1945)*.

Industrialization and Urbanization Period (1945–1991): This period opens with the end of World War II and closes at the end of the Cold War. This period is marked by heavy annexation, unprecedented population growth, an industrial boom in technology, city planning, redevelopment, and targeted growth strategies. It is also characterized by the abandonment of downtown real estate, a flight to the suburbs, relocation of businesses to automobile-friendly business districts, and revitalization efforts. Areas of Significance are *Community Planning and Development (1945–1991) and Engineering/Technology*.

CHAPTER 3. HISTORIC CONTEXT

PRE-CONTACT PERIOD (6000 BCE-1776 CE)

Area of Significance: Archaeology

In northern California, evidence of human activity and occupation extends back in time for at least 9,000-11,500 years, with Native American occupation and use of the Santa Clara Valley extending at least 5,000-8,000 years. The Santa Clara Valley 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, and 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 (Basin Research Associates, Inc. 2009:6).

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 increasingly sedentary lifestyle is due 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 increasingly complex social and political systems, including long-distance trade networks (Basin Research Associates, Inc. 2009:6).

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 1,400 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 (Basin Research Associates, Inc. 2009:9).

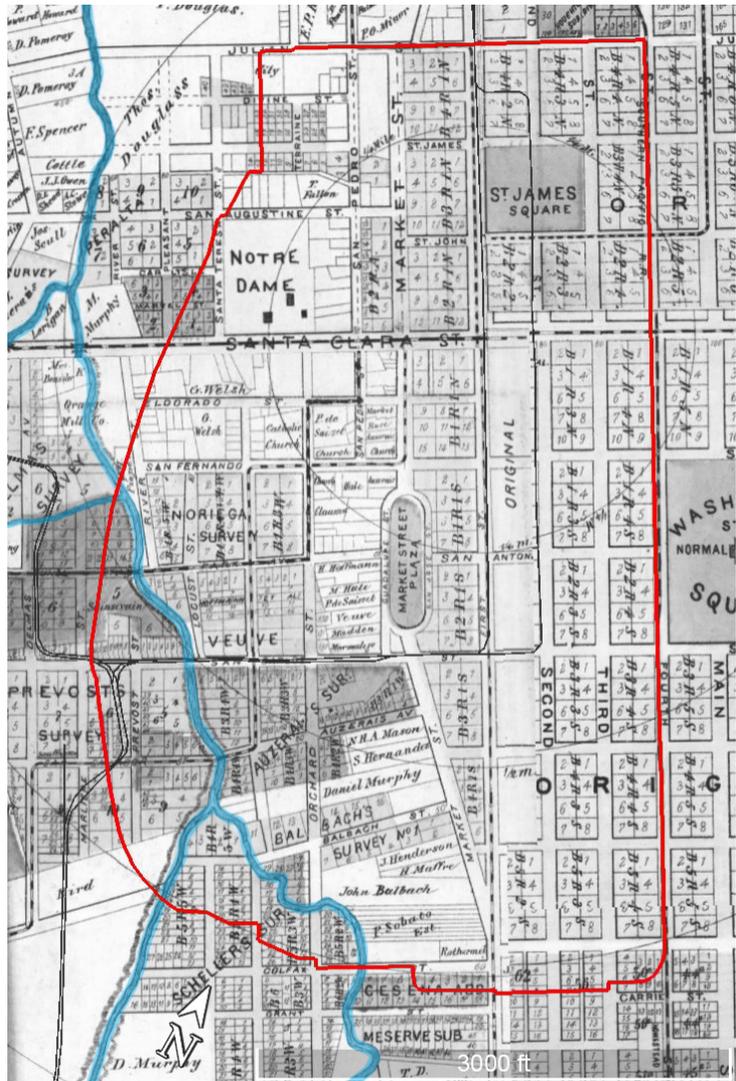


Three Ohlone people in a tule boat in the San Francisco Bay, painted by Louis Choris in 1816. Image in the public domain.

Linguistic analysis suggests that the Ohlone moved into the Bay Area from the San Joaquin-Sacramento River region around 1,500 years ago and replaced the original Hokan-speaking population of the Bay Area. Although the Ohlone shared cultural and linguistic similarities, the tribe consisted of eight distinct politically autonomous linguistic groups. The Santa Clara Valley along the banks of the Guadalupe River and Coyote Creek was occupied by the *Tamyen (Tamien)* group, which was made up of four or more tribelets with their own territories within the valley. The natives congregated in rancherias or concentrations of small villages that were related to each other by kinship ties. Researchers, using Spanish mission records and archaeological data, have estimated an Ohlone population of 1,000 to 1,200 individuals for the Santa Clara Valley in 1770 (Basin Research Associates, Inc. 2009:9; Archives and Architecture 1992:1).

These early people established their settlements near a dependable water source and other easily available subsistence needs. Inhabitants in the northern portion of the valley were able to exploit both the river and estuary environments in addition to nearby grasslands and oak woodlands for fish, game, and vegetable materials. Temporary camps were also established in scattered locations in order to collect foodstuffs or materials that were not locally available (Archives and Architecture 1992:1-2). 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 (Basin Research Associates, Inc. 2009:10).

The arrival of the first Spanish exploration parties in 1769 marked the beginning of the end of the Ohlone civilization in the Santa Clara Valley (Archives and Architecture 1992:1-2). 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 had been 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 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. The Native American's 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. 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. Thus, multi-ethnic Native American communities grew up in and around Ohlone territory (Basin Research Associates, Inc. 2009:10).



Guadalupe River and Cincas Creek (blue highlight) within the San José Downtown Core (red outline), as depicted on a portion of the 1876 Santa Clara County Atlas (Thompson and West 1876).

Associated Property Types

There are no existing Pre-Contact built environment features within the San José Downtown Core; however, buried archaeological sites related to this period may be present throughout the city.

Prehistoric and protohistoric site types recorded in the greater San José vicinity include habitation sites ranging from villages to seasonal and temporary campsites as well as non-habitation sites, such as stone tool and other manufacturing areas, quarries for tool stone procurement, cemeteries, 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 or along fresh water sources such as creeks and springs (Basin Research Associates, Inc. 2009:38), although subsurface deposits are located in many parts of the downtown area (City of San José 2004:15). Within the San José Downtown Core, primary water sources include the Guadalupe River and one of its tributaries, Cincas Creek (now submerged under the city streets).

Significance and Evaluation Criteria

The table below discusses the significance of resources from this period. The use of National Register Criteria A, B, and C and California Register Criteria 1, 2, and 3 for archaeological sites is appropriate in limited circumstances and has never been supported as a universal application of the criteria. However, it is important to consider the applicability of criteria other than Criterion D/4 when evaluating archeological properties. It is important to note that under Criteria A/1, B/2, and C/3 the archaeological property must have demonstrated its ability to convey its significance, as opposed to sites eligible under Criterion D/4, where only the potential to yield information is required (Little and Martin Siebert 2000:22). The San José Criteria for City Landmark status does not directly relate to archaeological properties, however several of the criteria may be applied depending upon the resource.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register(1) ▪ City Landmark(1, 2, 4) 	Events or Themes	Archaeological resources must have a specific association with an historic event or trend to be considered significant under this criterion; mere association is not enough to qualify.
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register(2) ▪ City Landmark (3) 	People	In order to qualify in this category of significance, the persons associated with the property must be individually significant within a historic context. The known major villages of individual Native Americans who were important during the contact period or later may qualify under this Criterion. As with all properties significant for their association with an important person, the individual associated with the property must have made some specific important contribution to history (Little and Martin Siebert 2000:24).
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register(3) ▪ City Landmark (5-8) 	Architecture	To be eligible in this category of significance, a property must meet at least one of the following requirements: the property must embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction (Little and Martin Siebert 2000:25).

Criteria	Significance	Discussion
		<p>The above requirements should be viewed within the context of the intent of the category; that is, to distinguish those properties that are significant as representatives of the human expression of culture or technology (especially architecture, artistic value, landscape architecture, and engineering) (Little and Martin Siebert 2000:26).</p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	<p>Information potential</p>	<p>This category requires that a property "has yielded, or may be likely to yield, information important in prehistory or history." To qualify for its information potential, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following Essential Physical Features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for archaeological resources from this period must be sufficient to convey the resource’s significance. The resource should therefore retain integrity of location, design, materials, and association to its period of significance. The importance of each of these aspects of integrity depends upon the nature of the property and the criterion or criteria under which it is being nominated.

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	<ul style="list-style-type: none"> ▪ Integrity of setting within the site is also important for resources with significance of events, themes, or people. ▪ Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret an archeological site's or district's historical significance.

Essential Physical Features	Integrity Considerations
<p>National Register (C) California Register (3) City Landmark (5-8)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of design, materials, and workmanship.</p>	<ul style="list-style-type: none"> For resources with significance in architecture or information potential, integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret an archeological site's or district's historical significance (Little and Martin Siebert 2000:35).
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	

SPANISH PERIOD (1769–1821)

Area of Significance: Exploration and Settlement (1769–1821)

As the designs of English, Russian, and Dutch expansionists on the western shore of North America became more ambitious in the late eighteenth century, the Spanish undertook a concerted effort to solidify their hold on Alta California (including all of the modern U.S. states of California, Nevada, and Utah, and parts of Arizona, Wyoming, Colorado, and New Mexico). A series of expedition teams were outfitted and dispatched to explore the region for possible occupation sites. Once located, colonizers set about establishing presidios (forts) for defense and founding missions for the purpose of imparting Spanish religion and culture to the native peoples (Basin Research Associates, Inc. 2009:11).

The modern settlement of the Santa Clara Valley by Euro-Americans began in 1769 with an initial exploration of the valley by Spanish explorers. The Portola expedition was encamped along the coast north of present-day Santa Cruz when a small contingent of men, led by Sergeant José Francisco Ortega, crossed the coastal range and unexpectedly came across the bay and valley. The following year, Pedro Fages led another party through the Santa Clara Valley, and in 1772, Fages returned to the same vicinity with Father Juan 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. Explorer Juan Bautista de Anza identified the valley as an ideal candidate for permanent settlement. At the time, the downtown area was populated by one of the eight Ohlone subgroups (the *Tamyen/Tamien*) (City of San José 2004:16; Basin Research Associates, Inc. 2009:11).

The Spanish colonization strategy utilized three institutions: military, civil, and religious. The military government, represented by the presidios at San Francisco and Monterey, protected the Spanish frontier against other Europeans and the colonists against attacks from native populations. The missions were the dominant colonizing influence in California during the Spanish period. Each mission's sphere of influence radiated from its center, with buildings for worship, housing, and industries, outwards to surrounding grain fields and livestock grazing lands (Archives and Architecture 1992:2).

Mission Santa Clara, the 8th 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. The missions endeavored to convert 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 site location of the first mission is much less clear (Basin Research Associates, Inc. 2009:11-12).

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. The pueblo at San José was the first civil settlement established by the Spanish in California. The pueblo's primary function was to supplement the crops grown by the missions to support the garrisons at Monterey and San Francisco. San José was initially laid out north of the current San José Downtown Core, 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; the governor made this formal request by letter on August 5, 1785. The commandant-general of the Intendencia de Arizpe, 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 (Basin Research Associates, Inc. 2009:12; Archives and Architecture 1992:2).

San José's early homes, small adobe structures, were clustered around crossings of roads leading to Monterey, the Santa Clara Mission, and the embarcadero at Alviso. One such road, now known as Market Street, widened into a plaza containing both the church and town hall, becoming the nucleus of the agricultural community. The colonists' first activity was to build a dam above the settlement that collected water in a pond, fed by Canoas Creek, for distribution throughout the pueblo by way of an *acequia* (ditch). The acequia provided both household and irrigation water (Archives and Architecture 1992:2). Unlike most Anglo-American farming and ranching regions where the population was scattered, the households of Spanish *pobladores* (settlers), 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* (building-lot) in town, and a number of *suertes* (parcels) of land for cultivation, lying outside the ring of houses. The Spanish Crown retained ownership of the land and the settlers could not sell their land or divide it; therefore, much of the property within the pueblo remained in possession of the descendants of the original colonizing settlers until the American Period. The *ejido* (common lands) surrounding the pueblo were used primarily for grazing for the livestock of the pueblo inhabitants (Archives and Architecture 1992:2; Basin Research Associates, Inc. 2009:12).

The early colonists planted crops of corn, beans, wheat, hemp and flax, and set out small vineyards and orchards. A portion of the crops were taxed for the support of the soldiers at the presidios and to provision ships in the harbors. Surplus crops were traded in Monterey for manufactured goods shipped from Spain and Mexico. Rudimentary industrial activities included grist milling, making wine and brandy, hemp processing, and soap making. As the cattle herds increased, the hide and tallow trade became an important element in California's economy (Archives and Architecture 1992:3).

The layout of the pueblo at San José 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, no doubt justifying the Spanish selection of the Santa Clara Valley as a favorable site for civilian settlement (Basin Research Associates, Inc. 2009:12-13).

Associated Property Types

The Luis Maria Peralta Adobe, located at 180-184 W. St. John Street, is the only extant building in the San José Downtown Core from this period. Constructed in 1797 and named after its most famous resident, Luis Maria Peralta, the Peralta Adobe is the oldest building in the city. It is now preserved within a park. The building is listed in the National Register (#73000454, October 15, 1973) under Criterion A, in the areas of politics, military, and agriculture (Exploration and Settlement was not an Area of Significance on the National Register form at the time). It is also listed under Criterion C as the "last remaining adobe left from the first pueblo in Spanish Alta California (Gerlitz 1973:4).

Archaeological resources may remain from this period, including portions of the acequia, as well as the remains of adobe houses and community buildings known to exist underground in many areas of the San José Downtown Core (City of San José 2004:16). Any archaeological resources require evaluation most likely under Criterion D of the National Register and/or California Register Criterion 4 to determine significance through the resource’s ability to yield information important to history.



Luis Maria Peralta Adobe dwelling, 180 W St. John Street. Image courtesy of History San José.

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Spanish Period (1769–1821), its event or people related significance most likely falls within the area of *Exploration and Settlement*. Properties that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled “San José’s Architectural Development”). No other Areas of Significance were identified for this period, although research may justify additional areas in the future. *It is unlikely that any additional resources dating to this period will be identified.*

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ■ National Register (A) ■ California Register (1) ■ City Landmark(1, 2, 4) 	Events or Themes	To be considered for listing in this category, a property must demonstrate an important association with an event or pattern of events related to Exploration and Settlement , as articulated in the context. This may be a property associated with San José’s establishment or early development during the Spanish Period. Because there are so few resources dating to this period within the Downtown Core, any new properties identified from this period should be treated with consideration for their rarity.
<ul style="list-style-type: none"> ■ National Register (B) ■ California Register (2) ■ City Landmark (3) 	People	To be considered for listing in this category, a property must be associated with individuals whose specific contributions to San José’s Exploration and Settlement during the Spanish Period can be identified and documented.
<ul style="list-style-type: none"> ■ National Register (C) ■ California Register (3) ■ City Landmark (5-8) 	Architecture	This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master. <i>Properties within the Downtown Core exhibiting significance in this category are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i>
<ul style="list-style-type: none"> ■ National Register (D) ■ California Register (4) 	Information potential	This category requires that a property dating to the Spanish Period "has yielded, or may be likely to yield, information

Criteria	Significance	Discussion
		<p>important in prehistory or history." To qualify for its information potential, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following essential physical features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for historic properties from this period must be sufficient to convey the resource’s significance. Due to the age and rarity of resources dating from this period, a property must retain integrity of location, design, and materials, at minimum, as well as aspects of the other elements of integrity. *The property must be able to convey its significance in order to be considered eligible for listing in the National Register.*

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>A historic property significant in the area of <i>Exploration and Settlement</i> during the Spanish Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ Retains original massing and overall form. ▪ Materials should include adobe, stucco, and wood framing. 	<ul style="list-style-type: none"> ▪ Essentially, no buildings in the Downtown Core retain integrity of setting to the Spanish Period, due to centuries of development. However, consideration of how a property is situated and its relationship to surrounding features is important. The Luis Maria Peralta Adobe, for example, is sited in a park-like setting. ▪ It is highly unlikely that a building surviving from the Spanish Period would retain integrity of materials. However, a property must retain the key exterior materials and method of construction dating from the period of significance. It is likely that the key materials from this period would be adobe with stucco, and wood framing members.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> ▪ See “<i>San José’s Architectural Development.</i>”
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	<ul style="list-style-type: none"> ▪ Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the “recognizability” of the site or district and enhances one’s ability to interpret an archeological site’s or district’s historical significance (Little and Martin Siebert 2000:35).

MEXICAN PERIOD (1821–1846)

Area of Significance: Exploration and Settlement (1821–1846)

When civil wars erupted in Mexico in 1810, California found itself cut off from Mexico, along with its supplies and market for surplus crops. During this period, illegal trading took place with the foreign ships that surreptitiously visited California ports. Seamen off these ships became the vanguard of American and Anglo-European settlers in California (Archives and Architecture 1992:3).

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. Each grant usually contained both valley and uplands acreage as well as access to a water supply (Basin Research Associates, Inc. 2009:13). When a citizen was granted rancho land, he was required to occupy the property and to build a dwelling within a certain period. Many of the ranchos granted in the Santa Clara Valley had received provisional grants from the alcalde several years before the official petition to the governor. Each rancho had a hacienda which was, in many cases, a self-supporting village, composed of the main rancho residence, laborers' housing, corrals, *tahona* (grist mill), tannery, etc., surrounded by vineyards and cultivated fields (Archives and Architecture 1992:3).

As the local native population disappeared from the Santa Clara Valley, the Hispanic population began to increase. Around 1830, the population was listed at 524 for the San José pueblo, and by 1845 it had reached 900, including 150 Anglo-American "interlopers" (Basin Research Associates, Inc. 2009:13). 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

Antonio Maria Suñol (1797–1865)

San José's first "foreign" settler was Antonio Suñol, a native of Spain who arrived as a seaman on a French ship that weighed anchor in San Francisco Bay. Educated and resourceful, Suñol opened the first mercantile store and saloon in the pueblo in 1820. He also sold lumber, purchasing whip-sawn redwood from the Americans who were working in the San Mateo redwoods. Suñol's store, having the only strong box in town, also became the first bank. As the only educated citizen in the pueblo, he became a leading businessman as well as politically prominent. He was the first post-master in 1826 and in the 1830s was chosen to be the attorney and registrar for the pueblo (Archives and Architecture, 1992:4).

