PAGE&TURNBULL

SUZACO PROJECT
PROPOSED PROJECT ANALYSIS

SAN JOSE, CALIFORNIA
[20053]

PREPARED FOR:
BAYVIEW DEVELOPMENT GROUP

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I. INTRODUCTION

This Proposed Project Analysis has been prepared at the request of Bayview Development Group for a proposed commercial development project involving three parcels at the southwest corner of the intersection of East Santa Clara and South 4th streets in downtown San Jose, California. The proposed SuZaCo Project involves construction of a four- to six-story commercial building across three parcels, two of which are within the National Register of Historic Places (National Register)-listed Downtown Commercial Historic District. One parcel includes a district contributor and San Jose City Landmark, 142-150 East Santa Clara Street (APN 467-23-035), also known as the "State Meat Market." The project proposes to demolish one building outside the historic district and one non-contributing building within the district, and extensively alter the City Landmark building at 142-150 East Santa Clara Street **(Figure 1 and Figure 2)**.

Summary of Determination

The Downtown Commercial Historic District is significant for its concentration of commercial and mixed-use buildings associated with the ca. 1870s -1940 growth of downtown San Jose as a commercial center in Santa Clara County. Page & Turnbull analyzed the proposed project according to the goals, principles, and guidelines for infill development, additions to historic buildings, and rehabilitation and adaptive reuse included in the *Downtown San Jose Historic District Design Guidelines*. While the proposed project would not fully adhere to all guidelines for additions and rehabilitation to historic buildings, the proposed project would overall allow the district to maintain its historic integrity, and would allow the altered building at 142-150 East Santa Clara Street to remain a district contributor.

142-150 East Santa Clara Street is a City Landmark individually listed in the California Register of Historical Resources, and individually eligible for listing in the National Register of Historic Places. It is also a contributor to the National Register-listed Downtown Commercial Historic District. It is significant as an example of an early 20th-century commercial building attributed to architect Frank Delos Wolfe and for its ca. 1930s-1980s association with the "State Meat Market" business, operated by the family of Carl Kwong. Page & Turnbull analyzed the proposed project according to the *Secretary of the Interior's Standards for Rehabilitation* with respect to its impact on 142-150 East Santa Clara Street as an individual resource, finding it to be fully compliant with five of the ten Standards. If implemented as designed, the project would diminish the integrity of the building such that its individual eligibility or listing in the National Register, California Register and as a City Landmark would be impacted.

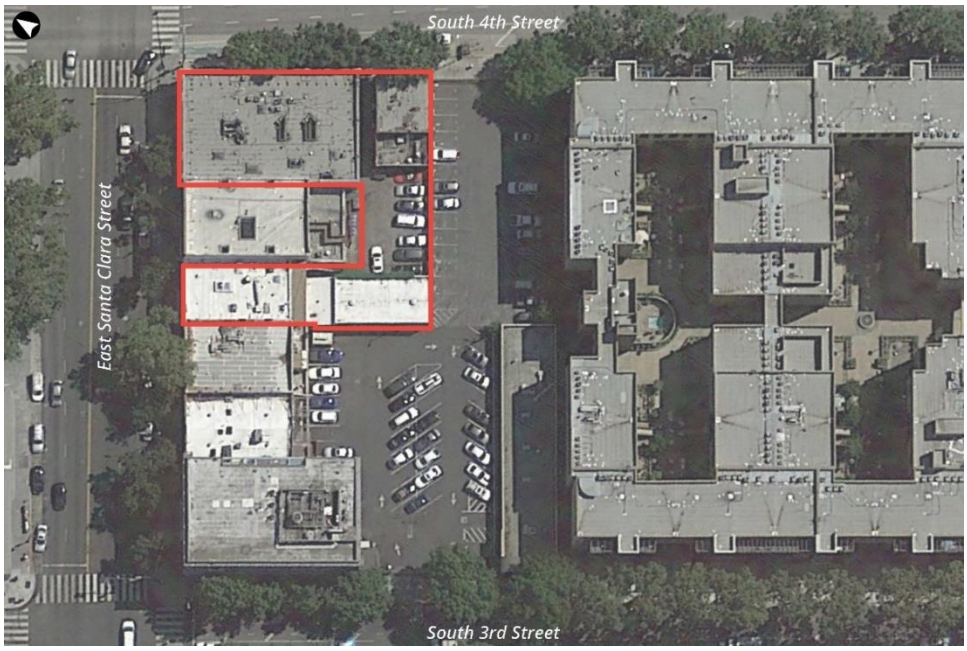


Figure 1. Aerial view of the subject property, with proposed project site outlined in red.
Source: Google Maps. Edited by Page & Turnbull.

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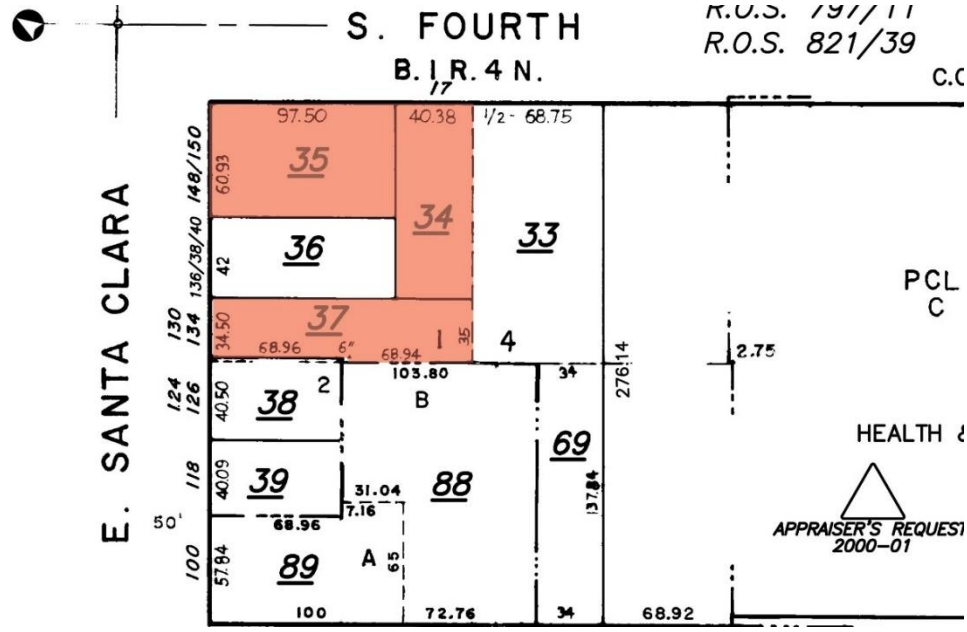


Figure 2. Assessor's map of the subject property, with parcel outlined in red.
Source: County of Santa Clara, Edited by Page & Turnbull.

Methodology

This report includes a summary of the current historic status of properties within the site of the proposed SuZaCo Project. It contains a brief description of 142-150 East Santa Clara Street, including its significance, a list of character-defining features that enable the property to convey its historic significance, and photographs taken of the property during a site visit on April 1, 2021. Page & Turnbull staff reviewed May 2021 proposed project drawings prepared by RMW Architecture & Interiors (RMW), as well as previous documentation of the individual property and Downtown Commercial Historic District. The potential impact of the proposed project on the property at 142-150 East Santa Clara Street, as an individual resource, was evaluated using the *Secretary of the Interior's Standards for Rehabilitation* and applicable City of San Jose regulations and guidelines. In addition, the potential impact of the proposed project on the Downtown Commercial Historic District was evaluated. Unless otherwise noted, all photographs were taken by Page & Turnbull on April 1, 2021.

II. HISTORIC STATUS OF PROJECT SITE RESOURCES

The following section examines the national, state, and local historic ratings currently assigned to the three properties within the proposed project site: 142-150 East Santa Clara Street, 130-134 East Santa Clara Street, and 17-19 South 4th Street **(Figure 3)**.



Figure 3. Aerial view with existing buildings in project site shaded yellow.
Source: Google Maps. Edited by Page & Turnbull.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

142-150 East Santa Clara Street is not currently listed as an individual resource in the National Register. The property is a contributor to the National Register-listed San Jose Downtown Commercial Historic District.

130-134 East Santa Clara Street is not currently listed as an individual resource in the National Register. The property is within the National Register-listed San Jose Downtown Commercial Historic District, but it is a non-contributor.

17-19 South 4th Street is not currently listed as an individual resource in the National Register. The property is not within the National Register-listed San Jose Downtown Commercial Historic District.

California Register of Historical Resources

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

According to its assigned California Historical Resource Status Codes of "1D" and "2S2," as listed in the Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD), 142-150 East Santa Clara Street is listed in the California Register as an individual resource. The following section describes these codes in more detail. The Downtown Commercial Historic District was listed in the National Register prior to the establishment of the California Register and has not been formally listed at the state level, but should be considered to be included in the California Register due to its National Register status. Thus, 142-150 East Santa Clara Street is listed in the California Register as both an individual resource and district contributor.

Neither 130-134 East Santa Clara Street nor 17-19 South 4th Street are currently listed as individual resources in the California Register.

California Historical Resource Status Codes

Properties listed by, or under review by, the State of California Office of Historic Preservation (OHP) are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historic significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR).[1] Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

142-150 East Santa Clara Street is listed in the OHP BERD with two status codes: 1D, as a contributor to a National Register-listed district and listed in the California Register, determined through documentation in 1983, 2003, and 2006; and 2S2, as a property determined to be individually eligible for the National Register by consensus through the Section 106 process and listed in the California Register, documented in 2005.

130-134 East Santa Clara Street is listed in the Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Santa Clara County, most recently updated March 3, 2020. According to the BERD listing, a 2006 evaluation assigned a California Historic Resource Status Code of 6Y, indicating that it has been determined ineligible for listing as individual resources in the National Register by consensus through the Section 106 process.

17-19 South 4th Street is not listed in the Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Santa Clara County, most recently updated March 3, 2020.

City of San Jose Historic Resource Inventory

The City of San Jose's Historic Resources Inventory was initiated in 1975 and currently contains more than 3,000 resources. It lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as buildings whose background is associated with important events in the history of the city, state, or nation. Local designations within the inventory are assigned to one or more of the following eight categories, as defined in the City of San Jose Historic

[1] State of California, Office of Historic Preservation, California Historical Resource Status Codes (March 1, 2020). Electronic resource at https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf, accessed April 13, 2021.

Preservation Ordinance, the 2040 General Plan, and the inventory classifications of the local Historic Resources Inventory.[2]

City Landmark District (CLD, defined in the City of San Jose Historic Preservation Ordinance): A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

City Landmark Site/Structure (CLS, defined in the City of San Jose Historic Preservation Ordinance): An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

Candidate City Landmark (CCL, defined in the City of San Jose Historic Preservation Ordinance): An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

City Conservation Area (CNS, defined in the City of San Jose Historic Preservation Ordinance): A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

Contributing Site/Structure (CS, a Classification of the Historic Resources Inventory): A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

Non-Contributing Site/Structure (NCS, a Classification of the Historic Resources Inventory): A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

Structure of Merit (SM, Defined in the San Jose 2040 General Plan): An important historic property or feature of lesser significance, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

Identified Site/Structure (IS, A Classification of the Historic Resources Inventory): A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

142-150 East Santa Clara Street is City Landmark Site/Structure No. HL92-70, designated in 1992 by City Council Resolution No. 63845, which describes the basis for its City Landmark historic designation as follows:

[2] City of San Jose Historic Resources Inventory: Classification of Resources, September 2019; San Jose, California Code of Ordinances Section 13.48.110 – Procedure for Designation of a Landmark and Section 13.48.120 – Procedure for Designation of Historic Districts, available at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR, accessed October 14, 2019; City of San Jose, *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018.

1. Its character, interest. or value is part of the local, regional, state, or national history, heritage, or culture within the theme of Commerce during the City's Horticulture Era (1870-1918).
2. Its identification with the work of Frank D. Wolfe, a member of a prominent San Francisco family of architects, and was partner in the firm of Wolfe and Higgins.
3. The State Meat Market was the first of a chain of 477 markets established outside of San Francisco by the Kwong-low clan.[3]

The boundary description provided in the City Council Resolution regarding the building's City Landmark status includes the boundaries of the 0.14-acre subject property.

As it is located within the Downtown Commercial National Register Historic District, 130-134 East Santa Clara Street is listed in the City of San Jose Historic Resources Inventory as an "Identified Structure."[4]

17-19 South 4th Street is not listed in the City of San Jose Historic Resources Inventory under any of the above categories.

Previous Historic Studies

142-150 East Santa Clara Street was evaluated as an individual resource in 1991 by Glory Anne Laffey of Archives and Architecture **(Appendix A)**.[5] Laffey concurred with the status of the property as a contributor to the National Register-listed Downtown Commercial Historic District, and noted that it was designed by architect Frank D. Wolfe, whose prolific practice in San Jose in the early decades of the twentieth century helped shape the appearance of the city's downtown and residential neighborhoods alike. Its significance is summarized as follows:

> In 1934, the building was leased by the Chinese Kwong-Low clan who had established a meat market operation in San Francisco in 1929. The name of the market was selected by Carl Kwong because of its proximity to the State College. The State Meat Market was the first of a chain of 477 markets owned by the Kwong-Low clan throughout northern California by 1971. This Chinese owned and operated business remained in operation at this location until the mid-1980s. This building makes an important contribution to the

[3] San Jose City Council Resolution No. 63845: Resolution of the Council of the City of San Jose Designating, Pursuant to Chapter 13.48 of Title 13, The State Meat Market as a Landmark of Special Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historic Nature. Recorded in Book M272, Page 699-701, June 23, 1992. Page 3.
[4] City of San Jose Historic Resources Inventory, February 8, 2016. Accessed at https://www.sanjoseca.gov/home/showpublisheddocument?id=24021, March 16, 2021.
[5] Glory Ann Laffey, DPR 523A and 523B Forms for 142-150 East Santa Clara Street (San Jose: Archives & Architecture, 1991).

> Downtown Commercial District as an example of a Wolfe designed building and as a successful long-term minority owned business outside of Chinatown.[6]

City of San Jose survey evaluation sheets appended to the DPR 523 forms for 142-150 East Santa Clara Street note that, at the time of evaluation, the building was of predominantly "very good" architectural style, and retained excellent integrity of design and building condition.[7] The condition of its setting, however, was noted as poor, likely due to its location at the northeast extent of the Downtown Commercial Historic District, adjacent to blocks to the northwest and northeast whose historic character had diminished significantly.

In 2021, Page & Turnbull prepared a Historic Resource Evaluation report for the building at 130-134 East Santa Clara Street. The building is a non-contributor within the Downtown Commercial Historic District, and was found ineligible as an individual resource for listing in the National Register, California Register, or on the San Jose Historic Resources Inventory.[8] This report is included as Appendix B.

In 2021, Page & Turnbull prepared a Historic Resource Evaluation report for the building at 17-19 South 4th Street. This building is not within the Downtown Commercial Historic District, and was found ineligible as an individual resource for listing in the National Register, California Register, or on the San Jose Historic Resources Inventory.[9] This report is included as Appendix C.

San Jose Downtown Commercial Historic District

Two of the three parcels within the proposed project site, 130-134 and 142-150 East Santa Clara Street, are located within the boundaries of the National Register-listed Downtown Commercial Historic District, which comprises just over two blocks in downtown San José **(Figure 4)**. The district includes the properties on the south side of Santa Clara Street between South 1st and South 4th Streets, and the blocks bounded by East Santa Clara, South 1st, and South 3rd Streets. The district was listed in the National Register in 1983 based on its historic significance as the Santa Clara Valley's mercantile and financial center and its collection of architecturally significant buildings dating from the 1870s to the 1940s.

[6] Laffey, DPR 523A and 523B Forms, 2.
[7] Laffey, DPR 523A and 523B Forms, 3-4.
[8] Page & Turnbull, Historic Resource Evaluation: 130-134 East Santa Clara Street, San Jose (San Francisco: Prepared for Bayview Development Group, 2021).
[9] Page & Turnbull, Historic Resource Evaluation: 17-19 South 4th Street, San Jose (San Francisco: Prepared for Bayview Development Group, 2021).

142-150 East Santa Clara Street is a contributor to the San Jose Downtown Commercial Historic District. The building is described in the 1983 National Register registration documentation as a contributor to the district, described as a two-story brick/plaster, Edwardian commercial building.[10]

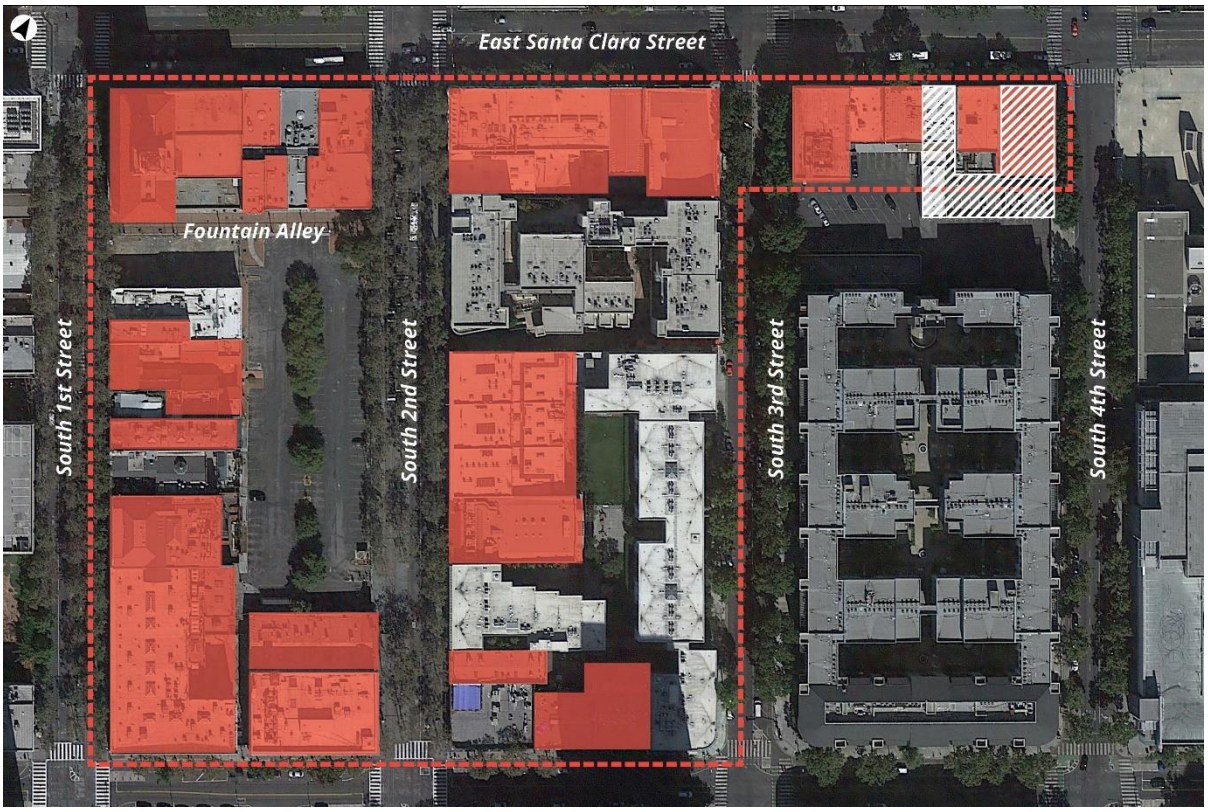


Figure 4. Aerial photograph of Downtown Commercial Historic District. District boundary indicated by dashed red line. District contributors shaded red. Proposed project site hatched white. Source: Google Earth, edited by Page & Turnbull.

San Jose Downtown Design Guidelines and Standards

The 2019 *San Jose Downtown Design Guidelines and Standards* include consideration of development adjacent to historic sites and districts within the downtown area, which includes the subject property.[11] None of the buildings within the project site are identified in the *San Jose Downtown Design Guidelines and Standards* as Historic Civic Icon buildings, nor is the proposed project site in the affected area of a Civic Icon building. It is not located within an identified prominent street frontage

[10] Bonnie Bamburg, National Register of Historic Places Inventory – Nomination Form for San Jose Downtown Commercial District. Prepared August, 1980, updated February 1981.Listed May 26, 1983.
[11] City of San Jose, *San Jose Downtown Design Guidelines and Standards*, Amended May 21, 2019.

or urban view corridor. Santa Clara Street between State Route 87 and Seventh Street, looking northeast, is a natural view corridor for its "views of the eastern hills."[12]

The *Downtown Design Guidelines and Standards* recommend that projects within this historic district consult the 2003 *San Jose Downtown Historic District Design Guidelines*. In addition, the 2019 Design Guidelines refer project applicants to relevant City of San Jose policy regarding historic resources, including the 2006 Preservation of Historic Landmarks policy, which applies to the building at 142-150 East Santa Clara Street, as well as the City's compliance with CEQA as it relates to historical resources.[13]

San Jose Downtown Historic District Design Guidelines

The 2003 *San Jose Downtown Historic District Design Guidelines* provide guidance for adaptive reuse, rehabilitation, additions to, and infill adjacent to historic resources in San Jose's Downtown Commercial Historic District. Guidelines relevant to the proposed project will be discussed in more detail in the project analysis section later in this document.

142-150 East Santa Clara Street: Brief Development History and Character-Defining Features

Previous documentation regarding the building at 142-150 East Santa Clara Street does not describe the building's development history or list its character-defining features. Page & Turnbull has developed the following brief chronology of alterations and list of character-defining features based on information in the 1991 DPR forms, a site visit conducted April 1, 2021, and additional historic and permit research. The two-story brick masonry commercial and residential building at 142-150 East Santa Clara Street was completed ca. 1913-1915, with a design attributed to prolific San Jose architect, Frank Delos Wolfe. Its primary (northwest) and northeast façades feature modest neoclassical ornamentation and a distinctive, regular fenestration pattern of ornamented window bays. Although altered from their original appearance and materials, the ground-floor storefronts retain many characteristics of typical early 20th-century commercial buildings, such as recessed entries flanked by large display windows, a tile-clad bulkhead, and transom spanning the width of the primary façade. The ground floor of the building has been occupied by a series of ground-floor commercial tenants, originally in two commercial spaces, including the Chinese American-owned State Meat Market from the mid-1930s to the mid-1980s. The second story has been continuously use as residential space, originally built with nine units which were occupied by a series of rental tenants.

[12] *Ibid*., 15.
[13] *Ibid*., 13. The Preservation of Historic Landmarks Policy document is available at https://www.sanjoseca.gov/Home/ShowDocument?id=63301.

Permitted alterations documented in the records of the City of San Jose Permit Center include interior modifications to both the second story residential and ground floor commercial units, as well as seismic retrofitting and limited rehabilitation of the building. These alterations are summarized in **Table 1**. Photographs of the building from 1928 through ca. 2005 show minor alterations made to the ground floor since the building's construction **(Figure 5 through Figure 8)**.

Table 1. Construction and Alteration Permits on File at the City of San Jose Permit Center.

Permit Number	Document Date	Applicant	Description
26979F	March 13, 1981	Dan Donnelly (Owner)	Interior remodel to residential units.
93-00935	August 11, 1992	Hayes	Seismic retrofit of unreinforced masonry building
PP05-230	December 7. 2005	Roger Donnelly, San Jose Redevelopment Agency	Standards Compliant rehabilitation of northwest and northeast façades
AD06-854	August 8, 2006	Roger Donnelly, San Jose Redevelopment Agency	Repainting of historic "State Meat Market" sign on northeast façade.
2011-006201-CI	January 24, 2011	Richard Daly	Tenant improvement: demolition of demising wall, expansion of restaurant into adjacent space.
2014-005591-CI	February 11, 2014	De Mattei Construction Co, Inc.	Expansion of existing dining area into adjacent tenant area.



Figure 5. Excerpt from 1928 "Western view of San Jose from the Medico-Dental Building" showing 142-150 East Santa Clara Street. Note the non-extant double doors at the south side of the northeast façade. The

northernmost of the three punched openings has been replaced by an entrance. Photographed by John C. Gordon. Source: John C. Gordon Photographic Collection, MSS-1996-03-29-02, San José State University Library Special Collections & Archives, edited by Page & Turnbull.



Figure 6. Ca. 1975-1977 photo of the primary façade of 142-150 East Santa Clara Street. Collection of History San Jose, San Jose City Archives, Planning Department, Catalog No. 1997-421-17.



Figure 7. Ca. 1980 photograph of the primary façade of 142-150 East Santa Clara Street. Photograph No. 18, included with National Register documentation for the San Jose Downtown Commercial Historic District. Photographed by Patricia Dixon.



Figure 8. Photo of primary, northwest façade and portion of northeast façade , taken during 2005 façade rehabilitation. Source: M. Sandoval Architects (https://www.msandovalarchitects.com/copy-of-town-of-los-altos-hill) .

The northwest and northeast façades of 142-150 East Santa Clara Street were rehabilitated in 2005-2006 using a City of San Jose Redevelopment Agency Façade Improvement Grant of $198,000.[14] A Historic Preservation Permit (HP05-004) was issued for the rehabilitation project in September 2005. The staff report's analysis, based on the *Downtown San Jose Historic District Design Guidelines*, which were prepared for the Historic Preservation permit hearing for the rehabilitation described the proposed renovation as follows:

> The character defining features of the historic building upper-story façade as defined in the DPR and investigated by the project architect, including the molded cornice, parapet decorated lintels, wide pilasters, porcelain tiles, leaded glass transom windows, and wood windows will be retained, cleaned and repaired rather than replaced.
> [...]
> The non-historic storefronts are proposed to be replaced with compatible wood storefronts to match the historic transom windows. The historic location of the storefront entries has not been verified, however the recessed entry features are compatible with classic elements of Main Street storefront design. The existing decorative tile will be retained where possible and matched in kind where necessary. The

[14] City of San Jose Redevelopment Agency Board, Memorandum Re: Façade Improvement Program Grant Agreement for the Building Located at 144-150 East Santa Clara Street, December 13, 2005.

building entry will be replaced with a compatible wood door and transom window, and new differentiated and non-obtrusive recessed light features will be added.[15]

The rehabilitation is also depicted on 2005 drawings prepared by M. Sandoval Architects that were reviewed by city planning staff.[16] Per the request of the San Jose Historic Landmarks Commission, the partial "State Market" sign on the South 4th Street-facing, northeast façade was retained and rehabilitated. Repainting of the "State Market" sign was completed in 2006, under a separate permit. In 2006, the San Jose Downtown Association gave a "Golden Nail" award to the project team for rehabilitation of the historic building.[17]

Character-Defining Features

For a property to be eligible for national, state, or local designation under one or more significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. Significance for architecture is supported by the retention of features that relate to design, materials, workmanship, location, setting, feeling, and association.

Neither the 1983 National Register documentation nor Laffey's 1991 DPR 523 forms explicitly list the character-defining features of 142-150 East Santa Clara Street. The following list of exterior character-defining features is based on Laffey's 1991 description, Page & Turnbull's April 1, 2021 site visit, review of documented alterations, and the historic context and Character-Defining Design Elements described in the 2003 design guidelines for the Downtown Commercial Historic District.[18] Interior character-defining features are not included here, as all publicly accessible commercial spaces have been modernized to accommodate commercial tenants.

The character-defining features of 142-150 East Santa Clara Street include the following **(Figure 9 through Figure 14)**:

- Two-story, rectangular massing with flat roof;
- Brick masonry construction (built as unreinforced, seismic retrofit in 1992)) with plaster cladding on northwest and northeast façades;

[15] City of San Jose Department of Planning, Building, and Code Enforcement, Staff Report Regarding Historic Preservation Permit, State Meat Market City Landmark No. HL92-07 (File No. HP05-004), July 27, 2005.
[16] M. Sandoval Architects, Inc., Façade Improvements to the Exterior of the Historic State Meat Market, 148-150 E. Santa Clara Street, San Jose, California. Prepared for the Redevelopment Agency of the City of San Jose, September 10, 2005.
[17] "California led the nation in 2005 subprime loans,) Silicon Valley Business Journal, December 17, 2006.
[18] City of San Jose, Downtown San Jose Historic District Design Guidelines (San Jose, Approved by City Council November 4, 2003), 39-71.

- Prominent molded cornice and tall parapet with a series of recessed panels;
- Second-story fenestration pattern on primary façade, consisting of four evenly spaced second-floor recessed slanted bay windows with decorated lintels and pendant decoration at end windows, and label molding and large keystones at center windows;
- Second-story fenestration pattern on northeast façade, consisting of two slanted bay windows with decorative lintels at the southeast end, three slanted bay windows with label molding and large keystones at the center of the second story, and two window bays with decorative lintels at the northwest end;
- Wide second-story pilasters resting on continuous sill, extending through cornice and parapet, present on both primary (northwest) and southeast façade;
- Configuration of three ground-floor storefronts with recessed entries and large plate-glass display windows (current materials are not character-defining);
- Continuous transom over three ground-floor storefronts at the primary (northwest) façade and a portion of the northeast façade, composed of small square corrugated, solarized glass lites (includes replacement materials from 2005 rehabilitation);
- Square pilasters with simple capitals between ground floor storefront bays;
- Partial remnant of "State Market" painted sign at northeast side of southeast façade;
- Glazed tile bulkhead (includes replacement materials from 2005 rehabilitation).



Figure 9. Primary (northwest) and northeast façades, view southwest.



Figure 10. Northwest façade, view southeast.



Figure 11. Northeast façade, view southwest.



Figure 12. Detail of typical second-story angled bay window with decorative lintel and pendants.



Figure 13. Detail of typical second-story angled bay window with label molding and keystone.



Figure 14. Primary façade storefronts, with multi-lite transom, tile bulkhead, and tile thresholds. View east.

Based on analysis of photos and descriptions within the permit documents for the extensive 2005 façade alterations, the following storefront elements have been identified as non-original to the building:

- Current storefront systems, including wood framing, glazing, doors, and door transoms;
- Current configuration of rear portion of the northeast façade, which appears to have included a door and punched window opening **(Figure 5)**;
- Location of recessed entrance to the easternmost unit, 150, which was previously at the northeast corner of the façade **(Figure 6 through Figure 8)**. The original location of the entrance is not documented;
- Porcelain tile thresholds at the recessed entrances to units 142 and 144, at the southwest end of the primary façade, and to unit 150, at the northeast end of the primary façade;

- Window sashes that are not wood double-hung with ogee lugs (**Figure 6** depicts windows with ogee lugs across the second story of the primary façade as late as the early 1980s. Two second-story window bays retain this feature.);
- Pattern of ground-floor openings at the northeast façade (**Figure 5** demonstrates that a double door has been removed from the south side of this façade, and one of three original small, punched openings has been replaced by the existing door).

III. PROPOSED PROJECT ANALYSIS

Project Description

Page & Turnbull reviewed drawings, including plans, elevations, and May 2021 sketches for the proposed SuZaCo project, prepared by RMW. These drawings are included as **Appendix D**.

The proposed project involves construction of a four- to six-story, U-shaped mass timber building spanning three parcels, APNs 467-23-035, 034, and 037, with 64,414 square feet of commercial space **(Figure 15 through Figure 17)**. The ground floor would provide a total of 6,345 square feet of street-facing retail space, and would include a 1,035 square-foot lobby facing South 4th Street, through which the upper commercial levels would be accessed. The second through sixth stories would be developed for office use, with a 994 square-foot outdoor balcony space at the third story, and smaller outdoor balcony spaces at the second, fourth, and fifth stories. A rooftop terrace would be developed at both the four- and six-story portions of the building. Rooftop appurtenance enclosures would be set back from the planes of the East Santa Clara and South 4th Street façades. A partial basement to be used by the retail tenants would be constructed beneath the existing building at 142-150 East Santa Clara Street.

To facilitate construction, the existing non-historic two-story mixed-use buildings at 17-19 South 4th Street and 130-134 East Santa Clara Street would be demolished. The southwest and southeast façades and interior of the historic building at 142-150 East Santa Clara Street would be demolished, and the northwest and northeast, street-facing façades would be retained. Character-defining features at the northwest and northeast façades would be repaired and rehabilitated. The project proposes to remove the existing plaster system from these two façades and to clean, repoint, and repair the exposed brick if it is found to be in adequate condition. If, through initial exploratory removal of the existing plaster the brick is found not to be in adequate condition for use as the exposed façade material, the plaster system would be retained and repaired as necessary. The portion of plaster cladding bearing the historic “State Market” sign would be retained in either scenario. The upper four stories of the proposed building would extend vertically from these retained and rehabilitated façades, and would feature contemporary materials and design elements to distinguish new construction from the historic building. At the third story, the façade of the new building is set back from the plane of the historic façades by approximately 12 feet at the northwest and five feet at the northeast. The fourth through sixth stories are set back from the historic façades by approximately five feet at the northwest side, and two feet at the northeast side. The proposed building would also have a portion of the six-story façade facing South 4th Street to the southeast of 142-150 East Santa Clara Street, with a street-level vehicle egress route; and a four-story façade segment facing East Santa Clara Street between two unaltered buildings at 136 and 124 East Santa Clara Street.

The existing three-bay spacing of storefronts would be retained at the northwest façade, with installation of replacement display windows and recessed entrances with glazed doors and rectangular transoms. Two new openings would be added to the southern portion of the retained northeast façade. At the south end, a glazed entrance would access the commercial tenants' lobby space. To the north of this, a broad display window consisting of 11 large rectangular lites would provide light and visibility to the ground-floor retail spaces. New signage at the northeast façade would align with the cornice capping the historic transom, respecting the vertical alignments of character-defining elements.



Figure 15. Current (left) and proposed (right) primary (northwest) façades of 142-150 East Santa Clara Street.



Figure 16. Current (left) and proposed (right) northeast façades of 142-150 East Santa Clara Street.



Figure 17. Current (left) and proposed (right) rear (southeast) façades of 142-150 East Santa Clara Street

California Environmental Quality Act

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high-quality environment for the present day and future through the identification of significant environmental effects.[19] For public agencies, the main goals of CEQA are to:

- Identify the significant environmental effects of projects; and either
- Avoid those significant environmental effects, where feasible; or
- Mitigate those significant environmental effects, where feasible.

