



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: April 6, 2006

Approved

Deanna Santana

Date

4/9/06

COUNCIL DISTRICT: 6

SUBJECT: HL05-154. HISTORIC LANDMARK DESIGNATION FOR THE CALIFORNIA PACKING CORPORATION (CALPAK) DISTRICT MANAGER'S OFFICE, LOCATED AT 734 THE ALAMEDA

RECOMMENDATION

The Historic Landmarks Commission recommends (6-0-1, Janke absent) the City Council adopt a resolution designating the California Packing Corporation (Calpak) District Manager's Office located at 734 The Alameda as Historic Landmark Number HL05-154.

OUTCOME

Designation of the structure would establish the requirement for the issuance of Historic Preservation (HP) permits to approve any exterior changes proposed to the structure. The designation would also allow the owners to apply for property tax reduction under the Mills Act and for CRMP construction tax exemption for work done in conformance with approved HP permits.

BACKGROUND

In August 2005 The Calpak Manager's Office, located at 734 The Alameda, was evaluated and found to qualify for listing as a City Landmark. Building owner, Plant 51, LLC, submitted an application for Historic Landmark designation of the structure.

On February 28, 2006, the City Council adopted Resolution No. 73079 initiating proceedings to designate the Calpak Manager's Office as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature. The Council referred the



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proposal to the Historic Landmarks Commission for its consideration at a public hearing and for its report and recommendation.

On April 5, 2006, the Historic Landmarks Commission held a public hearing. Commissioner Alkire noted that it was unfortunate that as stated in the DPR, "Physical alterations including window and door replacement, entry alterations, and complete interior reconfiguration have weakened the building's design integrity and retention of original workmanship. Furthermore, changes to the surrounding built and cultural environment, such as the transformation from an industrial to a residential neighborhood, as well as the demolition or renovation of a majority of the remaining industrial buildings including Calpak Plant No. 51, have resulted in diminishing setting and feeling," such that the structure no longer appears to be eligible for the National Register of Historic Places. Staff commented that the Historic Evaluation concluded that the building rehabilitation has preserved the greater part of its integrity of design, workmanship, and materials, and that the building meets the lower integrity threshold of the California Register of Historical Resources. Commissioner Alkire stated that it would have been preferable to designate the building prior to rehabilitation in order to conform to the Secretary of the Interior's Standards for Rehabilitation. Commissioner Cunningham noted that only the Manager's Office portion of the site should be designated, rather than the entire Plant 51 site. The Commission unanimously recommended (6-0-1, Janke absent) that the City Council adopt a resolution designating this structure and the specific portion of the parcel of land on which it sits, as a City Landmark.

ANALYSIS

Landmark designation is proposed for the Calpak District Manager's Office, located at 734 The Alameda on a 3.93 gross acre site. The Historic Preservation Ordinance states that prior to recommending approval, disapproval or modified approval of a proposed designation, the City Council shall find that the 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 the findings, the City Council may consider, among other relevant factors, eight factors listed in the Ordinance.

The building qualifies for landmark status based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

- 1) Its character, interest or value as part of the local history, heritage or culture for its association with the California Packing Corporation (Calpak) plant. The plant played a distinct economic and social role in the lives of citizens and in the agricultural and food processing business of San Jose and Santa Clara County, and
- 2) Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose as a representative of the character and culture of Calpak plant buildings and sites within the city. (Municipal Code Section 13.48.110)

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The proposal is consistent with the General Plan historic, archeological and cultural resources goals and policies, which state, "...the city should use the landmark designation process of the Historic Preservation Ordinance to promote the preservation of historically or architecturally significant sites and structures."

PUBLIC OUTREACH

The property owner requested City Landmark designation. A public hearing notice for the Historic Landmark designation hearings will be published in a local newspaper, posted at the site and mailed to all property owners and tenants within 500 feet of the subject site

COORDINATION

Preparation of the City Council resolution to designate this City Landmark has been coordinated with the City Attorney's Office.