Always the gracious host, Suñol entertained the foreign visitors that passed through San José, no doubt encouraging many to stay to make homes and take advantage of business opportunities in the area. Of the approximately 700 people who lived in the pueblo in 1835, 40 were foreigners, mostly Americans and Englishmen (Archives and Architecture, 1992:4).

Charles [Karl] David Weber (1814–1881)

Charles Weber, upon his arrival in the valley in 1841, established a general merchandise store, a blacksmith shop, a flour mill, a bakery, a salt works, a soap and candle business, and a restaurant/saloon that catered to foreigners. He also purchased a large rancho in the area that later became the town of Stockton. The presence of the growing American population prepared the way for relatively easy occupation of California by American forces in 1846 (Archives and Architecture, 1992:4).

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*. Finally, with the Mexicans' secularization of the missions during the mid-1830s, San José became home for some liberated Native Americans (Basin Research Associates, Inc. 2009:13).

With these changes, the pueblo became less of an isolated, self-contained agricultural settlement and more of a heterogeneous town with an increasing number of contacts to the rest of the world. As a trading center and hub for a thriving rancho economy, San José grew wealthier during the 1830s and 1840s. Part of the increasing output of the city came from Native American labor, which was in some cases enslavement. A few Native Americans worked as household servants, while most worked on farms and ranches (Basin Research Associates, Inc. 2009:13-14).

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 the southern border of the settlement was roughly San Salvador Street; adobes had been added to the west of the plaza along Santa Clara Street and in the northeastern quadrant of the old pueblo (Basin Research Associates, Inc. 2009:14).

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 (late 1840s). 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, the foundations for an American city were laid as newcomers set about erasing many vestiges of the pueblo era (Basin Research Associates, Inc. 2009:14).

Associated Property Types

There are no existing built environment features dating to the Mexican Period within the San José Downtown Core; however, archaeological resources dating to this period have been previously identified throughout the city. Subsurface archaeological resources may be present, typically within the vicinity of natural water sources.

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Mexican Period (1821–1846), its event or people related significance most likely falls within the area of *Exploration and Settlement*. Properties that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled "San José's Architectural Development"). No other Areas of Significance were identified for this period, although research may justify additional areas in the future. *It is unlikely that any additional resources dating to this period will be identified.*

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register (1) ▪ City Landmark (1, 2, 4) 	Events or Themes	In order to qualify in this category of significance, a property must demonstrate an important association with an event or pattern of events related to Exploration and Settlement , as articulated in the context. This may be a property associated with San José’s establishment or early development during the Mexican Period. Because there are no known resources dating to this period within the Downtown Core, any new properties identified from this period should be treated with consideration for their rarity.
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register (2) ▪ City Landmark (3) 	People	In order to qualify in this category of significance, a property must be associated with individuals whose specific contributions to San José’s Exploration and Settlement during the Mexican Period can be identified and documented.
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register (3) ▪ City Landmark (5-8) 	Architecture	This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master. <i>Properties within the Downtown Core exhibiting significance in this category are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<p>This category of significance requires that a property dating to the Mexican Period "has yielded, or may be likely to yield, information important in prehistory or history." In order to qualify in this category of significance, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following essential physical features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for historic properties from this period must be sufficient to convey the resource’s significance. Due to the age and rarity of resources dating from this period, a property must retain integrity of location, design, and materials, at minimum, as well as aspects of the other elements of integrity. *The property*

must be able to convey its significance in order to be considered eligible for listing in the National Register, California Register, or as a City Landmark.

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>A historic property significant in the area of <i>Exploration and Settlement</i> during the Mexican Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ Retains original massing and overall form. ▪ Materials may include adobe, stucco, wood framing, brick masonry, tile roofing 	<ul style="list-style-type: none"> ▪ Essentially, no buildings in the Downtown Core retain integrity of setting to the Mexican Period, due to centuries of development. However, consideration of how a property is situated and its relationship to surrounding features is important. ▪ It is highly unlikely that a building surviving from the Mexican Period would retain integrity of materials. However, a property must retain the key exterior materials and method of construction dating from the period of significance.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> ▪ See “<i>San José’s Architectural Development.</i>”
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	<ul style="list-style-type: none"> ▪ Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret an archeological site's or district's historical significance (Little and Martin Siebert 2000:35).

EARLY AMERICAN PERIOD (1846–1869)

The Early American Period is bracketed by the United States' military conquest of California in 1846–1848 and the completion of the transcontinental railroad in 1869. It is dominated by the superimposition of American culture on the former Hispanic culture. In May 1846, the United States declared war on Mexico and shortly thereafter the Americans raised the flag in Monterey and San José. By 1848, the United States acquired the Mexican province of California in the Treaty of Guadalupe Hidalgo. Closely following the annexation of California by the United States, the discovery of gold in the Sierra foothills precipitated a sudden influx of population to the state. This event served to accelerate California statehood, achieved in 1850, with San José serving as the first State capital (Archives and Architecture 1992:5).

Area of Significance: Community Planning and Development

Population

California's 1848 population of less than 14,000 (exclusive of Native Americans) 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. Throughout the late nineteenth 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 (i.e., the Spanish and Mexican Periods, 1769–1848) were converted to farms of various crops, an agricultural land use pattern that continued throughout the American Period (Basin Research Associates, Inc. 2009:14).

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 (in what is now Plaza de Cesar Chavez Park) (Basin Research Associates, Inc. 2009:14-15).

While San José changed markedly between 1846 and 1860, it did not become a city or acquire a downtown during this period. This condition was best illustrated in the rate of population growth. In 1845, the 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 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. The rapid increase expected by San José residents never materialized during the 1850s. It lost the state



Thomas Fallon House constructed ca. 1854-1859 and located at 175 W St. John Street. Fallon raised the American flag over San José in July 1846 and later served as mayor of the city. Half of this building (foreground) was since demolished. Photo dated 1975. Courtesy of History San José.

capital in 1851, and never gained on San Francisco as the center of Gold Rush activity. 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 (Basin Research Associates, Inc. 2009:15).

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 (Basin Research Associates, Inc. 2009:17).



San José in the 1850s. Courtesy of History San José.

Town Planning

In response to pressure by American settlers, the *junta* (provisional government) commissioned a survey of the pueblo. The survey embraced lands east of Market Plaza to Eighth Street, north to Julian and south to Reed Streets, all of which were adjacent to the occupied pueblo area. Those with claims to land in the surveyed area were granted legal title and the unclaimed lands were sold by the *alcalde* (mayor or magistrate) at \$50 per city block (Archives and Architecture 1992:6). In 1847, William and Thomas Campbell were hired to survey and map the town and to lay out streets in the standard grid pattern that typified frontier settlements in the United States (Basin Research Associates, Inc. 2009:16). The initial survey in 1847 was followed by several others. In 1848, Chester S. Lyman, United States surveyor for the region, finalized the plot of downtown, and in 1850, Thomas White's survey extended the city limits to Coyote Creek on the east, Rosa (Hedding) Street to the north, and Keyes on the south. The western city limits extended to Delmas Street; however, the old pueblo area west of Market Street was not extensively surveyed until after the mid-1860s. The city was approximately three miles long, northwest by southeast, and about two miles wide (Archives and Architecture 1992:6).



City Market and Livery Stable, South First Street, ca. 1860. Courtesy of History San José.

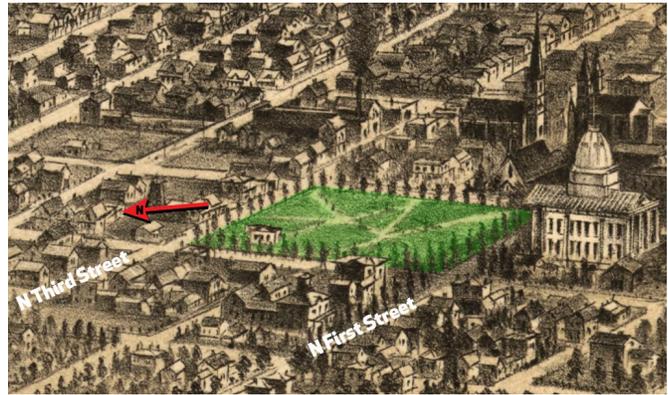
The discovery of gold in 1849 made the growth of San José an important development. Life in the gold fields was difficult and the miners sought the city for relief from these hardships by having well-cooked meals and enjoying what entertainment could be found. San José responded to the stimulus of gold fever by establishing hotels, houses of entertainment, restaurants, saloons, and stores that provided merchandise needed by the miners. An added impetus to San José's early development was its selection as the first state capital in 1850. The combination of migrating miners and the arrival of legislators, newsmen, and interested onlookers spurred the rapid development of San José (Archives and Architecture 1992:7).

In spite of the widespread surveyed areas, the actual settlement limits of the town in the 1850s were confined to three or four blocks from the business district that clustered around the major crossroads of Market Street and Santa Clara Street. There was also scattered semi-agricultural development to the east and north of the Downtown Core by the close of the San José's first decade. Residential development spread outward from the urban core during the following decades. Confirmation of land titles within the pueblo area along with flood control efforts spurred the subdivision and settlement of the western neighborhoods during the 1860s and 1870s. Subdivision of large estates north and east of downtown, with added transportation and other urban services, also contributed to the expanding residential settlement within the city limits (Archives and Architecture 1992:12).

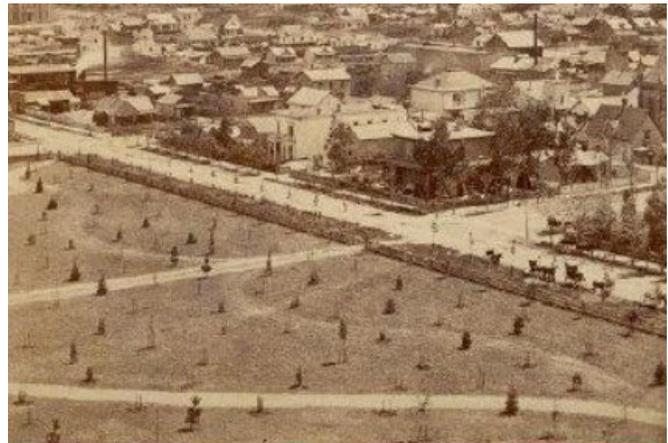
Lyman's 1848 survey platted a large, public open space at St. James Square, the result of combining twin square blocks within the standard grid plan for the city. St. James Park was constructed circa 1870, forming an identifiable core, around which were built government buildings, churches, private clubs, and commercial buildings. This park served as a central gathering place for citizens for political speeches, rallies, and other commemorative events.

Designed by Frederick Law Olmstead in 1868, the park originally contained a central fountain. Today, the park is bisected by a one-way, three-lane road, constructed in 1955. The unusual diagonal path system is original to the park design and includes ornamental curlicue shapes and overall symmetry. The park remains the dominant urban open space in the San José Downtown Core (Zavlaris and Dixon 1979:5, 8).

Market Place, or Market Plaza (now known as Plaza de César Chávez), was the other public area platted during the first town survey. The Lyman plat shows Market Place as a rectangular lot, extending from San Fernando Street to W. San Carlos Street, and occupying the width of one city block, with Market Street framing the



Detail: 1869 Bird's eye view of the City of San José, California. The green shading shows St. James Square (Gray, Gifford, Nagel, and Hare 1869).



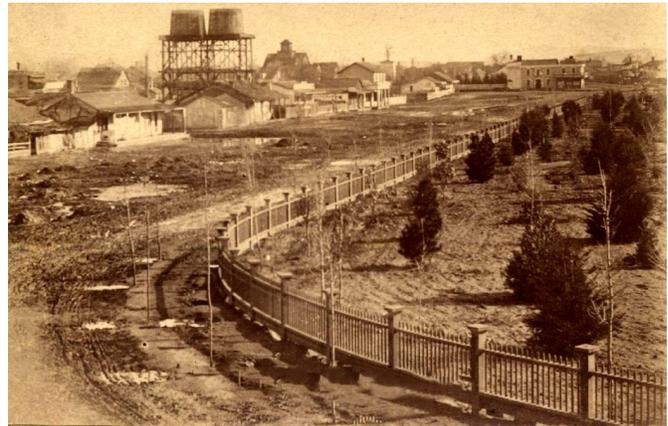
Detail of a stereo postcard showing St. James Square after landscaping, early 1870s. Courtesy of Laffey Archives.



Chinatown on the east side of Market Plaza, 1887. Courtesy of History San José.

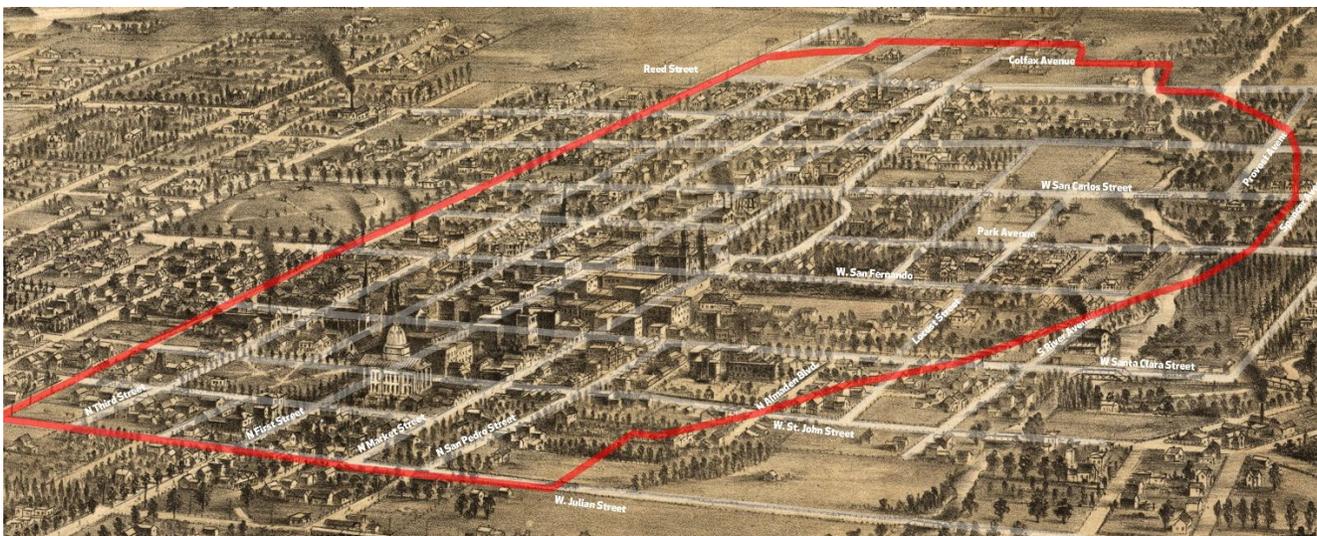
plaza on the northeast and southwest. Prior to construction of City Hall in 1889, Market Plaza appeared to be an open green space, dotted with trees and surrounded by buildings. To its immediate northeast, San José's Chinatown grew rapidly between 1860 and the 1870s. The ethnic community was attacked many times, but ultimately destroyed by arson in 1887.

Today, the city blocks east of Market Street in the Downtown Core are reflective of the early survey and ensuing grid. Each block encompassed eight or ten lots 50 varas by 50 varas square (about 33 inches per vara), a size consistent with older Spanish traditions. Although many of these early lots were later subdivided, the city plat outlined by the Lyman survey informed development in the city until the period of redevelopment in the late 1950s. The area between the Guadalupe River and Market Street were under Hispanic ownership during both surveys and thus do not reflect the gridiron found to the east (City of San José 2004:15).



View of Market Plaza, San José. Chinatown, towers of McKenzie Iron Foundry, San José Brewery and San José waterworks are visible in background, 1866. Courtesy of History San José.

During the 1850s, San José began to acquire the trappings of an established American town, but not a downtown. These consisted in part of an increasing number of public and private schools, substantial residential buildings, a telegraph connection to San Francisco in 1853, various street improvements, and its first permanent newspaper (Basin Research Associates, Inc. 2009:17). Urban development moved at a swift pace during the 1860s. Gas service was introduced in 1861; gas mains were extended from San José into Santa Clara. The San José Water Company was incorporated in 1866, supplying piped water to city residents. The first sewers were contracted by the city this same year (Archives and Architecture 1992:7).



Detail: 1869 Bird's eye view of the City of San José, California. The red outline represents the boundary of the San José Downtown Core. Streets are annotated and labeled in white. Notice Market Plaza at center (Gray, Gifford, Nagel, and Hare 1869).

Area of Significance: Transportation

Aside from the overall effect of facilitating land speculation, the early city surveys were important elements in the evolution of the urban fabric of San José. Once a street plan was established, it became relatively inflexible as structures were erected and money was invested to lay road surfaces. This early plan determined transportation patterns within the town and influenced the development of business and residential districts (Archives and Architecture 1992:6).

During the 1850s, regional stage lines were established between San José, Santa Clara, and Saratoga. These were replaced by the arrival of the streetcar line, chartered by Samuel Bishop in 1868, establishing the first urban transit lines in San José (Archives and Architecture 1992:7).

The need for a railroad was recognized in the early 1850s; however, the railroad line between San Francisco and San José was not completed until 1864. This event was followed a few years later with the completion of the Central Pacific line from San José to Niles, connecting San José with the transcontinental railroad in 1869. San José thus became part of the national and world economic network that opened new markets for the agricultural and manufactured production of the valley (Archives and Architecture 1992:7-8).



Corner of First Street and Santa Clara Street, San José, 1870s. A horse-drawn carriage is passing in front of The Commercial and Savings Bank of San José. Courtesy of History San José.

Areas of Significance: Agriculture and Industry

As the last town on the route to California's southern Mother Lode (a principal gold vein in the Sierra Nevada), San José became the supply center for hopeful miners as they passed through the area. Large numbers of these miners were farmers from the eastern United States and Europe, many of whom did not fail to recognize the agricultural potential of the Santa Clara Valley. After spending time in the Mother Lode, many of these miners returned to the valley to take up farming. The high cost and scarcity of flour, fruit, and vegetables during the early Gold Rush made agricultural and commercial pursuits as profitable and more dependable than mining (Archives and Architecture 1992:5).

As the productivity of the placer mines fell off and the enthusiasm for gold mining began to wane, many immigrants began to look to the cities and fertile range lands as sources of income. At the time of the Gold Rush, beef was the only commodity that could be supplied in large quantities by the Californians. It was necessary to import other foodstuffs plus additional supplies of beef and mutton. Until the drought of 1864, stock raising continued to be the primary economic activity. At first, the Mexican open range methods were followed since grazing lands were ample. As smaller farms began to spread throughout the valley, pasturage was reduced and stock raising was concentrated in the foothill ranges. More intensive stock farming began in the 1860s when cattle were moved from the foothill pastures to valley feed yards until they were ready for marketing (Archives and Architecture 1992:6-7).