[19] State of California Natural Resources Agency, California Environmental Quality Act, accessed July 8, 2019, http://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=,

CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "…activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[20] Historical and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. The basic steps are:

- Determine if the activity is a "project;"
- Determine if the project is exempt from CEQA;
- Perform an Initial Study to identify the environmental impacts of the Project and determine whether the identified impacts are "significant." Based on the finding of significant impacts, the lead agency may prepare one of the following documents:

    a) Negative Declaration for findings of no "significant" impacts;
    b) Mitigated Negative Declaration for findings of "significant" impacts that may revise the Project to avoid or mitigate those "significant" impacts;
    c) Environmental Impact Report (EIR) for findings of "significant" impacts.

STATUS OF HISTORICAL RESOURCES AT THE PROJECT SITE

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses any historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering,

[20] Ibid.

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852)

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource is not historically or culturally significant."[21]

As a City Landmark, a resource individually eligible for listing in the National Register and listed in the California Register, and contributor to the National Register-listed Downtown Commercial Historic District, the existing building at 142-150 East Santa Clara Street is considered a historical resource under CEQA. As a National Register-listed district, the Downtown Commercial Historic District is also considered a historical resource under CEQA. The building at 17-19 South 4th Street is not within the Downtown Commercial Historic District, and has been found ineligible as an individual resource for listing in the National Register, California Register, or as a Candidate City Landmark on the San Jose Historic Resources Inventory.[22] The building at 130-134 East Santa Clara Street is a non-contributor within the Downtown Commercial Historic District, and has been found ineligible as an individual resource for listing in the National Register, California Register, or as a Candidate City Landmark on the San Jose Historic Resources Inventory.[23] Neither 17-19 South 4th Street nor 130-134 East Santa Clara Street are historical resources for the purposes of CEQA.

THRESHOLD FOR SUBSTANTIAL ADVERSE CHANGE

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the

[21] Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.
[22] Page & Turnbull, Historic Resource Evaluation: 17-19 South 4th Street, San Jose (San Francisco: Prepared for Bayview Development Group, 2021).
[23] Page & Turnbull, Historic Resource Evaluation: 130-134 East Santa Clara Street, San Jose (San Francisco: Prepared for Bayview Development Group, 2021).

environment."[24] Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."[25] The historic significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.[26] Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource's eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

In addition, according to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards), the project's impact "will generally be considered mitigated below the level of a significance and thus is not significant."[27]

The following section analyzes the project-specific impacts of the proposed SuZaCo Project on the environment, as required by the California Environmental Quality Act (CEQA). The analysis includes the proposed project's compliance with the S*ecretary of the Interior's Standards for Rehabilitation* and identifies impacts to the Downtown Commercial Historic District.

Project Impacts on 142-150 East Santa Clara Street

142-150 East Santa Clara Street is a San Jose City Landmark, is individually eligible for listing in the National Register and listed in the California Register, and is a contributor to the National Register-listed Downtown Commercial Historic District. It consists of a two-story brick masonry commercial and residential building completed ca. 1913-1915, which features broadly glazed storefronts and neoclassical design motifs typical of early 20th-century buildings of its type. The proposed project would directly impact this building through demolition of the building interior, as well as its southwest and southeast façades, and construction of a new six-story commercial building within the parcel. The new commercial building would incorporate the retained northwest and northeast facades, extending horizontally to the southeast outside the existing footprint of the City Landmark

[24] CEQA Guidelines subsection 15064.5(b).
[25] CEQA Guidelines subsection 15064.5(b)(1).
[26] CEQA Guidelines subsection 15064.5(b)(2).
[27] CEQA Guidelines subsection 15126.4(b)(1).

building. The compliance of these aspects of the project with respect to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is analyzed below.

SECRETARY OF THE INTERIOR'S STANDARDS

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* are used by federal agencies in evaluating work on historic properties, and have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. These standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Under CEQA, projects that comply with the standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.[28] Projects that do not comply with the standards may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

> **Preservation:** The Standards for Preservation "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."
>
> **Rehabilitation:** The Standards for Rehabilitation "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."
>
> **Restoration:** The Standards for Restoration "allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."
>
> **Reconstruction:** The Standards for Reconstruction "establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."[29]

Typically, one treatment (and the appropriate set of standards) is chosen for a project based on the project scope. The proposed project scope seeks to alter a historic building to accommodate

[28] CEQA Guidelines, subsection 15064.5(b)(3).
[29] Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Washington, D.C.: National Park Service, 2017).

intensified residential use while retaining the building's historic character. The *Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[30] Therefore, the *Standards for Rehabilitation* will be applied.

Standards for Rehabilitation

The following analysis applies each of the applicable *Standards for Rehabilitation* to the proposed project at 142-150 East Santa Clara Street, and is based on May 2021 drawings prepared by RMW **(Appendix D)**.

Rehabilitation Standard 1: *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Discussion: The subject property has been continuously used as a commercial and residential building, for which it was originally constructed. Proposed alterations seek to continue use of the ground-floor commercial storefronts, and to change the upper story use from residential to commercial with the construction of a new six-story commercial space behind the retained façades. The storefronts facing East Santa Clara Street, including the existing recessed entrances and glass tile transom, would be retained for commercial use. Addition of a lobby entrance and broad display windows at the south side of the northeast façade would introduce new elements to the remaining historic portion of the building, with a contemporary style compatible with the new construction and differentiated from the historic fabric. A portion of the building to the southeast of the existing historic building would extend the glazed walls to the second floor.

While retaining many of the aspects of its historic character related to the ground-floor commercial use at the historic northwest façade, the construction of a new six-story commercial building, and alteration of the retained façades with a ground-floor lobby entrance and display windows facing South 4th Street, would significantly change the appearance of the historic resource and its environment.

As designed, the proposed project would not be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

[30] National Park Service, "Rehabilitation as a Treatment," accessed July 2, 2019, https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm.

Discussion: As noted in discussion of Standard 1, the proposed project includes the construction of a six-story commercial building within and adjacent to the existing footprint of the historic building at 142-150 East Santa Clara Street. The majority of character-defining features, including storefronts, fenestration patterns, and decorative elements, which are located on the northwest and northeast façades of the building, would be retained as part of the proposed project. Though proposed additional glazing at the south portion of the northeast façade would not obscure or remove character-defining features, this alteration would change the character of the building as viewed from South 4th Street. Proposed removal of the plaster cladding from the northeast and northwest façades would remove historic material that is a character-defining feature of the property. In addition, the building's two-story massing is a character-defining feature of the historic building, which conveys its early 20th-century design and mixed commercial and residential use. Thus, the increase in height of development at the site from two to six stories would change this aspect of its historic character. Further, removal of the interior structure, roof, and southwest and southeast façades would effectively leave only two original façades, which could no longer be considered to constitute a building. While the interior structure, southwest and southeast façades, and roof do not possess distinctive design elements, they do contribute to the status of 142-150 East Santa Clara Street as a building, which is integral to its historic significance.

As designed, the proposed project would not be in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Discussion: As designed, the proposed project would not create a false sense of historic development. No conjectural features or elements from other properties are proposed to be added to the historic building at 140-150 East Santa Clara Street. All new construction would be visually distinct in materials and style from the retained portions of the historic building and would be clearly distinguishable from the original.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Discussion: The historic features of the property at 142-150 East Santa Clara Street include the characteristics of the ca. 1913-1915 commercial and residential building, as well as the painted "State Market" sign remnant at the northeast façade, associated with its ground floor use by the

State Meat Market between 1934 and the mid-1980s. Aside from this sign, which will be retained and preserved, no previous alterations to the building have gained significance in their own right.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Discussion: As designed, the proposed project would retain and rehabilitate the most prominent materials, features, finishes and construction techniques on the two street-facing façades of the subject building. These include the ground-floor glazed storefronts with glazed tile bulkhead and glass tile transom, pilasters segmenting the storefront bays, second-story fenestration pattern and window forms, window bay ornamentation, and distinctive cornice and parapet. Alterations to the historic façades would include addition of a new entrance and broad area of glazing at the south portion of the northeast façade. This would replace some original masonry wall and two original punched openings. Proposed removal of the plaster cladding from the northeast and northwest façades would remove a historic finish material that is a character-defining feature of the property.

All historic materials constituting the interior structure of the building, as well as its southwest and southeast façades and roof, would be removed as part of the proposed project. Though lacking in architectural detail or distinction, these rear and side façades and the building's interior structure contribute to its character-defining massing, materials, and historic commercial and residential uses.

As designed, the proposed project would not be in compliance with Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Discussion: Proposed repairs to distinctive materials and historic features present on the retained northeast and northwest façades would prioritize retention of original materials wherever possible. Limited replacement in-kind would be used only where necessary due to deterioration. The existing storefront systems, including display windows, doors, and individual entry transoms, are not original to the building, as they were installed as part of the 2005 rehabilitation. Thus, replacement of these storefront systems in-kind would not constitute replacement of historic materials. Similarly, only two sets of windows within the second-story window bays at the northwest and northeast façades appear to be original. Replacing the other, non-original windows within the original openings would not constitute replacement of historic materials.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Discussion: All treatments proposed for the retained historic northeast and northwest façades will be undertaken using the gentlest means possible to avoid damage to historic materials.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Discussion: The proposed project will include excavation for site preparation and construction of a partial basement. If archaeological deposits are discovered during demolition or site construction, the proposed project would be in compliance with Rehabilitation Standard 8 as long as standard discovery procedures outlined by the City of San Jose are followed.

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Discussion: As noted in the discussion of Standards 1 and 2, proposed alterations include construction of a six-story mass timber commercial building within the footprint of the existing historic building at 142-150 East Santa Clara Street. The distinctive features of the northwest and northeast façades of the historic building would be preserved. Its interior structure, including all walls, vertical supports, and floor plates, as well as the southwest and southeast façades, would be demolished to accommodate the proposed new construction. The completed new six-story commercial building would rise four stories higher than the retained two-story historic façades. A fully new six-story portion with a vehicle passageway at the ground floor would extend from the south corner of the retained northeast façade.

The proposed appearance of the six-story commercial building at the site of 142-150 East Santa Clara Street is a broadly glazed rectilinear structure designed to visually highlight the interior mass timber framing. At its third story, the proposed building would feature an approximately 12-foot-deep recess at its northwest façade and five-foot-deep recess at its northeast façade to provide a visual distinction between the historic and new portions of the building. This recess would be present only at the third story; the building facades would step out again for the fourth through

sixth stories, though not fully to the plane of the historic building's northwest and northeast façades. The fourth- through sixth-story façades of the six-story building would be stepped back approximately five feet from the plane of the historic northwest façade, and two feet from the plane of the historic northeast façade. As visually permeable surfaces, the glass curtain walls of the upper four stories would allow the solidity of the historic brick façades at the first and second stories to remain visually prominent when observed from East Santa Clara or South 4th streets. The appearance of regular bays that would be provided by the segmentation of the proposed project's curtain wall and by the visible interior mass timber framing would provide a reference to the regular, repetitive upper-story bays of the retained façades. Recessed balcony openings at the fourth and fifth stories on each of the northeast and northwest façades would break up the solidity of the curtain walls, and are framed with neutral colors to allow the historic façades to remain the visual focus at this corner. Proposed new openings and signage would respect the existing ground-floor alignment of the building's historic storefronts.

The distinctive northwest and northeast façades of 142-150 East Santa Clara Street will remain predominantly intact. The proposed new construction has been designed to refer to the building's historic character, and to allow the retained character-defining features to remain visually prominent. However, the altered building will be distinctly different in overall character from its current and historic appearance. The contemporary design of the new six-story commercial building, four stories of which would be visible at the exterior above the retained historic street façades and would connect to the northeast façade at the ground level, does not relate stylistically or materially to the design of the historic building. The additional stories would create a significant change in the overall visual impression of the property and its environment.

Therefore, the proposed project would not be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion: While removal of the proposed six-story building in the future would return the retained façades to their original two-story appearance, the essential form and integrity of the building would be compromised by the absence of all interior structural elements and southwest and southeast façades. What would remain after removal of the proposed new construction could no longer function or be identified as a building.

Therefore, the proposed project as designed would not be in compliance with Rehabilitation Standard 10.

Analysis of Impacts Under CEQA

As designed, the proposed project would be in compliance with five of the ten Rehabilitation Standards relative to the historic building at 142-150 East Santa Clara Street. It would be out of compliance with Standards 1, 2, 5, 9, and 10 due to the proposed removal of the building's exterior plaster cladding; removal of its interior structure, roof, and southeast and southwest façades; and construction of the six-story heavy timber and glass commercial building within and adjacent to the current historic building's footprint. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the proposed project would not comply with all ten Rehabilitation Standards, additional impact analysis is required.

The proposed project was developed with the explicit intent to preserve the character-defining features of the historic two-story building at 142-150 East Santa Clara Street while expanding the ability of the property to accommodate commercial tenants. The project would respect the alignments of historic elements retained on the northeast and northwest façades in its design of new openings and signage. The third-story recess would provide a clear visual distinction between the historic fabric and new construction, while the slight setback and transparent character of the fourth through sixth stories would allow the two-story historic façades to remain visually prominent. However, removal of the interior structure and two façades of the historic building would remove the essential status of 142-150 East Santa Clara Street as a building, thus causing a material impairment to the historic resource. Removal of the resource's identification as a building would compromise its status as a City Landmark, its individual listing in the California Register, and its eligibility for listing as an individual resource in the National Register. As designed, the proposed project would have a significant impact on a historical resource pursuant to CEQA.

Project Impacts on the Downtown Commercial Historic District

In addition to proposed alterations to a historic building, two of the three parcels which comprise the proposed project site, 130-134 East Santa Clara Street (APN 467-23-037) and 142-150 East Santa Clara Street (APN 467-23-035), are located within the National Register-listed San Jose Downtown Commercial Historic District. As the proposed project would fully replace one noncontributing building within the district, 130-134 East Santa Clara Street, and introduce new visual elements at the contributor 142-150 East Santa Clara Street, its potential impact on the historic character and integrity of the district must be considered. The 2003 *Downtown San Jose Historic District Design Guidelines* were developed to ensure that the district's character-defining settings and design elements are retained and enhanced by planned infill and alteration projects. The following discussion addresses the proposed project's adherence to these design guidelines, and in doing so assesses its potential to impact the character of the Downtown Commercial Historic District.

As discussed in Section II above, the San Jose Downtown Commercial Historic District encompasses an area of just over two city blocks bounded by East Santa Clara, South 1st, East San Fernando, South 3rd, and South 4th streets **(Figure 4)**. Contributing buildings dating from the 1870s to the 1940s display a range of architectural styles from Romanesque Revival to Art Deco. The south side of East Santa Clara Street between South 3rd and South 4th streets, which is the northeastern "panhandle" of the district which intersects the proposed project site, includes good examples of neoclassical and Beaux Arts commercial buildings dating to the first two decades of the twentieth century, with five of the six buildings being contributors to the District.[31] The five-story stucco-clad YMCA building, built ca. 1913 at 100 East Santa Clara Street, is a visual anchor at the southwest end of the block. Mid-block are two- and three-story brick mixed-use buildings featuring neoclassical and Beaux Arts details, some with stucco and plaster ornament. These include the ca. 1920 two-story brick Edwardian building at 114-118 East Santa Clara Street; the two-story brick, subtly neoclassical building at 124-126 East Santa Clara Street; the ca. 1905 three-story brick and plaster Edwardian building at 136-138 East Santa Clara Street; and 142-150 East Santa Clara Street, described above **(Figure 18)**.

When considered with respect to the structure of the Design Guidelines, the proposed project consists of three types of activities: infill, addition to a historic building,[32] and rehabilitation and adaptive reuse. Though part of a larger U-shaped building, the portion of the proposed project which would occupy the site of 130-134 East Santa Clara Street, a noncontributing building which would be demolished, would appear as "infill," set between two remaining district contributors, 124-126 and 136-138 East Santa Clara Street. The portion of the proposed project which would alter the district contributor at 142-150 East Santa Clara Street has been designed to appear, from the public right-of-way, to be a vertical addition to and adaptive reuse of a district contributor. Each of these three categories of alteration is considered separately in the following subsections.

[31] City of San Jose, *Downtown San Jose Historic District Design Guidelines* (Approved by San Jose City Council, November 4, 2003), 20.

[32] While the proposed project would construct what is essentially an entirely new building at the location of 142-150 East Santa Clara Street, the design intent at this corner, which incorporates two retained historic street-facing façades, is for the new construction to be visually comprehended as a vertical addition to the existing building rather than as new infill construction. As such, the guidelines for additions to historic buildings, which include consideration of compatible materials, massing, and design elements relative to the historic character of the existing resource within the project site, are appropriate to consider here.



Figure 18. Drawing of proposed project including addresses on East Santa Clara Street, from left to right, 142-150 (proposed), 136-138 (existing), 130-134 (proposed infill façade), 124-126 (existing), 114-118 (existing), 100 (existing)

Design Guidelines for Infill Construction

The City of San Jose has defined the following design goals, principles, and guidelines for infill projects within the Downtown Commercial Historic District. Discussion of the proposed project's adherence follows each listed goal.

Infill Construction: Design Goals[33]

Infill construction should strive to simultaneously achieve two interrelated goals:

1. Compatibility with character-defining features of buildings and objects identified as historic; and
2. Development that enriches the historic district and adds to life on the street, with quality of design, materials and finishes clearly befitting the downtown core of a major American city.

Discussion: Due to its U-shaped footprint with two discontiguous frontages on East Santa Clara Street, the proposed SuZaCo project would create one façade which will be visually perceived as infill at the location of the noncontributing building, 130-134 East Santa Clara Street. The proposed four-story infill façade of the would be distinguished from the neighboring buildings by its contemporary materials and clean, rectilinear design. At four stories, it would be slightly taller than neighboring mid-block district contributors, though its simple, predominantly glazed primary façade would not compete stylistically with the more detailed brick and stucco façades of neighboring historic buildings. Overall, while visually distinct from the historic buildings, the proposed infill façade meets the infill design goals of the Downtown San Jose District Guidelines.

[33] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 24.

Infill Construction: Design Principles[34]

- Infill construction that responds to, and perhaps even is evocative of the past, but does not attempt to imitate a historic style or period of architecture.
- Infill construction that respects general height, massing, scale, materials, and composition of neighboring and nearby historic structures.
- Infill construction that avoids design features that resemble or even faintly suggest a suburban shopping center, "box-like" structure.
- Infill construction whose structures are decidedly oriented to street frontages, Fountain Alley and "second" frontages, such as alleyways and paseos.
- Infill construction whose ground-floor openings include lively passageways, and whose interiors, where possible, include courtyards.
- Infill construction whose storefronts, openings and upper-floor fenestration are transparent and inviting, and therefore, contribute new spirit and animation to life on the street.

Discussion: The appearance of the infill façade is contemporary in its materials and design, while responding to the proportions and alignments of neighboring district contributors. The ground-floor retail storefront shares the composition of neighboring storefronts, with an entry flanked by broad rectangular display windows and topped by a wide transom. Horizontal elements at the second and third stories of the proposed primary façade, including visible floorplates, balconies, sills, and signage, align with and refer to horizontal elements such as belt courses and cornices of the neighboring two- and three-story buildings. The pedestrian-focused retail storefront, second- and third-story recessed balconies, and visible mass timber framing of the infill façade would enliven the block and provide visual interest that is compatible with the commercial uses which dominate the ground floors of neighboring district contributors. Further, the proposed building is distinctly urban in its massing and details, appropriate to the dense, mixed-use character of the district. Overall, the proposed infill façade adheres to the infill design principles of the Downtown San Jose District Guidelines.

Infill Construction: Design Guidelines[35]

- **Building Height**: Maximum of four stories above grade, not to exceed 60 feet. Grand stories (floor-to-ceiling heights of 18 to 20 feet) permitted on first and second stories, when called for by use or program requirements. The building height of infill construction that fronts onto Fountain Alley shall not exceed the roofline height of any existing adjacent structure.

[34] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 24-25.
[35] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 26-27.

Discussion: The infill portion of the proposed project would be four stories with a roof height of 56'-6". The building would not front onto Fountain Alley, or include grand stories. Adheres.

- **Corner Element:** At the corners of major intersections, and at the southwest corner of Second Street and Fountain Alley, the use of a corner element can add distinction to a building's architecture and enhance character-defining settings.

Discussion: The infill portion of the proposed project would not be located at the corner of a major intersection. Not Applicable.

- **Massing:** Massing to be responsive in form and composition to prevailing character of the existing urban setting. At the same time, infill construction with extensive frontage on streets or alleys needs to be segmented into several smaller façades or buildings.

Discussion: The infill portion of the proposed project is responsive in form and composition to that of the neighboring buildings, with aligning storefront and signage elevations at the ground floor, and upper-story segmentation referencing that of the predominant early 20th-century property type. Adheres.

- **Façades:** Spacing, sizing and rhythm of openings and fenestration are to be compatible with neighboring structures; by contrast, there are to be no blank façades that front onto streets, alleyways, courtyards, light courts or façades of neighboring structures with openings. All façades are to include a base or bulkhead element.

Discussion: The infill portion of the proposed project would include a façade with clearly distinguished horizontal bays and vertical levels, referencing the vertical and horizontal segmentation of neighboring district contributors. A distinct base or bulkhead element is not proposed at the ground floor. Partially adheres.

- **Rear Façades:** To be articulated and punched in a manner compatible with existing adjacent rear façades.

Discussion: The rear façade of the infill portion of the proposed project would not be articulated or punched in a manner compatible with adjacent façades. However, due to the proposed project's location at the edge of the historic district, rear façades would be minimally visible from within district boundaries. Partially adheres.

- **Openings:** All windows and doors (with the possible exception of security, fire safety or service doors) are to be transparent and inviting to the passerby; no mirror, tinted, frosted or opaque glazing. All windows at ground level are to include a base or bulkhead element.

Discussion: The door glazing, display windows, and curtain walls of the infill portion of the proposed project would be transparent. Adheres.

- **Entries:** Historic storefront entries in the District are well defined and connect the building to the street. New entries should be similarly articulated.

Discussion: The storefront and upper story access doors of the infill portion of the proposed project are well-defined and connect directly to the East Santa Clara Street pedestrian right-of-way. Adheres.

- **Exterior Materials**: Masonry, terra cotta, limestone, plaster, glass mosaic, cast stone, concrete, metal, glass and wood (trim, finishes and ornament only). The use of GFRC (glass fiber reinforced concrete), EIFS (exterior insulating finish surface), unclad concrete, lava rock or used brick is inappropriate, especially within the Downtown Commercial National Register Historic District.

Discussion: The infill portion of the proposed project would feature glass, plaster, and metal elements, with interior heavy timber framing visible through the curtain wall. Inappropriate materials would not be used. Adheres.

- **Ground Floors**: Classic elements of storefront design are to be the dominant treatment, and all strongly pedestrian-oriented.

Discussion: The storefront elements of the infill façade of the proposed project consist of those typically seen on neighboring district contributors, including rectangular display windows flanking a pedestrian entrance. Adheres.

- **Setbacks And Stepbacks:** Not permitted.

Discussion: The proposed ground floor primary façade of the infill portion of the building is set slightly back from those of the neighboring district contributors to allow these historic façades to remain visually prominent on the block. This narrow margin, however, would not be perceived as a setback or stepback. Adheres.

- **Pedestrian Passageways:** Strongly encouraged, with minimum of one each for infill construction that replaces at-grade, paved parking lots that presently exist as the two large parcels known as APN 467 22 121 and APN 467 22 134; passageways to be “lined” with retail storefronts and/or active display cases.

Discussion: The proposed project would not replace at-grade paved parking lots or be located in either of the listed parcels. Not Applicable.

- **Vehicular Access**: One each for infill construction on APN 467 22 121 and APN 467 22 134.

Discussion: The proposed project would not be located in either of the listed parcels. Not Applicable.

- **Parking:** No new surface or visible above-grade parking; valet services to be provided as appropriate or required.

Discussion: No new surface of above-grade parking is proposed by the project. Adheres.

Summary: Adherence to Goals, Principles, and Guidelines for Infill Development

As designed, the four-story portion of the proposed project which would replace the noncontributing building at 130-134 East Santa Clara Street meets the goals of, and substantially adheres to the principles and guidelines for infill development within the Downtown Commercial Historic District. The primary façade of the building would provide an appropriately proportioned commercial storefront and would respect the proportions of neighboring district contributors while providing a visually distinctive addition to the streetscape.

Design Guidelines for Additions to Historic Buildings

The City of San Jose has defined general statements regarding additions to historic buildings within the Downtown Commercial Historic District. Though the new the six-story building proposed by the project would replace the interior structure, roof, and two façades of the historic building at 142-150 East Santa Clara Street, the new construction at this site has been designed to be visually comprehended as a vertical addition to the retained historic facades of 142-150 East Santa Clara Street. The design guidelines for additions to historic buildings directly address compatibility with the historic character of existing buildings within a project site, including more detail regarding the relationship of the proposed new construction to the existing historic building than is included in the guidelines for infill development. As such, the compatibility of the proposed new construction with respect to the character of the retained historic façades of 142-150 East Santa Clara Street is most appropriately considered using the City of San Jose's Design Guidelines for Additions to Historic Buildings. Discussion of the proposed project's adherence follows each listed goal.[36]

- Consideration should first be given to accommodating new uses in the existing building envelope in order to maintain the integrity of the historic building.

[36] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 28.

Discussion: The project applicant has investigated the economic feasibility of completing a *Secretary of the Interior's Standards*-compliant rehabilitation of the existing property, consistent with applicable building codes and seismic standards. Due to the existing structural condition of the building, the applicant has concluded that the cost of completing necessary repair and rehabilitation would far exceed the potential revenue generated by any type of programming which could operate within the current envelope. Adheres.

- New additions should be constructed of compatible materials, should be sited in an unobtrusive manner and should be subordinate to the original building.

Discussion: While its glass exterior and visible timber framing provide contemporary approaches to the use of materials compatible with historic buildings, the proposed six-story building (which would incorporate two of the current two-story historic building's retained façades at its lower stories) would be visibly larger than the original building at the site. It would neither be unobtrusive nor subordinate to the original. Does Not Adhere.

- Window patterns in a new addition should be reflective of, but not mimic, the historic building.

Discussion: The glass curtain walls of the proposed new construction would be different in character and spacing than the distinctive second-story glazing of the retained historic façades. However, the appearance of regular bays that would be provided by the segmentation of the proposed project's curtain wall and by the visible interior mass timber framing would provide a reference to the regular, repetitive upper-story bays of the retained façades, as well as neighboring district contributors. Partially Adheres.

- Locate additions or new building components in a manner that does not dominate or compete with a historic building's primary façade, and that does not conceal or obscure other character-defining features of a historic building.

Discussion: The proposed addition would not obscure any character-defining features of the retained East Santa Clara Street or South 4th Street façades of 142-150 East Santa Clara Street. The separation between the historic second story and new upper stories that would be provided by the recessed third story would allow the historic building to remain visible and distinct. Adheres.

- Design and construct additions where the new work avoids irreversible alteration of, or damage to, historic building fabric. In those cases where building exteriors become enclosed as new interior walls and spaces, preserve details of the building exterior.

Discussion: The proposed project would remove all interior elements and two exterior façades of the historic building, and would thus result in irreversible alteration to the historic building fabric. Does Not Adhere.

- Limit the number and size of openings that connect the addition with the historic building. At points of transition, floor and ceiling levels of the addition need to correspond to existing floor and ceiling levels of the historic building.

Discussion: The floor and ceiling levels of the first and second stories at the rear portion of the addition extending from 142-150 East Santa Clara Street would correspond to those of the retained historic façades. Upper stories of the proposed project would continue these proportions through the sixth story. Adheres.

- Design and locate the addition so that natural light, ventilation and interior circulation of the historic building are not adversely affected.

Discussion: The proposed project would not retain any existing elements of the historic building interior of 142-150 East Santa Clara Street. Does Not Adhere.

- Avoid "carving" out a portion of an existing façade at any level for use as a new exterior patio or deck, as such "additions" destroy historic building fabric and create voids.

Discussion: The project does not propose to add new exterior patios or decks at any part of the retained historic façades. Adheres.

Summary: Adherence to Guidelines for Additions to Historic Buildings

As designed, the proposed project partially adheres to the guidelines for additions to historic buildings. It would allow all character-defining features of the retained street-facing northeast and northwest façades to remain largely intact and unobscured, contributing to the street-level visual continuity of the district contributors on the south side of East Santa Clara Street between South 3rd and South 4th Streets. However, the proposed new six-story building to be constructed behind the retained facades of 142-150 East Santa Clara Street would dramatically increase the height of the overall building to become the tallest structure on its block frontage and the second tallest in the district overall. The resulting building would be lower only than the 13-story, Bank of America building (also known as the Bank of Italy building) which was built in 1926 and anchors the district at its west end. Further, as discussed above regarding the *Secretary of the Interior's Standards for Rehabilitation*, the proposed new construction would require removal of the roof, interior structure, and two façades of 142-150 East Santa Clara Street. The historic resource would essentially lose its status as an individual building, and its eligibility for continued listing as a City Landmark would be compromised.

Design Guidelines for Adaptive Reuse

The City of San Jose has defined the following design goals, principles, and guidelines for adaptive reuse projects within the Downtown Commercial Historic District. Discussion of the proposed project's adherence follows each listed goal.

Rehabilitation and Adaptive Reuse: Design Goals[37]

Rehabilitation and adaptive use of historic resources in the Downtown San Jose Historic District should strive to simultaneously achieve two interrelated goals:

1. Retention and rehabilitation of buildings, storefronts, spaces, settings and other distinctive features that characterize the Downtown San Jose Historic District; and
2. Rehabilitation and adaptive use of historic storefronts, balconies, paseos, alleyways, patios, courtyards and other ground-level spaces and uses that strongly appeal to and support 24-hour pedestrian life and enjoyment of the Downtown San Jose Historic District.

Discussion: The proposed project, which would retain the primary northwest and northeast façades of the historic building at 142-150 East Santa Clara Street, would rehabilitate the three existing commercial storefronts facing East Santa Clara Street for continued retail use. These three pedestrian-focused storefronts would continue the ground-floor commercial use which has characterized the building's primary façade since its construction. As such, it would substantially achieve these goals.

Rehabilitation and Adaptive Reuse: Design Principles[38]

- Rehabilitation and adaptive use that proudly "showcase" character-defining features, both interior and exterior, of the structure's historic building fabric.
- Rehabilitation and adaptive use that are deliberately responsive, and therefore contribute, to character-defining and character-enhancing features of the urban setting, such as streets, alleyways, courtyards and passages.
- Rehabilitation and adaptive use that emphasize interaction and "transparency" between the private and public realms, achieved visually and, as appropriate, physically. Rehabilitation and adaptive use of buildings with classic "Main Street" or postwar storefronts that put a premium on retention, repair and maintenance of original building materials, architectural ornament, entries, transoms, display windows and other distinctive features.
- Rehabilitation and adaptive use that increase density without sacrificing integrity of the historic structure's character-defining features.

[37] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 31.
[38] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 31-33.

- Rehabilitation and adaptive use with new additions and materials that are compatible with, but clearly differentiated from, basic design elements and use of materials belonging to the historic structure.
- Rehabilitation and adaptive use of building interiors and outdoor spaces that reward the pedestrian with a sense of discovery Rehabilitation and adaptive use that avoid creating a false view of history, such as use of conjectural features or architectural elements that belong to other buildings, places, styles or periods.
- Rehabilitation and adaptive use that avoid gratuitous schemes or solutions known as "façadism" or "façadectomy", wherein a fragment of a former historic building (in most cases, the front façade) is tacked on to an entirely new structure.

Discussion: The proposed project adheres in many ways to these design principles. The character-defining features of the primary northwest and northeast façades would be retained, and the proposed rehabilitation and additions have been developed to allow these features to be preserved and seismically strengthened and thereby remain as a visually prominent as part of the East Santa Clara Street streetscape. Expansive glazing at the historic storefront locations, as well as on the northeast façade and new upper stories would provide transparent interfaces between outdoor and indoor spaces. The proposed upper stories would increase the commercial use capacity of the site, while retaining the distinctive historic façades which include the majority of the building's character-defining features. Through use of contemporary materials and design vocabulary, new elements of the proposed project would be clearly differentiated from the historic building. Nonetheless, the proposed project does propose to retain only the façades of the original building, with entirely new construction within, behind, and above these two exterior walls. Thus, the project is considered "facadism" as identified as identified in the City of San Jose's Design Guidelines for Adaptive Reuse.

Rehabilitation and Adaptive Reuse: Design Guidelines[39]

- Rehabilitation and adaptive use projects that are likely to introduce significant change to historic building fabric are well served by first completing an historic structure report (by a qualified professional), which identifies character- defining features of an historic property, ranks such features in terms of their significance, and recommends appropriate kinds of actions, e.g., preservation, restoration, rehabilitation, replacement and/or repair.

Discussion: At the request of the project applicant, Page & Turnbull is preparing a Historic Treatment Report for the northwest and northeast façades of 142-150 East Santa Clara Street that will include significance diagrams to depict the locations and relative importance of character-defining features, description and photographs of existing conditions, and recommendations for appropriate preservation and restoration of historic fabric. Adheres.

[39] City of San Jose, *Downtown San Jose Historic District Design Guidelines*, 34-35.

- After identifying the character defining features of the historic building, upgrade plans should involve the least degree of intervention. Where repairs are necessary, patching and then repairing in-kind should take place.

Discussion: As discussed above regarding Standard 7 of the *Secretary of the Interior's Standards for Rehabilitation*, the character-defining features of the northwest and northeast façades of 142-150 East Santa Clara will be repaired as necessary using the least degree of intervention. Historic materials that cannot be repaired will be replaced in-kind. Adheres.

- Any change to historic building fabric, whether to an interior space, a building material or a fixture, should carefully consider three criteria: compatibility with the historic character-defining features to be retained, its differentiation from the historic building fabric, and the "reversibility" of such a change.

