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**Project Name:**

Historical Resources Evaluation of 101-145 Keyes Street, San José, California

**Date:**

February 18, 2022

**Subject: Historical Resource Evaluation of 101-145 Keyes Street, San José**

**Introduction**

The City of San José (City) retained AECOM Technical Services, Inc. (AECOM) to complete a historical resources evaluation of four buildings located at 101-145 Keyes Street in connection with the Spartan Keyes Master Plan Phase I project. The purpose of this evaluation is to document and assess the property for eligibility for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), and eligibility for designation as a City of San José Historic Landmark, in compliance with the California Environmental Quality Act. One building on the property (101 Keyes Street) dates to circa 1930 and was previously evaluated in 1991; the three other buildings (135, 135 ½, and 145 Keyes Street) on the same parcel (APN 472-15-023, see attached Parcel Map) were not previously evaluated.

**Methodology**

AECOM reviewed the 1991 Historic Resources Inventory form for the Gladding Brick and Tile Company property (provided by the City). AECOM conducted additional archival research, including online research of available building records on file through the City of San José Public Information Search database, previous historical contexts and historic district studies prepared for the City, newspapers, journals/trade publications, aerial photography, and other relevant sources of information to determine the construction development and associated dates of the built environment on the property.

AECOM conducted an intensive survey of the property following the California Office of Historic Preservation's Instructions for Recording Historical Resources (March 1995) on January 28, 2021. The four buildings were photographed from the public right-of-way and notes taken.

The buildings were recorded on three sets of Department of Parks and Recreation (DPR) 523 A, B, L, and J series forms: 1) 101 Keyes Street, 2) 135 and 135 ½ Keyes Street, and 3) 145 Keyes Street. The DPR 523 forms include a physical description of the buildings with photographs, a chronology of construction and known alterations to the property, historical themes and contexts, an evaluation under NRHP, CRHR, and City Landmark criteria, and an integrity assessment. See attached DPR 523 forms.

## **Historical Evaluation**

For a resource to qualify for designation at a national, state, or local level, it must meet one or more identified criteria of significance. The resource also is required to retain sufficient integrity to convey a sense of place and time associated with its historic period. The NRHP and the CRHR use four similar criteria for eligibility.

### ***National Register of Historic Places***

To be considered eligible for the NRHP, resources must be significant at the local, state, or national level under one or more of the following four criteria:

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

### ***California Register of Historical Resources***

A historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

- 1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. is associated with the lives of persons important in our past;
- 3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. has yielded, or may be likely to yield, information important in prehistory or history.

### ***San José City Historic Landmark Criteria - San José Municipal Code Chapter 13.48 Historic Preservation, Part 2 Designation, Section 13.48.110 (H)(1-8)***

Prior to nominating a potentially historic property for designation as a city landmark and/or recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission must find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

- 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 José;
- 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 José; 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.

### *101 Keyes Street Evaluation*

In 1991, Glory Anne Laffey of Archives & Architecture evaluated the circa 1930 brick building at 101 Keyes Street and recommended it eligible as a San José Historic Landmark for its association with the Gladding Brothers. The current reevaluation finds that the building continues to meet San José Historic Landmark Criterion 3 and is also eligible under Criteria 4 and 8 for its association with the economic history of San José and as a unique architectural specimen. The building is significant for its unique architectural detail and materials as a marketing icon by the Gladding Brothers using their own fired brick. The high-style Spanish Revival building included brick laid in decorative patterns, terracotta, and applied cartouche to display the building materials made by the company. The character-defining features of the building include the decorative fired brick and soldier course, the cartouche, the end wall chimney with a terracotta pot, and the façade arcade. The period of significance is circa 1930 to 1963. The property retains sufficient integrity to demonstrate its local significance. The ancillary utility building constructed on the parcel in the 1960s is non-contributing to the resource (see **Photograph 2**).



**Photograph 1. View of the southwest-facing façade and southeast elevation of 101 Keyes Street, camera facing north. January 28, 2022.**



**Photograph 2. View of the 1960s-constructed utility building at 101 Keyes Street, camera facing north. January 28, 2022.**

#### *135 and 135 ½ Keyes Street Evaluation*

According to documentation from the City of San José, the commercial buildings at 135 and 135 ½ Keyes Street (**Photographs 3 and 4**, respectively) were constructed in 1972. They are associated with the post-World War II commercial development of San José, specifically the automobile industry. 135 and 135 ½ Keyes Street do not appear to meet the significance criteria for listing in the NRHP or CRHR, nor do they meet the significance criteria in the Historic Preservation Ordinance for listing in the San José Historic Resources Inventory as Candidate City Landmarks.



**Photograph 3. Façade view of 135 Keyes Street, camera facing northwest. January 28, 2022.**

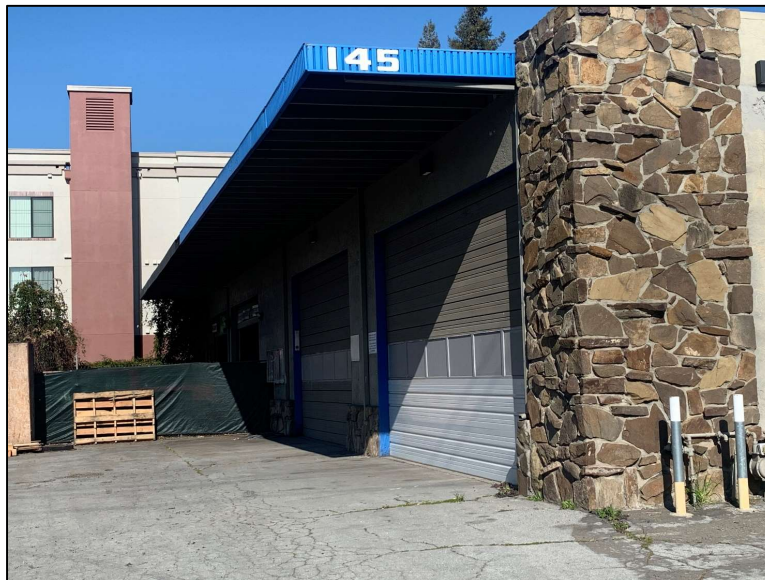




**Photograph 4. Façade view of 135 1/2 Keyes Street, camera facing northwest. January 28, 2022.**

#### *145 Keyes Street Evaluation*

According to permits provided by the City of San José, the building at 145 Keyes Street opened in 1971 under the operation of the Brake & Wheel Shop. It is associated with the post-World War II commercial development of San José, specifically the automobile industry. Based on historical research, the property at 145 Keyes Street does not appear to meet the criteria for listing in the NRHP or CRHR. The building at 145 Keyes Street does not meet the significance criteria in the Historic Preservation Ordinance for listing in the San José Historic Resources Inventory as a Candidate City Landmark.



**Photograph 5. Façade view of 145 Keyes Street, camera facing north. January 28, 2022**

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**Attachment – DPR 523 forms**

**101 Keyes Street**

**135 and 135 ½ Keyes Street**

**145 Keyes Street**