On a smaller scale, sheep raising paralleled the cattle industry. Large flocks were imported during the Gold Rush that thrived in the mild California climate and on the cheap range in the low foothills around the valley. Sheep populations peaked during the 1870s, the number declining thereafter as farmlands extended and markets for local wool and mutton decreased (Archives and Architecture 1992:7).

The dairy industry developed in areas that had well-watered pastures, primarily in the lowlands along the bay and near Gilroy. Transportation of fresh milk was a problem in the early years and in the outlying districts most of the milk was used for butter and cheese production. Almost every farm in the valley kept a couple of milk cows, with self-sufficiency being the goal (Archives and Architecture 1992:7).

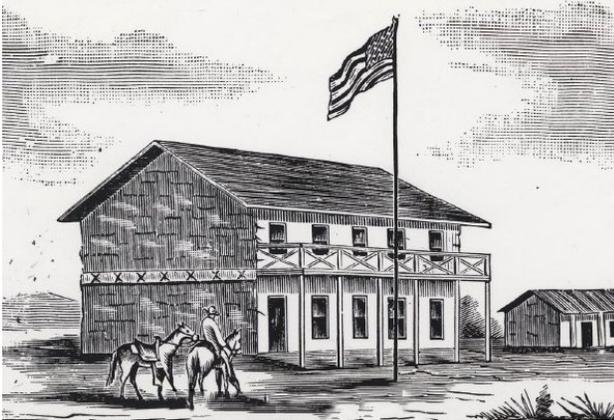
The staple agricultural product after the Gold Rush of 1848 was wheat. A ready market was assured and the crop was easily handled. The easy cultivation and high fertility of the soil of the Santa Clara Valley facilitated wheat production with little capital investment. By 1854, Santa Clara County was producing 30 percent of California's total wheat crop. In 1868, one observer noted, in summer the valley was an almost unbroken wheat field. Other grain crops, primarily barley and oats, followed wheat in productivity (Archives and Architecture 1992:7).

When the cattle industry shifted to more intensive methods, hay production became a necessity. The planting of forage crops and the establishment of feeding sheds led to better utilization of the range. Hay production developed during the 1880s and 1890s and only began to drop with the increased appearance of the automobile after 1900. Most of the hay and forage crops were used by the dairy industry (Archives and Architecture 1992:7).

Area of Significance: Politics/Government (1846–1869)

In 1849, California's Constitutional Convention named San José the first state capital. The citizens of San José struggled to accommodate state government, and 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 decided to remove the State House to Vallejo (Basin Research Associates, Inc. 2009:16).

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.



First state capitol building located on the Plaza at Market and San Antonio Streets. Non-extant. Courtesy of History San José.



Santa Clara County Courthouse, ca. 1868-1870. Notice St. James Park, at right. Courtesy of History San José.

Still, agricultural expansion, increasing industrial and commercial activities, developing transportation services, increased ethnic immigration, and the development of urban services and utilities contributed to San José's modest growth during this decade (Archives and Architecture 1992:8). After the first Santa Clara County Courthouse (located at the intersection of Market and Post Streets) was destroyed in July 1850, six subsequent courthouses were located in various buildings around town. Finally, in 1866, the county commissioned Levi Goodrich to design a new courthouse. The Renaissance Revival building has a Neo-Classical façade with sandstone Corinthian columns. Originally, the building had a central dome, but this feature was removed in the 1930s as a result of a major fire, drastically changing the roof line. The front portico has also been altered, with the removal of the pediment and the relocation of the columns. A third floor was added to the building (Zavlaris and Dixon 1979:7). The building is still extant at 191 N 1st Street.

Associated Property Types

Little remains of San José's first American building boom of the 1850s and 1860s. Reliance on adobe brick construction and the purchase of wood kit houses from the East Coast was superseded when early sawmills established by William Campbell and Zachariah Jones in the Santa Cruz Mountains began to supply locally grown redwood. By 1853, local manufacturing of baked brick allowed its use in many commercial buildings in the downtown. Unreinforced brick masonry soon became the preferred construction material for commercial buildings until the devastating 1906 San Francisco earthquake. Although brick continued to be used after 1906 in specialized situations, brick buildings found today in the downtown are mostly remnants of nineteenth century San José (City of San José 2004:15).

City Historic Landmarks dating to this period in the San José Downtown Core include several residential properties, one religious building, one civic building, two commercial properties, and three public spaces, as enumerated in the table below. This is not an exhaustive list – it represents only resources protected through the City's Historic Landmarks Commission.

Period	Resource Name, File ID, and Address	Date	Potential Significance
Early American (1846-1869)	Fallon Residence (HL77-9), 175 W St. John Street	ca. 1854-1859	Architecture
	Pratt/Brackett Residence (HL01-131), 469 S Third Street	1865	Architecture
	Hollister House, 459 S Fourth Street	1864	Architecture
	Buckley Residence, 640 S Second Street	1870	Architecture
	Rea Block (HL92-78), 56-60 S First Street	ca. 1868	Commercial
	Wards Funeral Home (HL00-118), 93 Devine Street	ca. 1860	Commercial
	Pellier Park (HL77-3), 183 W St. James Street	n/a	Community Planning and Development
	Saint James Park (HD84-36)	ca. 1869	Community Planning and Development
	Plaza de Cesar Chavez Park	ca. 1847	Community Planning and Development
	County Courthouse, 161 N First Street	1866	Politics/Government
Trinity Episcopal Church (HL77-6), 81 N Second Street	1867	Religion	

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Early American Period (1846–1869), its event or people related significance may fall within several areas: *Community Planning and Development*, *Transportation, Agriculture and Industry*, or *Politics/Government*. Properties that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled “San José’s Architectural Development”). No other Areas of Significance were identified for this period, although research may justify additional areas in the future.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ■ National Register (A) ■ California Register (1) ■ City Landmark (1, 2, 4) 	Events or Themes	<p>In order to qualify in this category of significance, a property must demonstrate an important association with an event or pattern of events related to one of the pertinent areas of significance (as articulated in the context). It is not enough for a property to simply be associated with the theme – its association must be important.</p> <p>Community Planning and Development. A resource related to this theme may be an early building located along one of the primary streets first established in San José; a park or early public space; a segment of brick/stone/wood street, or similar. It may also be an early commercial or residential building that has the ability to represent San José’s early development.</p>

Criteria	Significance	Discussion
		<p>Transportation. Properties related to this theme may include streetcar lines and railroad resources.</p> <p>Agriculture and Industry. A resource related to these themes may be a property significant during the Gold Rush, or where farmers conducted business.</p> <p>Politics/Government. Resources related to this theme include the Santa Clara County Courthouse (1866), as well as any other buildings related to the territorial or early state government.</p>
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register(2) ▪ City Landmark (3) 	People	<p>In order to qualify in this category of significance, a property must be associated with individuals whose specific contributions to the various Areas of Significance identified for the Early American Period can be identified and documented.</p> <p>Such persons may include Thomas Fallon, William and Thomas Campbell, Chester S. Lyman, Samuel Bishop, Thomas White, Frederick Law Olmstead, and others as appropriate.</p>
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register(3) ▪ City Landmark (5-8) 	Architecture	<p>This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.</p> <p><i>Properties within the Downtown Core exhibiting significance in this area are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i></p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<p>This category of significance requires that a property dating to the Early American Period "has yielded, or may be likely to yield, information important in prehistory or history." To qualify under these criteria, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following essential physical features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds

for historic properties from this period must be sufficient to convey the resource’s significance. Due to the age and rarity of resources dating from this period, a property must retain integrity of location, design, and materials, at minimum, as well as aspects of the other elements of integrity. *The property must be able to convey its significance in order to be considered eligible for listing in the National Register, California Register, or as a City Landmark.*

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>A historic property significant in the areas of Community Planning and Development, Transportation, Agriculture and Industry, or Politics/Government during the Early American Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ The setting should remain consistent with historical use (residential neighborhood, civic plaza, commercial street, etc.). ▪ For buildings, the design should retain its original massing, form, plan, space, and style. For other types of resources, the design should be faithful to the original structural system, engineering, etc. ▪ Properties must retain the key exterior materials dating from the period of its historic significance. 	<ul style="list-style-type: none"> ▪ The location of a property, complemented by its setting, is important in capturing the sense of historic events and persons. ▪ Historic properties eligible under these criteria should not have many modern additions or intrusions. The building should not be enlarged in size by over 30 percent of its original massing. ▪ If a property has been rehabilitated, the historical materials and significant features must have been preserved. A property whose historical features and materials have been lost and then reconstructed is usually not eligible. ▪ Any evidence of artisans’ labor or workmanship will enhance a property’s historic integrity. This may include vernacular methods of construction, ornamental detailing, innovative techniques, etc.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> ▪ See “<i>San José’s Architectural Development.</i>”
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of</p>	<ul style="list-style-type: none"> ▪ Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the “recognizability” of the site or district and

Essential Physical Features	Integrity Considerations
integrity of location, design, materials, and association.	enhances one's ability to interpret an archeological site's or district's historical significance (Little and Martin Siebert 2000:35).

HORTICULTURAL EXPANSION PERIOD (1870–1918)

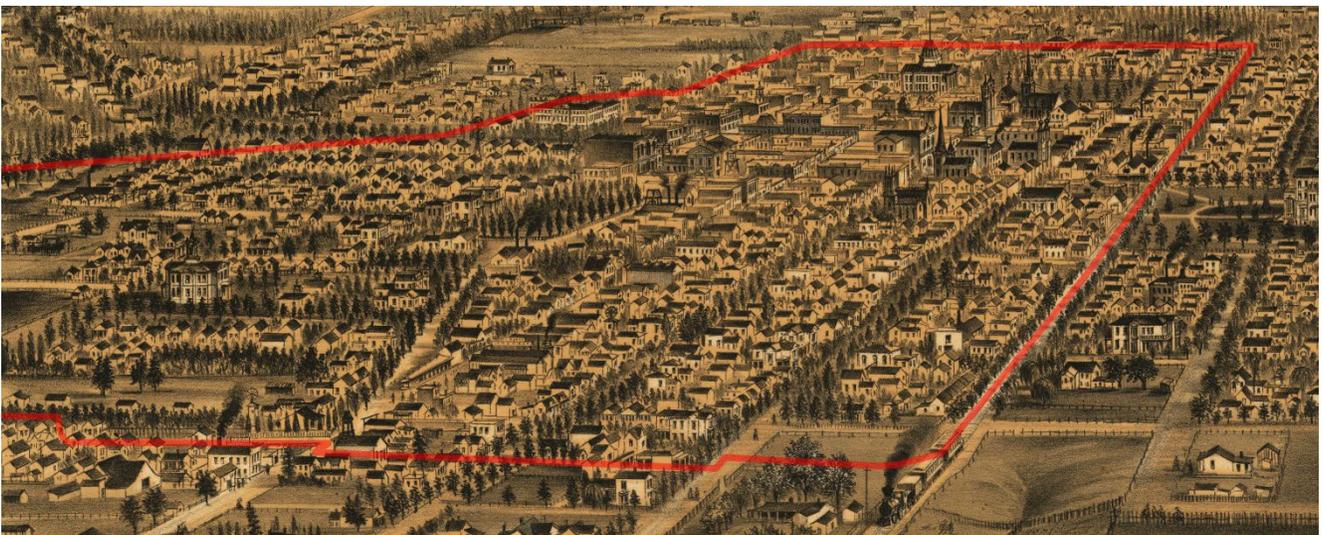
The “Horticultural Expansion Period” refers to the area’s increase in agricultural production, dominated by orchard products and fruit production. The most popular orchard product was the prune, with acreage expanding rapidly during the 1890s. By the 1930s, 83 percent of the valley orchards grew plums for prunes with the Santa Clara Valley producing 25 percent of the world’s trade (Archives and Architecture 1992:8).

The town’s prosperity during the last 40 years of the nineteenth century resulted in large part from this continued agricultural development 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. 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. For the last quarter of the nineteenth century, horticulture and other kinds of intensive land utilization characterized agriculture in the Santa Clara Valley. During this period, the valley’s



*Looking north up Market Street from City Hall, c. 1905.
Courtesy of History San José.*

celebrated orchards became prominent 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. 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 percent of California’s canned food. In turn, this created a wider economic boom which attracted new residents to the Santa Clara Valley (Basin Research Associates, Inc. 2009:17-18).



Detail: 1875 Bird's eye view of the City of San José, California. The red outline represents the boundary of the San José Downtown Core. Facing northwest (Gifford, et al. 1875).



Detail: 1901 Bird's eye view of the City of San José, California. The red outline represents the boundary of the San José Downtown Core. Facing southeast (Stone Company, and Britton & Rey 1901).

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 farther away from the city center. 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 (Basin Research Associates, Inc. 2009:19).

The San Francisco earthquake of 1906 imposed yet 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 and fires in 1887 and 1892). The 1906 earthquake destroyed and severely damaged commercial, residential and other buildings and structures as well as existing infrastructure. The city's rapid recovery from the earthquake demonstrated just how far the settlement had come since the mid-nineteenth century (Basin Research Associates, Inc. 2009:19).



Odd Fellows Building, 82-96 E. Santa Clara Street, after the 1906 earthquake. Courtesy of the University of California at Berkeley.

During the twentieth 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 as 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 due in large part to annexation (Basin Research Associates, Inc. 2009:19).

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 twentieth century. In addition to looking to San José as an important center for the canning and packing industry, farmers came to rely increasingly on its other businesses. 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 (Basin Research Associates, Inc. 2009:20).

Area of Significance: Industry

The success of the local agricultural industries led to the rapid development of downtown San José between 1870 and 1918. This prosperity resulted in construction of many of the larger commercial buildings that exist today as San José's Downtown Commercial Historic District (NRHP #83003822). In 1915, larger, commercial buildings were typically brick, and centered around First and Santa Clara Streets. The downtown business district extended to the southwest along Santa Clara Street to Almaden Avenue, and along First Street, between St. James and San Carlos Streets. The remainder of the San José Downtown Core was populated primarily with frame dwellings, frame industrial buildings (such as warehouses, blacksmith/machine shops, cycleries, garages), frame religious buildings, and some frame commercial buildings (Sanborn Map Company 1915).

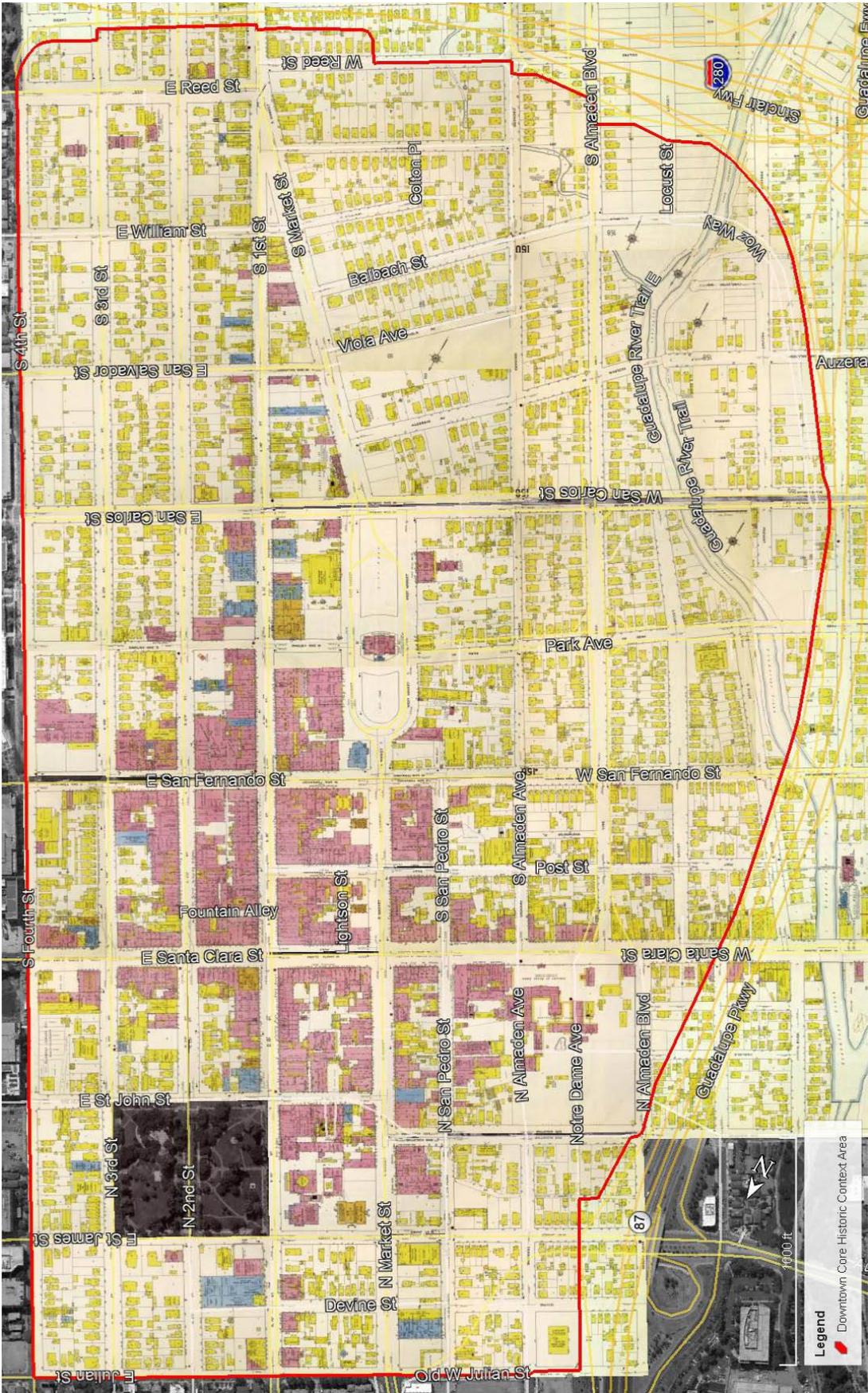
According to one source (City of San José 2004:16), canneries and packing houses were plentiful in downtown San José during this period; however, they are not evident on historical mapping dating to 1915, suggesting their removal to less urban areas (Sanborn Map Company 1915).



Woman crossing the street as Car #8 travels eastbound on Santa Clara Street at First Street. Wooden streetcars of this type were abandoned by San Jose railroads during the 1920s after the introduction of the Birneys. Downtown San José, ca. 1908. Courtesy of History San José.