Discussion: As discussed above regarding Standards 9 and 10 of the *Secretary of the Interior's Standards for Rehabilitation*, the proposed new construction at 142-150 East Santa Clara Street would be clearly differentiated from the old in its contemporary materials and style. While the expansive glazing and rectilinear details of the proposed upper stories and rear extension would be very different from the historic fabric, these new elements refer to the proportions of the historic building, and neighboring district contributors. As the project proposes to remove two façades, the roof, and the interior structure of 142-150 East Santa Clara Street, the alterations would not be reversible. Partially Adheres.

- The configuration and arrangement of interior spaces, as well as other interior character-defining features such as skylights, moldings, balustrades, fixtures, hardware, glazing and signing, should be retained and, to the extent possible, incorporated into a rehabilitation and adaptive use project. Increasingly, it is possible to obtain replacement parts or hardware to restore such character-defining features.

Discussion: The proposed project would not retain any interior spaces or features of the historic building at 142-150 East Santa Clara Street. As the interior of the building has been altered significantly by successive tenants and owners, few distinctive original features remain, particularly in the publicly accessible commercial spaces. Partially Adheres.

- Original building materials should be retained, maintained, and, if necessary, cleaned and repaired. Retention of original building materials, rather than replacement with new or substitute building materials, definitely is more desirable.

Discussion: The proposed project would prioritize retention and repair of historic materials constituting the northwest and northeast façades wherever possible. Adheres.

- Seismic retrofit of historic structures should retain and preserve character-defining building materials and interior spaces to the greatest extent possible. The use and placement of retrofit systems and materials should minimize, whenever possible, both their visual presence and their impact on existing historic building materials, finishes and spaces.

Discussion: Seismic retrofit of the historic building is not proposed as part of the project. Not Applicable.

- Signs, awnings, other decorative projections (functional and non-functional), false ceilings, security hardware and other "added" items to historic building fabric are not to hide, obstruct or compromise the integrity of character-defining architectural detail, historic ornament, building materials or craftsmanship.

Discussion: Proposed new exterior signs would not obstruct character-defining features of the historic storefronts of 142-150 East Santa Clara Street, and have been designed to align with existing horizontal elements of the historic façades. No other obscuring elements are proposed. Adheres.

- Classic elements of Main Street storefront design are to be retained, and, as warranted, repaired, restored or reconstructed. Such elements include bulkheads, front doors with kick plates and wood framing, "matching" front display windows to each side of a recessed front entry, transom windows and compatible hardware.

Discussion: The project proposes to rehabilitate the three existing storefront bays facing East Santa Clara Street (replaced in 2005), and to retain the proportions of display windows and recessed entries. Character-defining features framing these storefronts, including the tile bulkhead and leaded glass transom (both rehabilitated in 2005), and pilasters would also be retained. Adheres.

- Healthy, mature trees are to be retained and cared for, as character-defining features present in Fountain Alley, alleyways, paseos and courtyards. The use of accent landscaping, such as planter boxes and potted plants, potentially is appropriate in public spaces such as alleyways, paseos, patios, courtyards and passages, when routinely maintained.

Discussion: While existing mature trees have not been identified as part of the character-defining streetscape surrounding 142-150 East Santa Clara Street, the project proposes to include appropriate street trees on East Santa Clara and South 4th Streets. Planter boxes at the recessed third story and potted trees at the rooftop patio areas will be visible from the street, accenting the appearance of the building as viewed from street level and enhancing the building tenants' usable outdoor space. Adheres.

- All permanent street furniture, landscaping, paving materials, signing and use of outdoor furniture located in the public right-of-way are held to a single standard for all of Downtown San Jose.

Discussion: Paving materials, landscaping, and signage will adhere to the City of San Jose's requirements. Adheres.

Summary: Adherence to Goals, Principles, and Guidelines for Rehabilitation and Adaptive Reuse

As designed, the proposed project partially meets the City of San Jose's goals, and partially adheres to the principles and guidelines for rehabilitation and adaptive reuse with respect to the historic building at 142-150 East Santa Clara Street. The project would retain and rehabilitate the two façades bearing the majority of character defining features at this district contributor and City Landmark. Alterations developed to facilitate the expanded commercial use of the building would not obstruct the historic façades' features. Preservation and rehabilitation of these features would prioritize the retention and repair of historic materials wherever possible, with in-kind replacement of historic materials when necessary. Non-original features such as the current storefront systems,, installed in 2005, would be replaced with compatible materials and styles. Overall, the proposed project seeks to retain the visual aspects of 142-150 East Santa Clara Street which contribute to the historic character and visual continuity of the Downtown Commercial Historic District.

As with the discussion of the *Secretary of the Interior's Standards for Rehabilitation*, the areas where the proposed project does not adhere to the City of San Jose's guidelines for Rehabilitation and Adaptive Reuse in the Downtown Commercial Historic District are in its proposed removal of the interior structure, roof, and southwest and southeast façades of the historic building. These alterations would cause the historic resource to essentially lose its status as an individual building, and its eligibility for continued listing as a City Landmark would be compromised.

Project Impacts to the Downtown Commercial Historic District

As discussed in the preceding sections, the proposed project adheres to many of the applicable goals, principles, and guidelines for infill, additions, and rehabilitation and adaptive reuse in the Downtown Commercial Historic District. As designed, the project would retain the majority of those character-defining features of 142-150 East Santa Clara Street through which it contributes to the overall historic character of the district. Its storefronts would remain active retail spaces, helping keep the district's commercial character active and engaging. The proposed infill façade at the location of 130-134 East Santa Clara Street would respect the visual importance of neighboring district contributors, and refer to the proportions and massing of these buildings without mimicking their character.

In other ways, the proposed project challenges some objectives of the Design Guidelines. The contemporary materials and design of the proposed new construction, both the six-story volume at the location of 142-150 East Santa Clara Street and the infill construction at 130-134 East Santa Clara Street, would introduce distinctively different materials and construction types to this portion of East

Santa Clara Street. The scale of the six-story building at 142-150 East Santa Clara Street would exceed the height of all but one building within the district.

As discussed above regarding the proposed project's adherence to the *Secretary of the Interior's Standards for Rehabilitation*, the project as designed would diminish the eligibility of 142-150 East Santa Clara Street for listing in the National Register, California Register, and as an individual landmark by removing its interior structure, roof, and two façades. The remaining two façades could no longer be considered a building. The proposed alterations to 142-150 East Santa Clara Street would therefore diminish the integrity of the building to the extent that it would lose its eligibility for continued designation as a City Landmark.

When considering impacts to the character of a historic district, a broader view must be taken than with respect to the eligibility of an individual building. From the perspective of its contribution to the Downtown Commercial Historic District, those aspects of the street-facing façades of this building which contribute to the district's character – including its storefronts, second-story fenestration patterns and ornamentation, cornice, and parapet, would be substantially retained. The building would retain its eligibility as a contributor to the National Register-listed Downtown Commercial Historic District.

Though noticeably different in scale and materials from the retained two-story historic masonry façades of 142-150 East Santa Clara Street, the proposed six-story building would visually bookend the east end of the district's span along East Santa Clara Street, providing a transition between the early 20th-century commercial architecture of nearby district contributors and the recent developments across South 4th and East Santa Clara Streets. The postmodern San Jose City Hall complex, completed in 2005, and the paired multi-story mixed-use towers under construction to the northeast are both very different in scale and style from the district's ca. 1870s – 1940 contributors. The proposed six-story SuZaCo project, which would retain the ca. 1913-1915 two-story façade below a more contemporary commercial building, would visually link the district to its broader surroundings. Project implementation would not substantially alter the visual character of the commercially focused block of East Santa Clara Street between South 3rd and South 4th Streets at the level of pedestrian activity. Further, the new construction at the location of 130-134 East Santa Clara Street would enliven the street frontage by replacing a heavily altered noncontributing building with a visually interesting commercial building with an appropriate storefront at the street level. Overall, while the proposed project would introduce new visual elements, it would not diminish the integrity of the Downtown Commercial Historic District to the extent that its eligibility for listing in the National Register would be jeopardized.

IV. CONCLUSION

On behalf of Bayview Development Group, Page & Turnbull assessed the potential impacts of the SuZaCo project on historical resources. The proposed project involves construction of a four- to six-story commercial building across three parcels at the southwest corner of East Santa Clara Streets and South 4th Streets in downtown San Jose. The project site intersects with the National Register-listed Downtown Commercial Historic District, and includes one district contributor and City Landmark, 142-150 East Santa Clara Street. This individual building as a City Landmark, in addition to the Downtown Commercial Historic District and its contributors, are historical resources for the purposes of CEQA. The project would demolish one noncontributing building within the historic district, 130-134 East Santa Clara Street, and alter the building at 142-150 East Santa Clara Street by removing two façades, the roof, and the interior structure, seismically strengthening and rehabilitating the retained façades, and constructing a new six-story commercial building behind the retained historic façades.

The proposed project was found to comply with five of the ten *Secretary of the Interior's Standards for Rehabilitation* relative to the historic building at 142-150 East Santa Clara Street. It would be out of compliance with four standards, and in partial compliance with one standard due to the proposed removal of the building's interior structure, the roof, and southeast and southwest façades, and construction of a six-story heavy timber and glass commercial building within and adjacent to the current historic building's footprint. The proposed project would alter the building to the degree that its eligibility for listing as an individual resource on the National Register, California Register, and as a City Landmark would be diminished. This would constitute a significant impact on a historical resource for the purposes of CEQA. Since the project as designed could not be adjusted to avoid the significant impact caused by removal of all but two façades of the historic building, Page & Turnbull recommends development of preservation alternatives for comparative analysis as part of the environmental review process.

Page & Turnbull analyzed the proposed project's adherence to the goals, principles, and guidelines for infill development, additions to historic buildings, and rehabilitation and adaptive reuse included in the *Downtown San Jose Historic District Design Guidelines*. The proposed project would not fully adhere to the guidelines for additions and rehabilitation to historic buildings, as the scale of the proposed addition to 142-150 East Santa Clara Street would significantly increase its height, and would require removal of the majority of the original structure, retaining only two historic façades. Despite these alterations, the proposed project would maintain the majority of character-defining features of 142-150 East Santa Clara Street, and would allow the Downtown Commercial Historic District to maintain its integrity with this building as a contributor.

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APPENDIX A:

DPR 523 FORMS, 142-150 EAST SANTA CLARA STREET

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 101

Identification and Location

Ser. No. _____
National Register Status 1D
Local designation CCL

1. Historic name State Meat Market
*2. Common name or current name My Thanh Super Market
*3. Number & street 148-150 E. Santa Clara Cross-corridor _____
City San Jose Vicinity only _____ Zip 95113 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 467-23-035 Other _____

Description

6. Property Category Building If district, number of documented resources 45
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This two-story commercial building has a rectangular plan and a flat roof. The building features a prominent molded cornice topped by a tall parapet with a series of recessed panels. Fenestration includes four recessed slanted bay windows. The end windows have decorated lintels and are framed by wide pilasters that rest on a continuous sill and extend up through the cornice and parapet. These pilasters have a pendant-type applied decoration. The two center windows are topped by a label molding with a large keystone. Window treatment is similar to that on the adjacent building (#138). The three storefronts have recessed entries and large plate glass display windows.



001

8. Planning agency Planning Dept.
9. Owner Address P. & J. Hayes, et al. 1156 McKendrie St. San Jose 95126
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning C3
13. Threats URM

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

*14. Construction date(s) c1913 Original location same Date moved _____

15. Alterations & date _____

16. Architect Frank D. Wolf Builder Unknown

17. Historic attributes (with number from list) 06, 36--CH meat market

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose

Period 1870-1918 Property Type retail Context formally developed? yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This commercial block of five buildings was developed during the early years of the 20th century. This building was designed by Frank D. Wolfe and constructed between 1913 and 1915. Wolfe was a prominent architect who practiced in San Jose from 1896 until 1926, who with his son promoted the Prairie style in San Jose residential nieghborhoods. The building had a variety of retail tenants that included a bicycle shop, a creamery, and a printer, and the upper story was an apartment house. In 1934, the building was leased by the Chinese Kwong-Low clan who had established a meat market operation in San Francisco in 1929. The name of the market was selected by Carl Kwong because of its proximity to the State College. The State Meat Market was the first of a chain of 477 markets owned by the Kwong-Low clan throughout northern California by 1971. This Chinese owned and operated business remained in operation at this location until the mid-1980s. This building makes an important contribution to the Downtown Commercial District as an example of a Wolfe designed building and as a successful long-term minority owned business outside of Chinatown.

20. Sources:

Visual Survey, 10/9/91; City Directories, 1870-1975; Sanborn Fire Insurance Maps, 1889-1929; Thomas Brothers, Assessor's Block Books, 1889-1926; Bamburg, B., National Register Nomination Form, 1981; Page, Anderson, & Turnball, Inc., Brief Overview of Downtown San Jose's Historic Resources; Hom, G., ed., Chinese Argonauts, 1971.

21. Applicable National Register criteria
a, c

22. Other recognition _____

State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey

Date of evaluation 11/15/91

24. Survey type Project Related

25. Survey name URM Survey

26. Year Form Prepared 1991

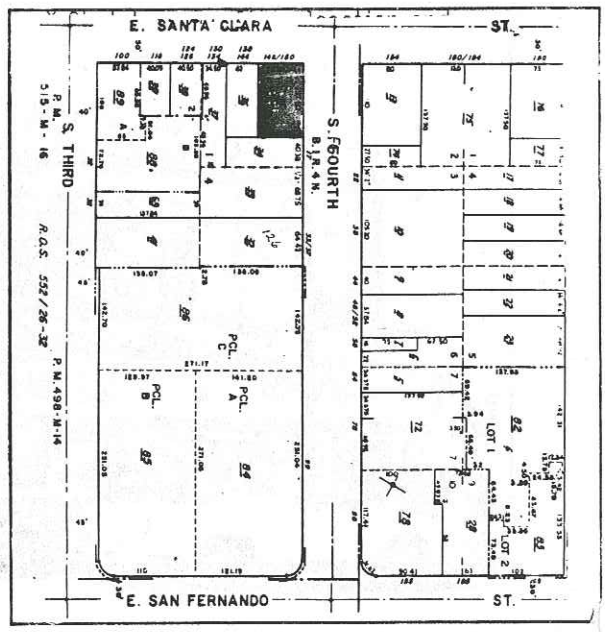
By (name) Glory Anne Laffey

Organization Archives & Architecture

Address 353 Surber Drive

City & Zip San Jose 95123

Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME State Meat Market SURVEY REF. NO. 101

ADDRESS 148-150 E. Santa Clara Street

A. VISUAL QUALITY/DESIGN					
1. EXTERIOR		E	VG ✖	G	FP
2. STYLE		E	VG ✖	G	FP
3. DESIGNER Frank D. Wolfe		E ✖	VG	G	FP
4. CONSTRUCTION		E	VG	G	FP ✖
5. SUPPORTIVE ELEMENTS Long-term tenants		E	VG ✖	G	FP
B. HISTORY/ASSOCIATION					
6. PERSON/ORGANIZATION State Meat Market; Kwong-Low clan		E ✖	VG	G	FP
7. EVENT		E	VG	G	FP ✖
8. PATTERNS Downtown commercial development; Chinese business		E ✖	VG	G	FP
9. AGE		E	VG	G ✖	FP
C. ENVIRONMENTAL/CONTEXT					
10. CONTINUITY Contributes to Historic District		E ✖	VG	G	FP
11. SETTING		E	VG	G	FP ✖
12. FAMILIARITY		E	VG ✖	G	FP
D. INTEGRITY					
13. CONDITION		E ✖	VG	G	FP
14. EXTERIOR ALTERATIONS		E	VG ✖	G	FP
15. STRUCTURAL REMOVALS		E ✖	VG	G	FP
16. SITE		E ✖	VG	G	FP
E. REVERSIBILTY					
17. EXTERIOR		E ✖	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS					
18. INTERIOR/VISUAL		E	VG	G	FP
19. INTERIOR/HISTORY		E	VG	G	FP
20. INTERIOR ALTERATIONS		E	VG	G	FP
21. REVERSIBILITY/INTERIOR		E	VG	G	FP

REVIEWED BY Glory Anne Laffey DATE: 11/15/91

EVALUATION TALLY SHEET

SURVEY REF. NO. 101

Value E	VG	G	FP		
				A. VISUAL QUALITY/DESIGN	
	12			1. Exterior	
	8			2. Style	
6				3. Designer	
			0	4. Construction	
	6			5. Supportive Elements	
				VISUAL QUALITY/DESIGN SUB-TOTAL	32
				B. HISTORY/ASSOCIATION	
20			0	6. Person/Organization	
				7. Event	
12				8. Patterns	
		3		9. Age	
				HISTORY/ASSOCIATION SUB-TOTAL	35
				C. ENVIRONMENTAL/CONTEXT	
8				10. Continuity	
			0	11. Setting	
	8			12. Familiarity	
				ENVIRONMENTAL/CONTEXT SUB-TOTAL	16
				A & C SUB-TOTAL	48
				B SUB-TOTAL	35
				PRELIMINARY TOTAL (SUM of A, B, & C)	83

Value E	VG	G	FP						
				D. INTEGRITY					
0				13. Alterations					
				From A, B & C Sub-Totals	83	X	0	=	0
	.05			14. Exterior Alterations					
				From A & C Sub-Totals	48	X	.05	=	2.4
	.03			From B Sub-Total	35	X	.03	=	1.05
				15. Structural Removals					
0				From A & C Sub-Totals	48	X	0	=	0
0				From B Sub-Total	35	X	0	=	0
				16. SITE					
0				From B Sub-Total	35	X	0	=	0
				INTEGRITY DEDUCTIONS (SUB-TOTAL)					3.45
				ADJUSTED SUB-TOTAL	83 (PRELIMINARY TOTAL)	-	3.45 (INTEGRITY DEDUCTIONS)	=	79.55
				E. REVERSIBILITY					
3				17. Exterior					3
==========				TOTAL					**82.55**

Value E	VG	G	FP	F. ADDITIONAL CONSIDERATIONS/BONUS POINTS
				18. History/Association of Interior
				19. Interior Visual Quality
				20. Interior Alterations
				21. Reversibility/Interior
				BONUS POINTS SUB-TOTAL
				ADJUSTED TOTAL (With Bonus Points) **82.55**

APPENDIX B:

HISTORIC RESOURCE EVALAUTION: 130-134 EAST SANTA CLARA STREET

PAGE&TURNBULL

130-134 EAST SANTA CLARA STREET
HISTORIC RESOURCE EVALUATION

SAN JOSE, CALIFORNIA
[20053]

PREPARED FOR:
BAYVIEW DEVELOPMENT GROUP

December 3, 2021



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared for 130-134 East Santa Clara Street, San Jose (APN 467-23-037) at the request of Bayview Development Group, Inc. in anticipation of a proposed project at the site that would involve demolition of the building. The two-story brick commercial and residential building was completed in 1901, designed by architects Wolfe & McKenzie and built by contractors Olsen and Van Dalsem for property owner Louis Henning. The ground floor commercial unit was initially occupied by Henning's meat market, which was called the "Mount Hamilton Market."[1] The Henning family lived in the second-floor residential unit. The building is currently occupied by a ground floor restaurant and barber shop and second-floor residential unit. A concrete addition at the rear of the building, completed in 1955, is currently used for storage and office space.

The subject property is located on the southeast side of East Santa Clara Street, just southwest of South 4th Street **(Figure 1 and Figure 2)**. It is within the National Register of Historic Places (National Register)-listed San Jose Downtown Commercial Historic District but is not a contributor.



Figure 1. 2019 aerial view of the subject property, with parcel outlined in red.
Source: Google Maps. Edited by Page & Turnbull.

[1] *San Jose Daily Mercury*, "Mount Hamilton Market, New Henning Building," December 22, 1901.

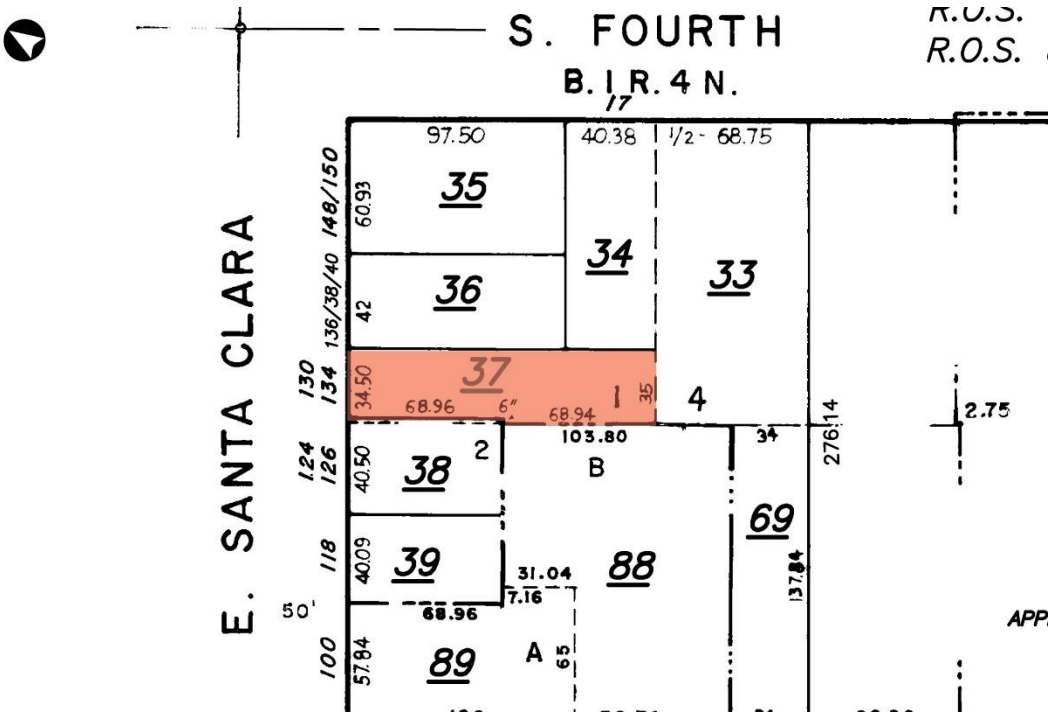


Figure 2. Assessor's map of the subject property, with parcel outlined in red.
Source: County of Santa Clara, Edited by Page & Turnbull.

Methodology

This Historic Resource Evaluation report examines the current historic status of the property and provides an architectural description, historic context, and site history. The report includes an evaluation of the property's eligibility for individual listing in the National Register of Historic Places and the California Register of Historical Resources. Page & Turnbull prepared this report using research collected at various local repositories, including the San Jose Building Division, San Jose Public Library, and History San Jose. Page & Turnbull also conducted research using online repositories such as Digital Sanborn Maps, the David Rumsey Map Collection, UC Santa Barbara Library, Newspapers.com, the Online Archive of California, Calisphere, and the Internet Archive.

All photographs in this report were taken by Page & Turnbull on March 3, 2021 unless otherwise noted.

Summary of Findings

Built in 1901 as a simple two-story commercial and residential building, 130-134 East Santa Clara Street originally provided commercial space for a meat market with a second-floor residential unit for the family of owner Louis Henning. It has been consistently used as commercial and residential space since that time, housing a variety of businesses, including a jeweler and a tavern. Page & Turnbull evaluated the eligibility of the building for listing in the National Register and California

Register, and as a San Jose City Landmark. The building does not appear to be significant under any criteria for eligibility for listing at the national, state, or local level as an individual resource or district contributor.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to 130-134 East Santa Clara Street.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historical resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

130-134 East Santa Clara Street is not currently listed as an individual resource on the National Register.

California Register of Historical Resources

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

130-134 East Santa Clara Street is not currently listed as an individual resource on the California Register.

California Historic Resources Information System (CHRIS)

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (CHRSC) of "1" to "7" to establish their historical significance in relation to the National Register, California Register, and local listing. Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" may not be eligible for listing in either register. Finally, a Status Code of "7"

means that the resource has not been evaluated for the National Register or California Register, or needs reevaluation.[2]

130-134 East Santa Clara Street is listed in the Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Santa Clara County, most recently updated March 3, 2020. According to the BERD listing, a 2006 evaluation assigned a California Historic Resource Status Code of 6Y, indicating that it has been determined ineligible for listing in the National Register by consensus through the Section 106 process, but has not been evaluated for California Register eligibility or designation at the local level.

City of San Jose Historic Resource Inventory

The City of San Jose's Historic Resources Inventory was initiated in 1975 and currently contains more than 3,000 resources. It lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as buildings whose background is associated with important events in the history of the city, state, or nation. Local designations within the inventory are assigned to one or more of the following eight categories, as defined in the City of San Jose Historic Preservation Ordinance, the 2040 General Plan, and the inventory classifications of the local Historic Resources Inventory.[3]

- **City Landmark District** (CLD, defined in the City of San Jose Historic Preservation Ordinance): A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.
- **City Landmark Site/Structure** (CLS, defined in the City of San Jose Historic Preservation Ordinance): An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.
- **Candidate City Landmark** (CCL, defined in the City of San Jose Historic Preservation Ordinance): An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.
- **City Conservation Area** (CNS, defined in the City of San Jose Historic Preservation Ordinance): A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

[2] Office of Historic Preservation, California Historical Resource Status Codes, March 1, 2020. Accessed at https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf, March 16, 2021.
[3] City of San Jose Historic Resources Inventory: Classification of Resources, September 2019; San Jose, California Code of Ordinances Section 13.48.110 – Procedure for Designation of a Landmark and Section 13.48.120 – Procedure for Designation of Historic Districts, available at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR, accessed October 14, 2019; City of San Jose, *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018.

Contributing Site/Structure (CS, a Classification of the Historic Resources Inventory): A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

Non-Contributing Site/Structure (NCS, a Classification of the Historic Resources Inventory): A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

Structure of Merit (SM, Defined in the San Jose 2040 General Plan): An important historic property or feature of lesser significance, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

Identified Site/Structure (IS, A Classification of the Historic Resources Inventory): A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

As it is located within the Downtown Commercial National Register Historic District, 130-134 East Santa Clara Street is listed in the City of San Jose Historic Resources Inventory as an "Identified Structure."[4]

San Jose Downtown Commercial Historic District

130-134 East Santa Clara Street is located within the boundaries of the Downtown Commercial National Register Historic District, which comprises just over two blocks in downtown San José. The district includes the properties on the south side of East Santa Clara Street between South 1st and 4th Streets, and the blocks bounded by East Santa Clara, South 1st, and South 3rd Streets. The district was listed in the National Register in 1983 based on its historic significance as the Santa Clara Valley's mercantile and financial center and its collection of architecturally significant buildings dating from the 1870s to the 1940s.

130-134 East Santa Clara Street is within the San Jose Downtown Commercial Historic District. The building is listed in the National Register registration documentation as a non-contributor to the district, described only as a two-story brick building with a stuccoed façade.[5]

San Jose Downtown Design Guidelines and Standards

The 2019 San Jose Downtown Design Guidelines and Standards include consideration of development adjacent to historic sites and districts within the downtown area, which includes the

[4] City of San Jose Historic Resources Inventory, February 8, 2016. Accessed at https://www.sanjoseca.gov/home/showpublisheddocument?id=24021, March 16, 2021.
[5] Bonnie Bamburg, National Register of Historic Places Inventory – Nomination Form for San Jose Downtown Commercial District. Prepared August, 1980, updated February 1981.Listed May 26, 1983.

subject property.[6] As noted above, 130-134 East Santa Clara Street is not listed as an individual historic site, but it is a non-contributing building within the Downtown Commercial Historic District. 130-134 East Santa Clara Street is neither identified as a Historic Civic Icon building nor in the affected area of a Civic Icon building. It is not located within an identified prominent street frontage or urban view corridor. Santa Clara Street between State Route 87 and Seventh Street, looking northeast, is a natural view corridor for its "views of the eastern hills."[7]

Previous Evaluations

In 1991, Glory Anne Laffey of Archives & Architecture completed a California Department of Parks and Recreation Historic Resources Inventory form for the subject property, at the time occupied by "Mr. A's Adult Books." Evaluators at the time identified that all ornamentation had been removed from the primary façade in 1959, and that the building had "no architectural integrity."[8] However, the evaluator identified that the building may have significance for its association with original owner, Louis Henning.

III. PROPERTY DESCRIPTION

The subject building at 130-134 East Santa Clara Street is a one- and two-story, stucco-clad brick and concrete building with a flat roof, generally rectangular footprint, and no setback from the East Santa Clara Street pedestrian right-of-way. It is currently occupied at the ground floor by a barber shop and restaurant, with residential use at the second floor. To the rear of the original brick building, a one-story kitchen wing serves as a hyphen connecting the original building to a two-story concrete masonry unit addition **(Figure 3)**.

Primary (Northwest) Façade

The primary (northwest) façade consists, at the ground floor, of two storefronts, with the left (northeast) storefront considerably narrower than the right (southwest) **(Figure 4)**. A brick veneer bulkhead spans the right (southwest) side of the façade. Ground floor openings from left (northeast) to right (southwest) consist of a deeply recessed, glazed metal door, an undivided storefront window, a slightly recessed glazed metal door with a fixed rectangular metal-frame transom, a set of two large, angled rectangular storefront windows, and a recessed, glazed wood door. Decorative wood and frosted glass inserts are placed at the interior of the restaurant's storefront windows. A fabric awning shades the wider storefront at the right (southwest).

[6] City of San Jose, *San Jose Downtown Design Guidelines and Standards*, Amended May 21, 2019.
[7] *Ibid*., 15.
[8] Glory Anne Laffey, California Department of Parks and Recreation Historic Resources Inventory Form for 130-134 East Santa Clara Street (San Jose: Archives & Architecture, 1991).



Figure 3. Building footprint with original building shaded blue, second-story addition shaded orange, one-story kitchen wing shaded yellow, and two-story concrete addition shaded green.
Base image Google Earth 2019, edited by Page & Turnbull.



Figure 4. Northwest (primary) facade of 130-134 East Santa Clara Street, view southeast.

The smaller storefront at the left, occupied by the barber shop, has a trapezoidal sign above the entrance and a blade sign and barber pole set above the storefront window. An illuminated sign is set above the awning of the restaurant storefront at the right. A small rectangular projection of unknown function is centered on the façade between the first and second stories. Openings at the second story consist of two rectangular, aluminum-frame slider windows set in punched openings. A simple rectilinear parapet with raised corners and one low, centered merlon, tops the façade.

Northeast Façade

The majority of the northeast façade abuts the neighboring building to the northeast. At the rear of 130-134 East Santa Clara Street, the northeast façades of a one-story hyphen with a shed roof and two-story concrete masonry unit addition overlook an exterior staircase to the second floor of the building, a narrow passageway, and a rear parking lot **(Figure 5)**. Clad in wood siding, the hyphen has one rectangular metal frame window and one metal security door. The concrete addition has, from left (southeast) to right (northwest), a vehicle entrance with a roll-up metal door and a paneled wood pedestrian door with a fan light **(Figure 10)**. One rectangular, aluminum-frame slider window is set in the left (southeast) part of the second story.



Figure 5. Northeast façade of the hyphen (right) and northeast corner of the concrete addition (left), view northwest. Staircase at right accesses the second floor of the subject building.



Figure 6. Northeast facade of the concrete rear addition, view southwest.

Southeast Façade

The southeast (rear) side of the two-story concrete addition to the subject building has no openings **(Figure 7)**. The set-back second story facade appears to be a narrow, wood-frame addition to the main concrete building, and is accessed by a door set at the top of an exterior concrete staircase at its right (northeast) side. To the left (southwest) of the door, a row of unevenly spaced aluminum slider windows overlooks the roof of the hyphen and rear addition. The second story of the southeast façade is clad in painted, vertically grooved plywood siding.

Southwest Façade

The southwest façade of the two-story concrete addition and one-story hyphen overlook a parking area to the southwest. No openings are present in this façade **(Figure 10)**. The southwest façade of the original two-story building directly abuts the neighboring property and is not visible.

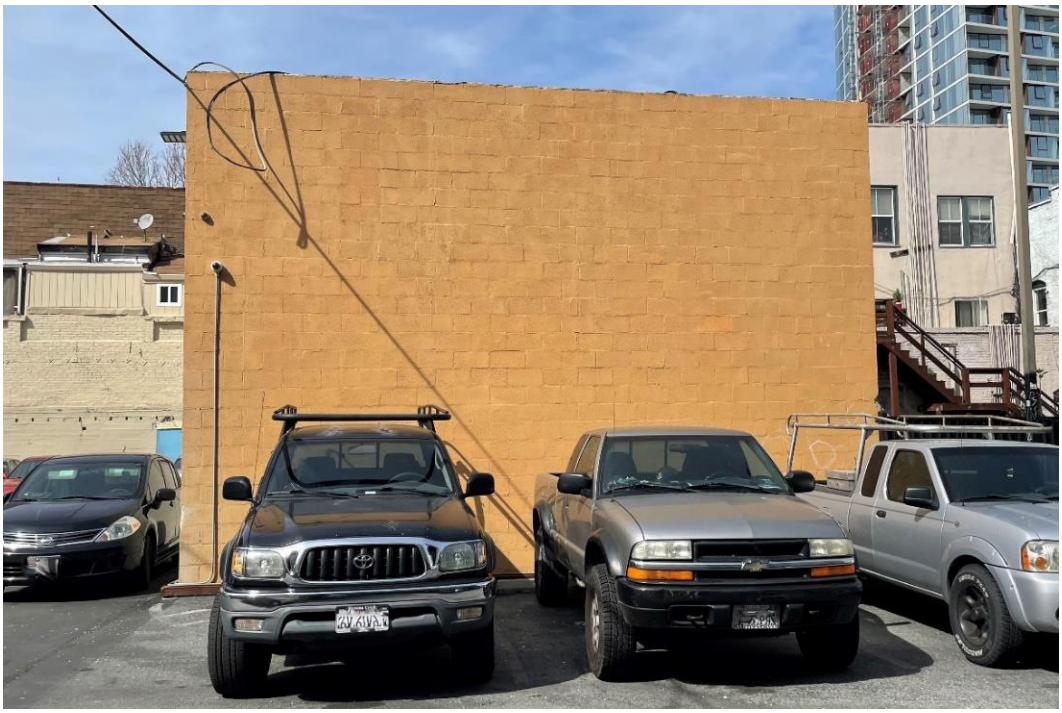


Figure 7. Southeast facade of the rear addition, view northwest.