Aerial view of the electric light tower and street trolley, ca. 1910-1915. Courtesy of History San José.



Historical mapping showing the San José Downtown Core in 1915 (Sanborn Map Company, 1915).

The canning industry began in residential San José by Dr. James Dawson in 1871. The fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards. Other support industries such as box, basket, and can factories were also established. Orchard and food processing machinery and spraying equipment also became important local industries. W.C. Anderson started a canning machinery factory (Anderson Prunedipping Co.) in 1890. Anderson absorbed Barngrover, Hull, & Cunningham in 1902, becoming Anderson-Barngrover Manufacturing Co. This company merged with the Bean Spray Pump Company in 1928 to become Food Machinery Corporation. The fruit industry thus came to dominate the lives and livelihoods of most residents in both city and county by the advent of the twentieth century. Early industrial developments (food industries) were often located near shipping points and transportation lines (Archives and Architecture 1992:8). By 1915, however, the only food-related industries within the Downtown Core were grocery warehouses, a creamery, a sausage factory, multiple candy factories, and the Glace Fruit Factory (Sanborn Map Company 1915). In this way, "industry," in terms of canning and packing, ceased being an important area of significance within the Downtown Core by 1915.

Area of Significance: Ethnic Heritage

As San José grew during the late nineteenth 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 African Americans; Jews; Japanese and Italian immigrants who arrived in the greatest numbers shortly after the turn of the century; and, Chinese immigrants seeking jobs in agriculture, after opportunities in mining and railroad construction had begun to dwindle. The Chinese were notable for the several distinct Chinatowns established within the city (Basin Research Associates, Inc. 2009:19).

The fruit industry had its drawbacks. 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. While many agricultural and cannery employees expected to be laid off and migrated on to other areas, others remained in the area without regular means of support. A number of Mexican *colonias* (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 twentieth century (Basin Research Associates, Inc. 2009:20).

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 (outside of the Downtown Core) that, like Chinatown, provided a number of



Glein/Fenerin Building (HL92-58) at 59-69 Post Street, constructed ca. 1873-75. Photograph by Michael Baker International, August 2020.

financial and commercial services for its residents (Basin Research Associates, Inc. 2009:20).

Area of Significance: Commerce (1870–1918)

Between the late 1860s and early 1890s, commercial development continued along Santa Clara and San Fernando Streets to the northeast and southwest, and along Market, First, and Second Streets to the northwest and southeast (Archives and Architecture 1992:12).



Knox Block (1865) (different from the Knox-Goodrich Building), west corner of the intersection of First and Santa Clara Streets. Since demolished. Notice the horse drawn carriages and tracks (Thompson and West 1876).

In the 1870s, demand for regional centers of trade grew as horticultural expansion progressed. San José was evolving into a farm service town, necessary for marketing surplus farm commodities, and providing farmers with goods and services like banking, industrial processing, and social and entertainment outlets. San José was a 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 took the 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 (Basin Research Associates, Inc. 2009:18). One commercial building in the San José Downtown Core dating from the 1870s is the Glein/Fenerin Building (HL92-58) at 59-69 Post Street, constructed ca. 1873-75.

More examples survive from the 1880s and 1890s, when the heart of commercial activity moved northward along Market Street to the Santa Clara intersection. The center of commercial activity soon moved again to Santa Clara and First Streets. The early horse-drawn railway systems reinforced the importance of this intersection with single and, later, double tracks located along both streets. During the 1890s, important commercial buildings were constructed along First Street, reflecting the Romanesque architecture popular at the time. The built streetscape was representative of work of prominent local architects such as Levi Goodrich and Jacob Lenzen (Bamberg 1982:7). The major force in downtown development during this period was Thomas S. Montgomery, who constructed many large commercial buildings and business blocks (Archives and Architecture 1992:8).



New Century Block (ca. 1886), corner of Second and Santa Clara Streets. Courtesy of History San José.

Buildings such as the Knox-Goodrich Building (HL90-52), at 34-36 S. First Street, with its extreme rustication, reflect the qualities of the wealthy, orchard-oriented, agricultural community of the turn of the century. Other significant buildings include the Letitia Building (HL92-65), at 66-72 S. First Street, and the Security Building/Ryland Block (HL92-66), at 74-86 S. First Street (Bamberg 1982:7). The New Century Block (HL80-15), built ca. 1886–1900, at 52-78 E. Santa Clara Street, is a late Victorian example of a transitional style building, showing elements of Classical Revival and Queen Anne details.

Following the earthquake of 1906, Edwardian and Commercial architecture replaced the Victorian and Romanesque styles. One significant building dating to this time includes the Triton Building (ca. 1908) at 87 S. Second Street, representing an excellent example of the newer, cleaner lines of the post-earthquake period (Bamberg 1982:7).

In 1915, common businesses in the San José Downtown Core included plumbing and sheet metal shops, auto repair shops, bike repair and cyclery shops, drug stores, bakeries, hotels, theaters, and banks, among many others (Sanborn Mapping Company 1915). Large bank buildings were built on all four corners of First and Santa Clara Streets, and reflected San José's growing wealth.

Mapping also indicates the presence of multiple hotels in the San José Downtown Core, including the St. James Hotel/Moir Building (ca. 1892) (HL81-19), at 241-277 N. First Street.



The San José Safe Deposit Bank (left) and the First National Bank (right) at the intersection of First and Santa Clara Streets, looking south. Courtesy of History San José.

Thomas Seymour Montgomery (1855-1944)

Thomas Seymour Montgomery, sometimes referred to as the “father of downtown San José,” was a real estate developer and capitalist who made a significant impact on the development of his hometown between 1880s - 1930s. Born in San José in November 1855, Thomas became self-dependent by age 16. His father was born in Virginia and his mother was from Ohio. He delivered newspapers and also herded sheep in Indian Valley in Monterey County, saving enough money to complete his education at the Santa Clara street school. He followed with a course at Vinsonhale Business College. At the age of 18, Montgomery became an assistant teacher at the school, instructing in bookkeeping and arithmetic. He then entered the real estate and insurance business as an employee of Reed & Welch. Thomas married Louise T. Schallenberger in September 1876. In 1878, at the age of 22, he launched his own real estate company (Tess 2006:19).



View of the front of the St. James Hotel, including James Livery and Feed Stables and a barber shop. Courtesy of History San José.

In 1880, the US Federal Census listed his occupation as “Fire Insurance Agent,” while his wife Louise was keeping home with their two young children, Coralie (2) and Chester A. (2 months). They lived at 91 Fourth Street (USCB 1880) in what appears to have been a modest neighborhood, typified by one-and two-story frame dwellings, a lumber yard and mill, and a fruit packing plant, and other industrial uses (Sanborn 1884). In 1888, T.S. Montgomery was responsible for development of the Hotel Vendome, one of the finest hotels in California (demolished in 1930) (Santa Cruz Sentinel [SCS] 1944:1). T.S. Montgomery further capitalized on the Vendome by developing the estate of J. S. Hensley opposite the hotel (Tess 2006:19).

By 1900, Thomas’ occupation had changed to “Real Estate Dealer.” A son, Seymour L. (20), was also in the real estate business, which became known as “T.S. Montgomery and Son.” Thomas lived at 474 N First Street, on the northwestern edge of town, along with his wife, son and daughter, and a gardener (USCB 1900). The large, two-story, frame dwelling was built with Queen Anne sensibilities. In 1902, T.S. Montgomery and Son developed the Naglee Park Subdivision, José’s first planned, upscale community, just north of the Downtown Core.

In 1908, Montgomery built the Garden City Bank Building. Standing at 7-stories, it was San Jose’s first skyscraper. Montgomery also served as a director at the bank, later as its vice president and finally as its president until it was acquired by Mercantile Trust Bank (Tess 2006:20).

In 1910, Thomas and Louise had moved to Saratoga, southwest of San Jose, in a house along the Saratoga-Los Gatos Road (USCB 1910a). Their son, Seymour was a lodger at 260 S First Street. T.S. Montgomery and Son commissioned Hotel Montgomery at 211 S First Street in 1911, using William Binder as the architect. The hotel is listed in the NRHP under Criterion C for its significance in the area of architecture. By 1917, the firm developed the Twohy Building (National Register-listed), followed Sunsweet Building, Sainte Claire Building, Hippodome Theater, the California Theater, and the Sainte

Claire Hotel (National Register-listed) (Tess 2006:20). In 1917, T.S. Montgomery also became the first president of the California Prune and Apricot Growers' association. The same year, he negotiated the entry of the Western Pacific railroad into San José and became its director (SCS 1944:1).

In 1920, Thomas and Louise (age 63 and 64) along with their son Seymour (age 39) were living as boarders in Hotel Montgomery, South First Street. They continued their careers as real estate brokers (USCB 1920). That year, T.S. Montgomery was a delegate to the Republican National Convention which nominated Warren G. Harding. During the term of Hiram Johnson as Governor, he was also appointed to the State board of Education (Tess 2006:20).

In the 1930s, T.S. Montgomery played a defining role in the creation of San Jose's Civic Auditorium. Along with his wife, he donated the land for the building and worked to secure passage of a bond issue to allow for its construction. In recognition of his efforts, the City of San Jose named the theater portion of the building after him (Tess 2006:21).

T.S. Montgomery retired from active business in 1926, at which time, he and Louise moved to a temporary house on Beach Hill in Santa Cruz, while their mansion, "La Casa de Montgomery" was under construction. By 1930, Thomas and Louise moved to their new home (valued at \$35,000) on Branciforte Drive, Santa Cruz, California (USCB 1930). During his retirement, he served as president of the Conservative Realty Company, owner of the Hotel Montgomery, president of the Sainte Claire Realty Company, owner of the Hotel Sainte Claire, president of the Jefferson Realty Company, owner of the California Theater Company, president of the Southern Development Company, owner of the American Theatre Building, president of the San Tomas Realty Company, among other business and real estate interests (Tess 2006:21).

Montgomery died March 24, 1944 at his home in Saratoga. He was a member of the Scottish Rite and Knights Templar and a charter member of the Lion's Club. He was also the oldest member of the Friendship Lodge of Masons, having joined in 1877. He served on the boards of Agnews State Hospital and the San Jose Normal College (later known as San Jose State University). He was survived by his wife and two children, Seymour Montgomery and Mrs. Coralie Montgomery Fritch (Tess 2006:21).

Area of Significance: Politics/Government (1870–1918)

Commercial growth in San José boomed during the 1880s and continued with steady growth toward the end of the century. After the Chinatown near Market Plaza burned in 1887, the new city hall was erected in the middle of the plaza in 1889 and a post office was constructed in 1893, spurring further development in downtown (Archives and Architecture 1992:8). Near the courthouse, the Hall of Justice was constructed in 1905. The county jail and Hall of Records were also present by 1915.

Urban services continued to expand. Electrical service came to San José in 1881, provided by several small independent gas and electric companies. In 1881, the electrical light tower was constructed at the intersection of Market and Santa Clara Streets, bringing worldwide fame to San José. Electric arc lamps replaced gas streetlights in the late 1880s (Archives and Architecture 1992:8)



Electrical light tower at the intersection of Market and Santa Clara Streets. Courtesy of History San José.

Area of Significance: Religion

Some of San José's oldest and most monumental buildings in the Downtown Core are religious institutions. Although the land that is now Saint James Square had been surveyed in the Lyman survey in 1848, the first building on the square was Trinity Episcopal Church, constructed ca. 1863. A Gothic-style church designed by John W. Hammond, it represents a local aesthetic with its redwood construction. It is San José's first Protestant Church and also the city's oldest church in continuous use (Zavlaris and Dixon 1979: 5-9).

San José is also home to California's oldest non-mission, Catholic congregation at St. Joseph's Catholic Basilica (HL77-4) (80 S. Market Street). Designed by architect Brayn Clinch of the San Francisco-based firm Hoffman and Clinch, the cathedral was completed in 1885, and is easily identified by its towering domes and Classical Revival detailing.



St. Joseph's Church and Pacific Hotel. Horse-drawn carriages parked outside of St. Joseph's Church. The Pacific Hotel is next door, 1889. Courtesy of History San José.

Another significant religious institution in San José's Downtown Core is the First Unitarian Universalist Church of San José (1892) (HL77-8), located at 160 N. Third Street. The building, designed by George

W. Page, is in the Richardsonian Romanesque style and served as a temporary shelter after the 1906 earthquake (Grabeel 1977:3).

Areas of Significance: Education, Entertainment/Recreation, and Social History

As a modern city, San José developed amenities to improve its citizens' educational prospects, social engagement, and leisure activities. In terms of education, the San José Downtown Core was home to the Notre Dame College, on the campus of the Convent of Notre Dame. The campus was located on multiple blocks bounded by St. Augustine (currently St. John Street), San Pedro, Santa Clara, and Santa Teresa (N Almaden) Streets. Other educational facilities included multiple "kindergartens" and "children's day homes" located in frame dwelling buildings throughout the Downtown Core; Longfellow Public School, located in a frame building at the intersection of Divine and Terraine Streets (now a parking lot); St. Joseph's Primary, Grammar, and High School, located in a frame building at the intersection of River Street and Park Avenue (current location of the Adobe Inc. corporate building); Lincoln School, at the intersection of Auzerais Avenue and Orchard Street (current location of the San José McEnery Convention Center); St. Mary's School, at 562 S. Third Street (current location of the Plaza Maria Apartments); and the Notre Dame Institute Girls School, at 590 S. Second Street (current location of the Notre Dame High School) (Sanborn Mapping Company 1915).



College of Notre Dame (Thompson and West, 1876).

The citizens of San José also found leisure time aside from their work. For example, historical mapping shows an auditorium skating rink north of Market Plaza and a dance hall in the Elks Building at 98 N. First Street. Quite a few bocce ball courts were scattered around the Downtown Core, often behind lodging areas. The downtown was also home to multiple theaters, including José Theater (ca. 1904) (HL91-53) (62-64 S. Second Street), Victory Theater, Olympic Theater, and several motion picture theaters (such as Theatre De Luxe, Liberty Theater, and Market Street Theater). Naturally, St. James Park was also an area for entertainment and recreation. The number and type of entertainment and recreational facilities support the premise that at least some citizens of San José had prospered sufficiently in their agricultural and commercial pursuits to enjoy the fruits of their work and good fortune. In this text, it is not postured if, or how often, minority workers and those in poorer socioeconomic groups were able to participate in these pastimes.

Social activities were also an important part of San José’s story during this period. Mapping from 1915 shows a varied number of fraternal halls, including a Scottish Rite Temple (196 N. 3rd Street), the Sainte Claire Club (65 E. St. James Street), San José Woman’s Club (49 S. Third Street), Knights of Columbus Hall (59 N. Third Street), Labor Temple (78 N. 2nd Street), Elks Building (82-98 N. First Street), Moose Club (19 N. Second Street), the YWCA (202 S. Second Street), and the Masonic Temple (262 S. First Street). One of the best remaining examples of downtown commercial architecture from the 1870s–1880s is the three-story, Italianate-style, Independent Order of Odd Fellows building located on the corner of Santa Clara and Third Streets (Bamberg 1982: 7). The west portion of this building (82 E Santa Clara Street, also referred to as the Hagan or Pfister Building) is the oldest remaining building of San José’s free public library system (Chattel, Inc. 2019:4).



The former Independent Order of Odd Fellows building at 82 E. Santa Clara Street. Photograph by Michael Baker International, August 2020.

Associated Property Types

City Historic Landmarks dating to this period in the San José Downtown Core include several residential properties, two religious buildings, several commercial properties, a few entertainment and social history buildings, and one educational building, as enumerated in the table below. This is not an exhaustive list – it represents only resources protected through the City’s Historic Landmarks Commission.

Period	Resource Name, File ID, and Address	Date	Potential Significance
Horticultural Expansion (1870-1918)	Donner/Houghton Residence (HL01-125), 156 E St. John Street	ca. 1881	Architecture
	Hotel Metropole (HL88-46), 33-35 S Market Street	ca. 1890s	Architecture
	Montgomery Hotel (HL00-120), 211 S First Street	ca. 1911	Architecture
	Rucker Mansion (HL01-133), 418 S Third Street	1891	Architecture
	The Sherward Building (HL00-119), 79 Devine Street	N/A	Architecture
	Wright/Bailey Residence (HL01-137), 312-314 S Third Street	ca. 1889	Architecture
	St. James Hotel/Moir Building (HL81-19), 241-277 N First Street	ca. 1892	Architecture, Commerce
	Beatrice Building (HL92-76), 255 N First Street	ca. 1890s	Commerce
	Fountain Alley Building (HL92-64), 27-29 Fountain Alley	ca. 1899	Commerce
	Glein/Fenerin Building (HL92-58), 59-69 Post Street	1873-1875	Commerce
	James Clayton Building (HL88-45), 34 W Santa Clara Street	c. 1867	Commerce
	Knox/Goodrich Building (HL90-52), 34-36 S First Street	ca. 1889	Commerce
	Letitia Building (HL92-65), 66-72 S First Street	ca. 1890s	Commerce
Lyndon Building (HL92-75), 177 W Santa Clara Street	ca. 1884	Commerce	

Period	Resource Name, File ID, and Address	Date	Potential Significance
	Masson Building (HL01-138), 161 W Santa Clara Street	1883/1930	Commerce
	New Century Block (HL80-15), 52-78 E Santa Clara Street	ca. 1886-1900	Commerce
	Security Building/Ryland Block (HL92-66), 74-86 S First Street	ca. 1892	Commerce
	Sperry Flour Co. (HL92-72), 30 N Third Street	1917	Commerce
	State Meat Market (HL92-70), 148-150 E Santa Clara Street	ca. 1913	Commerce
	Sunol Building (HL01-129), 127-145 Post Street	ca. 1890s	Commerce
	Sunset Telephone & Telegraph (HL82-23), 80 S Market Street	ca. 1904	Commerce
	Tognozzi Building (HL92-77), 261-265 N First Street	ca. 1890s	Commerce
	Twohy Building (HL01-134), 200-210 S First Street	1917	Commerce
	Herrold College (HL92-74), 465 S First Street	1918	Education
	José Theater (HL91-53), 62-64 S Second Street	ca. 1904	Entertainment/Recreation
	St. Joseph's Church (HL77-4), 80 S Market Street	ca. 1876	Religious
	First Unitarian Church (HL77-8), 160 N Third Street	1891-1892	Religious
	Germania Hall (HL86-38), 259-261 N Second Street	ca. 1895	Social History
	Odd Fellows Building (HL80-12), 82-96 E Santa Clara Street	ca. 1883	Social History

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Horticultural Expansion Period (1870–1918), its event or people related significance may fall within one or more of several areas: *Industry, Ethnic Heritage, Commerce, Politics/Government, Religion, or Education, Entertainment/Recreation, or Social History*. Properties that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled “San José’s Architectural Development”). No other Areas of Significance were identified for this period, although research may justify additional areas in the future.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register(1) ▪ City Landmark(1, 2, 4) 	Events or Themes	<p>In order to qualify in this category of significance, a property must demonstrate an important association with an event or pattern of events related to one of the pertinent areas of significance (as articulated in the context). It is not enough for a property to simply be associated with the theme – its association must be important.</p> <p>Industry. A property significant in this area may be directly or indirectly associated with the canning industry, fruit storage, processing, or shipping. Historic mapping indicates, however, that this ceased to be an</p>

Criteria	Significance	Discussion
		<p>important theme in the Downtown Core by 1915. Any remaining buildings would be unusual.</p> <p>Ethnic Heritage. Minority populations working in the horticultural industry are represented in the Downtown Core through the built environment. Resources may include ethnically specific churches, schools, or social halls, buildings constructed as specialty shops or markets, bocce ball courts, and other properties built or owned by persons of minority heritage.</p> <p>Commerce. A property significant in this area may be related to the growth experienced in the Downtown Core during this period in relationship with the surging horticultural industry and corresponding economy. Resources may include banks, hotels, theaters, bike repair and cyclery shops, auto repair shops, and sheet metal shops.</p> <p>Politics/Government. A property significant in this area is reflective of the overall economy and developing downtown. Government services, indicative of an “up and coming” city, may include resources associated with expanded public utilities such as gas and electric services.</p> <p>Religion. Religious properties may be significant for their association with a significant nonreligious event or being directly associated with a specific event or broad pattern in the history of religion at the local, state, or national level. A religious property may also qualify for its associations with the role of particular religious groups in the social, cultural, economic, or political history of San José. A resource cannot be eligible simply for its association with a specific religion.</p> <ul style="list-style-type: none"> ▪ Ordinarily cemeteries or properties owned by religious institutions or used for religious purposes are not be considered eligible for the National Register. However, the property may qualify if it derives its primary significance from architectural or artistic distinction, or from historical importance (Criteria Consideration A) <p>Education. As a modern city, San José developed amenities to improve its citizens’ educational prospects. Institutional buildings may be significant for their association within the theme of educational development. The resources would have to have achieved local, state, or national levels of significance</p>

Criteria	Significance	Discussion
		<p>within the theme of education such as the advancement of a certain pedagogy. A resource is not eligible simply because it is a school or library.</p> <p>Entertainment/Recreation and Social History. A property significant in these areas may be reflective of the success of San José’s business class, many of whom found leisure time outside of work. Property types may include theaters, parks, auditoriums, dance halls, bocce courts, fraternal clubs, and social halls.</p>
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register(2) ▪ City Landmark (3) 	People	<p>In order to qualify in this category of significance, a property must be associated with individuals whose specific contributions to the various Areas of Significance identified for the Horticultural Expansion Period can be identified and documented.</p> <p>Such persons may include Dr. James Dawson or Thomas S. Montgomery, in addition to countless others who contributed to the Areas of Significance.</p>
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register(3) ▪ City Landmark (5-8) 	Architecture	<p>This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.</p> <p><i>Properties within the Downtown Core exhibiting significance in this area are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i></p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<p>This category of significance requires that a property dating to the Horticultural Expansion Period "has yielded, or may be likely to yield, information important in prehistory or history." To qualify under these criteria, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following essential physical features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for historic properties from this period must be sufficient to convey the resource’s significance. Given

that these resources are slightly more prolific in the Downtown Core than those of earlier periods, they must meet a higher threshold of integrity. In this way, a property must retain integrity of location, design, setting, and materials, at minimum, as well as the ability to convey feeling and association. *The property must be able to convey its significance in order to be considered eligible for listing in the National Register, California Register, or as a City Landmark.*

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>A historic property significant in the areas of Industry, Ethnic Heritage, Commerce, Politics/Government, Religion, Education, Entertainment/Recreation, or Social History during the Horticultural Expansion Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ The setting should remain consistent with historical use (residential neighborhood, civic plaza, commercial street, etc.). How the property is situated and its relationship to surrounding features and open space should be considered. ▪ For buildings, the design should retain its original massing, form, plan, space, and style. For other types of resources, the design should be faithful to the original structural system, engineering, etc. ▪ Properties must retain the key exterior materials dating from the period of its historic significance. 	<ul style="list-style-type: none"> ▪ The location of a property, complemented by its setting, is important in capturing the sense of historic events and persons. ▪ Adjacent new developments or demolitions may detract from the setting. ▪ Historic properties eligible under these criteria should not have many modern additions or intrusions. The building should not be enlarged in size by over 30 percent of its original massing. ▪ If a property has been rehabilitated, the historical materials and significant features must have been preserved. A property whose historical features and materials have been lost and then reconstructed is usually not eligible. ▪ Any evidence of artisans' labor or workmanship will enhance a property's historic integrity. This may include vernacular methods of construction, ornamental detailing, innovative techniques, etc. ▪ Properties dating to this period should be able to convey the feeling of their historic character; they should express a sense of a particular period of time.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> ▪ See "<i>San José's Architectural Development.</i>"
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of</p>	<ul style="list-style-type: none"> ▪ Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as

Essential Physical Features	Integrity Considerations
integrity of location, design, materials, and association.	well as to other types of properties. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret an archeological site's or district's historical significance (Little and Martin Siebert 2000:35).

INTER-WAR PERIOD (1918–1945)

After World War I, San José entered a period of great prosperity. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments. During the 1920s, the downtown reached its zenith as the business, social, and cultural core of the greater San José area (City of San José 2004:17).

San José was the financial and business center of a vast agricultural area. The fruit industry dominated the Santa Clara Valley during this time; the region was the largest center of fruit production in the country. Numerous food processing and canning companies, such as Sunsweet, Del Monte, Valley View Packing, and Mayfair, processed and packaged the bounty from the “Valley of Heart’s Delight.” By the mid-1930s the prune became the dominant fruit, with over 120,000 acres grown in the valley. A steady increase in prune production occurred throughout the 1920s and 1930s, with 116,900 tons produced in 1920 and a peak of 285,700 tons in 1930 (PAST Consultants, LLC 2009:12).

The city’s population reached 39,642 residents by 1920. Prior to the building boom that started in about 1930, 1925 was the peak period of post-war prosperity for building construction, when a few large building projects increased the annual building permit total to \$4,837,315. Even after Black Tuesday, when the stock market crashed on October 29, 1929, the outlook for local construction activity in 1930 was positive. San José’s population continued to rise: in 1930, 57,651 residents called the Valley of Heart’s Delight home (PAST Consultants, LLC 2009:14). The Bank of Italy (later Bank of America), Sainte Claire Hotel, and Hale’s Department Store were all constructed during this decade (PAST Consultants, LLC 2009:12).



Hotel Sainte Claire, San Carlos and Market Streets, constructed 1926. Historic postcard in the public domain, courtesy of cardcow.com.

This period saw the introduction of poured-in-place concrete buildings and steel-framed high rises. Steel and wood truss design and curtain wall systems began appearing in larger commercial and industrial buildings. These construction advancements allowed for larger, more open buildings. In response to the devastation of the 1906 earthquake, which destroyed a large number of unreinforced masonry buildings, smaller commercial and industrial buildings began using concrete in their construction (City of San José 2004:16-17).

Concerns about aging building stock in the downtown began in the late 1920s, but it was during the Great Depression that the impetus to change the physical appearance of the downtown began in earnest. As commercial businesses strived to stay afloat, increased competition for consumer dollars led to changes in the appearance of building fronts as owners modernized to try to attract business. While façade replacements had begun to occur as early as 1900, more radical changes began to appear in the mid-1930s. American architects, influenced by the New Modernism, began to remove the remaining Victorian-era ornamentation from façades and create stripped building envelopes in abstract compositions. While the Art Deco style had appeared briefly in San José during the early 1930s, most remodeled façades by the late 1930s and into the 1950s were more abstract in form and composition. By the summer of 1936, San José’s first “redevelopment” effort, organized by the Builders Exchange

of Santa Clara, created a campaign called “Modernize for Profit.” The success of this local campaign for modernization, as noted in local newspapers at the time, is the foundation for future revitalization efforts that would focus on the physical aspects of redevelopment (City of San José 2004:17).

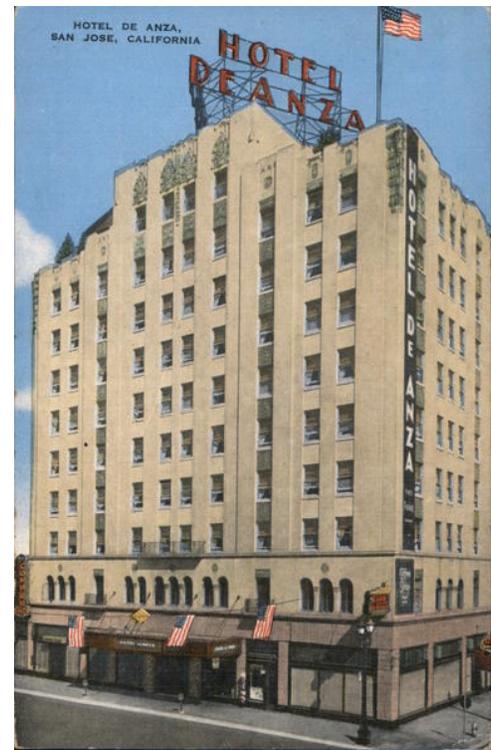
Active downtown development during the early part of the Inter-War Period was later tempered by the beginnings of suburban development in the late twenties. Automobile agencies, garages, and suppliers, which had begun to appear before the war, soon populated the edges of the core area and catalyzed further downtown development activity; however, increased suburban development made possible by the automobile slowed the overall downtown regeneration process. Commercial development that served suburban neighborhoods shifted investment away from development in the downtown core. The automobile and the decentralization it brought began to affect the shape and character of downtown San José (City of San José 2004:17).

For example, increased automobile traffic resulted in the abandonment of streetcar lines during the 1920s and 1930s, which were replaced by private bus lines and the Greyhound bus station downtown (Archives and Architecture 1992:10). 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. 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 (Basin Research Associates, Inc. 2009:21).

In the late 1920s, a housing shortage prompted an influx of new residential construction. Total residential construction for 1930 was estimated to be \$1.5-1.7 million, to meet the “acute” housing shortage. Industrial construction was estimated at \$250,000, and business construction was estimated at \$500,000 (PAST Consultants, LLC 2009:15). By 1936, the Federal Housing Authority (FHA) began a series of publications for residential house design intended to facilitate the rapid construction of houses by focusing on simplified, low-cost designs. These FHA publications led to the development of enormous subdivisions throughout the country. Houses displayed very little, if any, architectural ornament, giving rise to the Minimal Traditional style. In San José, these houses began to appear in the late 1930s as infill in older neighborhoods and as small residential developments to the east, west, and south of the city core. There are several Minimal Traditional style houses in the San José Downtown Core (PAST Consultants, LLC 2009:17).

Areas of Significance: Economics and Commerce (1918–1945)

In an effort to counteract the economic recession, San José’s determination to achieve a position of importance as a hotel center led to \$1,255,000 plans for two hotels in 1930, the Pershing Hotel at Fourth and San Fernando Streets and the San José Hotel at Santa Clara Street and Notre Dame Avenue, neither of which were constructed. Instead, the elegant De Anza Hotel (NRHP# 82002266) joined the San José skyline at 233



Hotel De Anza, 233 W. Santa Clara Street, constructed 1931. Historic postcard in the public domain, courtesy of cardcow.com.

West Santa Clara Street in 1931. An outstanding example of the commercial Art Deco style, the De Anza Hotel was designed by notable local architect William H. Weeks, with Carl Swenson as the builder. The tallest hotel in San José at the time of its construction, the ten-story edifice features classic Art Deco styling. Its tripartite composition consists of a base, separated by a string course; the middle, expressed by vertical bands of sash windows and comprising a ten-story central bay flanked by nine-story bays; and zigzag cornice motifs embellishing the top stories (PAST Consultants, LLC 2009:18-19).

President Franklin D. Roosevelt’s New Deal programs also impacted San José significantly, thanks to money available through the Works Progress Administration (WPA). One such building constructed was a new post office completed in 1933, designed by Ralph Wyckoff in the Spanish Colonial Revival style. The \$305,000 edifice at 105 North First Street and St. John Street was expected to be one of the finest public buildings in Northern California. It is listed in the National Register as a contributor to the St. James Square historic district (also a local landmark district) (PAST Consultants, LLC 2009:20).



New Post Office, 1933, 105 North First Street. Courtesy of History San José.

WPA funds also helped build a significant addition to the San José skyline: Binder and Curtis’s Civic Auditorium (1934–1936) at 145 West San Carlos Street. On April 13, 1936, the *San José News* ran a cover story on the new “Castle in Spain.” Featuring a photo of its primary elevation, the building represents Binder and Curtis’s interpretation of the Spanish Colonial Revival style.



Civic Auditorium, 1934-1936, 145 West San Carlos Street. Historic postcard in the public domain, courtesy of cardcow.com.

As 1940 dawned, San José’s population increased to 68,457 residents. In proudly summarizing the history of San José in the 1940 *City Directory*, Russell E. Pettit explained that the city was home to 21 canneries, 24 dried fruit packing plants, and the largest manufacturer of orchard and fruit handling machinery in the United States, the Food Machinery Corporation. By 1945, the city had 22 canneries, 24 dried fruit packing plants, and 2 can companies with a production capacity of more than a million cans per day (PAST Consultants, LLC 2009:14). The economic upshot of the continued success of the agricultural and canning industries was evidenced clearly through the construction boom of the 1920s and continued vibrancy of the Downtown Core through 1945.

The miles and miles of orchards in San José and the surrounding Santa Clara Valley, and the associated industry and infrastructure, were the leading sources of employment in San José until 1952. World War II provided an enormous demand for canned and dried fruit, with most fruit produced in the Santa Clara Valley shipped to servicemen and servicewomen overseas. San José remained the center

of the Valley of Heart’s Delight during the war years, yet the conflict signified the beginning of a monumental shift in San José’s economy (PAST Consultants, LLC 2009:14).

Associated Property Types

City Historic Landmarks dating to this period in the San José Downtown Core include an apartment building, several hotels, several financial institutions, a theater, and two social buildings, as enumerated in the table below. This is not an exhaustive list – it represents only resources protected through the City’s Historic Landmarks Commission.



Scottish Rite Temple, ca. 1924 (HL77-5), 196 N. Third Street. Historic postcard in the public domain, courtesy of cardcow.com.

Period	Resource Name, File ID, and Address	Date	Potential Significance
Inter-War Period (1918-1945)	St. Claire Hotel (HL81-18), 302 S Market Street	ca. 1926	Economics, Commerce, Architecture
	De Anza Hotel (HL81-17), 233 W Santa Clara Street	1931	Economics, Commerce, Architecture
	Mojmir Apartments (HL07-166), 470 S Third Street	1922	Architecture
	Commercial Building (HL01-140), 28 N First Street	1926	Commerce
	Dohrman Building (HL83-24), 325 S First Street	ca. 1926	Commerce
	Bank of Italy (HS84-27), 14 S First Street		Commerce
	St. Claire Building (HL01-126), 301 S First Street	1925	Commerce
	Costa/Miller Building (HL01-128), 520 S First Street	1923	Commerce
	W. Prussia Building (HL01-130), 371-387 S First Street	1925	Commerce
	San José Building & Loan Assoc. (HL91-55), 81 W Santa Clara Street	ca. 1926	Commerce
	Farmer's Union Building (HL01-139), 151 W Santa Clara Street	1930	Commerce
	San José National Bank (HL01-132), 101 W Santa Clara Street	1942	Commerce
	Realty Building (HL01-136), 19 N Second Street	1925	Commerce
	Fox Theater (California Theater) (HS85-29), 345 S First Street	ca. 1927	Entertainment
	National Guard Armory (HL88-47), 240 N Second Street	ca. 1933	Military
	Knights of Columbus Building (HL01-135), 34-40 N First Street	1926	Social History
Scottish Rite Temple (HL77-5), 196 N Third Street	ca. 1924	Social History	

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Inter-War Period (1918–1945), its event or people related significance may fall within the area of *Economics and Commerce*. Properties

that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled “San José’s Architectural Development”). No other Areas of Significance were identified for this period, although additional research may justify additional areas in the future.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register(1) ▪ City Landmark(1, 2, 4) 	Events or Themes	<p>To be considered for listing under this category of significance, a property must demonstrate an important association with an event or pattern of events related to one of the pertinent areas of significance (as articulated in the context). It is not enough for a property to simply be associated with the theme – its association must be important.</p> <p>Economics and Commerce. A property significant in this category may be representative of the great prosperity and changing dynamic in the Downtown Core during the 1920s, or it may represent a struggling economy during the Great Depression. For example, a building (or a collection of buildings) could illustrate the automobile’s influence in the changing urban landscape, the push toward new car-friendly markets, and/or the resulting decay at the Downtown Core. Alternately, a residential development constructed in the 1920s may signify the “acute” housing shortage at the time and the post-WWI Minimal Traditional response to the need. Hotels constructed during the period speak to the city’s effort to counteract the effects of the Great Depression. Other properties constructed with New Deal dollars or otherwise intended to bring vitality back to the mid-1930s landscape could have significance in this area.</p>
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register(2) ▪ City Landmark (3) 	People	<p>To be considered for listing under this area of significance, a property must be associated with individuals whose specific contributions to the various Areas of Significance identified for the Inter-War Period can be identified and documented.</p>
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register(3) ▪ City Landmark (5-8) 	Architecture	<p>This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.</p> <p><i>Properties within the Downtown Core exhibiting significance in this area are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i></p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<p>This category of significance requires that a property dating to the Inter-War Period “has yielded, or may be likely to yield, information important in prehistory or</p>

Criteria	Significance	Discussion
		<p>history." To qualify under these criteria, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following essential physical features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for historic properties from this period must be sufficient to convey the resource’s significance. Given that these resources are more prolific in the Downtown Core than those of earlier periods, they must meet a higher threshold of integrity. To this end, a property must retain integrity of location, design, setting, and materials, at minimum, as well as the ability to convey feeling and association. *The property must be able to convey its significance in order to be considered eligible for listing in the National Register, California Register, or as a City Landmark.*

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>Historic properties significant in the area of Economics and Commerce during the Inter-War Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ The setting should remain consistent with historical use (residential neighborhood, civic plaza, commercial street, etc.). How the property is situated and its relationship to surrounding features and open space is important ▪ For buildings, the design should retain its original massing, form, plan, space, and style. For other types of resources, the design should be 	<ul style="list-style-type: none"> ▪ The location of a property, complemented by its setting, is important in capturing the sense of historic events and persons. ▪ Adjacent new developments or demolitions may detract from the setting. ▪ Historic properties eligible under these criteria should not have many modern additions or intrusions. The building should not be enlarged in size by over 30 percent of its original massing. ▪ If a property has been rehabilitated, the historical materials and significant features must have been preserved. A property whose historical features and materials have been lost and then reconstructed is usually not eligible. ▪ Any evidence of artisans’ labor or workmanship will enhance a property’s historic integrity. This may include vernacular methods of construction, ornamental detailing, innovative techniques, etc.