Figure 8. Southeast facade at second story, right (northeast) portion, view southwest. Brick wall at right is the southwest façade of the neighboring building.



Figure 9. Southeast facade at the second story, left (southwest) portion, view west.



Figure 10. Southwest and southeast facades, view north.

Interior

A basement with a concrete floor and brick and concrete walls appears to extend beneath the full footprint of the original building. Wood posts support the beams of the overlying floor **(Figure 11)**.

The ground floor interior of the main portion of the subject building consists of two commercial units. At the northeast, the barber shop is a deep, narrow space extending the depth of the building. It is divided into two rooms: a high-ceilinged main customer service area at the front of the space, and a lower-ceilinged service, storage, and utility area at the rear **(Figure 12 and Figure 13)**. In the front portion, metal bracing extends between the northeast exterior wall and the ceiling, which is clad with wood planks, and metal crossbars span between the exterior and interior walls.

The larger commercial space at the southwest side of the subject building is occupied by a restaurant, and includes a dining room and bar in the front portion of the space, with a kitchen in the one-story hyphen at the rear of the building. All fixtures and finishes in the restaurant appear to be contemporary, resulting from renovations made in recent decades.

The second floor of the main building is configured as a residential unit with a kitchen and dining area at the rear, southeast corner, with four bedrooms along the southwest and northwest sides opening into a central shared hall **(Figure 16)**. An interior staircase accessed from East Santa Clara Street runs along the northeast wall. Its railing may be the only original interior feature of the building **(Figure 17)**. The interior of the rear addition consists of an open storage/garage space with a mezzanine level divided into office and bedroom spaces **(Figure 18)**.



Figure 11. Main building, view east from center of basement..

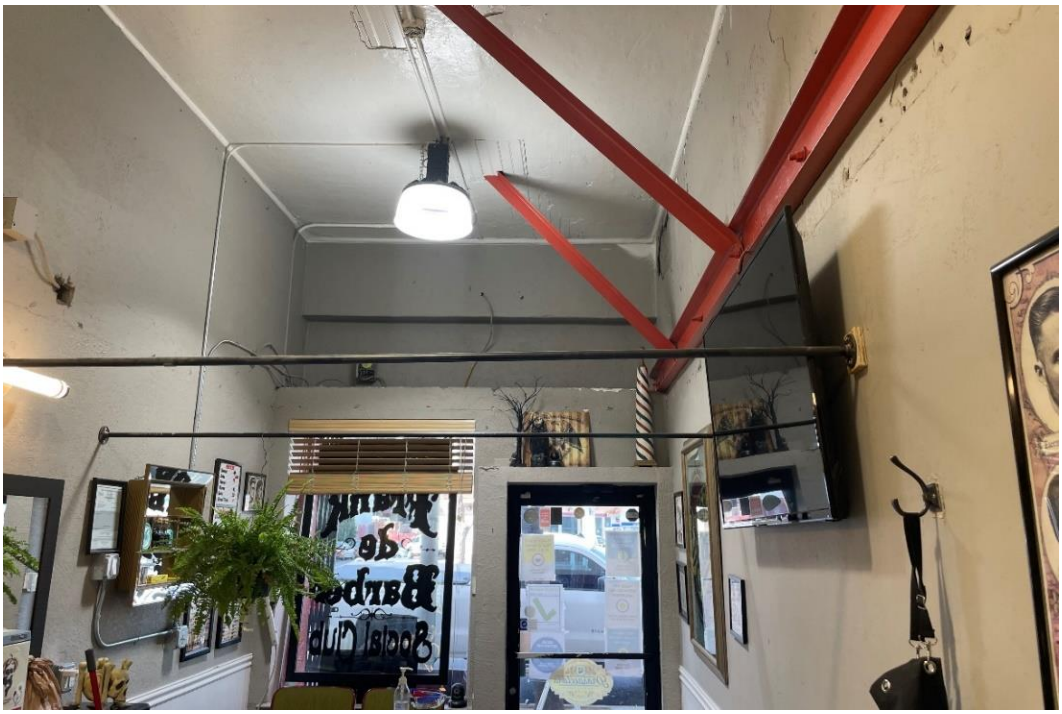


Figure 12. View of metal bracing at the front of the barber shop, looking toward the entrance.



Figure 13. View from the rear of the barber shop, looking toward the entrance.



Figure 14. Restaurant dining room, view toward the front of the building.



Figure 15. Restaurant dining room, view toward the rear of the building.

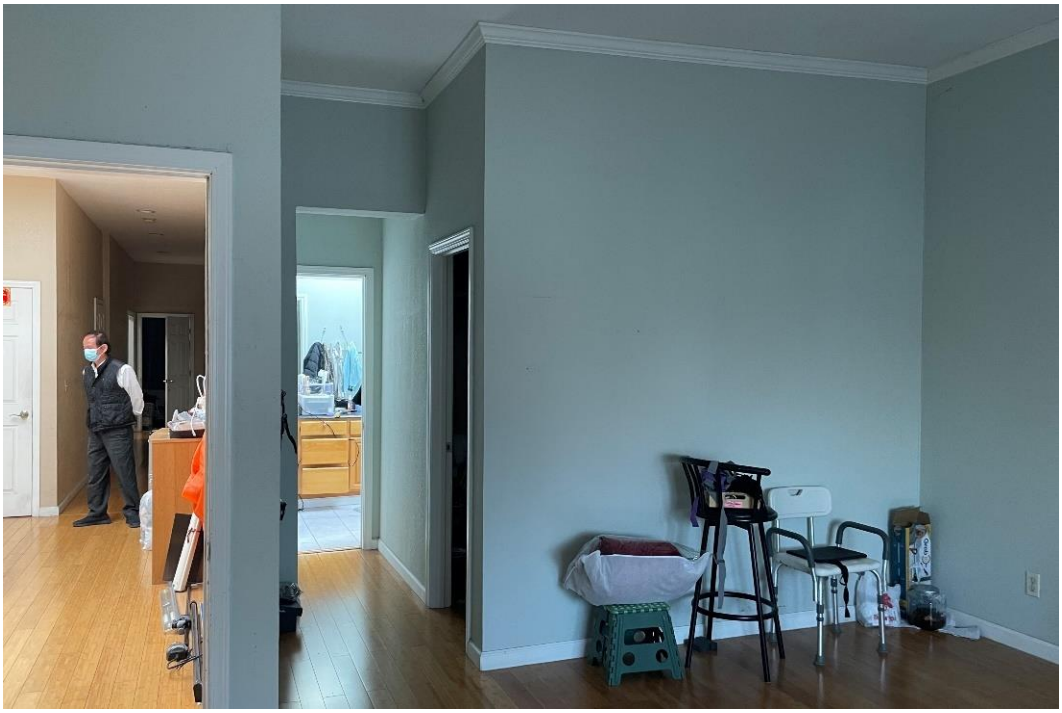


Figure 16. View from the northwest second floor bedroom, looking southeast toward the bath and shared hall.



Figure 17. Detail of the stair railing in the hall of the second floor of the main building. View southeast.

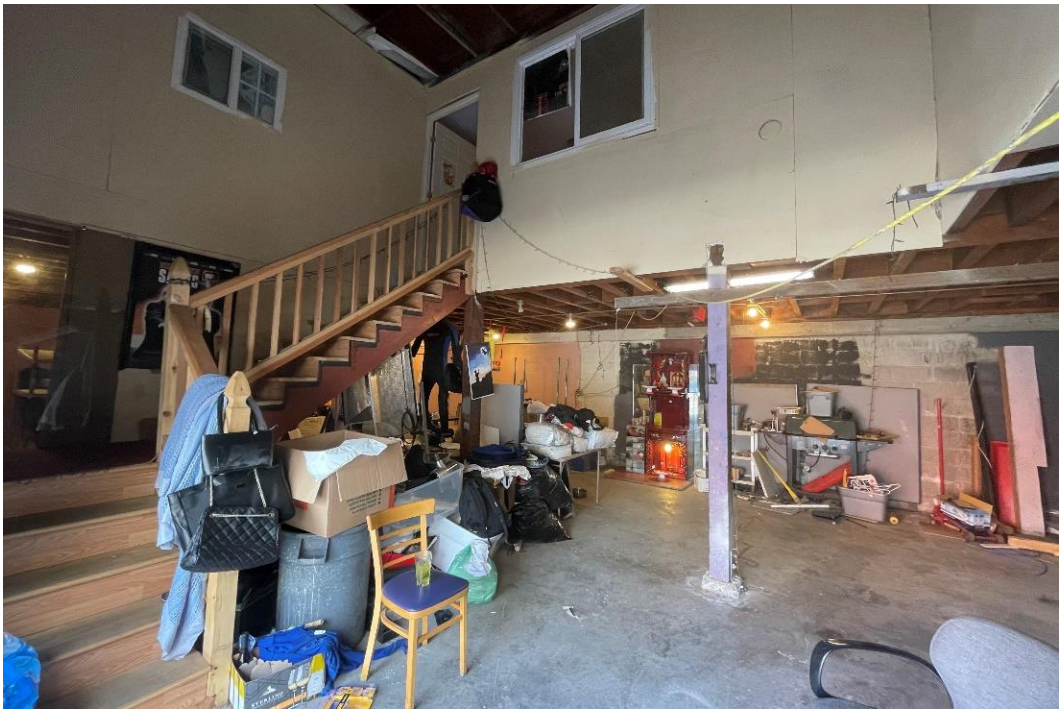


Figure 18. Interior of the rear addition. View west toward the mezzanine.

Surrounding Area

130-134 East Santa Clara Street is located within a predominantly commercial and institutional district in downtown San Jose. To the immediate southwest of the subject property, 124 East Santa Clara Street is a two-story stucco-clad brick commercial and residential building completed ca. 1910 **(Figure 19).** To the immediate northeast of the subject building, 138-140 East Santa Clara Street is a three-story brick and plaster commercial and residential building completed ca. 1910. These two buildings on either side of the subject building are contributors to the National Register-listed Downtown Commercial Historic District. At the corner of South 4th Street and East Santa Clara Street, the two-story brick State Meat Market building at 142-150 East Santa Clara Street, built in 1913, is a City of San Jose Landmark, and is the farthest northeastern resource within the Downtown Commercial Historic District **(Figure 20)**. An automotive service station and two-story brick commercial building are across East Santa Clara Street to the northwest **(Figure 21)**.



Figure 19. South side of East Santa Clara Street, subject property at center. View southwest.



Figure 20. South side of East Santa Clara Street, properties to the northeast of the subject property. 142-150 East Santa Clara is at the left. View southeast.



Figure 21. View southwest along the northwest side of East Santa Clara Street from South 4th Street. Subject property is at the far left.

IV. HISTORIC CONTEXT

The City of San Jose

Before the establishment of Santa Clara County, the City of San Jose was founded in 1777 as the *Pueblo de San Jose de Guadalupe,* a Spanish settlement unassociated with either a Mission or a military Presidio. Although the *Mission de Santa Clara de Assis* was located approximately two miles to the west, the two fell under separate religious and secular jurisdictions.[9] While the Mission was run as an essentially self-sufficient settlement by the Franciscans, the pueblo was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey. The original pueblo site is thought to have been located within a mile to the southwest of the subject property, between Hobson and Hedding Streets no more than about 400 yards from the Guadalupe River.[10] By 1797, however, flooding forced the pueblo to relocate to the area of today's Plaza de Cesar Chavez in downtown San Jose. A network of rudimentary roads and trails connected the pueblo with other Spanish settlements and support locations throughout the surrounding area. For instance, the El Camino Real connected the San Jose pueblo with Mission Santa Clara and the presidios at Monterey and San Francisco, while the Alameda in downtown San Jose created a more localized route between the pueblo and Mission.

Other routes that are still evident in many of today's streets and railroad rights-of-way connected Mission Santa Clara with its cornfields to the east, Mission San Juan de Guadalupe in Milpitas, and even places as far afield as Mission Santa Cruz. The routes linked many points in the region that would become Santa Clara County, as well as points beyond.[11]

Land use in the Santa Clara Valley changed under Mexican rule, which began in 1822. Previously, the vast expanses of undeveloped land outside of the missions, pueblos, and presidios had primarily been claimed by the Catholic Church. These mission lands had been used for grazing livestock or simply remained wild. Under Mexican rule, mission lands were secularized and distributed to private landowners, who established large ranchos anchored by haciendas and small villages that served each rancho's functions. California's early hide and tallow economy supported cattle herding as the primary use of rancho lands. Between 1833 and 1845, thirty-eight ranchos were granted to Mexican settlers throughout Santa Clara Valley.[12]

[9] Archives & Architecture, *County of Santa Clara Historic Context Statement* (Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012).
[10] BFGC-IBI Group, *Evaluation of the Former San Jose City Hall* (Prepared for the County of Santa Clara Facilities and Fleet Department, 2012).
[11] Archives & Architecture, *County of Santa Clara Historic Context Statement*.
[12] *Ibid.*

Upon the culmination of the Mexican-American war in 1846, California came under control of the United States. In 1849, the Gold Rush brought an influx of settlers to California and led to the widespread restructuring of property lines and land ownership. Although no gold was present in Santa Clara Valley, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process by adhering to gold and helping it sink in the water-gravel mixture. This gave the Santa Clara Valley an important role in the events that put California on the world stage and brought many settlers to the area.

For much of its history, the Santa Clara Valley boasted a flourishing agricultural industry, continuing a tradition that started when San Jose was a small Spanish pueblo intended to supply produce to the presidios. Prior to and during the Gold Rush, cattle ranching had been the primary industry in California, with the Santa Clara Valley area boasting pastureland in the foothills and feed lots on the valley floor. Dairying and sheep ranching were also prevalent. This industry continued, but the high cost of fresh vegetables and flour during the Gold Rush made many realize that horticulture would be a lucrative pursuit thereafter. Many miners returning from the gold fields settled in Santa Clara Valley, where they established successful farms.[13] At the peak of their production, wheat farms in Santa Clara County produced thirty percent of California's wheat supply. The valley was dominated by fields of wheat and other grain crops until 1880, when yields became poor and competition from farms in the Central Valley mounted. This triggered a shift toward fruit growing. Prunes, grapes, and apricots became the major crops, and by the 1890s orchards dotted the valley, replacing most of the wheat fields.[14]

Early San Jose served as a supply stop for miners journeying to the gold fields and many businesses and services were established to serve them, growing the city. John Burton, the first American alcalde, or mayor, commissioned a survey of the pueblo of San Jose not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south, and Market Street to the west—that the new commercial and retail district developed. The first businesses were located close to the Mexican pueblo along Post and Market Streets.[15] When Santa Clara County was established in 1850, San Jose was the only urban area in Santa Clara County, and thus the center of the county's commerce, government, and culture. It became the first incorporated city in the state and served as state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's early limits covered about six square miles and although they were not expanded until the early 20th century, the city's temporary status as the state capital spurred rapid growth. Even after the capital was moved, development and prosperity continued due to railroad

[13] Archives & Architecture, *County of Santa Clara Historic Context Statement*.
[14] *Ibid*.
[15] Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

connections that by 1869 linked San Jose with markets across the country.[16] San Jose grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated and utilized the services of the city.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1868) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market; and the San Jose Post Office (1893) at 110 South Market Street. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city. Although the 1880s witnessed the construction of some of the finest commercial buildings in downtown San Jose, the early 1890s brought difficult times. In 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly rebuilt. Several buildings along the southern part of First and Second Streets date from this post-fire construction.[17]

The population of San Jose grew to almost 50,000 in the early 20th century, and from the 1900s to 1930s commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The size of buildings increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers in what is now downtown San Jose. While the downtown grew in height, the city's land area spread and San Jose became a major population center rivaling San Francisco, Oakland, and Berkeley.[18] Agriculture-related industries, such as canning, drying, and packing, employed a large percentage of San Jose's population and attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Although the onset of the Depression in 1929 slowed the economy and slowed major building projects in downtown San Jose, the food-centric local industries kept the city and county afloat. When World War II brought demands for canned and shelf-stable produce increased, Santa Clara County was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business, such as Hewlett Packard, founded in 1939, that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, particularly at the Stanford Industrial Park where the likes of Sylvania, Philco-Ford, General Electric, and Lockheed were based, Santa Clara County and San Jose continued to shift quickly from an agricultural center to a center for the technology industry.[19]

[16] *Ibid.*
[17] *Ibid*.
[18] *Ibid.*
[19] Archives & Architecture, *County of Santa Clara Historic Context Statement.*

Defense work in the Bay Area, such as that generated by Moffett Field's naval air station, led directly to hundreds of thousands of servicepeople choosing to settle in the Santa Clara Valley after the war.[20] The growing popularity of the private automobile allowed for suburban sprawl that increased the city's livable area.[21] This environment set the stage for decades of annexation by San Jose of smaller townships within Santa Clara County, greatly increasing the City's land area.

Following World War II, Santa Clara County's business community and San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies. The high-tech boom attracted thousands of new residents to the city. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-20th century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control.

In 1948, the San Jose City Manager submitted the city's first Six-Year Capital Improvement Plan. A large section of the plan detailed significant investment in city infrastructure and city departments that supported public welfare. The end of the war had brought about an enormous sense of civic pride, and public support for new civic facilities swelled. The Six-Year Plan was only the first step in a series of bond measures that enabled the construction of many civic buildings such as post offices, fire stations, libraries, park structures, and San Jose's new City Hall, many of them displaying Modernist design principles as symbols of the region's new era of growth and prosperity. [22][23]

Between 1950 and 1975, the population of Santa Clara Valley expanded from 95,000 to 500,000. Under the aggressive annexation policies of City Manager "Dutch" Hamann, the city of San Jose expanded in size from 17 square miles to 120 square miles by procuring 1,419 newly annexed areas.[24] Hamann ultimately directed one of the greatest 20-year expansions of any city in United States history. He continued to rely on automobile-related transportation models to facilitate expansion, the most major of which was Interstate 280, constructed during the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which was developed between the 1940s and 1960s to the north of the city's civic center.

San Jose's current status as a center of technological innovation and industry developed in the wake of the mid-century growth of corporations like Hewlett-Packard and IBM in Santa Clara County. Research and manufacturing to support military and civilian technologies formed the core of the city's economy in the last decades of the 20th century. The high-tech boom attracted thousands of

[20] PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Prepared for the Preservation Action Council of San Jose, 2009), 26.
[21] Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).
[22] PAST Consultants, *San Jose Modernism*, pg. 24.
[23] PAST Consultants, *San Jose Modernism*, pg. 25.
[24] Page & Turnbull, *Fountain Alley*; Archives & Architecture, *County of Santa Clara Historic Context Statement*.

new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000. By 2010, San Jose's population exceeded 945,000 residents, and by 2019, it had reached 1.035 million. This growth has brought expansion of suburbs into former orchard lands as well as intensified development in the downtown core.

San Jose Downtown Historic District

The National Register-listed San Jose Downtown Commercial Historic District encompasses two full blocks between South 1st Street and South 2nd Street, bounded by East Santa Clara Street on the north and East San Fernando Street on the south.[25] Also included are the properties on the south side of East Santa Clara Street between South 3rd Street and South 4th Street. The district represents the rapid development of downtown San Jose during the late 19th and early 20th centuries. Largely the result of the growing wealth of the local horticultural economy, supporting businesses such as banks, hardware stores, restaurants, saloons, and large hotels were built to accommodate visiting farmers, ranchers, and agricultural workers. With buildings dating between the 1870s and 1940s, extant resources in the district represent what remains from the decades of San Jose's early commercial growth before urban renewal efforts of the 1950s transformed many blocks in the area.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to 3rd and 4th Streets.

The pioneering development of modern infrastructure and transportation systems further enabled San Jose's rapid late-nineteenth-century growth. Electrical service came to San Jose in 1881; during that same year, the famous San Jose Light Tower was erected over the intersection of Market and Santa Clara Streets. In 1887, Samuel Bishop built the first electrical streetcar line in America when he began running cars between the cities of San Jose and Santa Clara. The 1880s witnessed the construction of Italianate and Romanesque Revival-style commercial buildings, including the Knox-Goodrich Building (1889) at 34 South 1st Street and the Letitia Building (1890) at 66-72 South 1st Street. The early 1890s brought difficult times; in 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly replaced.

By 1905, local streetcar lines and interurban lines connected downtown San Jose with vast sections of the agricultural and suburban hinterlands. Every day, thousands of customers flocked downtown for most of their major banking, shopping, entertainment, and government needs. As the population of San Jose grew to almost 50,000 in the early 20th century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of

[25] Bonnie Bamburg, *San Jose Downtown Commercial Historic District, National Register of Historic Places Inventory/Nomination Form* (San Jose, February 1981). The district was listed in the National Register in 1983.

the 20th century, commercial development spread north of Santa Clara Street, east of 3rd Street, and south of San Fernando Street. The size of buildings also increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers, the most notable of which included the first San Jose skyscraper, the seven-story Garden City Bank (1908) at South 1st and East San Fernando Streets; the 10-story First National Bank Building (1910) at 20 West Santa Clara Street; and the 13-story Bank of America Building (1927) at 12 South 1st Street.

The onset of the Depression in 1929 put a stop to major building projects in downtown San Jose. Construction during the 1930s and 1940s was primarily limited to remodeling of older structures in the Streamline Moderne style, including the Medical Arts Building (1937) at 42-48 East Santa Clara Street, and the Bank of Italy at 64-66 West Santa Clara Street. Following the Second World War, San Jose's pro-development government actively recruited non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric, Lockheed, and IBM.

The rapid growth of San Jose's suburban hinterland caused downtown to decline in importance as a commercial and retail nexus for the Santa Clara Valley. The opening of Valley Fair Mall in 1956 was the beginning of the end for downtown San Jose. Within a decade, most major retailers had abandoned downtown for the malls. In response to the decline, city leaders decided that the downtown commercial district should emulate the auto-friendly environs of the suburban shopping centers by providing better automobile access and off-street parking. In 1958, San Jose created a master plan outlining their strategy. Solutions included widening roads to provide better access to downtown; traffic regulation; providing off-street parking; improving the appearance of the Central Business District through better signage and landscaping; and clearing and redeveloping areas of "blight." To achieve these goals, a $2.5-million bond was issued to acquire and clear four large parking lots in the Central Business District. City leaders also encouraged the construction of large-scale office buildings along Santa Clara and Market Streets, resulting in the demolition of entire blocks of historic commercial buildings. Although many buildings were removed, the historic core of the downtown—an area encompassed by Santa Clara Street on the north, Fourth Street to the east, San Fernando Street to the south and Market Street to the west—was largely spared. Gradually, the vacant stores downtown were leased to various businesses catering to San Jose's growing ethnic communities, giving new life to the neighborhood.

Wolfe & McKenzie, Architects

The architectural firm of Wolfe & McKenzie designed the building at 130-134 East Santa Clara Street in 1901. Led by architect Frank Delos Wolfe (1862-1926), the firm designed hundreds of residential, commercial, and institutional buildings in San Jose between 1899 and 1911.[26] While Wolfe is

[26] "Frank Delos Wolfe," http://www.frankdeloswolfe.com/fdw.html, accessed March 10, 2020; Dave Weinstein, "Signature Style: Frank Delos Wolfe, Out on the lone Prairies of San Jose, South Bay Builder's Career Spanned Many Styles," *San Francisco Chronicle*, December 6, 2003.

recognized more for his later work in designing distinctive Prairie Style homes for San Jose clients between 1912 and 1915, his earlier work with Charles McKenzie is well represented by many examples in the city, including downtown commercial buildings and homes in the Naglee Park development. Wolfe & McKenzie's work is recognized for its mixture of architectural styles, use of dormers, deep overhangs, cantilevered corner window boxes, and second-floor roof decks and balconies.

20th-Century Storefronts

The building at 130-134 East Santa Clara Street is a simple example of the retail storefront building type common through the late 19th century and early decades of the 20th century. This building type typically featured primary facades with little or no setback from the public right-of-way, broad ground-floor display windows, and recessed entrances.[27] Upper-story office or residential spaces provided additional income for owners of this type of property. In San Jose, the standalone retail storefront set adjacent to the sidewalk is primarily a pre-1945 type, built before retail and commercial designs began incorporating autobile-related features like parking areas, and the ca. 1945-1975 florescence of the Commercial Modern Style.[28]

V. SITE HISTORY

Site Development

The current building at 130-134 East Santa Clara Street is the second to have occupied this location since the late 19th century. The earliest detailed depiction of the subject property's block is the Sanborn Map Company fire insurance map for 1891. This map shows a one-story wood-frame residential building with a deep setback at the approximate current location of 130-134 East Santa Clara Street **(Figure 22)**.

[27] National Park Service, "Rehabilitating Historic Storefronts: Technical Preservation Series Preservation Brief No. 11," electronic document at https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm, accessed January 9, 2021.
[28] PAST Consultants, LLC, *San Jose Modernism Historic Context Statement*, 77, 91.

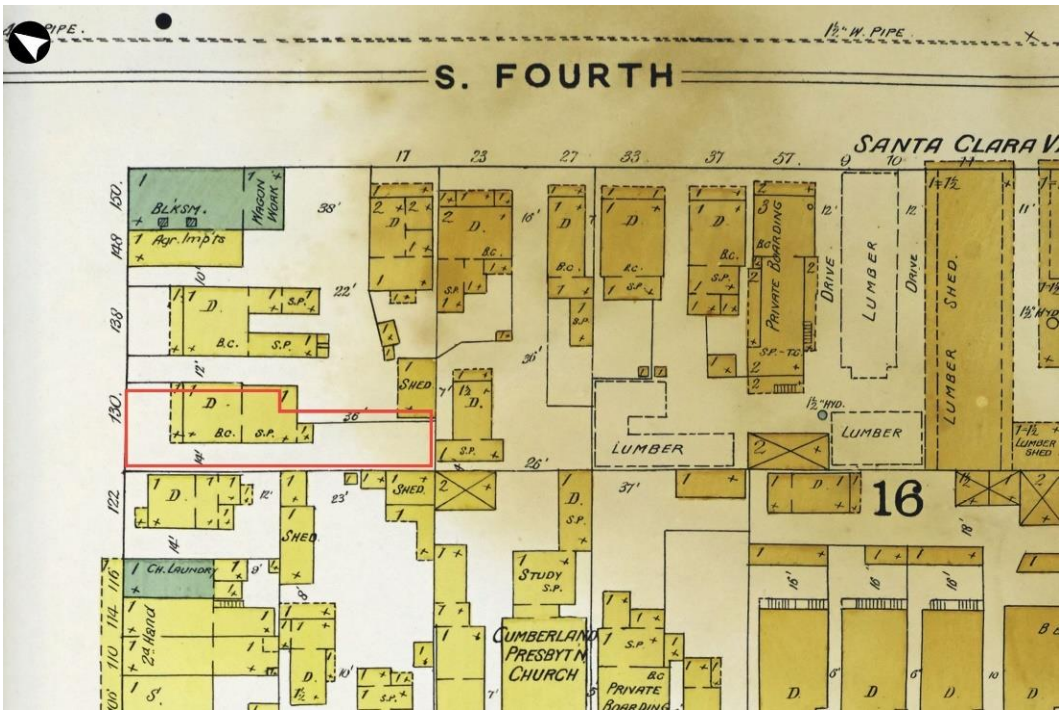


Figure 22. Excerpt from 1891 Sanborn-Perris Map Company map for San Jose, Volume 1, Sheet 11. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.

Construction Chronology

130-134 East Santa Clara Street was built in 1901, designed by the San Jose architectural firm of Frank Delos Wolfe & Charles McKenzie, and erected by contractors Olsen and Van Dalsem. The building was commissioned by property owner Louis Henning for use as a meat market called the "Mount Hamilton Market," as well as a private residence.[29] While under construction, it was described in a November 1901 issue of the *San Jose Mercury News* as follows:

> One of the best improvements lately made on East Santa Clara Street is the new two-story meat market of Louis Henning between Third and Fourth Sts. The finishing touches are now being put upon the building and the machinery installed, preparatory to the opening of the market on Saturday. The building itself is a credit to San Jose, being built of brick in first-class manner throughout. All the fixtures and machinery are of the latest pattern and the best to be had. The building is constructed with an eye to cleanliness, cement floors taking the place of wood throughout the market. The second story is used by Mr. Henning as a dwelling place, and is elegantly finished."[30]

[29] "Building Improvements," *San Jose Mercury News*, July 12, 1901.
[30] "A Fine Improvement," *San Jose Mercury News*, November 15, 1901.

A 1901 photograph, published as part of a feature on San Jose's industries, shows how the primary façade of the building represented Wolfe & McKenzie's eclectic architectural aesthetic with its unabashed ornamentation of the second story **(Figure 23)**. The building appears to have shown influences from Beaux-Arts architecture, with its ornamental second-floor balustrade, pilaster details on the bay windows, what appear to be applied bas relief ornaments, and elaborately shaped parapet.

As of 1915, the building consisted of the two-story main brick building, with the narrow second-story wood-frame addition and a one-story wood-frame "sausage factory" at the rear **(Figure 24)**. A brick smokehouse was located at the southwest corner of the sausage factory. An iron-clad stable was set at the rear of the parcel.

The 1950 Sanborn Map Company map for the area depicts the building with the same configuration as the 1915 map, though the rear stable had been removed by that time **(Figure 25)**.

Permit records on file for the property at the San Jose Building Division document major exterior and interior alterations conducted from 1945 **(Table 1)**. The rear, concrete addition appears to have been added in 1955 as an "auto parts warehouse." This is consistent with other records, as the 1950 Sanborn map does not include the rear addition, which is shown on a 1965 aerial photograph **(Figure 26)**. Alteration of the primary façade to remove the bay windows and other decorative details likely occurred in late 1959 or 1960, as a permit was granted to owner Mary Cribari in December of that year to make $6,600 in alterations to the front of the building (Permit No. 32324). By the mid-1970s, the subject building appeared much as it does today, with a largely featureless second-story façade, brick veneer bulkhead, and modern storefronts **(Figure 27)**.

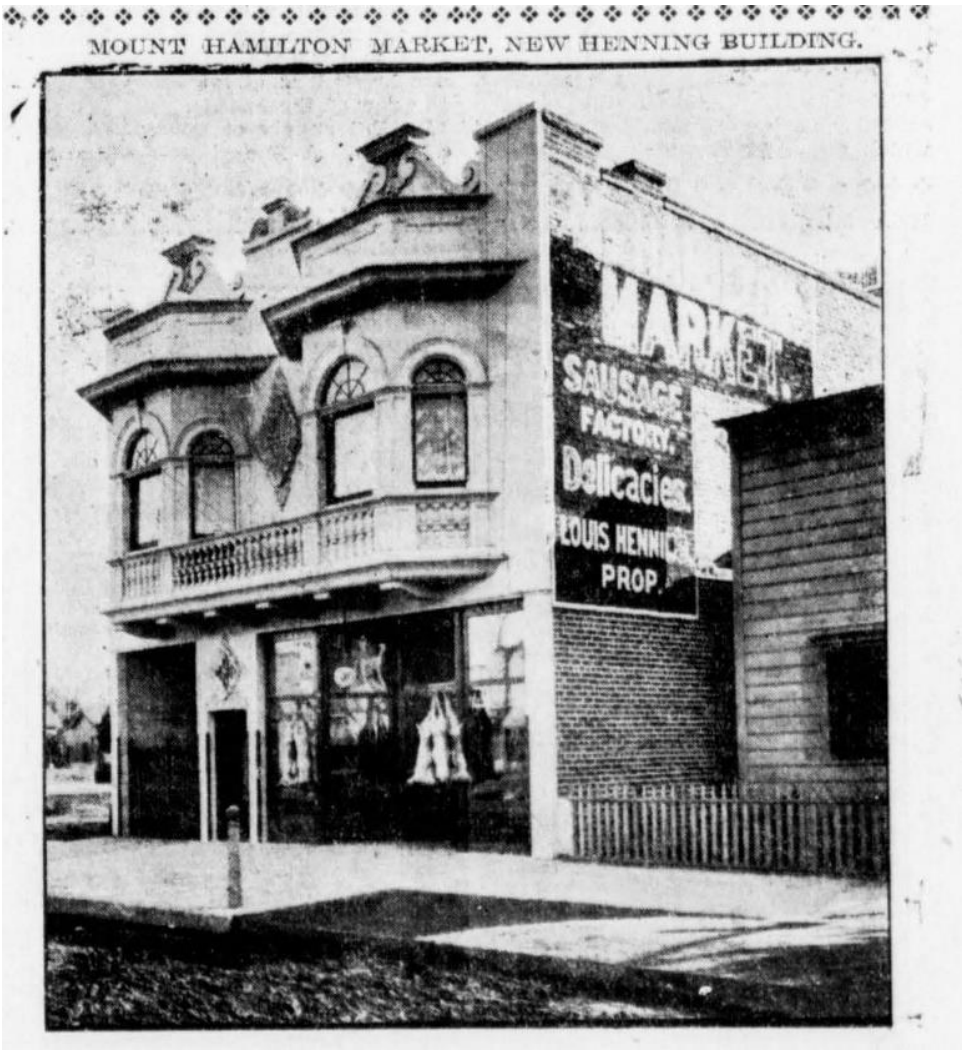


Figure 23. Photograph of subject property, shortly after completion.
Source: *San Jose Mercury*, December 22, 1901.

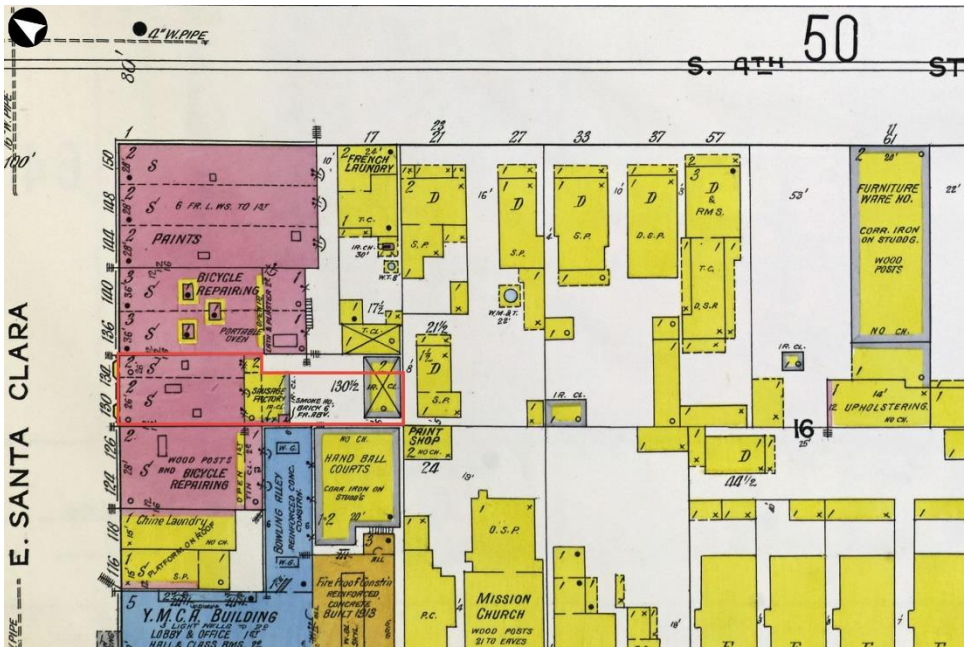


Figure 24. Excerpt from 1915 Sanborn Map Company map for San Jose, Volume 1, Sheet 62. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.

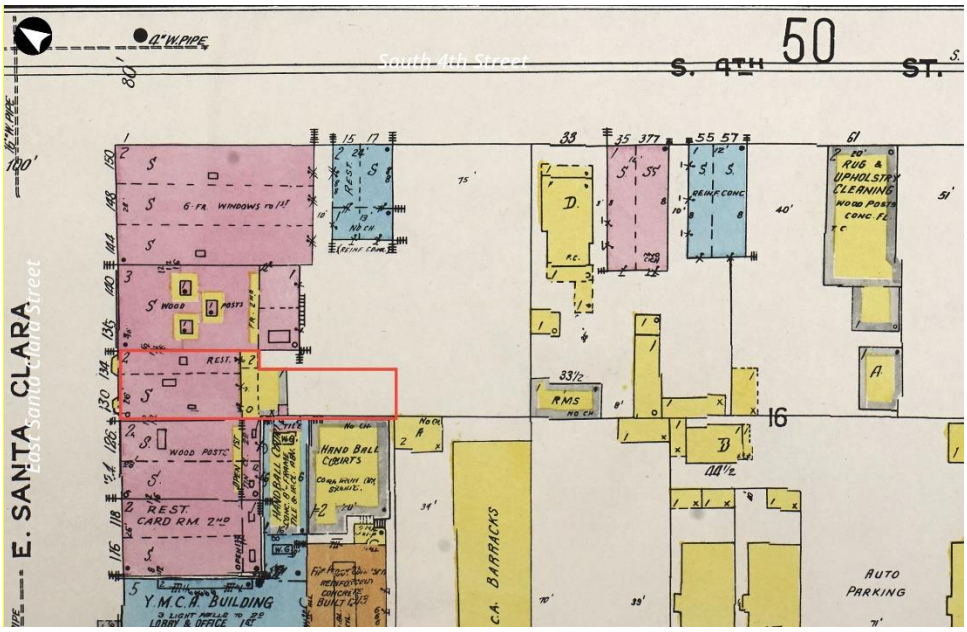


Figure 25. Excerpt from 1950 Sanborn Map Company map for San Jose, Volume 1, Sheet 62. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.

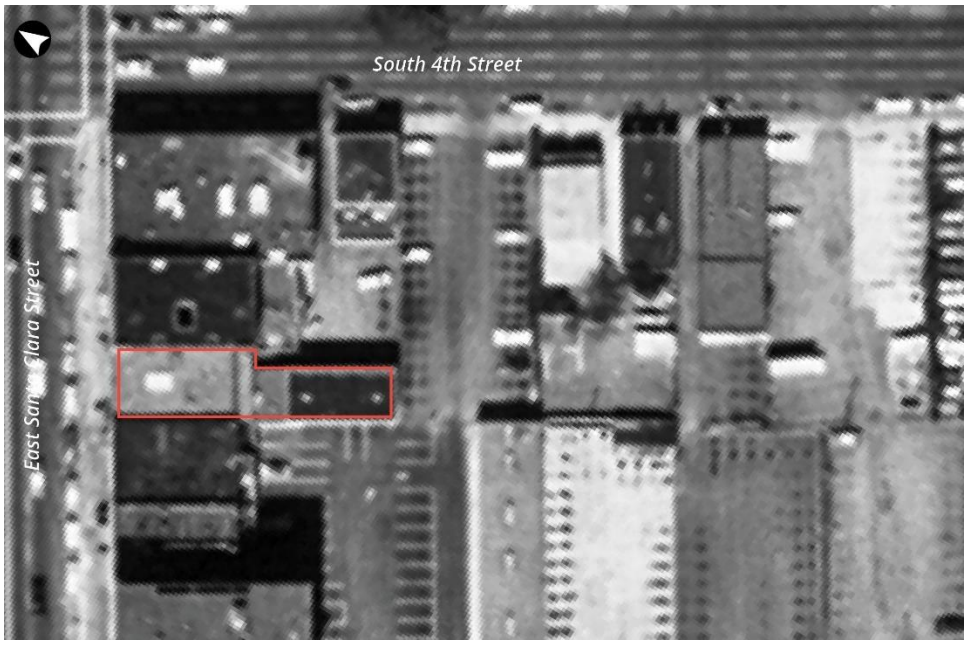


Figure 26. Excerpt from 1965 aerial photograph, subject building outlined red. Source: Cartwright Aerial Surveys, Flight CAS-65-13-, Frame 11-168, collection of University of California, Santa Barbara Library, edited by Page & Turnbull.



Figure 27. View of subject building, ca. 1975-1977. Excerpted from "Planning Department Roll 18A: South side of East Santa Clara Street," collection of History San Jose, Catalog No. 1997-421-17. Edited by Page & Turnbull.

Table 1. Building Permits on File for130-134 East Santa Clara Street, City of San Jose Building Division

Date	Permit No.	Owner	Architect/ Builder	Description
12/18/1945	1120	Paul A. Cribari	Not listed	Alter interior of No. 132 for use as office.
02/27/1946	1409	Paul A. Cribari	Angelo Amelio	Replaster front of building for use as store and office.
10/20/1953	17798	Paul A. Cribari	Mrs. G.D. Firenzi	Alter second floor of rooming house.
03/14/1955	20920	Paul A. Cribari	Lan Rosso	Build 2-story Type III building for use as auto parts warehouse, cost $9,000
08/12/1957	26554	Not listed		Alter interior for continued use as restaurant.
12/17/1959	32324	Mary Cribari		Alter front of building used as retail store and multi-family dwelling, cost $6,600
12/28/1966	52157			Alter building for use as bar
07/11/1966	50598			Alter interior for use as counseling and rehabilitation space.
12/11/1968	59733	Mary Cribari		Repair fire damage, $5,000
12/25/1973	79721	Mr. Fouts		Alter 134 for use as book store.
06/14/1984	44325	Peter Silberstein		Alter interior of second floor, residential use.

Occupant History

The occupant and owner histories summarized in **Table 2** and **Table 3** were assembled from city directories available for the years 1901-1979, 1900 through 1940 census records, and building permit information. Due to COVID-19-related restrictions, title research could not be completed at the County of Santa Clara Office of the Clerk-Recorder, and hard copies of city directories from 1980 to the present could not be reviewed at the California Room of the San Jose Public Library. Thus, the known ownership history after the property was sold by its original owners and occupants is not continuous. Brief biographical information of long-term owners or occupants is provided following the occupant and owner tables.

Table 2. Documented occupants of subject building at 130-134 East Santa Clara Street

Address	Year(s) of Occupancy	Occupant Name
130 East Santa Clara (larger, southwest commercial unit)	1901-ca. 1930	Mount Hamilton Market (proprietor Louis Henning)
	1930	Valente Santo (grocer, with L. Henning)
	1933	Simone Gimelli (fruits), W.M. Knoth (meats)
	1935	Louis Del Grande (fruits)
	1936	Christine Albanese (grocer)
	1938-1939	O.J. Cagle (baker), New Modern Market
	1941-1945	P.A. Cribari (liquors)
	1947-1950	Mrs. Mary Cribari (liquors)
	1955-1956	O'Brien's Liquor Store
	1957-1966	Charlie's Liquors
	1968-1979	Eagle Inn Tavern
132 East Santa Clara (second-floor residential unit)	1901-1932	Louis and Anna Henning
	1934	Laura LaRue
	1936-1941	Mrs. Kathryn Field
	1943-1944	Anthony Assimopoulos
	1947	H.H. Cook and C.D. Leonard (physicians)
	1954	Donald Wagner
	1955	K&J Rooming House, Mrs. Jean Adams
	1956	Gerald D. Firenzi lodgings
	1957-1969	Cribari Rooms
134 East Santa Clara (smaller, northeast commercial unit)	ca. 1906	Gem Tamales
	ca. 1918	Garden City Cleaners
	1930-1932	Cesar Vaggione (jeweler)
	1934-1935	Jos. Seaburg (restaurant)
	1936	R.L. Weeks (watch maker)
	1938	H.H. Edwards (restaurant)
	1939-1941	Anthony Assimopoulos (restaurant)
	1944	C.M. Savage (restaurant)
	1945	J.J. Mannina (restaurant)
	1947	Cornelius Dorst (restaurant)
	1949-1950	Tony Romito (restaurant)
	1955	Sara's Café
	1957	Jo-Jo's Restaurant
	1960	Lemus Jewelers
	1964	Play Boy Cigar Store and News Dealer
	1965-1966	New American Fish Co.
	1971-1979	Adult Books & Movies

Table 3. Documented owners of subject building at 130-134 East Santa Clara Street

Year(s)	Documented Owner (s)	Source
1901-ca.1932	Louis and Anna Henning	Newspaper listings, directories
ca. 1941-ca. 1980	P.A. Cribari Mrs. Mary Cribari Clementine Cribari	Permit records, directory listings, National Register district nomination
ca. 1996-2000	Daleep Singh	Real estate information listing
ca. 2001-2007	Mike M. and Jamie L. Dam / Dam Trust	Real estate information listing
ca. 2008-2018	James Hoang and Linda (Etal) Hoang	Real estate information listing
ca. 2019-2021	Sunstone Fund II LLC	Real estate information listing

Louis Henning (Owner and Occupant 1901-ca. 1932)

130-134 East Santa Clara Street was built for Louis Henning in 1901 to provide ground floor space for his retail meat business and one second-floor residential unit. Henning operated the "Mount Hamilton Market," which specialized in fresh, smoked, and cured meat products, from the building's completion in 1901 until 1931. The Henning family resided in the second-floor residential unit, though not continuously, until at least 1932.[31] Born in Germany in 1866, Louis Henning immigrated to the United States in about 1881. Beginning in 1891, Henning had operated a meat market at 172 East Santa Clara Street, between Fourth and Fifth streets, and also served customers from a location at 155 South 1st Street.[32] The family resided at 180 East Santa Clara Street at that time. The store at 172 East Santa Clara Street, also called the Mount Hamilton Market, was severely damaged by fire in June 1901.[33] By July of that year, Henning had made plans to construct the subject building about one block southwest of the damaged store. The July 8th, 1901 issue of the *San Jose Mercury News* reported that "Louis Henning is to erect a two-story brick building on Santa Clara Street between Third and Fourth streets. He will also build a corrugated iron barn in the rear."[34]

In the year prior to their move to the newly constructed subject building, the Henning family consisted of Louis, his wife Anna (nee Rahn) Henning, born in Germany around 1866, their son, Louis Jr., born in California in 1890, daughter Alma, born in California in 1891, and daughter Edna, born in California in 1894. Edna died in December 1902 after an illness.[35] Louis maintained strong connections with his remaining family in Germany, including his mother and brother in Hamburg. In 1905, Louis spent six months visiting family and traveling in Germany and nearby countries.[36] In 1909, Louis Jr. traveled to Germany reportedly to study business, including time spent with his uncle,

[31] While the 1910 and 1930 census records enumerated the Henning family at the subject building, the 1920 census recorded Louis and Anna Henning at 87 South 17th Street.
[32] "Lessee Sued," San Jose Mercury News, March 14, 1895.
[33] "Firemen Did Good Service," San Jose Mercury News, June 24, 1901.
[34] "Around the City," *San Jose Mercury News*, July 8, 1901.
[35] "City and County," San Jose Mercury News, December 3, 1902.
[36] "Louis Henning Returns Home," San Jose Mercury News, November 2, 1905.

August Henning, a wholesale butcher in Hamburg.[37] After his return, Louis Jr. worked as a meat cutter in his father's store. In San Jose, Louis Henning maintained his ties to the German immigrant community through his involvement in the "Germania" organization.[38] He was additionally active in political and business organizations in San Jose, serving as a Police Commissioner between 1904 and 1908,[39] and involved in the Grocers, Butchers, and Fuel Dealers Association.[40] The Henning family operated a meat market at the subject property until 1930, and occupied the upper floor, at least part of the time, until about 1932.

Cribari Family (Owners and Business Occupants, ca. 1941-1980)

Paul A. Cribari was a liquor merchant born in Italy in 1885.He and his wife, Mary Cribari (born in Italy in 1891), had three California-born daughters, Clementine (born 1923), Catherine (born 1924), and Pauline (born 1928). Between 1941 and 1950, the family operated a liquor store in the larger commercial space at 130 East Santa Clara Street. After Paul died in 1946, Mary continued to manage the liquor store until 1950. Between 1959 and 1969, the family operated the upper story as a rooming house called "Cribari Rooms." Mary died in 1968. Their eldest daughter, Clementine, owned the building at 130-134 East Santa Clara Street until at least 1980. Unlike the Henning family, it appears that no members of the Cribari family lived at the subject property while operating businesses in the building.

VI. EVALUATION

National Register of Historic Places

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

[37] "City and County," San Jose Mercury News, January 23, 1909.
[38] "Louis Henning, Who as Germania Head Plans Masquerade," San Jose Mercury News, January 10, 1915.
[39] "Receives Appointment on Police Commission," San Jose Mercury News, April 14, 1904; "Louis Henning is Reappointed," San Jose Mercury News, July 19, 1907;"Commissioners Submit Denials of Charges," San Jose Mercury News, July 14, 1908.
[40] "Grocers, Butchers and Fuel Dealers Banquet," San Jose Mercury News, June 23, 1912.

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

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): 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 distinguishable entity whose components lack individual distinction; and

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

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

California Register of Historical Resources

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

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

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

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

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Evaluation Discussion

The following section provides an evaluation of 130-134 East Santa Clara Street for individual eligibility for the National Register and California Register.

Criterion A/1 (Events)

130-134 East Santa Clara Street does not appear to be significant under Criterion A/1 for association with significant events or patterns. The building was constructed in 1901 as the second location of Louis Henning's meat market. It is representative of San Jose's early 20th-century pedestrian-focused downtown stores, built before retail establishments responded to expanding automobile ownership and suburban residential development. The subject property was built within the period of downtown San Jose's commercial growth, but does not appear to have been early, unique, or influential in this pattern relative to the surrounding contributors to the Downtown Commercial Historic District. Research did not identify any events of significance to have occurred at the property.

Criterion B/2 (Persons)

130-134 East Santa Clara Street does not appear to be significant under Criterion B/2 for association with significant persons. Original owner Louis Henning was a prominent local resident and business operator during his years of ownership of the subject property, with ties to local political and social organizations. However, research findings did not indicate that Henning made significant and lasting contributions to the history of San Jose, the state of California, or the nation. While an active participant in San Jose's local economic and political life in the early decades of the 20th century, he does not appear to have been influential in a broad or lasting way. The previous evaluation finding, presented in 1991 Historic Resources Inventory prepared by Glory Anne Laffey, suggests that Henning may have been significant to local history. However, review of the sources consulted for this evaluation, and additional research, do not support this finding. Henning was an active self-promoter and well-connected in San Jose's business circles, but his contributions to local history do not rise to the level of significance required by the California Register or National Register. Similarly, subsequent occupants do not appear to have made significant contributions to local, state, or national history while associated with the subject property.

Criterion C/3 (Architecture)

130-134 East Santa Clara Street does not appear to be significant under Criterion C/3 as a distinctive example of an architectural type, period, or method of construction. In its current state, the property is a simple stucco-clad brick building with rectangular massing and a ground-floor storefront with

proportions typical of many late 19th- and early 20th-century commercial buildings. It does not display distinctive characteristics of a significant architectural style and does not have artistic merit. A 1901 photograph of the building published shortly after its completion **(Figure 23)** suggests that its primary façade originally featured distinctive stylistic details characteristic of the early 20th-century work of locally significant architects Wolfe & McKenzie. However, at the time of survey the property retained none of these original elements. While alterations are typically considered in the discussion of a potentially significant building's historic integrity, in the case of the subject building there is simply not enough historic fabric remaining to consider the building to be an example of either Beaux-Arts-inspired commercial property or the work of its original architects. The only remaining features which link the building with its original appearance are the general proportions of the first floor commercial spaces and openings, and rough locations of the two second-floor windows.

Criterion D/4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. 130-134 East Santa Clara Street does not appear to have the potential to provide important information related to its materials or construction type. Therefore, it does not appear to be eligible for the National Register under Criterion D, or the California Register under Criterion 4. The analysis of this building was limited to above-ground resources, and the identification and evaluation of archaeological resources is beyond the scope of this report.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."[41]

There are established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must stand up under most or all of these aspects in order to retain overall

[41] California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001) 11.

integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

As the subject property at 130-134 East Santa Clara Street does not appear to be individually eligible for listing in the National Register or California Register under any significance criteria, the historic integrity of the property is not analyzed in this report.

Criteria for San Jose City Landmarks

The qualitative criteria for eligibility for landmark designation within the City of San Jose, as defined by San Jose Municipal Code Section 13.48.110.H, include the following considerations.[42]

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and .
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Criterion 1.

130-134 East Santa Clara Street does not appear to be significant under Criterion 1 as a property with significant character, interest, or value to local, regional, state, or national history, heritage, or culture. Constructed in 1901, the building was among San Jose's early 20th-century pedestrian-focused downtown stores, built before retail establishments responded to expanding automobile ownership and suburban residential development. The subject property was built within the period of downtown San Jose's commercial growth, but does not appear to have been early, unique, or influential in this pattern relative to the surrounding contributors to the Downtown Commercial Historic District.

[42] City of San Jose Code of Ordinances Chapter 13.48.110.

Criterion 2.

130-134 East Santa Clara Street does not appear to be significant under Criterion 2, as the site of a significant event. Research did not identify any events of significance to have occurred at the property.

Criterion 3.

130-134 East Santa Clara Street does not appear to be significant under Criterion 3, for association with a person or persons who significantly contributed to the local, regional, state or national culture and history. Original owner Louis Henning was a prominent local resident and business operator during his years of ownership of the subject property, with ties to local political and social organizations. However, research findings did not indicate that Henning made significant and lasting contributions to the history of San Jose, the state of California, or the nation that shaped downtown San Jose, or the city more broadly, beyond Henning's own lifetime.

Criterion 4

130-134 East Santa Clara Street does not appear to be significant under Criterion 4 as an exemplification of the cultural, economic, social or historic heritage of the City of San Jose. As discussed above for Criterion 1, the property was part of the period of economic growth exemplified by the Downtown San Jose Historic District within which it is located. Built in 1901, it was completed midway through the district's ca. 1870 – ca. 1940 period of significance. While part of the broader development of the district, it was not a unique contributor to the economic or social history of San Jose.

Criterion 5

130-134 East Santa Clara Street does not appear to be significant under Criterion 5 as a portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. The building's current appearance reflects major façade renovations completed ca. 1960, when original bay windows and other stylistic elements were removed. In its current condition, the subject building lacks architectural distinction that represent an architectural style characteristic of a specific group or era of history.

Criterion 6

130-134 East Santa Clara Street does not appear to be significant under Criterion 6 for embodiment of distinguishing characteristics of an architectural type or specimen. As originally constructed, the building appears to have been a strong example of a Beaux-Arts inspired design for an early 20th-century commercial storefront. However, subsequent renovations removed all distinctive characteristics, and the only remaining features which link the building with its original appearance

are the general proportions of the first floor commercial spaces and openings, and rough locations of the two second-floor windows.

Criterion 7

130-134 East Santa Clara Street does not appear to be significant under Criterion 7 as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose. When completed in 1901, the subject building was characteristic of the early 20th-century work of locally significant architects Wolfe & McKenzie. However, mid-20th-century alterations removed all distinctive stylistic elements at the primary façade which communicated the building's association with this firm. At present, the building cannot be considered a strong example of the work of its original architects.

Criterion 8

130-134 East Santa Clara Street does not appear to be significant under Criterion 8 for its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique. Lacking in architectural distinction, the building is currently a typical example of an early 20th-century two-story stucco-clad brick commercial building renovated by mid-20th-century owners. It does not possess distinctive or unique elements of engineering design or craftsmanship.

The subject property at 130-134 East Santa Clara Street therefore does not appear to be eligible for designation as a San Jose City Landmark.

VII. CONCLUSION

130-134 East Santa Clara Street was built in 1901 for use as a business and residence by owner Louis Henning. Since that time it has been used as commercial and residential space serving a wide range of retail and service tenants. Page & Turnbull evaluated the eligibility of the building for listing in the National Register and California Register, and as a San Jose City Landmark. Research did not identify any significant events, patterns in history, or important individuals or groups directly associated with 130-134 East Santa Clara Street. Its current appearance lacks distinction and artistic merit, and it does not reflect the original design by architects Wolfe & McKenzie. Overall, the building does not appear to be significant under any criteria for eligibility for listing in national, state, or local historic registers.

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APPENDIX C:

HISTORIC RESOURCE EVALAUTION: 17-19 SOUTH 4TH STREET

PAGE&TURNBULL

17-19 SOUTH 4TH STREET
HISTORIC RESOURCE EVALUATION

SAN JOSE, CALIFORNIA
[20053]

PREPARED FOR:
BAYVIEW DEVELOPMENT GROUP

December 3, 2021



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared for 17-19 South 4th Street, San Jose (APN 467-23-034) at the request of Bayview Development Group, Inc. in anticipation of a proposed project at the site that would involve demolition of the building. The simple, one- and two-story concrete commercial and residential building was completed in 1939 by building contractors Neilsen and Erbentraut for property owner Ernest Henry (E.H.) Gillett. Its ground floor was initially occupied by E.H. Gillett's restaurant and his wife Mae Gillett's beauty shop. The couple lived in the second-floor residential unit. The building was most recently occupied by a ground floor restaurant and second-floor residential unit. The ground floor commercial unit is currently occupied by a restaurant. The second floor residential unit is vacant.

The subject property is located on the west side of South 4th Street, just south of East Santa Clara Street **(Figure 1 and Figure 2)**. It is adjacent to, but not within, the National Register of Historic Places (National Register)-listed San Jose Downtown Commercial Historic District.

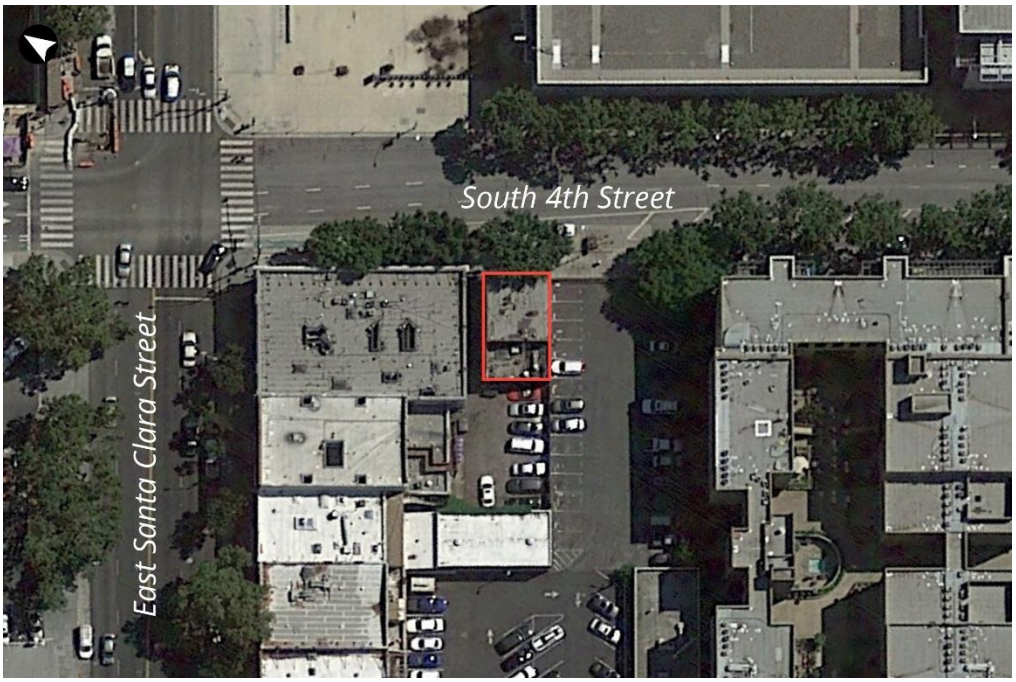


Figure 1. 2019 aerial view of the subject property, with parcel outlined in red.
Source: Google Maps. Edited by Page & Turnbull.

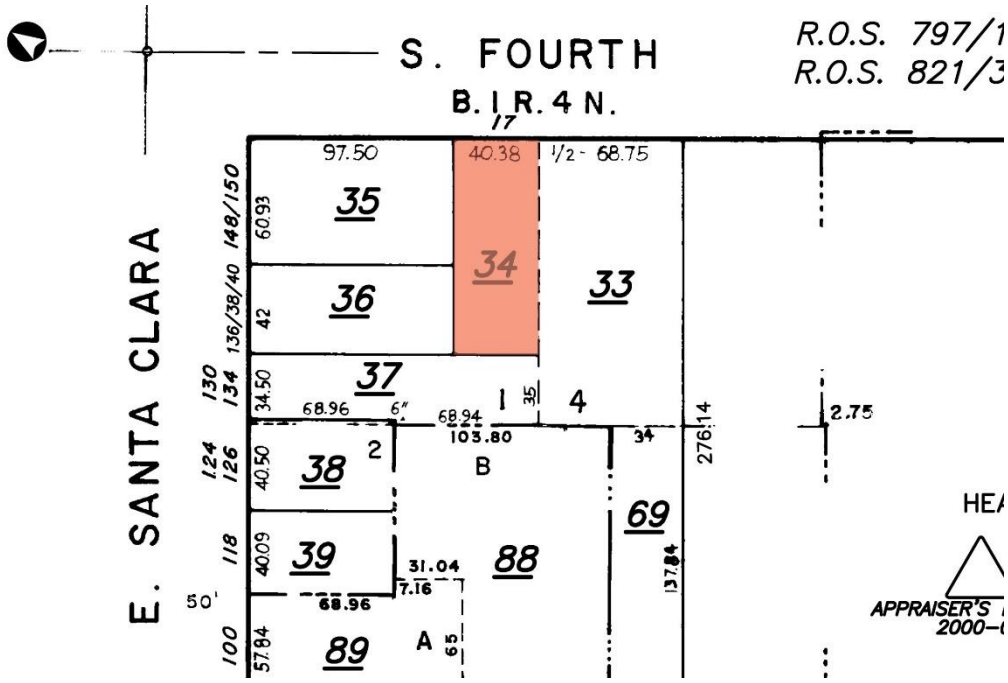


Figure 2. Assessor's map of the subject property, with parcel outlined in red.
Source: County of Santa Clara, Edited by Page & Turnbull.

Methodology

This Historic Resource Evaluation report examines the current historic status of the property and provides an architectural description, historic context, and site history. The report includes an evaluation of the property's eligibility for individual listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and as a Candidate City Landmark. Page & Turnbull prepared this report using research collected at various local repositories, including the San Jose Building Division, San Jose Public Library, and History San Jose. Page & Turnbull also conducted research using online repositories such as Digital Sanborn Maps, David Rumsey Map Collection, UC Santa Barbara Library, Newspapers.com, the Online Archive of California, Calisphere, and the Internet Archive.

All photographs in this report were taken by Page & Turnbull on December 17, 2020 unless otherwise noted.

Summary of Findings

Built in 1939 as a simple, one- and two-story commercial and residential building, 17-19 South 4th Street originally provided commercial space for a restaurant and beauty shop, with a second-floor residential unit for the owners, Ernest H. and Mae Gillett. It has been consistently used as commercial and residential space since that time, with the first-floor unit converted from two commercial spaces to one restaurant space in 1988. Page & Turnbull evaluated the eligibility of the

building for listing in the National Register and California Register, as a San Jose City Landmark, and for inclusion in the National Register-listed Downtown Commercial Historic District. The building does not appear to be significant under any criteria for eligibility for listing at the national, state, or local level, as an individual resource or district contributor.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to 17-19 South 4th Street.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historical resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

17-19 South 4th Street is not currently listed on the National Register.

California Register of Historical Resources

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

17-19 South 4th Street is not currently listed on the California Register.

California Historic Resources Information System (CHRIS)

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (CHRSC) of "1" to "7" to establish their historical significance in relation to the National Register, California Register, and local listing. Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means

that the resource has not been evaluated for the National Register or California Register, or needs reevaluation.

17-19 South 4th Street is not listed in the Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Santa Clara County, most recently updated March 3, 2020.

City of San Jose Historic Resource Inventory

The City of San Jose's Historic Resources Inventory was initiated in 1975 and currently contains more than 3,000 resources. It lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as buildings whose background is associated with important events in the history of the city, state, or nation. Local designations within the inventory are assigned to one or more of the following eight categories, as defined in the City of San Jose Historic Preservation Ordinance, the 2040 General Plan, and the inventory classifications of the local Historic Resources Inventory.[1]

City Landmark District (CLD, defined in the City of San Jose Historic Preservation Ordinance): A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

City Landmark Site/Structure (CLS, defined in the City of San Jose Historic Preservation Ordinance): An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

Candidate City Landmark (CCL, defined in the City of San Jose Historic Preservation Ordinance): An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

City Conservation Area (CNS, defined in the City of San Jose Historic Preservation Ordinance): A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

[1] City of San Jose Historic Resources Inventory: Classification of Resources, September 2019; San Jose, California Code of Ordinances Section 13.48.110 – Procedure for Designation of a Landmark and Section 13.48.120 – Procedure for Designation of Historic Districts, available at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR, accessed October 14, 2019; City of San Jose, *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018.

Contributing Site/Structure (CS, a Classification of the Historic Resources Inventory): A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

Non-Contributing Site/Structure (NCS, a Classification of the Historic Resources Inventory): A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

Structure of Merit (SM, Defined in the San Jose 2040 General Plan): An important historic property or feature of lesser significance, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

Identified Site/Structure (IS, A Classification of the Historic Resources Inventory): A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

17-19 South 4th Street is not listed in the City of San Jose Historic Resources Inventory.

San Jose Downtown Commercial Historic District

17-19 South 4th Street is outside of, but immediately adjacent to the Downtown Commercial National Register Historic District (Downtown Commercial Historic District), which comprises just over two blocks in downtown San José. The district includes the properties on the south side of Santa Clara Street between 1st and 4th Streets, and the blocks bounded by East Santa Clara, South 1st, and South 3rd Streets. The district was nominated for listing in the National Register of Historic Places (National Register) in 1978 based on its historic significance as the Santa Clara Valley's mercantile and financial center and its collection of architecturally significant buildings dating from the 1870s to the 1940s. The district was formally listed in the National Register in 1983.

17-19 South 4th Street is adjacent to, but not within the San Jose Downtown Commercial Historic District.

San Jose Downtown Design Guidelines and Standards

The 2019 San Jose Downtown Design Guidelines and Standards include consideration of development adjacent to historic sites and districts within the downtown area, which includes the subject property.[2] As noted above, 17-19 South 4th Street is not listed as a historic site and is not within a historic district. 17-19 South 4th Street is neither identified as a Historic Civic Icon building

[2] City of San Jose, *San Jose Downtown Design Guidelines and Standards*, Amended May 21, 2019.

nor in the affected area of a Civic Icon building. It is not located within an identified prominent street frontage or view corridor.

III. PROPERTY DESCRIPTION

The subject building at 17-19 South 4th Street is a one- and two-story concrete building with a flat roof, rectangular footprint, and no setback from the South 4th Street pedestrian right-of-way.

Primary (East) Façade

The primary (east) façade consists, at the ground floor, of a glazed storefront with a tiled bulkhead **(Figure 3)**. Ground floor openings from left (south) to right (north) consist of a recessed, unglazed wood door with a fixed rectangular transom, and two nearly identical storefront units, each consisting of a large, undivided rectangular window, an angled rectangular sidelite, and a glazed wood door with a fixed rectangular transom. The door at the far left (south) accesses the second-floor residential unit via an interior staircase. The two doors to the right (north) of this access the ground-floor commercial space. Four decorative wood bands visually separate the ground floor from the second floor at this façade. Openings at the second floor consist of three sets of paired rectangular three-lite casement windows set in evenly spaced punched openings. Two decorative wood bands and a simple metal cornice top the façade.