Essential Physical Features	Integrity Considerations
<p>faithful to the original structural system, engineering, etc.</p> <ul style="list-style-type: none"> Properties must retain the key exterior materials dating from the period of its historic significance. 	<ul style="list-style-type: none"> Properties dating to this period should be able to convey the feeling of their historic character; they should express a sense of a particular period of time.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> See “<i>San José’s Architectural Development.</i>”
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	<ul style="list-style-type: none"> Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the “recognizability” of the site or district and enhances one’s ability to interpret an archeological site’s or district’s historical significance (Little and Martin Siebert 2000:35).

INDUSTRIALIZATION AND URBANIZATION PERIOD (1945–1991)

Near the end of World War II, 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 what would be known as Silicon Valley by the 1970s (Basin Research Associates, Inc. 2009:21).

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. 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 (Basin Research Associates, Inc. 2009:21).

The newly settled populations of San José were extremely mobile in their daily living, for they generally accepted automobiles as primary transportation and used them to travel to and from suburban homes. The tremendous affluence generated by the remarkable economy of the mid-twentieth century Santa Clara Valley helped the newcomers 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 backbone of San José between 1860 and 1940 (Basin Research Associates, Inc. 2009:21-22).

Much of San José's growth between 1950 and 1970 resulted from annexation, which incorporated suburbs into the city, 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. 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 (Basin Research Associates, Inc. 2009:22).

In 1956, three events signaled the turning point for the continued viability of the San José Downtown Core. First, Valley Fair shopping mall opened in an unincorporated area several miles west of downtown, taking with it San José's downtown Macy's department store. Next, the City of San José decided to abandon its 1886 City Hall for a location many blocks north of the downtown core (at the intersection of West Mission Street and North First Street). Finally, the San José Redevelopment Agency was established to address blight in downtown San José (City of San José 2004:18).

Before the establishment of the redevelopment agency, many plans for modernization were implemented in the city center as attempts to compete with the suburban malls. These mostly cosmetic changes, however, were not successful in addressing the fundamental transformation of American society that shaped the urban city in the last half of the twentieth century. Commercial business development continued to flow out of the downtown core. The owners of many downtown historic

buildings undertook façade alterations in the late 1950s and 1960s in an effort to create an atmosphere that would bring back customers. Some historic façades were completely removed and replaced by modern-looking unadorned stucco walls. Others were modified with attached curtain walls. These remodeling projects, unlike in the earlier Depression era that evolved within a concerted community effort, did not result in a resurgence of economic vitality in the Downtown Core area; it instead precipitated the eventual change in urban development policy that enacted large-scale urban clearance activities in the 1960s and 1970s (City of San José 2004:18).

Area of Significance: Community Planning and Development (1945–1991)

The war's aftermath brought San José to the edge of a construction boom as hundreds of thousands of servicemen and defense workers selected the Santa Clara Valley for their G.I. Bill-assisted homes. Shortly after the war, the appointment of a new city manager would herald an unprecedented era of citywide expansion via land acquisition. On March 27, 1950, A.P. "Dutch" Hamann was sworn in as city manager. On Hamann's first day of work, San José was growing steadily, but its population still remained below the 100,000 mark, sitting at 95,280 residents. The total area of the city was 17 square miles. When Hamann retired on December 1, 1969, the city encompassed 137 square miles and housed over 450,000 residents.

Recognizing San José's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San José the commercial and industrial leader of the region. This unprecedented growth in the 1950s and 1960s flooded the city with examples of Modernist buildings of every function type: civic, industrial, commercial, religious, and residential. From schools to homes, fire stations to factories, Modernist buildings from the Hamann period abound in San José (PAST Consultants, LLC 2009:27).

One of the early documents to emerge from the nascent Hamann tenure, entitled *Planning San José: Background for Planning*, was released in 1952. The document summarized city planning efforts to date and provided a set of recommendations for expansion of the city. Several goals included additional downtown parking spaces for up to 15,000 cars by 1960, as well as wider streets in the Downtown Core. The 1952 document notes that the Downtown Core, "the city's big retail area, which pays a quarter of all the city's and a twelfth of the county's ad valorem taxes isn't growing as it should. Traffic inconvenience getting in and out of the area, downtown traffic congestion and shortage of both on-street and off-street parking, are among the unhealthy factors." The document states that neighborhood shopping centers, in service to the automobile, "are being developed wholly on the basis of convenience." This document chronicles the concerns regarding the effects of the automobile on the Downtown Core. While city planners attempted to make the downtown more accessible by car, it was becoming clear that suburban expansion was booming in the Santa Clara Valley. The suburban—or "neighborhood"—shopping center was taking hold. From his earliest days as city manager, Hamann recognized the automobile's role in shaping the city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration (PAST Consultants, LLC 2009:27). Rural roads widened into freeways, and expressways and boulevards were lined with restaurants, gas stations, and automobile salesrooms (Archives and Architecture 1992:10-11).

In the 1960s, Hamann continued to rally city government and citizens to the cause of further expansion. As usual, expenditures for roadway improvements, along with ties to the fledgling County Expressway and Federal Interstate Highway systems, were among the highest priorities in Hamann's capital improvement budgets up to the mid-1960s. In 1964, local newspapers announced plans for the

construction of Interstate 680 in San José. Hamann predicted construction would begin before the scheduled date. The San José segment of Interstate 680 opened in 1974 (PAST Consultants, LLC 2009:37).

Banking

During Hamann's tenure, the Downtown Core remained the financial center for the sprawling Santa Clara Valley, with numerous impressive banks dotting the landscape. The Neoclassical First National Bank of San José, located on First and Santa Clara Streets, received a complete remodeling in gleaming Modernist lines. Designed by the prolific architectural firm of Higgins & Root Associates, AIA, the bank's 1963 reopening of its regional headquarters was covered lavishly in an eight-page advertisement (PAST Consultants, LLC 2009:38).

Park Center Plaza

Hamann is also responsible for instigating the planning process for urban renewal in San José's Downtown Core. Discussion of San José's first urban renewal site, Park Center, began in the late 1950s. Various lawsuits delayed construction as of the 1965 publication date of Hamann's next *Six-Year Capital Improvement Plan* (for the years 1966–1973). At that time, San Antonio Plaza was being studied by city officials (PAST Consultants, LLC 2009:44).

In June 1962, the City began to acquire properties within a 13-block area bounded by San Fernando Street to the north, San Carlos Street to the south, Market Street to the east, and Almaden Boulevard to the west, with construction commencing in 1968. Architectural models for both Park Center Plaza and San Antonio Plaza appeared in a document entitled *Progress Report on the Goals for San José*, one of the final documents bearing Hamann's typically upbeat, pro-development cover letters. The Park Center Plaza project intended to create San José's—and by association Santa Clara Valley's—financial center in a series of bold high-rise construction projects that would remove blight and create open and entertainment space (PAST Consultants, LLC 2009:45).



Reconstruction of First National Bank Building, 1963. Courtesy of History San José.



Bank of California, 1973. Courtesy of History San José.

On June 5, 1972, shortly after completion of the majority of Park Center’s projects, the *San José Mercury News* ran a spread showing photographs of several Park Center bank buildings. One caption, titled “The New – and Old,” commented, “San José’s historic old former library, now the Civic Art Museum, contrasts handsomely with the sleek, modern Wells Fargo Building across the street. Bank building is part of the Park Center Plaza, an urban renewal project which has changed the city’s skyline to a striking degree.” Six major national and West Coast banks (Bank of America, Wells Fargo, Union Bank, United California Bank, Security Pacific National Bank, and Bank of California) funded construction of regional corporate headquarters buildings in the 24-acre Plaza complex (PAST Consultants, LLC 2009:45).



San José Main Public Library, 1970. Historic postcard in the public domain, courtesy of cardcow.com.

The Park Center project included construction of a new main library building, completed in 1970 and designed by Norton S. Curtis and Associates. The son of Ernest Curtis of the prolific local architectural firm Binder & Curtis, Norton S. Curtis combined elements of Brutalism and New Formalism. The building was demolished in 2011 to make space for an expansion to the McEnery Convention Center.



San José Center for the Performing Arts, constructed 1972. Photograph dated 1979. Courtesy of History San José.

Another Modernist building set in the Park Center Plaza redevelopment project area is the San José Center for the Performing Arts, at 241-271 Park Avenue. Designed by Taliesin Associated Architects of Scottsdale, Arizona, the building opened on February 17, 1972. Its Organic-style curvilinear design harkens back to the Taliesin firm’s primary influence, Frank Lloyd Wright (PAST Consultants, LLC 2009:46-47).

Area of Significance: Engineering/Technology

Silicon Valley actually was not identified as such until 1971, when Don C. Hoefler, editor of *Microelectronics News*, coined the phrase. At this time, after nearly three decades of constant innovation, reinvention and entrepreneurship, the electronics industry employed approximately 20,000 workers (PAST Consultants, LLC 2009:48).

IBM is one of the firms that played a major role in San José’s engineering/technology story. A leader in computer technology, IBM released its first Mack 1 computer in 1944. The company opened its first research laboratory on the West Coast in San José, at 99 Notre Dame Avenue, in 1952. In this facility, the firm pioneered the Random Access Method of Accounting and Control (RAMAC) in 1956. This development enabled IBM to create the first magnetic hard drive. The firm later developed the flying

head disk drive that was incorporated into computers initially sold to American Airlines for its reservation system. During the company’s peak of operation, from the late 1950s well into the 1980s, IBM was the largest employer in San José, with a peak total workforce of 11,000 persons (PAST Consultants, LLC 2009:50).

By 1980, Santa Clara Valley boasted over 3,000 electronics firms. The region became the capital of a lucrative and booming industry that attracted thousands of people to San José and neighboring towns. This influx of new workers into a dynamic field supported the continuing expansion of San José, aided by the expansionist policies of A.P. “Dutch” Hamann (PAST Consultants, LLC 2009:51).

In summary, the unfortunate by-product of the commercial migration to the suburbs was the decline of a vital Downtown Core, followed by widespread demolition and redevelopment projects during the 1960s (many of which were never completed) (Archives and Architecture 1992:10-11). Following the 1989 Loma Prieta Earthquake, the State of California mandated that local agencies bring unreinforced masonry buildings into code compliance or remove them from public use. While many building owners brought their structures into compliance, many buildings within the historic areas of the city were subsequently vacated or demolished (City of San José 2004:19). Successful redevelopment efforts in the 1980s, however, signaled a rebirth of San José’s downtown business district characterized by International-style high-rise architecture (Archives and Architecture 1992:10-11).

Associated Property Types

City Historic Landmarks dating to this period in the San José Downtown Core include the IBM Building and Former Fire Station #1. This is not an exhaustive list – it represents only resources protected through the City’s Historic Landmarks Commission.

Period	Resource Name, File ID, and Address	Date	Potential Area of Significance
Industrialization and Urbanization Period (1945-1991)	IBM Building (HL01-143), 99 Notre Dame Avenue.	1949	Engineering/ Technology
	Former Fire Station #1 (HL08-169), 225 N Market Street	1951	Community Planning and Development

Significance and Evaluation Criteria

If a resource located in the Downtown Core was constructed during the Industrialization and Urbanization Period (1945–1991), its event or people related significance may fall within the areas of *Community Planning and Development* or *Engineering/Technology*. Properties that embody the distinctive characteristics of a type, period, or method of construction may also have significance in the area of *Architecture* (discussed near the end of this chapter in the section titled “San José’s Architectural Development”). No other Areas of Significance were identified for this period, although research may justify additional areas in the future.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register(1) ▪ City Landmark(1, 2, 4) 	Events or Themes	<p>To be considered for listing under this category of significance, a property must demonstrate an important association with an event or pattern of events related to one of the pertinent areas of significance (as articulated in the context). It is not enough for a property to simply be associated with the theme – its association must be important.</p> <p>Community Planning and Development. A property significant in this area may have an important association with San José’s dramatic annexation and growth program in the 1950s–1970s. Similarly, a resource could be related to one of A.P. “Dutch” Hamann’s urban redevelopment programs, such as the Park Center Plaza. A resource in this context would need to demonstrate an important association, such as a pilot project, one that set a state precedent, or was the first of its kind, etc.</p> <p>Engineering/Technology. A property significant in this area will demonstrate an important association with the beginnings of Silicon Valley and its inventions. A resource is not eligible simply because it was related to the engineering/technology fields but because it made a significant impact on the field and its trajectory.</p>
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register(2) ▪ City Landmark (3) 	People	<p>To be considered for listing under this category of significance, a property must be associated with individuals whose specific contributions to the various Areas of Significance identified for the Industrialization and Urbanization Period can be identified and documented.</p> <p>Such persons may include A.P. “Dutch” Hamann and others who contributed to the Areas of Significance.</p>
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register(3) ▪ City Landmark (5-8) 	Architecture	<p>This criterion applies to properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.</p> <p><i>Properties within the Downtown Core exhibiting significance in this area are discussed near the end of this chapter in the section titled “San José’s Architectural Development.”</i></p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<p>This category requires that a property dating to the Industrialization and Urbanization Period "has yielded, or may be likely to yield, information important in</p>

Criteria	Significance	Discussion
		<p>prehistory or history." To qualify under these criteria, a property must meet two basic requirements:</p> <ul style="list-style-type: none"> ▪ The property must have, or have had, information that can contribute to our understanding of human history of any time period; and ▪ The information must be considered important. (Little and Martin Siebert 2000:28).

Integrity

The following Essential Physical Features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Integrity thresholds for historic properties from this period must be sufficient to convey the resource’s significance. Given that these resources are more prolific in the Downtown Core than those of earlier periods, they must meet a higher threshold of integrity. In this way, a property must retain integrity of location, design, setting, and materials, at minimum, as well as the ability to convey feeling and association. *The property must be able to convey its significance in order to be considered eligible for listing in the National Register, California Register, or as a City Landmark.*

Essential Physical Features	Integrity Considerations
<p>National Register (A & B) California Register (1 & 2) City Landmark (1-4)</p> <p>A historic property significant in the area of Community Planning and Development and Engineering/Technology during the Industrialization and Urbanization Period should retain the features that made up its character or appearance during the period:</p> <ul style="list-style-type: none"> ▪ Original location. ▪ The setting should remain consistent with historic design, where master planning was an element of the original concept. ▪ For buildings, the design should retain its original massing, form, plan, space, and style. For other types of resources, the design should be faithful to the original structural system, engineering, etc. 	<ul style="list-style-type: none"> ▪ The location of a property, complemented by its setting, is important in capturing the sense of historic events and persons. ▪ Adjacent new developments or demolitions may or may not detract from the setting. As a morphing urban center, buildings constructed during this period have always been surrounded by a variety of building types, vacant lots, and zoning codes. ▪ Historic properties eligible under these criteria should not have many modern additions or intrusions. The building should not be enlarged in size by over 30 percent of its original massing. ▪ If a property has been rehabilitated, the historical materials and significant features must have been preserved. A property whose historical features and materials have been lost and then reconstructed is usually not eligible.

Essential Physical Features	Integrity Considerations
<ul style="list-style-type: none"> Properties must retain the key exterior materials dating from the period of its historic significance. 	<ul style="list-style-type: none"> Any evidence of artisans' labor or workmanship will enhance a property's historic integrity. This may include vernacular methods of construction, ornamental detailing, innovative techniques, etc.
<p>National Register (C) California Register (3) City Landmark (5-8)</p>	<ul style="list-style-type: none"> See <i>"San José's Architectural Development."</i>
<p>National Register (D) California Register (4)</p> <p>Archaeological sites with significance under these criteria should retain high levels of integrity of location, design, materials, and association.</p>	<ul style="list-style-type: none"> Integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district. Integrity of feeling also adds to the integrity of archeological sites or districts as well as to other types of properties. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret an archeological site's or district's historical significance (Little and Martin Siebert 2000:35).

SAN JOSÉ'S ARCHITECTURAL DEVELOPMENT (1797–PRESENT)

Area of Significance: Architecture

Spanish Period (1769–1821): 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. In 1787, the pueblo relocated to the area currently occupied by the Downtown Core (Basin Research Associates, Inc. 2009:12). San José's early homes, small adobe structures, were clustered around crossings of roads leading to Monterey, the Santa Clara Mission, and the embarcadero at Alviso. One such road, now known as Market Street, widened into a plaza containing both the church and town hall, becoming the nucleus of the agricultural community (Basin Research Associates, Inc. 2009:12). The oldest surviving building in San José's Downtown Core dates to this period, the Luis Maria Peralta Adobe dwelling at 180-184 W. St. John Street, constructed in 1797.

Mexican Period (1821–1846): The Mexican village of the 1830s and 1840s had progressed along 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 the southern border of the settlement was roughly San Salvador Street; adobes had been added to the west of the plaza along Santa Clara Street and in the northeastern quadrant of the old pueblo (Basin Research Associates, Inc. 2009:14). There are no existing built environment features dating to the Mexican Period within the San José Downtown Core.

Early American Period (1846–1869): Little remains of San José's first American building boom of the 1850s and 1860s. Reliance on adobe brick construction and the purchase of wood kit houses from the East Coast was superseded when early sawmills established by William Campbell and Zachariah Jones in the Santa Cruz Mountains began to supply locally grown redwood. By 1853, local manufacturing of baked brick allowed its use in many commercial buildings in the downtown. Unreinforced brick masonry and wrought iron soon became the preferred construction material for commercial buildings until the devastating 1906 San Francisco earthquake. Although brick continued to be used after 1906 in specialized situations, brick buildings found today in the downtown are mostly remnants of nineteenth century San José (City of San José 2004:15).