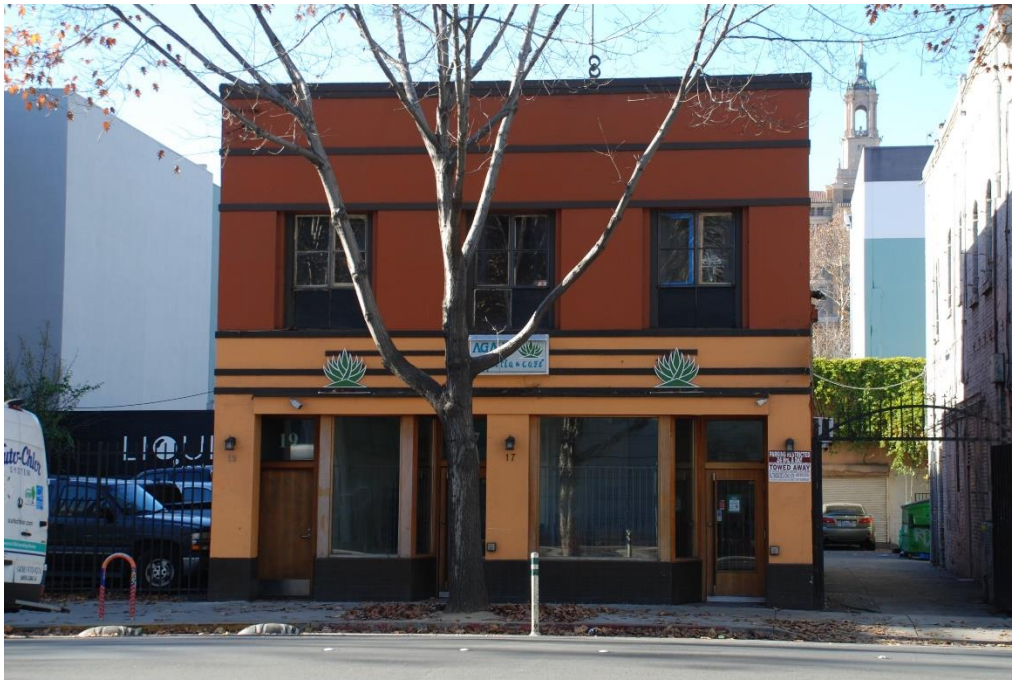


Figure 3. East (primary) facade of 17-19 South 4th Street, view west.

South Façade

The south façade overlooks a fenced parking lot adjacent to the building **(Figure 4)**. It is one story in height at the left (west) one-third and two stories at the right (east) two-thirds, and has no openings. Four slightly recessed rectangular bays are spaced along the ground floor, with the left (west) twice the width of the three bays at the right (east). The decorative wood bands from the primary façade wrap slightly onto the south façade at its right (east) side.



Figure 4. South facade, view northeast.

West Façade

The west (rear) side of the subject building is one-story, and has two boarded rectangular window openings with concrete sills centered low on the façade **(Figure 5)**. The set-back second story facade has one unglazed door at its south (right) side, accessing the roof of the one-story rear portion of the building. Three rectangular windows with metal security bars are spaced evenly across the façade to the left (north) of the door.

North Façade

The north façade overlooks a narrow driveway passing between the subject building and the building to its immediate north **(Figure 5)**. It is two stories at its left (east) two-thirds and one story at its right (west) one-third. One solid, unglazed door is set at the ground floor within the one-story portion of the façade. Three rectangular, metal-frame casement windows are set in punched openings at slightly different heights within the two-story eastern portion of the façade.



Figure 5. North and west facades, view east.

Interior

The ground floor interior of the subject building is furnished and equipped for use as a restaurant, with a large dining area spanning the width of the space at the front of the unit and the food service, preparation, and storage areas at the rear **(Figure 6 and Figure 7)**. The flooring and counter are of glazed ceramic tile in a terracotta color, and the walls are finished with textured plaster. The dining room consists of two main areas, an ordering area and seating area, divided by wide arched openings.

The second floor residential unit, accessed by an interior staircase on the south side of the building, consists of two bedrooms, a living room, a bathroom, small closets, and kitchen opening to a short central hall.



Figure 6. Ground floor interior, view west toward rear of building.



Figure 7. Ground floor interior, view northeast toward South 4th Street.

Surrounding Area

17-19 South 4th Street is located within a predominantly commercial and institutional district in downtown San Jose. To the immediate north, the 1913 brick State Meat Market building at 142-150 East Santa Clara Street is a City of San Jose Landmark, and is the farthest northeastern resource within the Downtown Commercial Historic District **(Figure 8)**. The rear facades of four additional district contributors overlook the parking areas and alley to the west of the subject building **(Figure 9 and Figure 10)**. A modern three-story mixed-use commercial and residential building completed ca. 2000 occupies the remainder of the street frontage to the south of the subject building **(Figure 11)**. The ca. 2005 buildings of San Jose's City Hall Plaza occupy the full block across 4th Street to the east of the subject property **(Figure 12)**.



Figure 8 South 4th Street facing facade of State Meat Market building, 142-150 East Santa Clara Street. Subject property is at far left.



Figure 9. Rear parking area and alley to the west of the subject property. Historic district contributors at 138 and 142-150 East Santa Clara Street are the white buildings at the left. Subject building is at center.



Figure 10. South side of East Santa Clara Street, to the north of the subject property. City Hall Plaza is at the far left. View southeast.



Figure 11. Commercial and residential building to immediate south of subject property, view south.



Figure 12. City Hall Plaza, view southeast from intersection of East Santa Clara and South 4th streets.

IV. HISTORIC CONTEXT

The City of San Jose

Before the establishment of Santa Clara County, the City of San Jose was founded in 1777 as the *Pueblo de San Jose de Guadalupe,* a Spanish settlement unassociated with either a Mission or a military Presidio. Although the *Mission de Santa Clara de Assis* was located approximately two miles to the west, the two fell under separate religious and secular jurisdictions.[3] While the Mission was run as an essentially self-sufficient settlement by the Franciscans, the pueblo was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey. The original pueblo site is thought to have been located within a mile to the southwest of the subject property, between Hobson and Hedding Streets no more than about 400 yards from the Guadalupe River.[4] By 1797, however, flooding forced the pueblo to relocate to the area of today's Plaza de Cesar Chavez in downtown San Jose. A network of rudimentary roads and trails connected the pueblo with other Spanish settlements and support locations throughout the surrounding area. For instance, the El Camino Real connected the San Jose pueblo with Mission Santa Clara and the presidios at Monterey and San Francisco, while the Alameda in downtown San Jose created a more localized route between the pueblo and Mission.

Other routes that are still evident in many of today's streets and railroad rights-of-way connected Mission Santa Clara with its cornfields to the east, Mission San Juan de Guadalupe in Milpitas, and even places as far afield as Mission Santa Cruz. The routes linked many points in the region that would become Santa Clara County, as well as points beyond.[5]

Land use in the Santa Clara Valley changed under Mexican rule, which began in 1822. Previously, the vast expanses of undeveloped land outside of the missions, pueblos, and presidios had primarily been claimed by the Catholic Church. These mission lands had been used for grazing livestock or simply remained wild. Under Mexican rule, mission lands were secularized and distributed to private landowners, who established large ranchos anchored by haciendas and small villages that served each rancho's functions. California's early hide and tallow economy supported cattle herding as the primary use of rancho lands. Between 1833 and 1845, thirty-eight ranchos were granted to Mexican settlers throughout Santa Clara Valley.[6]

[3] Archives & Architecture, *County of Santa Clara Historic Context Statement* (Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012).
[4] BFGC-IBI Group, *Evaluation of the Former San Jose City Hall* (Prepared for the County of Santa Clara Facilities and Fleet Department, 2012).
[5] Archives & Architecture, *County of Santa Clara Historic Context Statement*.
[6] *Ibid.*

Upon the culmination of the Mexican-American war in 1846, California came under control of the United States. In 1849, the Gold Rush brought an influx of settlers to California and led to the widespread restructuring of property lines and land ownership. Although no gold was present in Santa Clara Valley, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process by adhering to gold and helping it sink in the water-gravel mixture. This gave the Santa Clara Valley an important role in the events that put California on the world stage and brought many settlers to the area.

For much of its history, the Santa Clara Valley boasted a flourishing agricultural industry, continuing a tradition that started when San Jose was a small Spanish pueblo intended to supply produce to the presidios. Prior to and during the Gold Rush, cattle ranching had been the primary industry in California, with the Santa Clara Valley area boasting pastureland in the foothills and feed lots on the valley floor. Dairying and sheep ranching were also prevalent. This industry continued, but the high cost of fresh vegetables and flour during the Gold Rush made many realize that horticulture would be a lucrative pursuit thereafter. Many miners returning from the gold fields settled in Santa Clara Valley, where they established successful farms.[7] At the peak of their production, wheat farms in Santa Clara County produced thirty percent of California's wheat supply. The valley was dominated by fields of wheat and other grain crops until 1880, when yields became poor and competition from farms in the Central Valley mounted. This triggered a shift toward fruit growing. Prunes, grapes, and apricots became the major crops, and by the 1890s orchards dotted the valley, replacing most of the wheat fields.[8]

Early San Jose served as a supply stop for miners journeying to the gold fields and many businesses and services were established to serve them, growing the city. John Burton, the first American alcalde, or mayor, commissioned a survey of the pueblo of San Jose not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south, and Market Street to the west—that the new commercial and retail district developed. The first businesses were located close to the Mexican pueblo along Post and Market Streets.[9] When Santa Clara County was established in 1850, San Jose was the only urban area in Santa Clara County, and thus the center of the county's commerce, government, and culture. It became the first incorporated city in the state and served as state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's early limits covered about six square miles and although they were not expanded until the early 20th century, the city's temporary status as the state capital spurred rapid growth. Even after the capital was moved, development and prosperity continued due to railroad

[7] Archives & Architecture, *County of Santa Clara Historic Context Statement*.
[8] *Ibid*.
[9] Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

connections that by 1869 linked San Jose with markets across the country.[10] San Jose grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated and utilized the services of the city.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1868) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market; and the San Jose Post Office (1893) at 110 South Market Street. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city. Although the 1880s witnessed the construction of some of the finest commercial buildings in downtown San Jose, the early 1890s brought difficult times. In 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly rebuilt. Several buildings along the southern part of First and Second Streets date from this post-fire construction.[11]

The population of San Jose grew to almost 50,000 in the early 20th century, and from the 1900s to 1930s commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The size of buildings increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers in what is now downtown San Jose. While the downtown grew in height, the city's land area spread and San Jose became a major population center rivaling San Francisco, Oakland, and Berkeley.[12] Agriculture-related industries, such as canning, drying, and packing, employed a large percentage of San Jose's population and attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Although the onset of the Depression in 1929 slowed the economy and slowed major building projects in downtown San Jose, the food-centric local industries kept the city and county afloat. When World War II brought demands for canned and shelf-stable produce increased, Santa Clara County was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business, such as Hewlett Packard, founded in 1939, that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, particularly at the Stanford Industrial Park where the likes of Sylvania, Philco-Ford, General Electric, and Lockheed were based, Santa Clara County and San Jose continued to shift quickly from an agricultural center to a center for the technology industry.[13]

[10] *Ibid.*
[11] *Ibid*.
[12] *Ibid.*
[13] Archives & Architecture, *County of Santa Clara Historic Context Statement.*

Defense work in the Bay Area, such as that generated by Moffett Field's naval air station, led directly to hundreds of thousands of servicepeople choosing to settle in the Santa Clara Valley after the war.[14] The growing popularity of the private automobile allowed for suburban sprawl that increased the city's livable area.[15] This environment set the stage for decades of annexation by San Jose of smaller townships within Santa Clara County, greatly increasing the City's land area.

Following the World War II, Santa Clara County's business community and San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies. The high-tech boom attracted thousands of new residents to the city. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-20th century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control.

In 1948, the San Jose City Manager submitted the city's first Six-Year Capital Improvement Plan. A large section of the plan detailed significant investment in city infrastructure and city departments that supported public welfare. The end of the war had brought about an enormous sense of civic pride, and public support for new civic facilities swelled. The Six-Year Plan was only the first step in a series of bond measures that enabled the construction of many civic buildings such as post offices, fire stations, libraries, park structures, and San Jose's new City Hall, many of them displaying Modernist design principles as symbols of the region's new era of growth and prosperity. [16][17]

Between 1950 and 1975, the population of Santa Clara Valley expanded from 95,000 to 500,000. Under the aggressive annexation policies of City Manager "Dutch" Hamann, the city of San Jose expanded in size from seventeen square miles to 120 square miles by procuring 1,419 newly annexed areas.[18] Hamann ultimately directed one of the greatest 20-year expansions of any city in United States history. He continued to rely on automobile-related transportation models to facilitate expansion, the most major of which was Interstate 280, constructed during the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which was developed between the 1940s and 1960s to the north of the city's civic center.

San Jose's current status as a center of technological innovation and industry developed in the wake of the mid-century growth of corporations like Hewlett-Packard and IBM in Santa Clara County. Research and manufacturing to support military and civilian technologies formed the core of the city's economy in the last decades of the 20th century. By 2010, San Jose's population exceeded

[14] PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Prepared for the Preservation Action Council of San Jose, 2009), 26.
[15] Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).
[16] PAST Consultants, *San Jose Modernism*, pg. 24.
[17] PAST Consultants, *San Jose Modernism*, pg. 25.
[18] Page & Turnbull, *Fountain Alley*; Archives & Architecture, *County of Santa Clara Historic Context Statement*.

945,000 residents, and by 2019, it had reached 1.035 million. This growth has brought expansion of suburbs into former orchard lands as well as intensified development in the downtown core.

San Jose Downtown Historic District

As part of this evaluation, Page & Turnbull considered the appropriateness of expanding the boundaries of the National Register-listed San Jose Downtown Commercial Historic District to include 17-19 South 4th Street as a contributing building. The San Jose Downtown Commercial Historic District encompasses two full blocks between South 1st Street and South 2nd Street, bounded by East Santa Clara Street on the north and East San Fernando Street on the south.[19] Also included are the properties on the south side of East Santa Clara Street between South 3rd Street and South 4th Street, including the adjacent property to the immediate north of the subject property. The district represents the rapid development of downtown San Jose during the late 19th and early 20th centuries. Largely the result of the growing wealth of the local horticultural economy, supporting businesses such as banks, hardware stores, restaurants, saloons, and large hotels were built to accommodate visiting farmers, ranchers, and agricultural workers. With buildings dating between the 1870s and 1940s, extant resources in the district represent what remains from the decades of San Jose's early commercial growth before urban renewal efforts of the 1950s transformed many blocks in the area.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to 3rd and 4th Streets. Today, clusters of buildings dating from the 1860s still exist along South 1st Street, including the Wilcox Building (1867) at 93-99 South 1st Street and the Porter-Stock Building (1869) at 83-91 South 1st Street. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1866) at 161 North 1st Street; St. Joseph's Cathedral (1875-85) at 90 South Market; and the San Jose Post Office (1893) at 110 South Market Street.

The pioneering development of modern infrastructure and transportation systems further enabled San Jose's rapid growth. Electrical service came to San Jose in 1881; during that same year, the famous San Jose Light Tower was erected over the intersection of Market and Santa Clara Streets. In 1887, Samuel Bishop built the first electrical streetcar line in America when he began running cars between the cities of San Jose and Santa Clara. The 1880s witnessed the construction of Italianate and Romanesque Revival-style commercial buildings, including the Knox-Goodrich Building (1889) at 34 South 1st Street, and the Letitia Building (1890) at 66-72 South 1st Street. The early 1890s brought difficult times; in 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly replaced.

[19] Bonnie Bamburg, *San Jose Downtown Commercial Historic District, National Register of Historic Places Inventory/Nomination Form* (San Jose, February 1981). The district was listed in the National Register in 1983.

By 1905, local streetcar lines and interurban lines connected downtown San Jose with vast sections of the agricultural and suburban hinterlands. Every day, thousands of customers flocked downtown for most of their major banking, shopping, entertainment, and government needs. As the population of San Jose grew to almost 50,000 in the early 20th century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the 20th century, commercial development spread north of Santa Clara Street, east of 3rd Street, and south of San Fernando Street. The size of buildings also increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers, the most notable of which included the first San Jose skyscraper, the seven-story Garden City Bank (1908) at South 1st and East San Fernando Streets; the 10-story First National Bank Building (1910) at 20 West Santa Clara Street; and the 13-story Bank of America Building (1927) at 12 South 1st Street.

The onset of the Depression in 1929 put a stop to major building projects in downtown San Jose. Construction during the 1930s and 1940s was primarily limited to remodeling of older structures in the Streamline Moderne style, including the Medical Arts Building (1937) at 42-48 East Santa Clara Street, and the Bank of Italy at 64-66 West Santa Clara Street. Following the Second World War, San Jose's pro-development government actively recruited non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric, Lockheed, and IBM. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000. Meanwhile, under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from 17 square miles to 120 square miles. Thousands of acres of orchards were plowed under for residential subdivisions and shopping centers.

The rapid growth of San Jose's suburban hinterland caused downtown to decline in importance as a commercial and retail nexus for the Santa Clara Valley. The opening of Valley Fair Mall in 1956 was the beginning of the end for downtown San Jose. Within a decade, most of the major retailers had abandoned downtown for the malls. In response to the decline, city leaders decided that the downtown commercial district should emulate the auto-friendly environs of the suburban shopping centers by providing better automobile access and off-street parking. In 1958, San Jose created a master plan outlining their strategy. Solutions included widening roads to provide better access to downtown; traffic regulation; providing off-street parking; improving the appearance of the Central Business District through better signage and landscaping; and clearing and redeveloping areas of "blight." To achieve these goals, a $2.5-million bond was issued to acquire and clear four large parking lots in the Central Business District. City leaders also encouraged the construction of large-scale office buildings along Santa Clara and Market Streets, resulting in the demolition of entire blocks of historic commercial buildings. Although many buildings were removed, the historic core of the downtown—an area encompassed by Santa Clara Street on the north, Fourth Street to the east, San Fernando Street to the south and Market Street to the west—was largely spared. Gradually, the

vacant stores downtown were leased to various businesses catering to San Jose's growing ethnic communities, giving new life to the neighborhood.

Neilsen and Erbentraut, Builders

The San Francisco-based building firm of N.J. Neilsen and Edwin O. Erbentraut, who erected the subject building in 1939, constructed institutional and commercial buildings across California in the late 1930s. Documented examples of their work include portions of the Santa Cruz City Hall, a tuberculosis hospital in Sonoma County (built with Public Works Administration funding), and a high school shop building in Burbank.[20] In 1940, Bert O. Summers joined the firm. Beginning in 1941, Erbentraut and his colleagues took on numerous defense contracts for buildings in San Francisco and Stockton.[21] Neilsen left the firm in the early 1940s. After the end of the Second World War, Erbentraut and Summers contracted with the University of California to erect the Forestry Building at Berkeley in 1947, and buildings for the school of veterinary medicine at Davis in 1948.[22] Erbentraut died in 1950.[23]

Neither the firm of Neilsen and Erbentraut nor its members are included among the local practitioners listed in the 2009 *San Jose Modernism Historic Context Statemen*t prepared by PAST Consultants, LLC for the Preservation Action Council of San Jose.[24]

20th-Century Storefronts

The building at 17-19 South 4th Street is a simple example of the retail storefront building type common through the late 19th century and early decades of the 20th century. This building type typically features primary facades with little or no setback from the public right-of way, and broad ground-floor display windows and recessed entrances.[25] Upper-story office or residential spaces provided additional income for owners of this type of property. In San Jose, the standalone retail storefront set adjacent to the sidewalk is primarily a pre-1945 type, built before retail and commercial designs began incorporating autobile-related features like parking areas, and the ca. 1945-1975 florescence of the Commercial Modern Style.[26]

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[20]"Bid on Las Unit of City Hall Goes to F. Stolte Co.," *Santa Cruz Sentinel*, December 7, 1937; "Neilsen Bid on General Building," Santa Rosa Republican, February 2, 1939; "Burbank School Building Work Moving Rapidly," *The Press Democrat*, November 6, 1940.

[21] "Bay Firms Awarded Defense Contracts," *Oakland Tribune*, May 3, 1941; "Billion Mark Passed in S.F. Defense Contracts," *San Francisco Examiner*, July 21, 1941; "Bay Firms Get U.S. Contracts," *Oakland Tribune*, September 23, 1941; "Motor Base Contracts Pass $500,000 Mark," *Sacramento Bee*, October 25, 1941. "Sub-Bids Wanted," *Nevada State Journal*, July 6, 1947

[22] "Work Will Start on U.C. Forestry Building," *Sacramento Bee*, March 5, 1947; "Veterinary School," *Architect and Engineer*, April, 1948, 37.

[23] "Erbentraut Funeral Set," *San Francisco Examiner*, October 20, 1950.

[24] PAST Consultants, LLC, *San Jose Modernism Historic Context Statemen*t (Petaluma: Prepared for the Preservation Action Council of San Jose, 2009).

[25] National Park Service, "Rehabilitating Historic Storefronts: Technical Preservation Series Preservation Brief No. 11," electronic document at https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm, accessed January 9, 2021.

[26] PAST Consultants, LLC, *San Jose Modernism Historic Context Statemen*t, 77, 91.

V. SITE HISTORY

Site Development

The current building at 17-19 South 4th Street is the third to have occupied this location since the late 19th century. The earliest detailed depiction of the subject property's block is the Sanborn Map Company fire insurance map for 1891 **(Figure 1)**. This map shows a one- and two- story wood-frame residential building with a slight setback at the current location of 17-19 South 4th Street. The second documented building at the location of the subject property, labeled on the 1915 Sanborn Map Company map as a French Laundry, was a one- and two- story wood-frame commercial building with no setback **(Figure 14)**. By this time, the predominantly wood-frame buildings facing East Santa Clara Street, many of which in 1891 were residences, were replaced by masonry commercial buildings. At the time the current building was completed in 1939, the lot appears to have been vacant **(Figure 15)**.

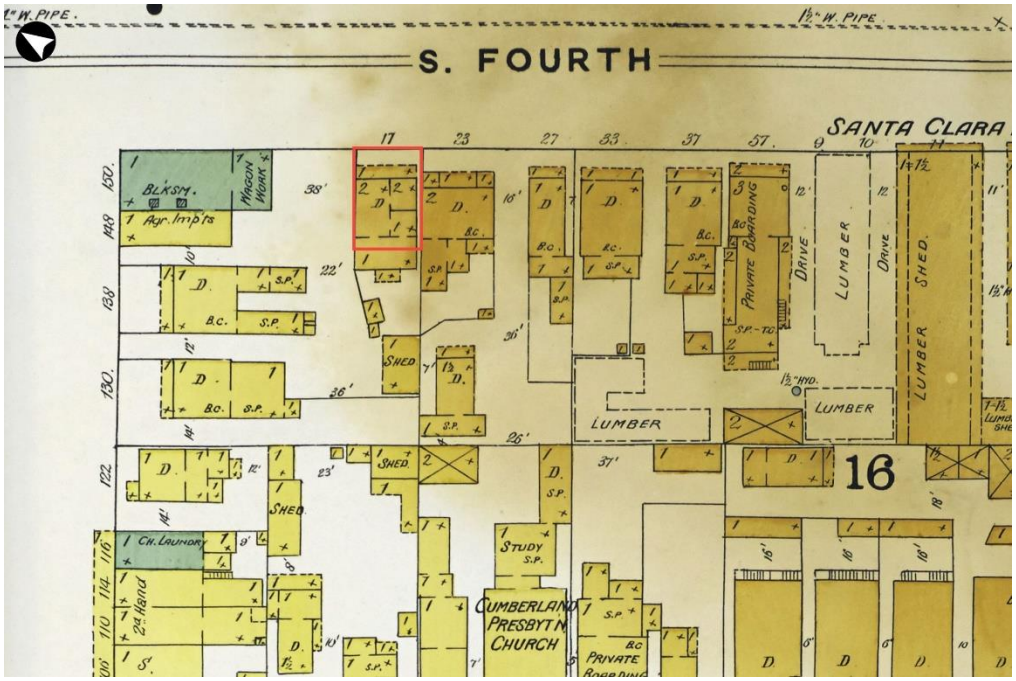


Figure 13. Excerpt from 1891 Sanborn Map Company map for San Jose, Volume 1, Sheet 11. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.

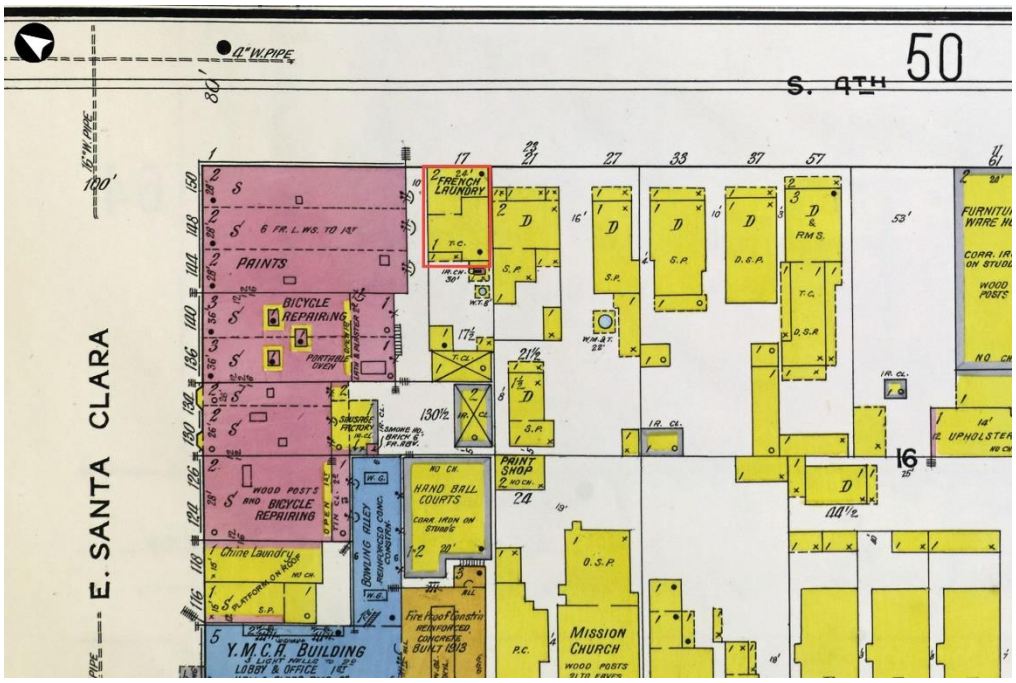


Figure 14. Excerpt from 1915 Sanborn Map Company map for San Jose, Volume 1, Sheet 62. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.



Figure 15. Excerpt from 1939 aerial photograph. Footprint of current building outlined in red. Source: Fairchild Aerial Surveys, Flight C-5900, Frame 7. Collection of University of California, Santa Barbara Library. Edited by Page & Turnbull.

Construction Chronology

17-19 South 4th Street was constructed in 1939 by building contractors Neilsen and Erbentraut for owner E.H. Gillett. It is not known if an architect designed the building, or if its design was developed by the builders. The building permit was issued to owner E.H. Gillett for construction of a "new Type III Building" to be addressed 15-17-19 South 4th street. The lower floor would be used as commercial space, with a residential unit on the second floor. The 1950 Sanborn Map Company map for the area depicts the building with its current footprint and two-story front and one-story rear configuration **(Figure 16)**. Unlike today, however, the ground floor was divided into two units, with a restaurant on the north side and store on the south.

Based on permit records, the building was not substantially altered until 1988, with interior alterations for use as a restaurant. Interior alterations were again completed in 2002. Plans for non-structural façade improvements completed ca. 2006 included replacement of existing doors, replacement of the existing storefront with a new cherry wood storefront system, cleaning and repair of existing second-floor windows, cleaning and regrouting of the existing tile bulkhead, replacement of the plywood-infilled transom at the east door, and removal of wood trim and "metal sheet" in preparation for new plaster.

Table 1 provides a timeline of documented exterior construction activity at the subject building based on records on file with the City of San Jose Building Division. Available documentation for the 1988 permit issued to owner Le Hau for the Camau Restaurant does not specify the nature of the permitted activities, however the $19,000 cost of the permit for interior alterations suggests that the two original ground floor commercial units, addressed 15 and 17 South 4th Street, were combined into one at this time. Observed alterations not included in the permit records include painting the tile bulkhead to a uniform dark brown color. Prior to 2013, the tiled bulkhead was a contrasting checkerboard pattern **(Figure 17)**.

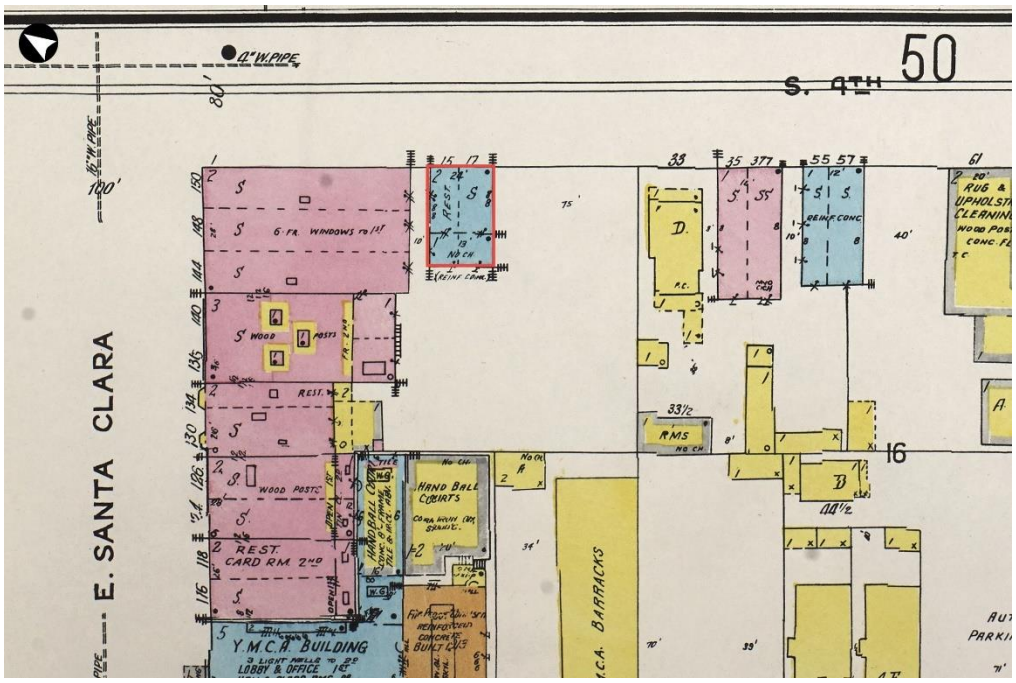


Figure 16. Excerpt from 1950 Sanborn Map Company map for San Jose, Volume 1, Sheet 62. Footprint of current building outlined in red. Source: HIG Fire Insurance Maps Online, via San Francisco Public Library. Edited by Page & Turnbull.



Figure 17. March 2011 Google Street View of subject property, showing checkerboard bulkhead tile pattern.

Table 1. Building Permits on File for 17 South 4th Street, City of San Jose Building Division

Date	Permit No.	Owner	Architect/ Builder	Description
8/25/1939	8065	E.H. Gillett	Neilsen & Erbentraut	Construction of new Type III building at 15-17-19 S 4th Street. Business ground floor, residential upper. $10,500.
05/09/1988	72277F	Le Hau	Fishburn	Interior alterations to 2-story Type III building, used as restaurant
10/22/2002	2002-056706-CI	Diemcuc Nguyen Quangminh Pham	Oscar Urquieta	Interior alteration to Mexican restaurant (El Sabroso Taco)
11/22/2006	AD06-1170	Quangminh Pham	Studio S Squared Architecture	Non-structural facade improvements to "El Sabroso Taco," including new paint, new wood storefront glazing and doors, repaired 2nd floor metal windows, new signage, accessibility upgrades to doors.

Occupant History

The occupant and owner histories summarized in **Table 2** and **Table 3** were assembled from city directories available for the years 1939-1979, 1940 census records, and building permit information. Due to COVID-19-related restrictions, title research could not be completed at the County of Santa Clara Office of the Clerk-Recorder, and hard copies of city directories from 1980 to the present could not be reviewed at the California Room of the San Jose Public Library. Thus, the known ownership history after the property was sold by its original owners and occupants is not continuous. Brief biographical information of long-term owners or occupants is provided following the occupant and owner tables.

Table 2. Documented occupants of subject building at 15-17-19 South 4th Street

Address	Year(s) of Occupancy	Occupant Name
15 South 4th	1939-1949	E.H. Gillett Restaurant
	ca. 1949- 1954	J.B. Dallas Restaurant
	ca. 1954- 1969	Vivian's Coffee Shop
	ca. 1970-1977	Paula's Breakfast Nook
	1979	Vacant
	1988	Camau Restaurant (Combined with 17 South 4th)
17 South 4th	1939-1955	A.M. Gillett Beauty Shop Virginia C. Jones Beauty Shop (1949-1950)
	1956-1967	Anderson Bliss Beauty Salon (XXX)
	1968 - 1973	Angie Coronado Beauty Salon
	1976	Panda Chinese Products
	1977-1979	Mekong Market (Tran-Van & Ngoc Oank Trong)
	1988	Camau Restaurant (Combined with 15 South 4th)
	2002- ca. 2012	El Sabroso
	2013 – 2020	Agave Mexican Grill
19 South 4th	1939 – 1963	Ernest Henry (E.H.) Gillett Mae (A.M.) Gillett (residence)
	ca. 1964 - 1969	Robert L. Gillett
	1971	no listing
	1973 -. 1979	Vacant
	ca. 1995	Khanh Bao Nguyen Huyen B Nguyen
	ca. 1996-2002	Thuan Anh Nguyen

Table 3. Documented owners of subject building at 15-17-19 South 4th Street

Year(s)	Documented Owner (s)	Source
1939-ca.1963	E.H. Gillett	City Directories, Building Permits, U.S. Census
ca. 1988	Le Hua	Building Permit
ca. 2002 - 2019	Diemcuc Nguyen Pham Quangminh Pham	Building Permit, Online property ownership listings.

17-19 South 4th Street was built for Ernest H. and Mae Gillett to provide ground floor space for two businesses and one second floor residential unit. Through the building's first decade, Ernest operated a restaurant in one ground floor unit, Mae ran a beauty shop in the other ground floor unit, and the couple resided upstairs. Born in New Mexico in 1890, Ernest served as a Sergeant First

Class in the Air Service during World War I. Mae was born in Colorado around 1901.[27] Ernest gave up management of the restaurant around 1949 and Mae discontinued her work at the beauty shop in the first part of the 1950s. The couple continued to reside in the upper unit, 19 South 4th Street, until approximately 1963.