Horticultural Expansion Period (1870–1918): The San José Downtown Core experienced a building boom in the late nineteenth century as a result of the expansion of agricultural practices in the Santa Clara Valley during the period of horticultural expansion in the late nineteenth and early twentieth centuries. 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 farther away from the city center.

The 1906 earthquake destroyed and severely damaged commercial, residential, and other buildings and structures as well as existing infrastructure (Basin Research Associates, Inc. 2009:19). Following the earthquake, developers like Thomas S. Montgomery envisioned a new downtown San José, one centered three blocks to the south of Santa Clara Street at First and San Antonio Streets. Montgomery was a prominent local developer and owner of the Conservative Realty Company. San José experienced rapid development in the Downtown Core between 1870 and 1918. This prosperity resulted in construction of many of the larger commercial buildings that exist today as San José's Downtown Commercial Historic District (NRHP #83003822). In 1915, larger, commercial buildings were typically brick, and centered around First and Santa Clara Streets. The downtown business district extended to

the southwest along Santa Clara Street to Almaden Avenue, and along First Street, between St. James and San Carlos Streets. The remainder of the San José Downtown Core was populated primarily with wood frame dwellings, frame industrial buildings (such as warehouses, blacksmith/machine shops, cycleries, garages), frame religious buildings, and some frame commercial buildings (Sanborn Map Company 1915).

Inter-War Period (1918–1945): During the 1920s, the downtown reached its zenith as the business, social, and cultural core of the greater San José area (City of San José 2004:17). This period saw the introduction of poured-in-place concrete buildings and steel-framed high rises. Steel and wood truss design and curtain wall systems began appearing in larger commercial and industrial buildings. These construction advancements allowed for larger, more open buildings. In response to the devastation of the 1906 earthquake, which destroyed a large number of unreinforced masonry buildings, smaller commercial and industrial buildings began using concrete in their construction (City of San José 2004:16-17). In terms of residential architecture, the Downtown Core contained more duplexes, multi-family buildings, and more garages and automobile-related outbuildings.

Industrialization and Urbanization Period (1945–1991): 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. In the Downtown Core, the automobile made possible the relocation of many businesses to suburban commercial strips. Before the establishment of the redevelopment agency (1956), many plans for modernization were implemented in the city center as attempts to compete with the suburban malls (City of San José 2004:18). The owners of many downtown historic buildings undertook façade alterations in the late 1950s and 1960s in an effort to create an atmosphere that would bring back customers. Some historic façades were completely removed and replaced by modern-looking unadorned stucco walls. Others were modified with attached curtain walls. Broader scale redevelopment plans coincided with A.P. “Dutch” Hamman’s aggressive annexation program, resulting in unprecedented growth in the 1950s and 1960s. During this phase, Modernist buildings of every function type (civic, industrial, commercial, religious, and residential) flooded the city. From schools to homes, fire stations to factories, Modernist buildings from the Hamann period abound in San José, several of which are located in the Downtown Core, as identified in this chapter and the below table (PAST Consultants, LLC 2009:27).

Commercial, institutional, and residential buildings designed by renowned architects at the behest of well-known local developers of their respective periods are prominent features within the Downtown Core. Known architects include Cesar Pelli, George W. Page, Carl Werner, William Weeks of Weeks & Day, A. Page Brown, William Binder, Bryan Clinch, Levi Goodrich, Jacob Lenzen, and Skidmore, Owings & Merrill.

Prominent Architects and Architectural Styles: The San José Downtown Core displays an important concentration of Romantic, Victorian, Eclectic, and Modern commercial, civic, religious, and residential buildings, which add to the Downtown Core’s architectural heritage and sense of place. The following list of Romantic, Victorian, Eclectic, and Modern buildings is limited to the known work in the San José Downtown Core of each of the master architects cited above.

Architect	Practiced Style	Known Designs
Cesar Pelli	Brutalist	170 Park Avenue (Bank of California Building)
George W. Page	Romanesque Revival	160 North Third Street (First Unitarian Universalist Church)
Carl Werner	Neo-Classical	196 North Third Street (Scottish Rite Temple)
William Weeks	Art Deco	233 West Santa Clara Street (Hotel De Anza)
A. Page Brown	Mission Revival	65 East St. James Street (Sainte Claire Club)
William Binder	Beaux-Arts Neo-Classical Revival Renaissance Revival	210 South First Street (Twohy Building) 211 South First Street (Montgomery Hotel)
Bryan Clinch	Classical Revival	80 South Market Street (St. Joseph's Cathedral Basilica)
Levi Goodrich	Renaissance Revival	161 North First Street (Superior Court of California, County of Santa Clara, Courthouse #8)
Jacob Lenzen	Second Bay Tradition	191 North First Street (County of Santa Clara, Hall of Records) Demolished in 1966
Skidmore, Owings & Merrill	Corporate Modernism/ New Formalism	50 W San Fernando Street (Fairmont Plaza) 95 South Market Street (Wells Fargo Bank Building)
Willoughby Edbrooke	Romanesque Revival	110 S Market Street (Old Post Office)

Associated Property Types

NATIONAL | FOLK (CIRCA 1850–1930)

Character-defining features:

- Roof forms: Gable, Hipped, Pyramidal
- Roof pitch: Low, Moderate, Steep
- Simple ornamentation (if any)
- Wood board wall cladding
- Double-hung windows
- Symmetrical and asymmetrical façades

Style representation:

National—or folk—style buildings are rare in the Downtown Core of San José as most buildings dating from the earliest periods of development exhibit some form of stylistic expression (however minimal). The residence at 516 South Almaden Avenue was the only observed resource of the style.

Locational information:

Although uncommon, National-style residential buildings may be located throughout the city. In the Downtown Core, they are most likely to occur along Pierce and Almaden Avenues, as well as along South Second and South Third Streets between San Salvador and Williams Streets where the largest amount of late nineteenth and early twentieth century buildings are located.



A National-style residence, located at 516 South Almaden Avenue, built ca. 1895. Photograph by Michael Baker International, August 2020.

GREEK REVIVAL (1825–1860)

Character-defining features:

- Roof form: Hipped, Gable
- Roof pitch: Low
- Cornice line of main roof and porch roof emphasized with wide band of trim representing the classical entablature
- Usually display full-width or entry porch/portico supported by square or rounded columns, typically of Doric Order
- Front door surrounded by narrow sidelights and a rectangular transom above
- Door and lights commonly incorporated into more elaborate door surround

Style representation:

Greek Revival-style buildings are rare in the Downtown Core of San José. The popularity of the Greek Revival style largely predates the city’s development. As such, examples that do exist fall outside the style’s peak period of popularity, making them revivals of an historic style, as opposed to representations of then-contemporary architectural trends.

Because of the style’s rarity, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles.

Locational information:

Greek Revival-style residential and commercial buildings are rare in the Downtown Core of San José; however, one example is the façade of Eagles Hall, located at 152 North Third Street. Eagles Hall was built in 1909 and represents an early twentieth century revival of the Greek Revival style. Despite being the only portion of the building to survive a 1984 redevelopment, the extant entrance portico is a faithful interpretation of the Greek Revival style.



A Greek Revival style building, Eagles Hall, located at 152 North Third Street, built 1909. Photograph by Michael Baker International, August 2020.

GOTHIC REVIVAL (1840–1880)

Character-defining features:

- Roof pitch: Steep (typically with cross gables)
- Gables commonly display decorated vergeboards
- Wall surface extending into gables without break
- Windows commonly extend into gables and frequently display a pointed arch
- Usually displays one-story porch (either entry or full width), commonly supported by flattened Gothic arches

Style representation:

Gothic Revival-style buildings are rare in the Downtown Core of San José. The style, where it does exist, is typically observed in ecclesiastical applications.

Because of the style's rarity, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles.

Locational information:

Gothic Revival-style buildings are found sparingly throughout San José. Trinity Episcopal Church, located at 81 North Second Street, represents one of the only examples of the style in the Downtown Core.



A Gothic Revival ecclesiastical building, Trinity Episcopal Church, located at 81 North Second Street, built in 1863. Photograph by Michael Baker International, August 2020.

ITALIANATE (1840–1885)

Character-defining features:

- Roof pitch: Low
- Moderate to widely overhanging eaves, having decorative brackets beneath
- Two or three stories in height (rarely one story)
- Tall, narrow windows, commonly arched or curved above
- Windows frequently display elaborated crowns (often inverted U-shape)
- Some examples feature a squared cupola or tower

Style representation:

Italianate-style buildings appear commonly in the Downtown Core. The style reached the height of its popularity during the late nineteenth century, concurrent with the area’s increasing developmental activity.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Italianate-style residential and commercial buildings are found throughout the Downtown Core. However, the largest concentrations of buildings exhibiting the style can be found along First, Second, and Third Streets between Reed and Santa Clara Streets.



An Italianate-style commercial building, Oddfellows Building, located at 82 East Santa Clara Street, built ca. 1883. Photograph by Michael Baker International, August 2020.



An Italianate-style residence, located at 276 North Third Street, built ca. 1870s. Photograph by Michael Baker International, August 2020.

STICK | EASTLAKE (1860–1890)*Character-defining features:*

- Roof pitch: Steep
- One or more front-facing roof gables
- Commonly displays decorative trusses at apex
- Overhanging eaves, usually with exposed rafter ends
- Wooden wall cladding interrupted by patterns of horizontal, vertical, or diagonal boards (stickwork) raised from wall surface for emphasis
- Porches commonly display diagonal or curved braces

Style representation:

Stick-style—or Eastlake-style—buildings appear commonly in the Downtown Core. The style reached the height of its popularity during the late nineteenth century, concurrent with the area's increasing developmental activity.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Stick-style residential buildings may be located throughout San José; however, there is a concentration of buildings exhibiting the style along North Third Street between St. James and Julian Streets, in addition to a concentration along Julian Street between First and Fourth Streets.



A Stick-style residence, located at 279 North Third Street, built ca. 1890. Photograph by Michael Baker International, August 2020.

QUEEN ANNE (1880–1910s)

Character-defining features:

- Roof pitch: Moderate, Steep
- One or two stories in height
- Patterned shingles
- Bay windows
- Towers
- Partial, full, or wraparound porch
- Decorative patterned shingles, spindle-work, masonry, and half-timbering
- Wood board and/or shingle wall cladding
- Double-hung windows
- Leaded and stained glass

Style representation:

Queen Anne-style buildings are common in the Downtown Core of San José. The style reached the height of its popularity during the late nineteenth and early twentieth centuries, concurrent with the area's increasing developmental activity.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Queen Anne-style residential buildings are located throughout the Downtown Core; the largest concentration can be found along Pierce Avenue, between Market Street and Almaden Avenue, and along North Third Street, between St. James Street and Julian Street.



A Queen Anne-style residence, located at 467 South Third Street, built ca. 1891. Photograph by Michael Baker International, August 2020.

FOLK VICTORIAN (1870–1910)

Character-defining features:

- Porches with spindlework detailing or flat, jigsaw cut trim appended to National- or Folk-style house forms
- Symmetrical façade
- Commonly displays cornice-line brackets

Style representation:

Folk Victorian buildings are common in the Downtown Core. The application of common Victorian elements to National- or Folk-style forms reached the height of its popularity during the late nineteenth and early twentieth centuries, concurrent with the area's increasing developmental activity.

Because the Folk Victorian stylistic variant is identified predominantly by the application of Victorian-era detailing to National- or Folk-style forms, integrity thresholds are higher. Buildings must maintain integrity of materials and workmanship to sufficiently convey significance.

Locational information:

Folk Victorian-style residential buildings are located throughout the Downtown Core; however, there is a concentration of buildings exhibiting the style along Pierce Avenue between Market Street and Almaden Boulevard, in addition to a concentration along Almaden Avenue, south of Balbach Street.



A Folk Victorian-style residence, located at 128 Pierce Avenue, built ca. 1888. Photograph by Michael Baker International, August 2020.

ROMANESQUE REVIVAL (1870–1890)

Character-defining features:

- Round-topped arches occurring over windows, porch supports, or entrance
- Masonry walls, usually with rough-faced, squared stonework
- Many have towers which are normally round with conical roofs
- Typically displays asymmetrical façade

Style representation:

Romanesque Revival-style buildings are more uncommon than other styles in the Downtown Core of San José. However, those that do exist are among the best representative examples in the state of California.

Because of the distinctive attributes of the Romanesque Revival style, buildings must maintain sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

Romanesque Revival-style buildings may be found in the city’s Downtown Core particularly along South First Street, between San Fernando and Santa Clara Streets. Among the best examples are the Knox-Goodrich Building, at 34-36 South First Street (1889), the Letitia Building, at 66-72 South First Street (1889), and the Ryland Block, at 74-86 South First Street (1892).



A Romanesque Revival commercial building, Knox-Goodrich Building, located at 34-36 South First Street, built ca. 1889. Photograph by Michael Baker International, August 2020.



A Romanesque Revival building, the San José Museum of Art, located at 110 South Market Street, built ca. 1892-1895. Photograph by Michael Baker International, August 2020.

**BEAUX-ARTS | CLASSICAL REVIVAL
(1895–1930)**

Character-defining features:

- Façade dominated by full-height porch with roof supported by classical columns
- Columns typically have Ionic or Corinthian capitals
- Symmetrical and hierarchical façade composition, often emphasized by a central pavilion, colonnade
- Symmetrical interior layouts, often surmounted by a dome or incorporating a light court

Style representation:

Beaux Arts/Classical Revival-style buildings are uncommon in the Downtown Core.

Because of the distinctive attributes of the style, buildings must maintain sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

Beaux Arts/Classical Revival buildings may be uncommon in the Downtown Core, but there is a small concentration of buildings exhibiting the style along near St. James Park, along St. James and North Third Streets, in addition to examples sited along Almaden Avenue between St. James and Santa Clara Streets, and Santa Clara Street between Second Street and Almaden Avenue.



A Beaux Arts/Classical Revival building, Scottish Rite Temple, located at 196 North Third Street, built ca. 1924. Photograph by Michael Baker International, August 2020.



A Beaux Arts/Classical Revival building, San José Building and Loan Association, located at 81 West Santa Clara Street, built ca. 1926. Photograph by Michael Baker International, August 2020.

MISSION (1890–1920s)

Character-defining features:

- Roof form: Flat, Hipped, Gable
- Symmetrical or asymmetrical layout
- Curvilinear dormer or parapet
- Stucco wall cladding
- Decorative brick
- Spanish tile roof cladding
- Double-hung windows
- Quatrefoil window
- Bell towers
- Arcaded entries

Style representation:

Mission-style buildings occur occasionally in the Downtown Core of San José. The style reached the height of its popularity during the late nineteenth and early twentieth centuries, concurrent with the area's increasing developmental activity. The style also found favor in the American southwest.

Because of the commonality of the resource type and style, in addition to the distinctive features of the style, buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Mission-style residential and commercial buildings are located throughout the Downtown Core, and as infill development in older residential neighborhoods. Mission-style buildings are especially common in the area between First and Third Streets, Julian Street to the north, and Reed Street to the south where the largest number of late nineteenth and early twentieth century buildings are located.



A Mission-style building, located at 453 South Third Street, built ca. 1929. Photograph by Michael Baker International, August 2020.



A Mission-style commercial building, located at 30 North Third Street, built ca. 1917. Photograph by Michael Baker International, August 2020.

COLONIAL REVIVAL (1895–1955)

Character-defining features:

- Roof form: Gable, Hipped
- Often symmetrical façades, occasionally asymmetrical
- Full- or partial-width colonnaded porch
- Bay windows
- One or two stories in height

Style representation:

Colonial Revival-style buildings appear commonly in the Downtown Core of San José. The style reached the height of its popularity during the late nineteenth and early twentieth centuries, concurrent with the area’s increasing developmental activity.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Colonial Revival-style residential buildings can be found along Almaden Avenue, between Balbach and Reed Streets. Additionally, they can be observed along Pierce Avenue between Almaden Avenue and Market Street. Many buildings in this area date to the late nineteenth and early twentieth centuries.



A Colonial Revival residence, located at 520 Almaden Avenue, built ca. 1907. Photograph by Michael Baker International, August 2020.

SPANISH COLONIAL REVIVAL (1915–1940)

Character-defining features:

- Roof forms: Gable, Hipped, Flat (often clad in red terra cotta tile)
- Roof pitch: Low (with little or no eave overhang, sometimes with multi-level roofs)
- Stucco or tile decorative vents
- Prominent arches, arcaded wing walls
- Arched windows and doors
- Double hung or casement windows, window grills
- Ornate doors and door surrounds
- Stucco wall cladding
- Balconettes and/or balconies
- Elaborate chimney crowns
- Towers, exterior staircases, courtyards

Style representation:

Spanish Colonial Revival-style buildings are common in the Downtown Core of San José. The style reached the height of its popularity during the early- to mid-twentieth century, concurrent with a wave of development during the 1920s to 1950s.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Spanish Colonial Revival-style residential and commercial buildings are located throughout the Downtown Core, but most notably within San Pedro Square. Specifically, an identifiable concentration of buildings exhibiting the style can be found along North San Pedro Street, between St. John and Santa Clara Streets.



Civic Auditorium, located at 145 West San Carlos Street, built 1936. Photograph by Michael Baker International, November 2018.



A Spanish Colonial Revival building, located at 105 North First Street, built ca. 1933. Photograph by Michael Baker International, August 2020.

CRAFTSMAN (1905–1930)

Character-defining features:

- Roof form: Gable (with wide, unenclosed eave overhang)
- Roof pitch: Low
- Exposed rafters
- Exposed beams or braces
- Partial or full-width porches
- One or two stories in height
- Tapered columns and piers
- Double-hung windows
- Multiple roof planes
- Flared roof line
- Use of natural materials including wood boards, shingles, cobblestones, and brick

Style representation:

Craftsman-style buildings are common in the Downtown Core. The style reached the height of its popularity during the early- to mid-twentieth century, concurrent with a wave of development during the 1920s to 1950s.

Because of the commonality of the resource type and style, integrity thresholds are higher. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Spanish Colonial Revival-style residential and commercial buildings are located throughout the Downtown Core, but are most notably concentrated along William Street, between Colton Place and South Fourth Street. Additionally, they can be found along South Third Street, between William and Reed Streets.



A Craftsman-style residence, located at 108 West William Street, built ca. 1912. Photograph by Michael Baker International, August 2020.



A Craftsman-style residence, located at 524 Locust Street, built ca. 1925. Photograph by Michael Baker International, August 2020.