In the years following Gillett's retirement from the restaurant, two cafés in the ground-floor unit at 15 South 4th Street catered to a local clientele, including many students from the nearby San Jose State University (SJSU). September 1956 issues of the *Spartan Daily*, the SJSU students' newspaper, included advertisements for affordable breakfasts at Vivian's Coffee Shop **(Figure 18)**.[28] Cheap breakfasts at Paula's Breakfast Nook, a later business in the same unit, were the topic of an endorsement for the business in an October, 1971 issue of *Sedition*, a San Jose-focused radical free press paper of the early 1970s.[29]



Figure 18. Advertisement for Vivian's Coffee Shop from the *Spartan Daily*, September 1956.

[27] United States Census Bureau, *Sixteenth Census of the United States*. Population Schedules for San Jose, Santa Clara, California, Enumeration District 43-83, Sheet 1A.
[28] Advertisement for Vivian's Coffee Shop, *Spartan Daily*, September 24, 1956.
[29] "The Grapevine," *Sedition*, October 15, 1971.

VI. EVALUATION

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register. These criteria are:

> Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
>
> Criterion B (Person): Properties associated with the lives of persons significant in our past;
>
> Criterion C (Design/Construction): 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 distinguishable entity whose components lack individual distinction; and
>
> Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

California Register of Historical Resources

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

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

> Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
>
> Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Evaluation Discussion

The following section provides an evaluation of 17-19 South 4th Street for individual eligibility for the National Register and California Register.

Criterion A/1 (Events)

17-19 South 4th Street does not appear to be significant under Criterion A/1 for association with significant events or patterns. Constructed in 1939 as infill in a lot which contained at least two prior commercial and/or residential buildings, the subject property is not associated with a significant period of growth or development in San Jose's downtown. The majority of extant buildings within the adjacent National Register-listed Downtown Commercial Historic District date to the years between 1880 and 1930, prior to construction of the subject property. Built in 1939, the property was completed relatively late in the period of San Jose's pedestrian-focused downtown storefronts, before retail establishments responded to expanding automobile ownership and suburban residential development. Research did not identify any events of significance to have occurred at the property.

Criterion B/2 (Persons)

17-19 South 4th Street does not appear to be significant under Criterion B/2 for association with significant persons. Original owners Ernest H. and Mae Gillett were local residents and business operators, though research findings did not indicate that they made significant contributions to the

history of San Jose, the state of California, or the nation during their use and ownership of the property. Similarly, subsequent occupants do not appear to have made significant contributions to local, state, or national history while associated with the subject property.

Criterion C/3 (Architecture)

17-19 South 4th Street does not appear to be significant under Criterion C/3 as a distinctive example of an architectural type, period, or method of construction. The property is a simple concrete building with rectangular massing and a ground-floor storefront with proportions and elements typical of many late 19th- and early 20th-century commercial buildings. Beyond a few applied horizontal elements between the two stories at the primary façade, it is lacking in ornamentation or detail, and lacks distinctive characteristics of any discernable architectural movement or style. As the current storefront systems date to renovations permitted in 2006, the design and materials of the original storefront are not known. The building's original permit record does not list an architect. The contracting firm of Neilsen and Erbentraut, who are listed as the property's builders, were active in the San Francisco Bay Area between 1935 and 1941, though records suggest that the subsequent firm of Erbentraut and Summers was more productive, particularly in defense-related construction. The firm does not appear to have had lasting influence on the architectural character of San Jose or other California communities.

Criterion D/4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. 17-19 South 4th Street does not appear to have the potential to provide important information related to its materials or construction type. Therefore, it does not appear to be eligible for the National Register under Criterion D, or the California Register under Criterion 4. The analysis of this building was limited to above-ground resources, and the identification and evaluation of archaeological resources is beyond the scope of this report.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during

the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."[30]

There are established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

As the subject property at 17-19 South 4th Street does not appear to be individually eligible for listing in the National Register or California Register under any significance criteria, the historic integrity of the property is not analyzed in this report.

Criteria for San Jose City Landmarks

The qualitative criteria for eligibility for landmark designation within the City of San Jose, as defined by San Jose Municipal Code Section 13.48.110.H, include the following considerations.[31]

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and .
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Criterion 1.

17-19 South 4th Street does not appear to be significant under Criterion 1 as a property with significant character, interest, or value to local, regional, state, or national history, heritage, or culture. Constructed in 1939 as infill in a lot which contained at least two prior commercial and/or residential buildings, the subject property is not associated with a significant period of growth or

[30] California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001) 11.
[31] City of San Jose Code of Ordinances Chapter 13.48.110.

development in San Jose's downtown. The property was completed relatively late in the development period of downtown San Jose's pedestrian-focused storefronts, before retail establishments responded to expanding automobile ownership and suburban residential development.

Criterion 2.

17-19 South 4th Street does not appear to be significant under Criterion 2, as the site of a significant event. Research did not identify any events of significance to have occurred at the property.

Criterion 3.

17-19 South 4th Street does not appear to be significant under Criterion 3, for association with a person or persons who significantly contributed to the local, regional, state or national culture and history. Original owners Ernest H. and Mae Gillett were local residents and business operators, though research findings did not indicate that they made significant contributions to the history of San Jose, the state of California, or the nation during their use and ownership of the property.

Criterion 4

17-19 South 4th Street does not appear to be significant under Criterion 4 as an exemplification of the cultural, economic, social or historic heritage of the City of San Jose. Built in 1939, the property has been occupied by a series of businesses of kinds typical of the downtown area, serving the needs of local residents and other businesses. The property is not a unique, early, or exceptional example of a downtown business property.

Criterion 5

17-19 South 4th Street does not appear to be significant under Criterion 5 as a portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. The property is a simple concrete building with rectangular massing and a ground-floor storefront with proportions and elements typical of many late 19th- and early 20th-century commercial buildings. This general style of building was used broadly in San Jose, California, and across the United States in the first half of the twentieth century, and does not represent a distinctive style associated with a particular group or era.

Criterion 6

17-19 South 4th Street does not appear to be significant under Criterion 6 for embodiment of distinguishing characteristics of an architectural type or specimen. The property is a simple, two-story concrete mixed-use building with a few applied horizontal elements between the two stories at the primary façade. It is lacking in ornamentation or detail, and lacks distinctive characteristics of any discernable architectural movement or style.

Criterion 7

17-19 South 4th Street does not appear to be significant under Criterion 7 as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose. The building's original permit record does not list an architect. The contracting firm of Neilsen and Erbentraut, who are listed as the property's builders, were active in the San Francisco Bay Area between 1935 and 1941, though records suggest that the subsequent firm of Erbentraut and Summers was more productive, particularly in defense-related construction. The firm does not appear to have had lasting influence on the architectural character of San Jose or other California communities.

Criterion 8

17-19 South 4th Street does not appear to be significant under Criterion 8 for its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique. As discussed above, the building does not possess distinctive characteristics of an architectural style, engineering type or innovation, or distinctive craftsmanship.

The subject property at 17-19 South 4th Street therefore does not appear to be eligible for designation as a San Jose City Landmark.

San Jose Downtown Commercial Historic District

As discussed in Section II, the subject property is located immediately adjacent to the farthest northeast property of the National Register-listed Downtown Commercial Historic District, the ca. 1913 State Meat Market building at 148-150 East Santa Clara Street. As such, evaluation of 17-19 South 4th Street should consider if it might appropriately be considered a contributor to the district and/or be included within in an expanded district boundary. While it does not appear to be individually significant as a historic resource, the subject property's height, massing, and mixed commercial and residential use are consistent with that of nearby contributing properties. However, the building was completed decades later than contributing buildings on the portion of its block facing East Santa Clara Street. In addition to 142-150 East Santa Clara Street, these include the ca. 1910 buildings at 136 East Santa Clara Street, 126 East Santa Clara Street, and 118 East Santa Clara Street, and the ca. 1913 YMCA Building at 100 East Santa Clara Street. These buildings are associated with the early 20th century expansion of downtown commercial development to the northeast of the oldest portion of the district at South 1st Street, whose oldest intact buildings date to the 1880s and 1890s. The district's contributors predominantly consist of buildings from the period between 1880 and 1930, with one later extant building, the distinctive 1940 Moderne commercial building at 96 South 2nd Street. Review of historic maps of the subject property's location indicate that the previous building, the wood-frame pre-1915 laundry building which preceded the current 1939

concrete commercial and residential building, was historically associated with the period represented by the Downtown Commercial Historic District. As the current building is neither temporally consistent with the National Register-listed historic district, nor individually architecturally distinctive, Page & Turnbull does not recommend that it be included in any future expansion of the Downtown Commercial Historic District.

VII. CONCLUSION

17-19 South 4th Street was built in 1939 for use as a business and residence by owners Ernest Henry and Mae Gillett. Since that time it has been used as commercial and residential space, with the two first-floor units combined into one restaurant space in 1988. Page & Turnbull evaluated the eligibility of the building for listing in the National Register and California Register, as a San Jose City Landmark, and for inclusion in the National Register-listed Downtown Commercial Historic District. Research did not identify any significant events, patterns in history, or important individuals or groups directly associated with 17-19 South 4th Street. It was not designed by a master architect, and its architectural style lacks distinction and artistic merit. Overall, the building does not appear to be significant under any criteria for eligibility for listing at the national, state, or local level.

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APPENDIX D:

PROPOSED PROJECT DRAWINGS, RMW, MAY 2021

SuZaCo SITE DEVELOPMENT PERMIT APPLICATION

NEW 6 - STORY COMMERCIAL BUILDING PLUS PARTIAL BASEMENT



VICINITY MAP:



HISTORIC DISTRICT MAP:



PROJECT DESCRIPTION:

THE PROPOSED PROJECT WILL INCLUDE THE DEMOLITION OF THREE EXISTING 2-STORY BUILDINGS (WITH A PORTION OF ONE BUILDING'S FACADE TO REMAIN), AND THE CONSTRUCTION OF A U-SHAPED BUILDING WHICH IS 6 STORIES AT THE CORNER OF 4TH AND SANTA CLARA INTERSECTION AND 4 STORIES AT SANTA CLARA STREET. THIS NEW BUILDING AT APPROXIMATELY +/- 72,574 SF, IS PROPOSED TO BE CONSTRUCTED AS A MASS TIMBER STRUCTURE, ON THE CORNER OF 4TH AND SANTA CLARA WHILE RETAINING THE MAJORITY OF THE EXISTING 2-STORY HISTORIC FACADE. THE BUILDING WOULD INCLUDE A BASEMENT, AND A SMALL NUMBER OF SURFACE PARKING SPACES. THE BUILDING WOULD ANTICIPATE OFFICE USE AT THE UPPER LEVELS, RETAIL/RESTAURANT USE AT THE GROUND LEVEL, AND PROVIDE ROOF TERRACES AS AMENITY SPACE.

THE REHABILITATION OF THE HISTORIC FACADE WILL FOLLOW THE GUIDELINES OF THE SECRETARY OF INTERIOR'S STANDARDS. PLEASE REFER TO THE STANDARDS ANALYSIS AND CONDITIONS ASSESSMENT REPORTS PREPARED BY PAGE & TURNBULL.

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SHANNON GEORGE
sgeorge@davidjpowers.com

PROJECT INFORMATION AND DATA:

SITE ADDRESS:	142-150 E SANTA CLARA STREET SAN JOSE, CA 95113 17 S. 4TH STREET, SAN JOSE, CA 95112 130-134 E SANTA CLARA STREET SAN JOSE, CA 95113
PARCEL NUMBERS:	467-23-035 467-23-034 467-23-037
ZONE:	DC (DOWNTOWN COMMERCIAL)
SITE AREA:	+/- 14,938 SF (COMBINED SITE)
PROPOSED BUILDING AREA:	COMMERCIAL BUILDING - +/- 72,574 SF
NUMBER OF STORIES:	COMMERCIAL BUILDING - 6 STORIES BELOW GRADE RETAIL - 1 STORY
CONSTRUCTION TYPE:	TYPE IIIA
OCCUPANCY TYPES:	B (OFFICE) A-2 / M (RESTAURANT/RETAIL)
PARKING SPACES PROVIDED:	SURFACE - 1 ADA, 2 STD = 3
FIRE PROTECTION:	AUTOMATIC FIRE SPRINKLER; FULLY FIRE SPRINKLERED WITH EMERGENCY VOICE COMMUNICATION SYSTEM
ALLOWABLE HEIGHT (CBC TABLE 504.3):	85'-0" WITH AUTOMATIC SPRINKLER SYSTEM
PROPOSED HEIGHT:	75' MAX TO HIGHEST OCCUPIED FLOOR APPROXIMATELY 85'-0" TO (ROOF). APPROXIMATELY 100' TO (SOLAR ROOF CANOPY)
ALLOWABLE NUMBER OF STORIES (CBC TABLE 504.4):	6
PROPOSED NUMBER OF STORIES:	6
ALLOWABLE AREA (CBC TABLE 506.2):	85,500SF

PROPOSED FLOOR AREAS:

COMMERCIAL / RETAIL BUILDING

- BASEMENT:	5,305 SF
- FLOOR 1:	11,257 SF
- FLOOR 2:	14,129 SF
- FLOOR 3:	12,849 SF
- FLOOR 4:	13,433 SF
- FLOOR 5:	7,653 SF
- FLOOR 6:	7,947 SF
- TOTAL (GROSS SF):	**72,574 SF**
- TOTAL (NET SF):	**61,688 SF** (85% OF GROSS)

- NOTE: ROOFTOP AMENITIES AND BALCONIES ARE EXCLUDED

FIRE RATING SCHEDULE: (CBC TABLE 601 & 602)

- STRUCTURAL FRAME		1 HR
- BEARING WALLS	EXTERIOR	2 HR
	INTERIOR	1 HR
- NONBEARING WALLS AND PARTITIONS (CBC TABLE 602)	EXTERIOR	NR
	INTERIOR	NR
- FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		2 HR
- ROOF AND ROOF-CEILING ASSEMBLIES		1 1/2 HR
- SHAFTS		2 HR (CBC SECTION 713.4)
- STAIR SHAFTS		2 HR (CBC SECTION 1022.2)

- SHORT TERM BICYCLE PARKING WILL BE PROVIDED (SAN JOSE MUNICIPAL CODE 20.90.195)(Ord. 28836.)
- BICYCLE PARKING SHALL BE PROVIDED (SAN JOSE MUNICIPAL CODE 20.90.190)(Ord. 28836.)

LANDMARK DESIGNATION INFORMATION

- PROPERTIES 142-150
- LANDMARK STATUS: CONTRIBUTOR TO THE NATIONAL REGISTER
- DESIGNATION #: HL92-70
- RESOLUTION #: 63845

- PROPERTIES 130-134
- LANDMARK STATUS: NON -CONTRIBUTOR TO THE NATIONAL REGISTER

(SEE PAGE & TURNBULL'S COMPREHENSIVE REPORT FOR MORE INFORMATION.)

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A0.03	CONTEXT
ARCHITECTURE	
A0.10	RENDERINGS
A0.11	RENDERINGS
A0.12	RENDERINGS
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A2.01	SITE PLAN
A2.02	FLOOR PLANS
A2.03	FLOOR PLANS
A2.04	FLOOR PLAN
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CIVIL	
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C3.0	STREET SECTIONS & DETAILS
C4.0	STORMWATER MANAGEMENT PLAN
C4.1	STORMWATER MANAGEMENT & MEDIA FILTER NOTES
C5.0	FIRE PROTECTION PLAN

SHEET TOTAL: 23

RMW BDG

SuZaCo

SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

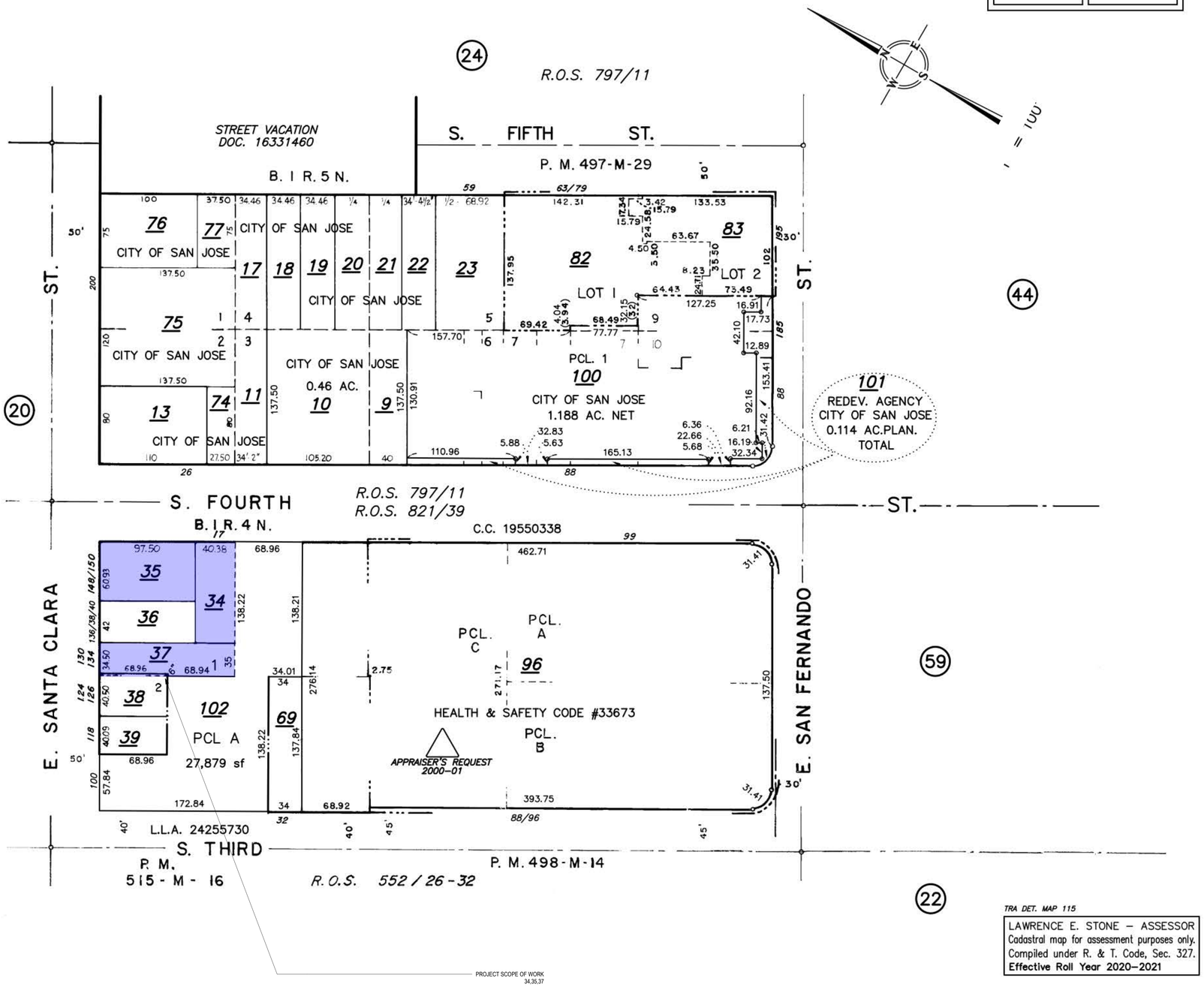
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TITLE

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
467	23



TRUE



TRA DET. MAP 115

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2020–2021

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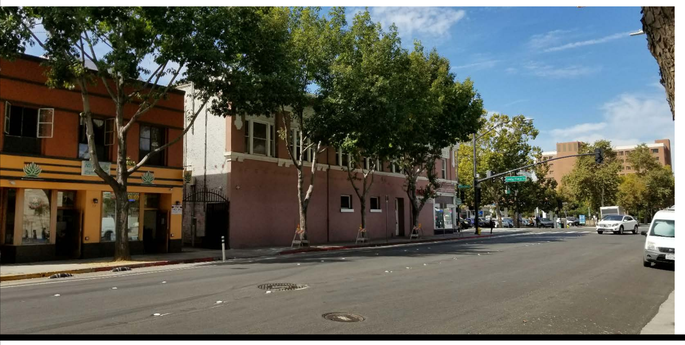
SOUTH 4TH ST AND EAST SANTA CLARA ST

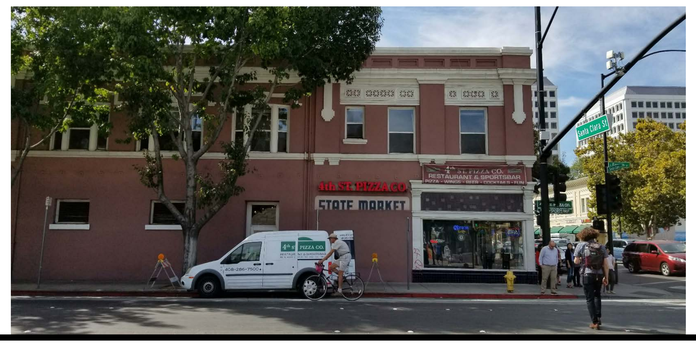
PROJECT #19237
DATE: 05/24/2021

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PARCEL MAP

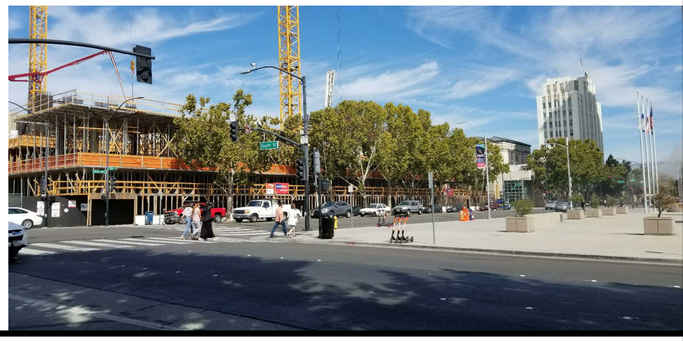


EAST SANTA CLARA STREET VIEW





SOUTH 4TH STREET VIEWS



INTERSECTION VIEW AT OPPOSITE SIDE





SOUTH 4TH STREET & EAST SANTA CLARA STREET INTERSECTION

RWW BDG

SuZaCo

SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A0.03
CONTEXT



RWW BDG

SuZaCo

SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A0.10
RENDERINGS



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SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A0.11
RENDERINGS



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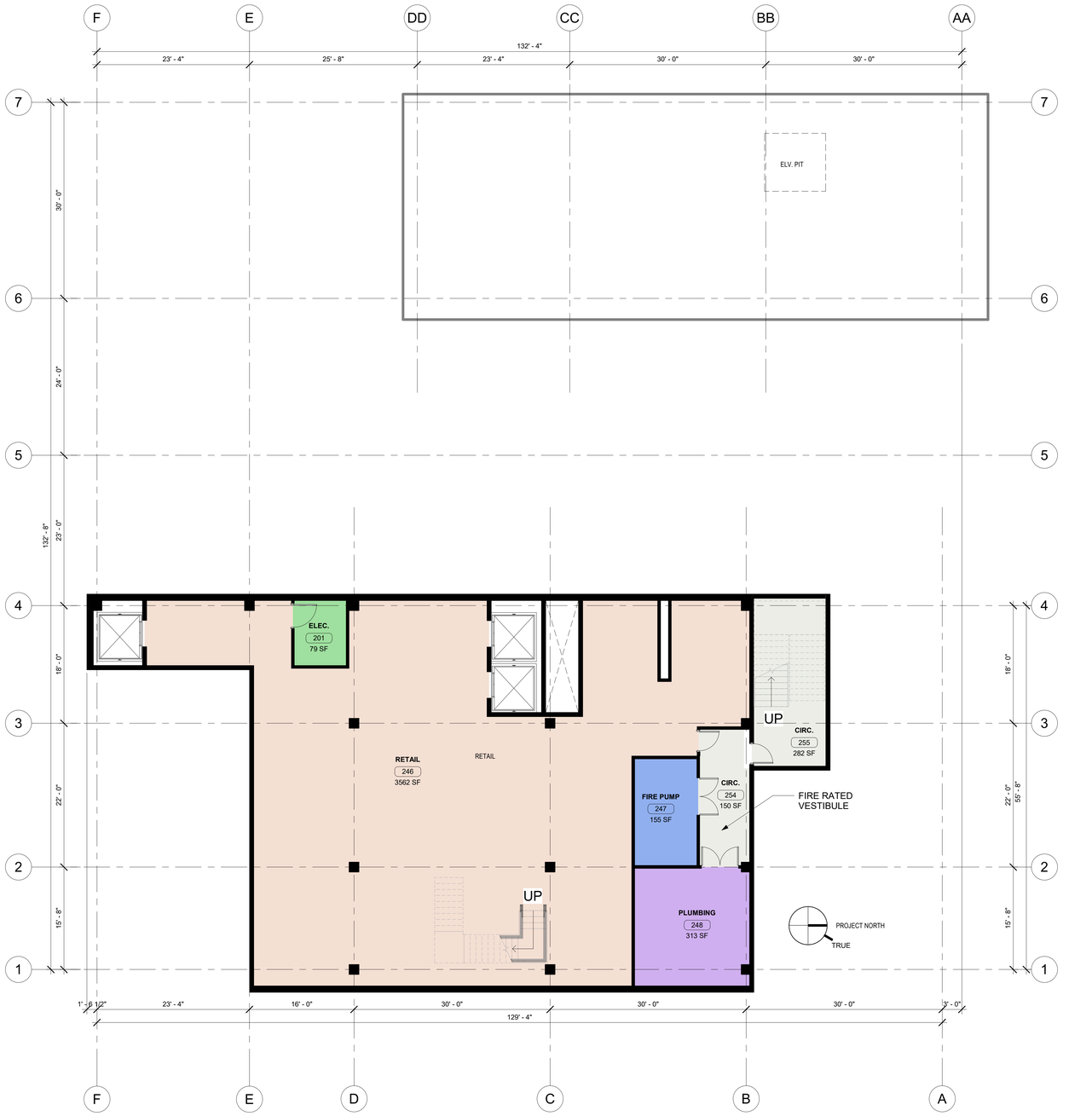
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SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A0.12

RENDERINGS



1 BASEMENT
1/8" = 1'-0"

CIRC.
ELEC.
FIRE PUMP
PLUMBING
RETAIL

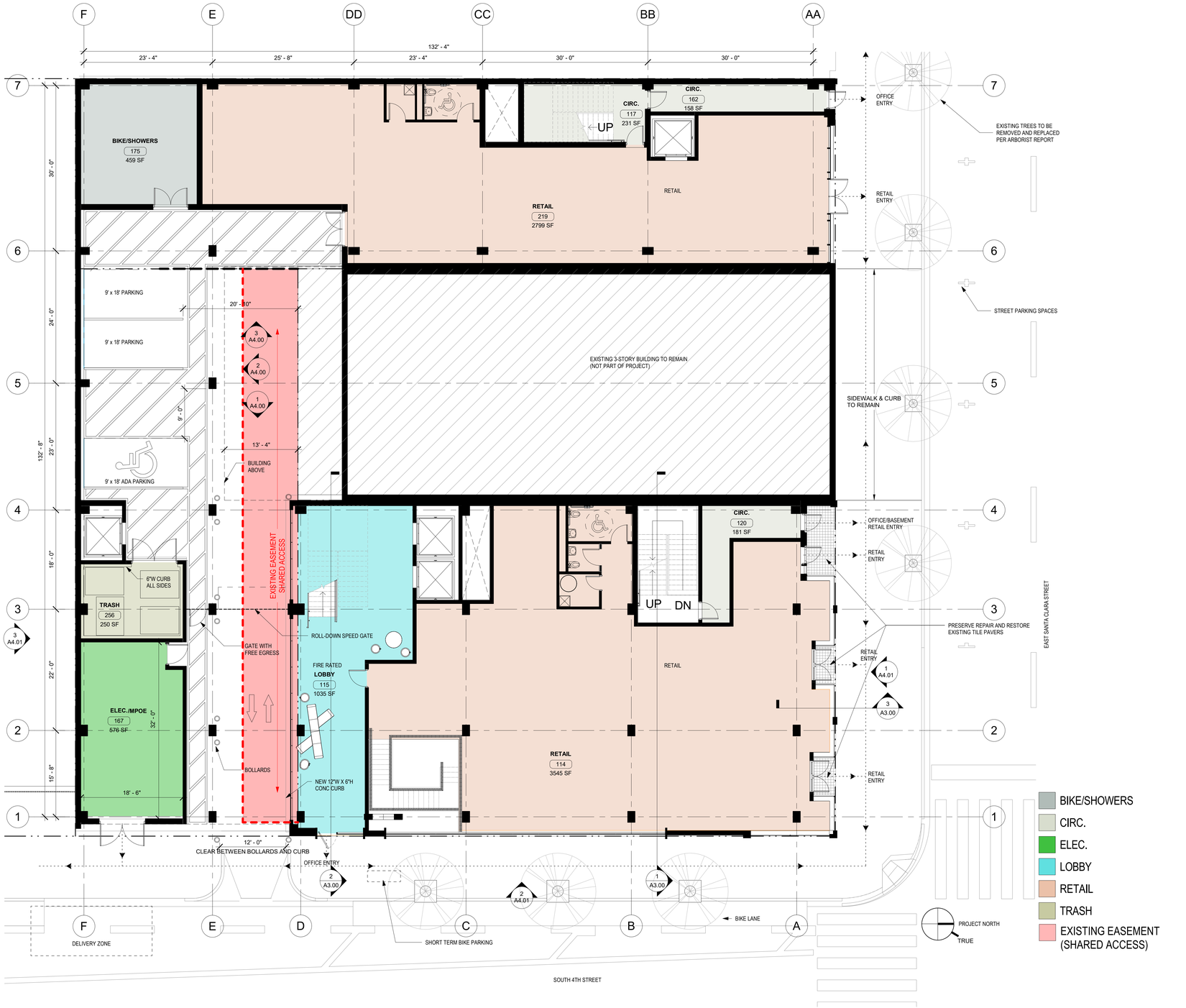
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SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A2.00
BASEMENT



1 L1 - Rooms
1/8" = 1'-0"

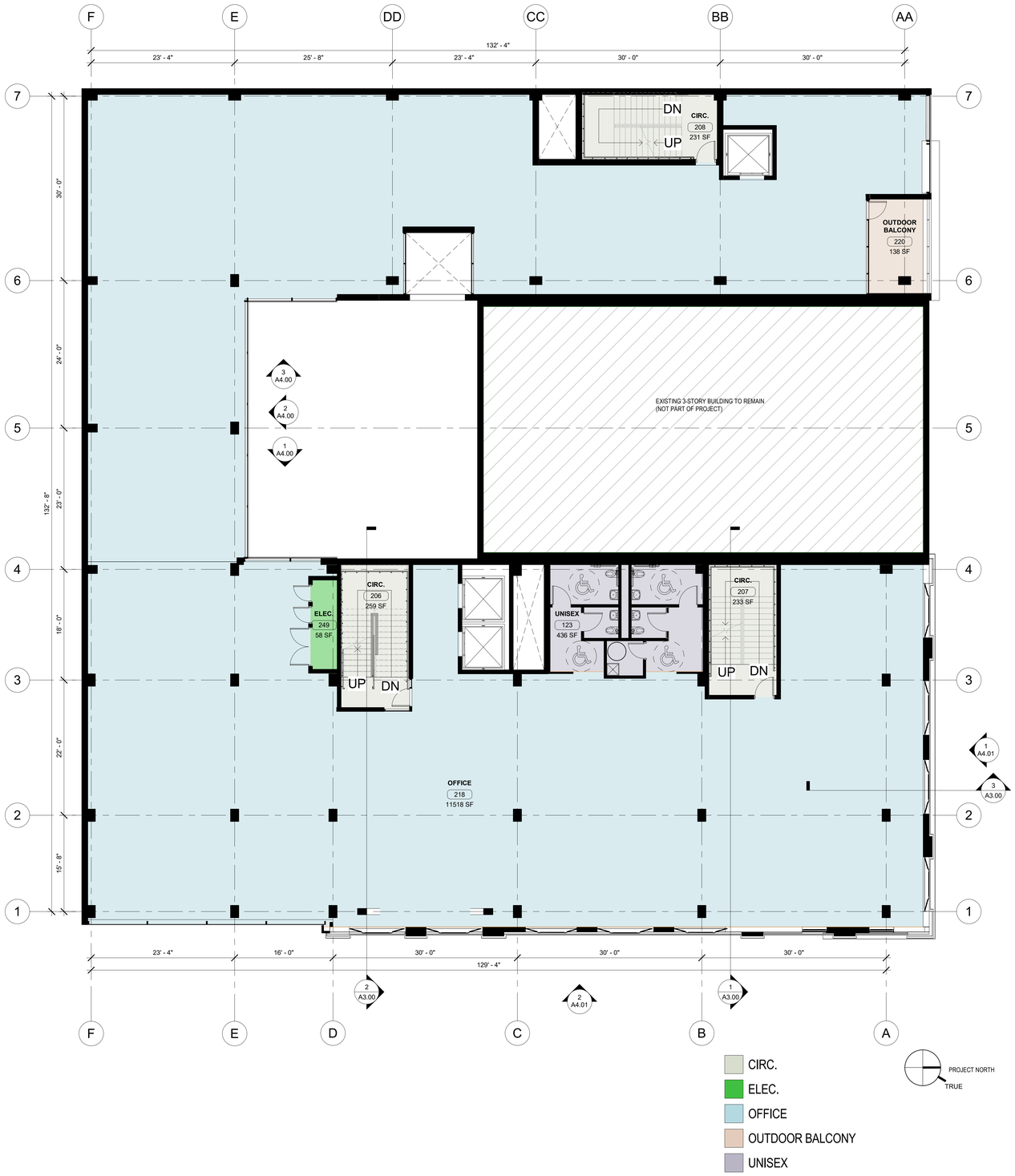
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SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
DATE: 05/24/2021

A2.01
SITE PLAN



2 L2 - Rooms
1/8" = 1'-0"



3 L3 - Rooms
1/8" = 1'-0"

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A2.02
FLOOR PLANS



1 L4 - Rooms
1/8" = 1'-0"



2 L5 - Rooms
1/8" = 1'-0"

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SOUTH 4TH ST AND EAST SANTA CLARA ST