ART DECO (1925–1950)

Character-defining features:

- Smooth wall surface, usually stucco, stone, or metal siding
- Zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements on the façade
- Towers and other vertical projections above the roof line give a vertical emphasis
- Door and lights commonly incorporated into more elaborate door surround

Style representation:

Art Deco-style buildings are uncommon in the Downtown Core of San José. The style gained popularity during the early- to mid-twentieth century, concurrent with a wave of development during the 1920s to 1950s.

Because of the style's rarity, qualifying thresholds for historic integrity are lower in comparison to more frequently observed architectural styles.

Locational information:

Examples of the Art Deco style can be found sparingly throughout the Downtown Core, with resources within the northern part of the Downtown Core along Santa Clara Street, between Third Street and Almaden Boulevard.



An Art Deco commercial building, Hotel De Anza, located at 233 West Santa Clara Street, built 1931. Photograph by Michael Baker International, August 2020.

STREAMLINE | MODERNE (1930–1950)

Character-defining features:

- Roof pitch: Low, Flat
- Horizontal, cubist massing
- Curved building corners often utilized
- Smooth stucco or cement plaster wall cladding
- Horizontal banding inscribed into exterior stucco
- Horizontal overhangs or cornice bands often with curved corners
- Steel industrial sash windows (earlier examples with wood-sash windows)
- Glass block
- Rounded or “porthole” windows

Style representation:

Streamline/Moderne-style buildings are uncommon in the Downtown Core of San José. The style reached the height of its popularity during the early-to mid-twentieth century, concurrent with a wave of development during the 1920s to 1950s.

Because of the style’s rarity, qualifying thresholds for historic integrity are lower in comparison to more frequently observed architectural styles.

Locational information:

Streamline/Moderne-style buildings may be located throughout the Downtown Core but the only known examples of the style are generally located in the northern Downtown Core area.



A Streamline/Moderne-style building, Fire Station 1, located at 225 North Market Street, built 1951. Photograph by Michael Baker International, August 2020.



A Streamline/Moderne-style building, located at 256 North Third Street, built ca. 1930. Photograph by Michael Baker International, August 2020.

INTERNATIONAL (1925–PRESENT)

Character-defining features:

- Roof form: Flat (little to no eave overhang)
- Unadorned wall surfaces
- Expanses of windows (often floor to ceiling)
- Large windowless walls
- Windows flush with wall surface
- Linear orientation
- Typically exhibit stucco wall cladding
- Visible structural system
- Use of cylindrical forms not uncommon
- Obscured primary entrance

Style representation:

International-style buildings are uncommon in the Downtown Core of San José. The only known example is located at 275 North Fourth Street.

The hallmarks of the style (unadorned wall surfaces, simple massing, expanses of windows) make International-style buildings susceptible to insensitive alteration. Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

International-style buildings are rare in the Downtown Core area with the only known example located at 275 North Fourth Street.



An International-style building, located at 275 North Fourth Street, built 1955. Photograph by Michael Baker International, August 2020.

MINIMAL TRADITIONAL (1935–1950)

Character-defining features:

- Roof pitch: Low, Moderately
- Small in both size and plan
- Typically, only one story in height
- Multi-pane, double hung windows
- Minimal ornamentation
- Stucco, wood, and brick wall cladding
- Gable and hipped roofs

Style representation:

Minimal Traditional-style buildings are rare in the Downtown and 530 Locust Street may be the only extant example of the style. Much of the area’s extant residential development precedes the style’s height of popularity.

The hallmarks of the style (simple massing, minimal ornamentation) make Minimal Traditional-style buildings susceptible to insensitive alteration. Because of the style’s uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

The only identified example of the Minimal Traditional-style is located at 530 Locust Street.



A Minimal Traditional residence, located at 530 Locust Street, built 1943. Photograph by Michael Baker International, August 2020.

RANCH (1935–1975)

Character-defining features:

- One story, elongated footprint
- Low to moderately pitched gable and hipped roofs
- Moderate eave overhang with exposed rafters or boxed eaves
- Pointed or slanted gable overhang
- Asymmetrical façades
- Large picture windows; double-hung, awning, and casement windows
- Slanted features
- Broad chimneys
- Use of multiple wall cladding materials including stucco, wood board, asbestos shingle, brick, and board and batten
- Integrated planters
- Prominent garages, elaborate wood garage doors

Style representation:

Ranch-style buildings are uncommon in the Downtown Core of San José. Much of the area's extant development precedes the style's height of popularity.

The hallmarks of the style (simple massing, minimal ornamentation) make Ranch-style buildings susceptible to insensitive alteration. Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

Ranch-style buildings are uncommon throughout the Downtown Core with no identified, notable concentrations.



A Ranch-style building, located at 255 North Third Street, built 1949. Photograph by Michael Baker International, August 2020.

COMMERCIAL MODERNISM (1945–1975)

Character-defining features:

- Roof pitch: Low, Flat
- Horizontal, angular massing
- Extensive use of glass, commonly set within flush-mounted steel or aluminum frames
- Exposed structural system
- Large commercial advertising mounted directly to building
- Large, freestanding advertising signs located prominently along the road
- Use of modern cladding materials, such as Roman brick, porcelain enamel, ceramic tile, prismatic glass, and glass block

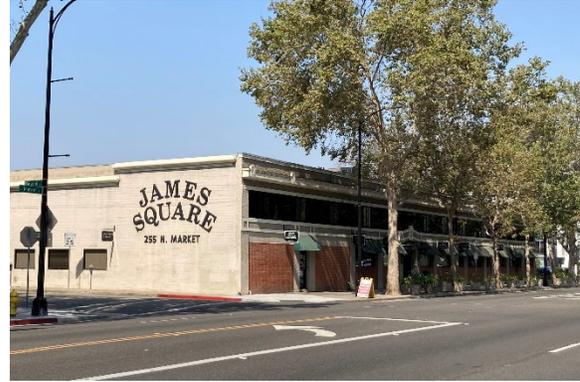
Style representation:

Commercial Modern-style buildings are common in the Downtown Core. The style reached the height of its popularity during the mid-twentieth century, concurrent with a wave of automobile-oriented development.

Because of the commonality of the resource type and style, integrity thresholds are higher. Additionally, as architecture of the recent past, examples of Commercial Modernism are susceptible to insensitive alteration. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Commercial Modern-style buildings are located throughout the Downtown Core, but concentrations of the style can be found along Santa Clara Street, between Third Street and Almaden Avenue, as well as within the Downtown Commercial District, along First and Second Streets, between Santa Clara and San Fernando Streets.



A Commercial Modern building, located at 255 North Market Street, built 1966. Photograph by Michael Baker International, August 2020.



477 South Market Street, built 1958. Photograph by Michael Baker International, September 2018

BRUTALISM (1950s–1970s)

Character-defining features:

- Emphasis on concrete finishes, bulky and angular designs
- Fewer visible glass surfaces
- Large expanses of walls
- Narrow vertical slits of glass
- Typically utilized for civic buildings, rarely for residential
- Sometimes brick, stucco or wood finishes

Style representation:

Brutalist-style buildings are uncommon in the Downtown Core. Much of the extant development precedes the style's height of popularity.

Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

Brutalist-style buildings are found predominantly in the western areas of the Downtown Core, along commercial corridors like Almaden Avenue. Development of these areas occurred mostly in the 1950s and 1970s. Brutalism is infrequently utilized in residential applications and typically seen in civic or commercial buildings.



A Brutalist-style building, Bank of California, (known locally as "The Sphinx"), located at 170 Park Avenue, built 1973. Designed by architect Cesar Pelli. Photograph by Michael Baker International, August 2020.



Santa Clara Superior Court, located at 191 North First Street, built 1955. Photograph by Michael Baker International, August 2020.

GOOGIE (1950–1965)

Character-defining features:

- Abstract, curvilinear or stylized organic shapes
- Multi-story sweeping and soaring lines
- Exaggerated rooflines in steel or concrete, often in repetitive folded or curvilinear patterns
- Large expanses of glass in primary building, set within flush-mounted steel or aluminum frames
- Use of modern materials of steel, concrete, porcelain enamel, ceramic tile, prismatic glass, and glass block
- Space-age motifs of rockets and aircrafts
- Prominent signage, integrated with the building design, or as a large freestanding composition. Signage is often electrified with swooping designs in neon.

Style representation:

Googie-style buildings are rare in the Downtown Core of San José. 409 South Second Street may be the only example of the style. Much of the extant development precedes the style's height of popularity.

Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

Googie-style buildings can be found in the southern sector of the Downtown Core. Outside the Downtown Core, along automobile-oriented, commercial streets.



A Googie-style building, currently a restaurant or coffee shop, located at 409 South Second Street, built ca. 1967. Photograph by Michael Baker International, August 2020.

ORGANIC (1950S–PRESENT)

Character-defining features:

- Roof pitch: Flat, Low
- Curvilinear massing and ornamentation
- Asymmetrical composition
- Expansive use of glass to reduce separation from inside and outside of building
- Complete integration of design elements, from massing to ornamentation
- Building set within a landscaped plaza often with fountains
- Use of natural materials of wood, brick, stone, or concrete rendered into parabolic or curvilinear forms

Style representation:

Organic-style buildings are rare in the Downtown Core of San José with the San Jose Center for the Performing Arts being the only example of the style. Much of the extant development precedes the style's height of popularity.

Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

The only example of the Organic style in the Downtown Core is the Center for the Performing Arts, located at 241-271 Park Avenue.



San José Center for the Performing Arts, located at 241-271 Park Avenue, built 1972. Photograph by Michael Baker International, August 2020.

NEW FORMALISM (1950s–1970s)

Character-defining features:

- Roof pitch: Flat
- Monumental forms referencing classic styles
- Ornamental concrete screens
- Freestanding slender columns
- Symmetrical façade
- Columnar arched supports
- Stone, brick, concrete, and marble wall surfaces
- Typically utilized for commercial and civic buildings, less common in residential buildings

Style representation:

New Formalism-style buildings are uncommon in the Downtown Core. Much of the extant development precedes the style's height of popularity.

Because of the style's uncommon occurrence, the qualifying thresholds for historic integrity are lower in comparison to other, more frequently observed architectural styles; however, examples must still exhibit sufficient integrity of design, materials, and workmanship to convey significance.

Locational information:

New Formalism-style buildings are found predominantly along commercial corridors in the western areas of the Downtown Core. Development of these areas occurred mostly in the 1950s through 1970s. New Formalism is infrequently utilized in residential applications and typically utilized for commercial buildings.



The former Wells Fargo Bank, a New Formalist-style building, located at 95 South Market Street, built 1961. Photograph by Michael Baker International, August 2020.



255 West Julian Street, built 1958. Photograph by Michael Baker International, August 2020.

CORPORATE MODERNISM (1955–1975)

Character-defining features:

- Roof pitch: Low, Flat
- Large rectangular massing
- Steel or concrete structure as primary expression of the building
- Horizontal bands of windows set within the structural module
- Alternate design of large concrete volume with little or no fenestration
- Building tower set back from the street in a landscaped plaza
- Tower frequently set atop a multi-story base framed by plain concrete or steel columns
- Overall absence of applied ornamentation, with the exception of corporate logos and signage

Style representation:

Corporate Modern-style buildings are common in the Downtown Core of San José. The style reached the height of its popularity during the mid- to late twentieth century, concurrent with a wave of automobile-oriented development.

Because of the commonality of the resource type and style, integrity thresholds are higher. Additionally, as architecture of the recent past, examples of Commercial Modernism are susceptible to insensitive alteration. Buildings must maintain integrity of design, materials, and workmanship to sufficiently convey significance.

Locational information:

Corporate Modern-style buildings are found throughout the Downtown Core, predominantly along commercial corridors. But concentrations of buildings exhibiting the style can be found along St. John and St. James Streets, specifically to the west of St.

James Park. The style can also be observed along Almaden Boulevard, between San Carlos and Santa Clara Streets.



Family Justice Center, Superior Court of California, Santa Clara County, located at 201 North First Street, built 1965. Photograph by Michael Baker International, August 2020.



A Corporate-Modern-style building, located at 99 Almaden Boulevard, built 1963. Photograph by Michael Baker International, August 2020.

Significance and Evaluation Criteria

The following table discusses properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. These properties may have primary significance in the areas of *Architecture* or *Engineering*.

Criteria	Significance	Discussion
<ul style="list-style-type: none"> ▪ National Register (A) ▪ California Register (1) ▪ City Landmark (1, 2, 4) 	Events or themes	<i>Properties within the Downtown Core exhibiting significance in this category are discussed in other sections of this chapter, following the narrative for each historic period.</i>
<ul style="list-style-type: none"> ▪ National Register (B) ▪ California Register (2) ▪ City Landmark (3) 	People	<i>Properties within the Downtown Core exhibiting significance in this category are discussed in other sections of this chapter, following the narrative for each historic period.</i>
<ul style="list-style-type: none"> ▪ National Register (C) ▪ California Register (3) ▪ City Landmark (5-8) 	Architecture	<p>To be eligible in this category of significance, a property must meet at least one of the following requirements:</p> <ul style="list-style-type: none"> ▪ Embody distinctive characteristics of a type, period, or method of construction. ▪ Represent the work of a master. ▪ Possess high artistic value. ▪ Represent a significant and distinguishable entity whose components may lack individual distinction. This refers to evaluating groups of buildings as historic districts. <p>A resource eligible for listing under this criterion may be a building associated with an architectural style identified above, as long as it is a representative example of the style. Resources may also be eligible for association with a master architect such as the mid-century architects known to have practiced in San José.</p>
<ul style="list-style-type: none"> ▪ National Register (D) ▪ California Register (4) 	Information potential	<i>Properties within the Downtown Core exhibiting significance in this category are discussed in other sections of this chapter, following the narrative for each historic period.</i>

Integrity

The following Essential Physical Features and integrity considerations apply when evaluating a resource through the National Register, California Register, and the City Landmark program. Historic resources within the Downtown Core of San José must possess the established thresholds for integrity to convey significance. Resources will be evaluated according to the guidelines established in *National Register Bulletin 15: “How to Apply the National Register Criteria for Evaluation”* (Andrus and Shrimpton 1982) and the California Register.

Resources should retain several or most of the aspects of integrity: location, design, materials, workmanship, feeling, setting, and association. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and

how they relate to its significance. In this way, a standardized, unyielding rubric for evaluation cannot be applied to each individual resource without also considering the specific circumstances surrounding that resource. Understanding that the built environment grows, changes, and evolves over time is critical for the evaluation of both significance and integrity.

Essential Physical Features	Integrity Considerations
<p>National Register (C) California Register (3) City Landmark (5-8)</p> <ul style="list-style-type: none"> ▪ A property must be located in its original location (unless it meets Criteria Consideration B for moved properties) ▪ A property must retain its design features, including its form, plan, space, structure, and style. ▪ In an urban environment, setting can change drastically over time. Whereas setting is an important aspect of integrity, changes in setting may not be considered detrimental if the resource 1) otherwise retains high integrity, and 2) is a rare, surviving example of a specific style and/or building type. ▪ A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. 	<ul style="list-style-type: none"> ▪ A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible <i>if</i> it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. ▪ Properties eligible for their architectural significance must not only retain their essential physical features, but the features must be visible enough to convey their significance. ▪ If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured (Andrus and Shrimpton 1982). ▪ Changes in use—from residential to commercial, or from commercial to residential—may not result in a detrimental impact to integrity if other historic attributes of the building remain unaltered. ▪ Additions and/or alterations may or may not negatively impact overall integrity; however, they should be minimally visible and exhibit overall compatibility in scale, style, and materials with the historic resource. ▪ Roof cladding also commonly changes over time and may or may not negatively impact integrity; however, the type and style of the cladding material should remain consistent with the historic materials. Replacement should be in-kind.

- Fenestration is a vitally important aspect of integrity. Maintenance and restoration of existing, historic-age windows should always be considered before replacement. However, in rare instances, the prior replacement of original windows (and doors) may not negatively impact integrity. Rare, surviving examples of specific styles and/or building types that have had original, historic windows replaced may be considered for eligibility if historic fenestration patterns are intact and the replacement windows are in keeping with documented historic configurations.
- The loss of ornamentation negatively impacts integrity in instances where said ornamentation is a central character-defining feature. The addition of ornamentation from outside the period of significance—unless it is replicating lost, historically documented ornamentation—is similarly unacceptable.

CHAPTER 4. RECOMMENDATIONS

As visualized in Figures 1 and 2, new development in the Downtown Core has diminished the continuity between the area's historic-aged resources. There are various conservation areas, historic districts, individually significant resources, and historic-aged resources within the Downtown Core, but many are disconnected by new development. Michael Baker International recommends the following actions that, if instituted, will strengthen historic preservation in San José, guide future land use planning in the Downtown Core, and increase the visibility of and add continuity between the area's resources.

INTENSIVE SURVEY AND EVALUATION

Identification and evaluation of resources is an ongoing effort. The last historic survey of the Downtown Core was conducted in 2000 and is now over 20 years old. Many changes have transpired since and many resources are now within the 50-year age limit. An intensive-level survey is recommended for the Downtown Core to properly understand the spatial relationship of existing resources to one another, to new construction, and to areas proposed for new development. This is also critical in understanding density of historic resources when considering the potential for historic districts and/or conservation areas. The survey will allow city planners, officials, and other parties the latitude of knowing which resources should be targeted for preservation, and which resources have lost integrity of setting (and/or other aspects of integrity), rendering them unlikely candidates for preservation. The overall development patterns of the Downtown Core, as well as urban redevelopment areas, should be mapped in conjunction with the surveyed resources in order to identify groupings of resources that may have similar thematic significance. Resources surveyed through an intensive-level effort should be identified by historic period and area of significance, as presented in this document.

DIGITAL STORYTELLING

Technology has redefined the way people interact with their surroundings. Certain technology, such as smartphone apps, have been used to promote historic preservation and raise awareness of an area's history. Organizations across the country have developed apps that guide participants through an area, such as the Downtown Core, to visit various landmarks, museums, and historic sites. The apps highlight the past using historic photographs, maps, videos, and newspaper articles, to name a few, allowing users to experience the past differently. These apps have become digital storytelling platforms and are used to engage people in an area's history and raise awareness for its historic resources. Further, an app can virtually connect the disconnected resources within the Downtown Core, allowing users to feel a cohesiveness between the resources. Many available apps can also be designed to encourage the public to contribute information, allowing for a wide range of perspectives regarding the history of an area. An app would be an excellent way for the City to increase the visibility of the Downtown Core's historic resources.

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