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A2.03
FLOOR PLANS



1 L6 - Rooms
1/8" = 1'-0"

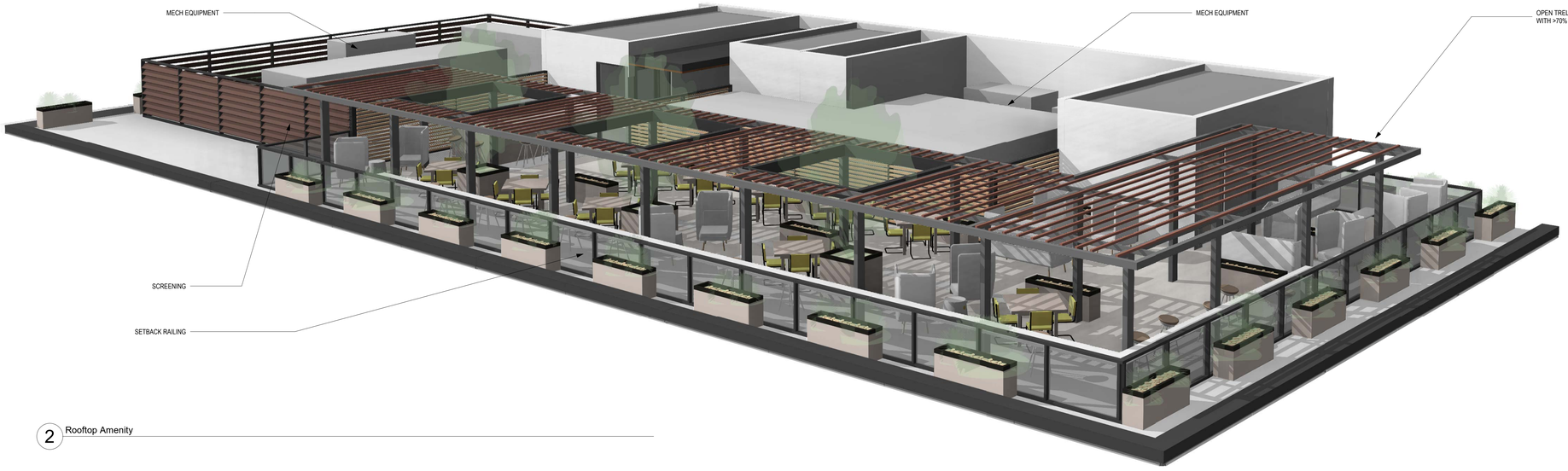
RWW BDG

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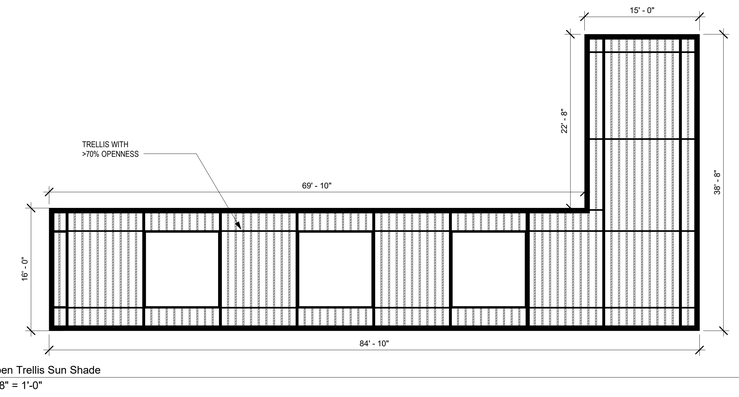
SOUTH 4TH ST AND EAST SANTA CLARA ST

PROJECT #19237
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A2.04
FLOOR PLAN

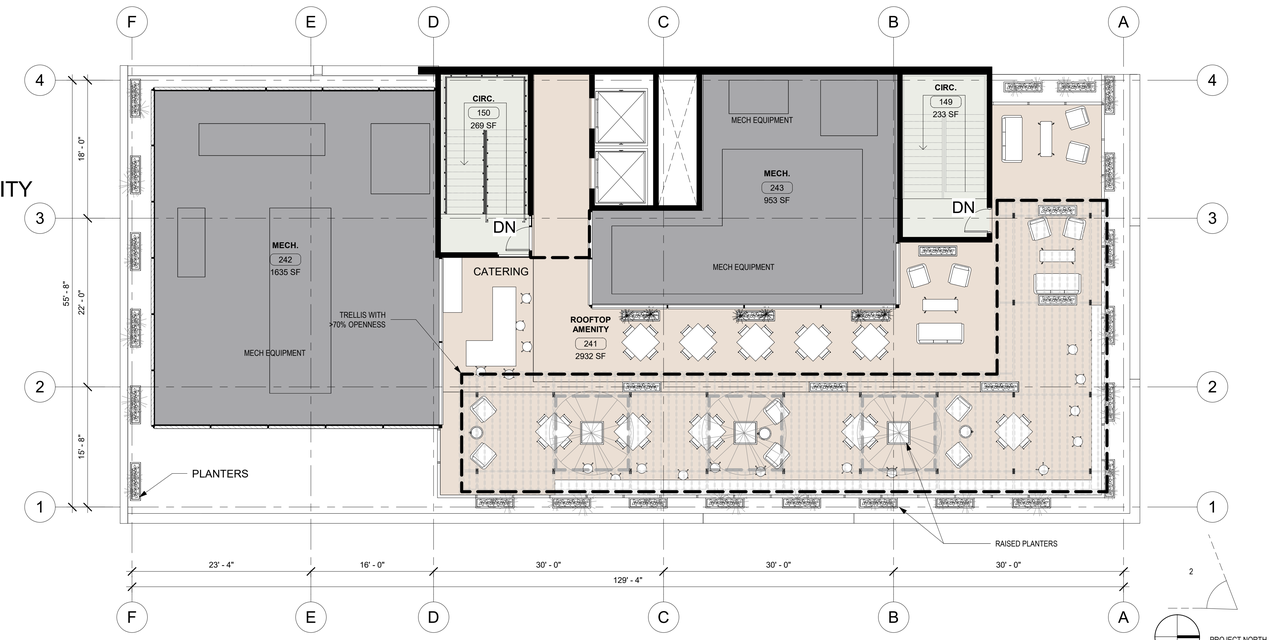


2 Rooftop Amenity



3 Open Trellis Sun Shade
1/8" = 1'-0"

CIRC.
MECH.
ROOFTOP AMENITY



1 ROOF
1/8" = 1'-0"

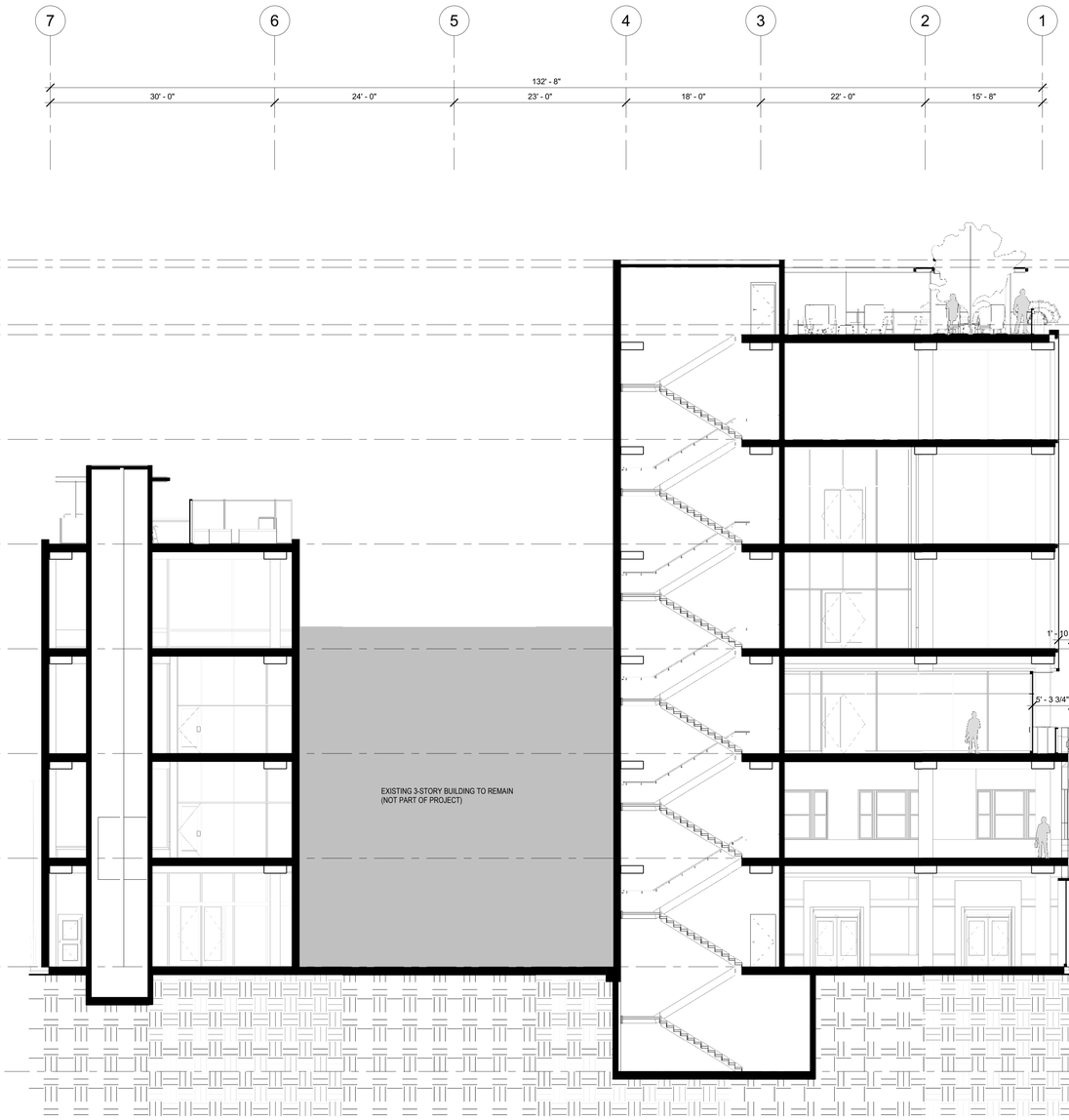
RWW BDG

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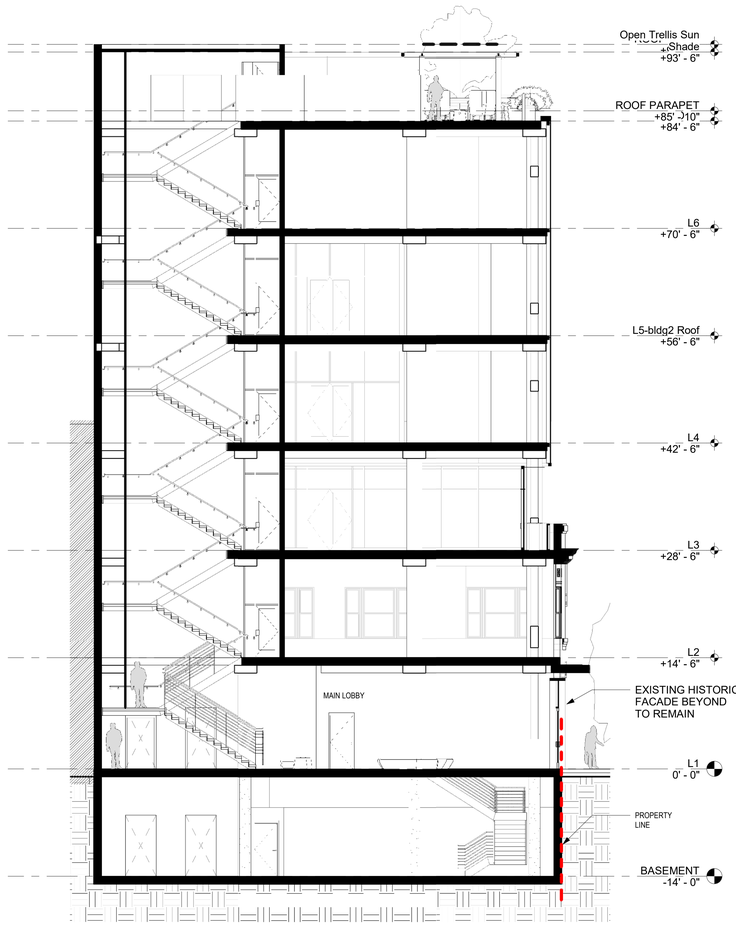
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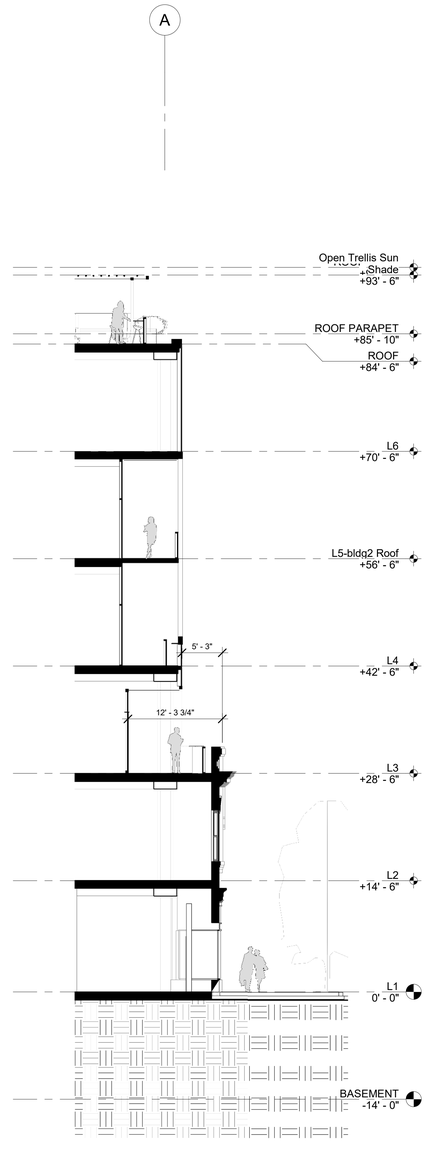
A2.05
ROOF PLAN



1 Building Section 1
1/8" = 1'-0"



2 Building Section 2
1/8" = 1'-0"



3 Building Section 3
1/8" = 1'-0"

RWW BDG

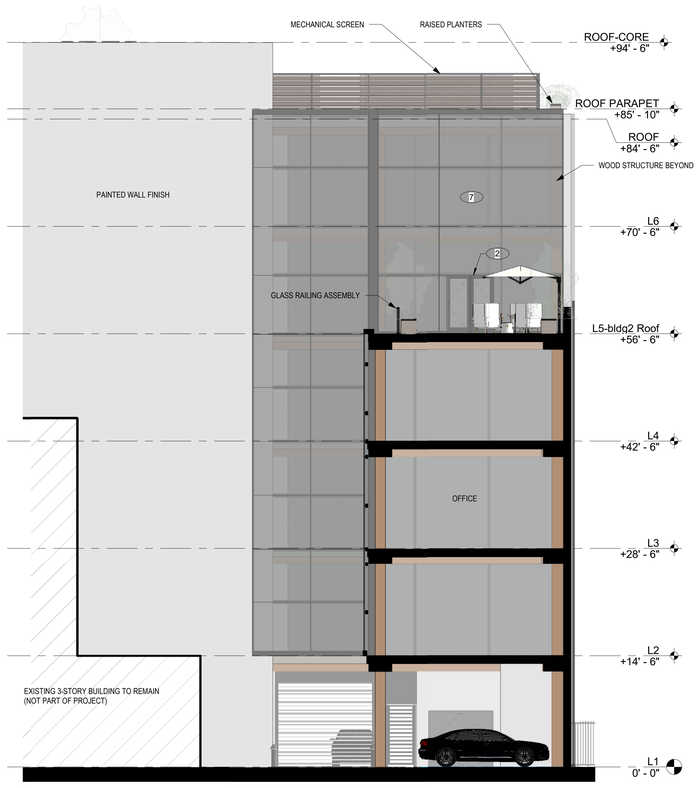
SuZaCo

SOUTH 4TH ST AND EAST SANTA CLARA ST

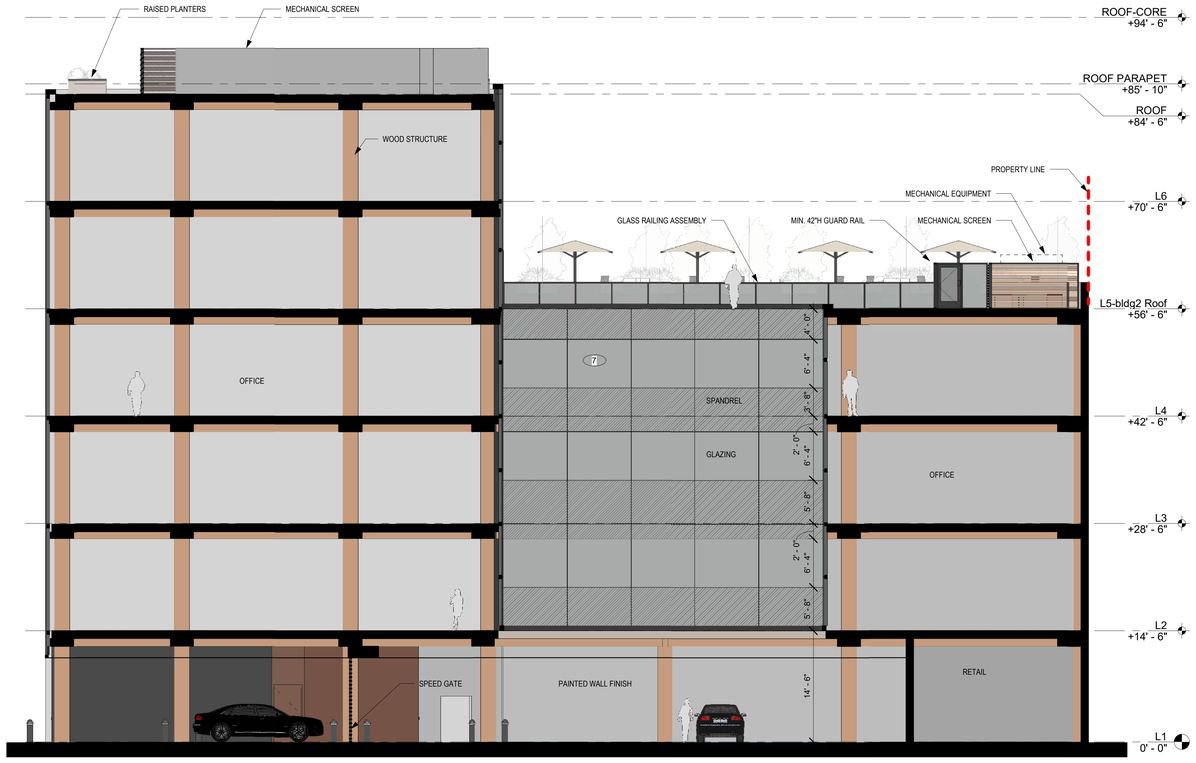
PROJECT #19237
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A3.00

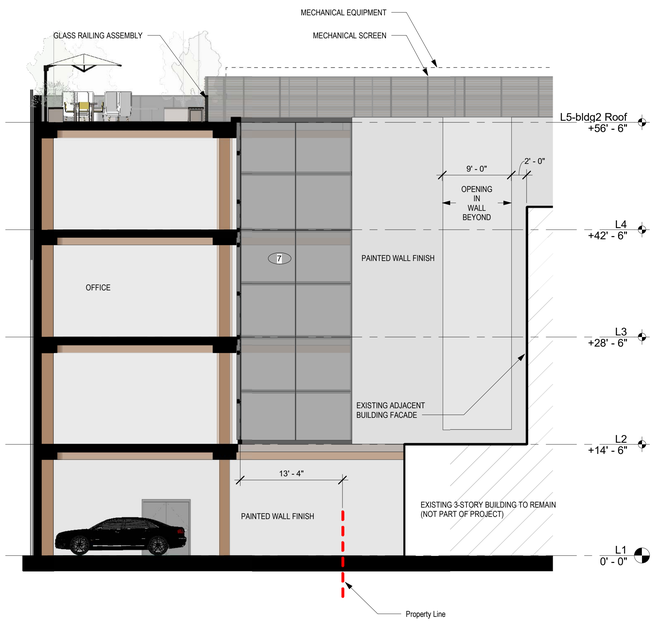
BUILDING SECTIONS



1 Elevation 2 @ Easement
1/8" = 1'-0"



2 Elevation 1 @ Easement
1/8" = 1'-0"



3 Elevation 3 @ Easement
1/8" = 1'-0"

KEYNOTES:

1. PAINTED METAL SURROUND
2. GLASS DOORS WITH PAINTED ALUM STILE/RAILS
3. WOOD FINISH AT SIDE WALLS AND SOFFIT WITHIN THE BALCONY INSETS
4. SPANDREL GLASS WITH PAINTED ALUM FRAME AT DECK EDGE
5. WOOD CLAD COLUMNS AT EXTERIOR
6. PAINTED STRUCTURAL STEEL BRACE FRAME
7. ENERGY EFFICIENT BUTT GLAZING SYSTEM WITH PAINTED ALUM FRAMES
8. NEW ENERGY EFFICIENT BUTT GLAZING ASSEMBLY WITH PAINTED STEEL FRAME SURROUND
9. CUSTOM AWNING AND SIGNAGE
10. NEW ROLL-UP SPEED GATE BEYOOND WITH OPEN GRILL
11. NEW EGRESS GATE BEYOND
12. CUSTOM SIGNAGE LOCATION - FINAL DESIGN TBD
13. REPAIR AND RESTORE EXISTING ORNAMENTAL DETAIL AND TRIM AS REQUIRED
14. SECOND FLOOR WINDOWS: REPLACE EXISTING WINDOWS WITH NEW ENERGY EFFICIENT GLASS. NEW PAINTED WOOD WINDOW FRAME TO MATCH EXISTING AS CLOSELY AS POSSIBLE
15. EXISTING STATE MARKET SIGNAGE TO REMAIN. REPAINT TO MATCH
16. EXISTING SOLAR TILES TO REMAIN
17. REMOVE EXISTING PLASTER SYSTEM TO EXPOSE EXISTING BRICK. CLEAN, REPAIR, AND RESTORE BRICK AS REQUIRED.
18. EXISTING TILE BASE TO REMIAN. REPAIR AND RESTORE AS REQUIRED.
19. REPLACE EXISTING STOREFRONT WINDOWS AND FRAMES WITH NEW ENERGY EFFICIENT GLASS ASSEMBLY. REPAIR AND RESTORE EXISTING TRIM AS REQUIRED.

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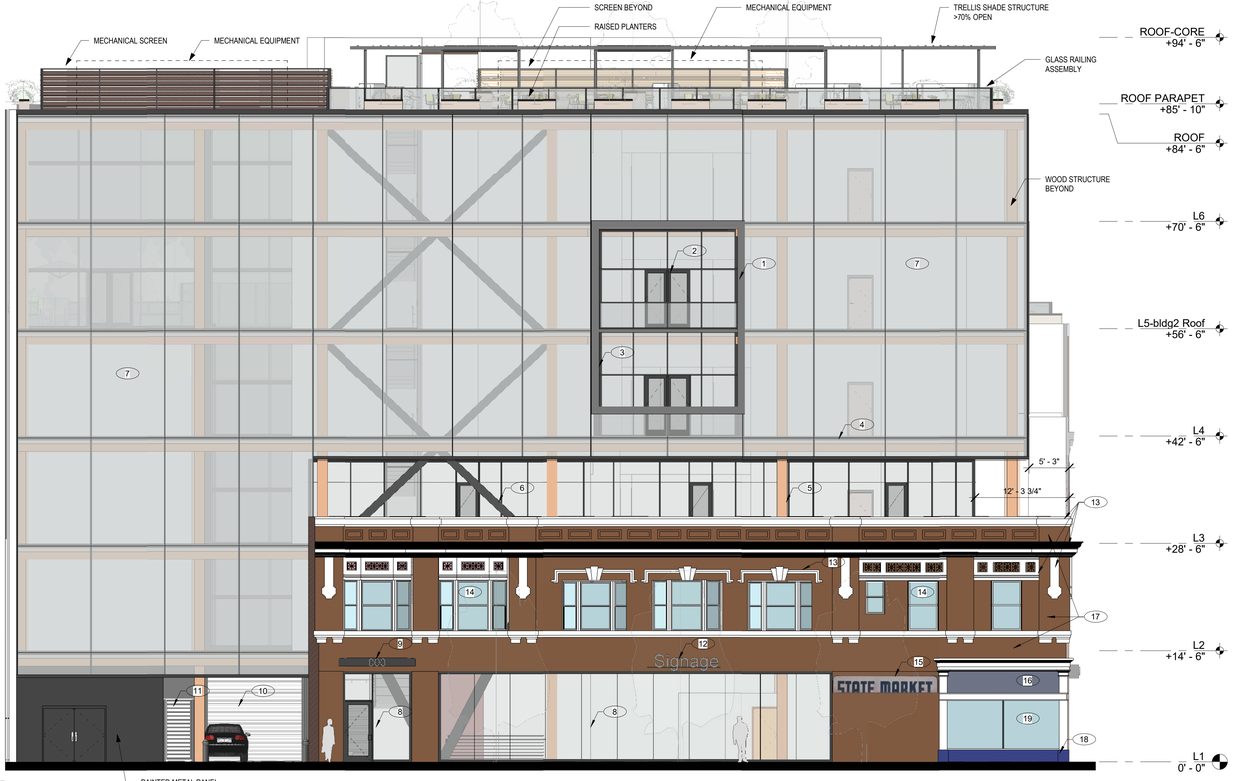
SOUTH 4TH ST AND EAST SANTA CLARA ST

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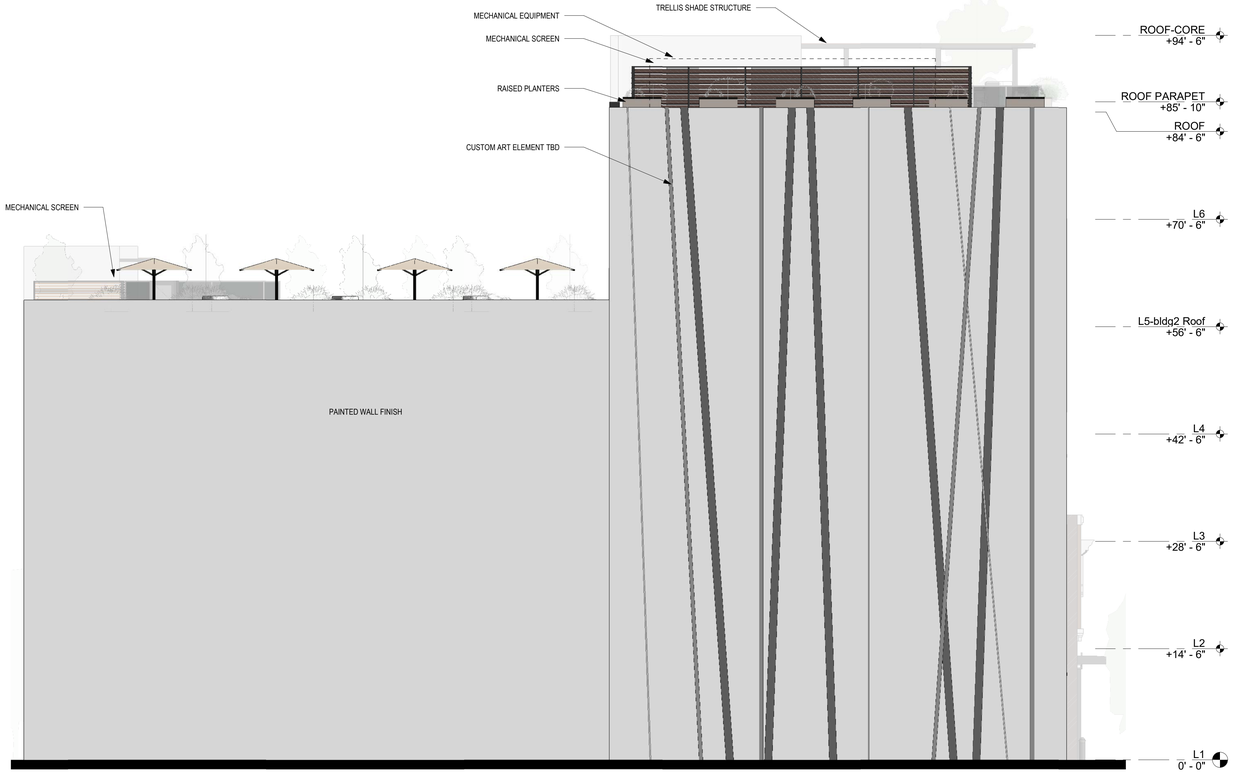
A4.00
ELEVATIONS



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTES:

1. PAINTED METAL SURROUND
2. GLASS DOORS WITH PAINTED ALUM STILE/RAILS
3. WOOD FINISH AT SIDE WALLS AND SOFFIT WITHIN THE BALCONY INSETS
4. SPANDREL GLASS WITH PAINTED ALUM FRAME AT DECK EDGE
5. WOOD CLAD COLUMNS AT EXTERIOR
6. PAINTED STRUCTURAL STEEL BRACE FRAME
7. ENERGY EFFICIENT BUTT GLAZING SYSTEM WITH PAINTED ALUM FRAMES
8. NEW ENERGY EFFICIENT BUTT GLAZING ASSEMBLY WITH PAINTED STEEL FRAME SURROUND
9. CUSTOM AWNING AND SIGNAGE
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11. NEW EGRESS GATE BEYOND
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RWW BDG

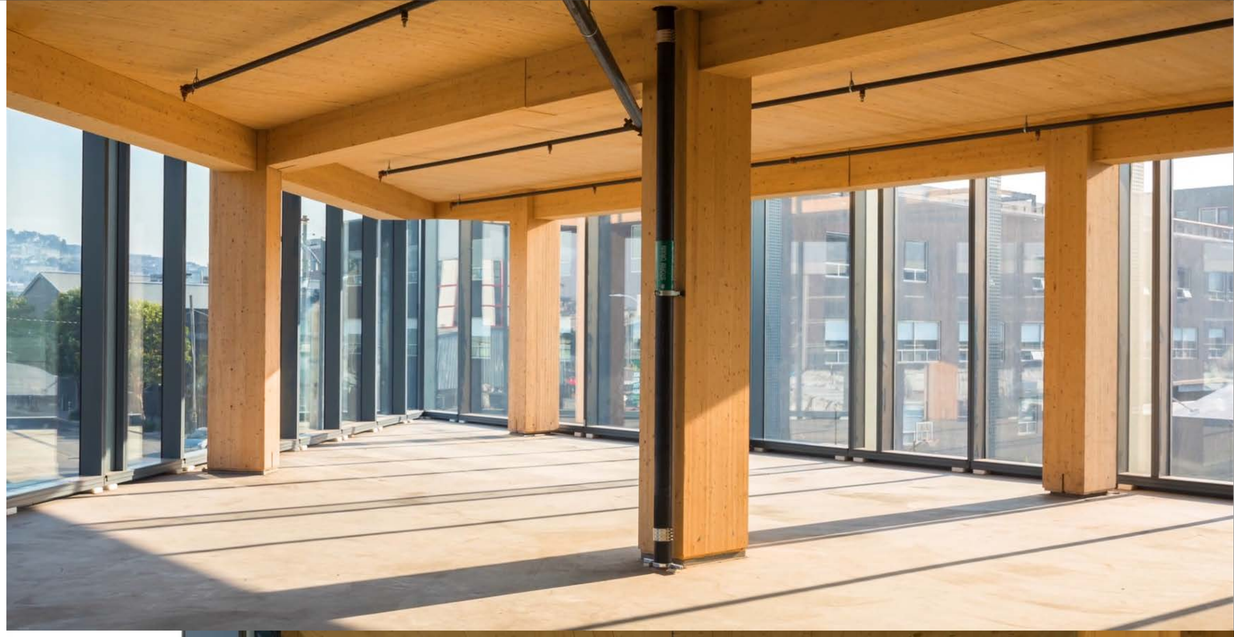
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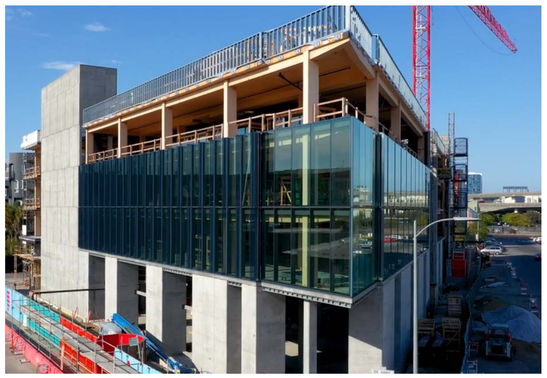
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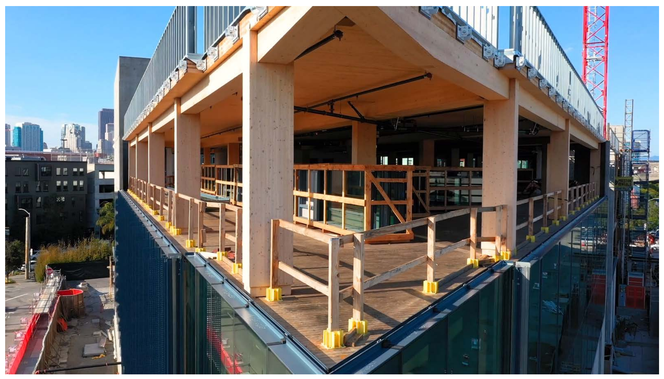
A4.01
ELEVATIONS















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SOUTH 4TH ST AND EAST SANTA CLARA ST

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A6.01
PRECEDENT



















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SOUTH 4TH ST AND EAST SANTA CLARA ST

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A6.02
PRECEDENT

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