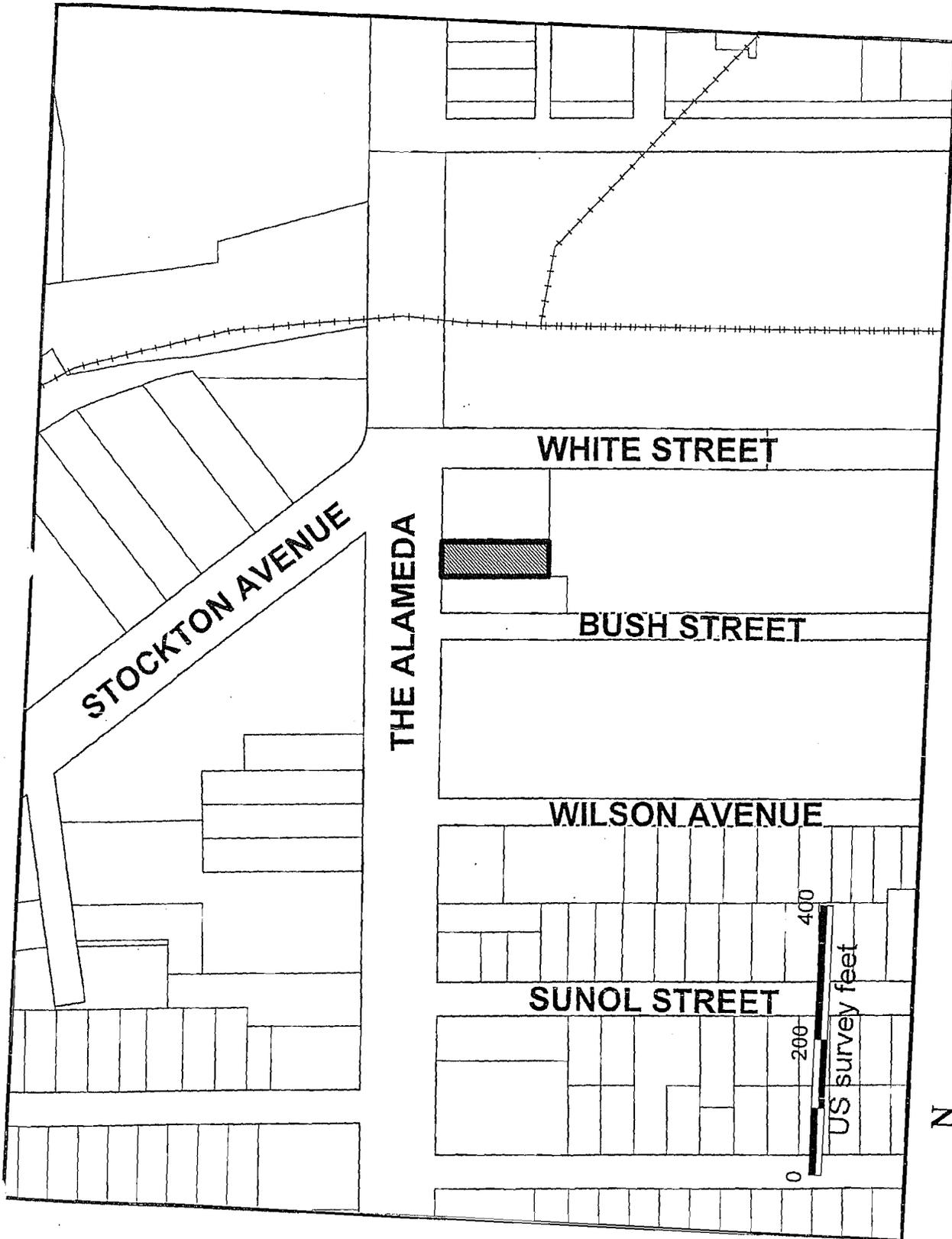
CEQA

Exempt.


 JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

Business Phone #: (408) 535-7800

Attachments



File No: HL05-154

District: 6

Quad No: 83

Noticing Radius: 500 feet



Map Created On:
11/17/2005

PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
NRHP Status Code: 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 17 Resource Name or #: (Assigned by recorder) Calpak District Manager's Office

P1. Other Identifier: Calpak District Manager's Office

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Clara

*b. USGS Quad: _____ Date: _____ T: _____ R: _____ S: _____

c. Address: 734 The Alameda City San Jose ZIP 95126

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

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

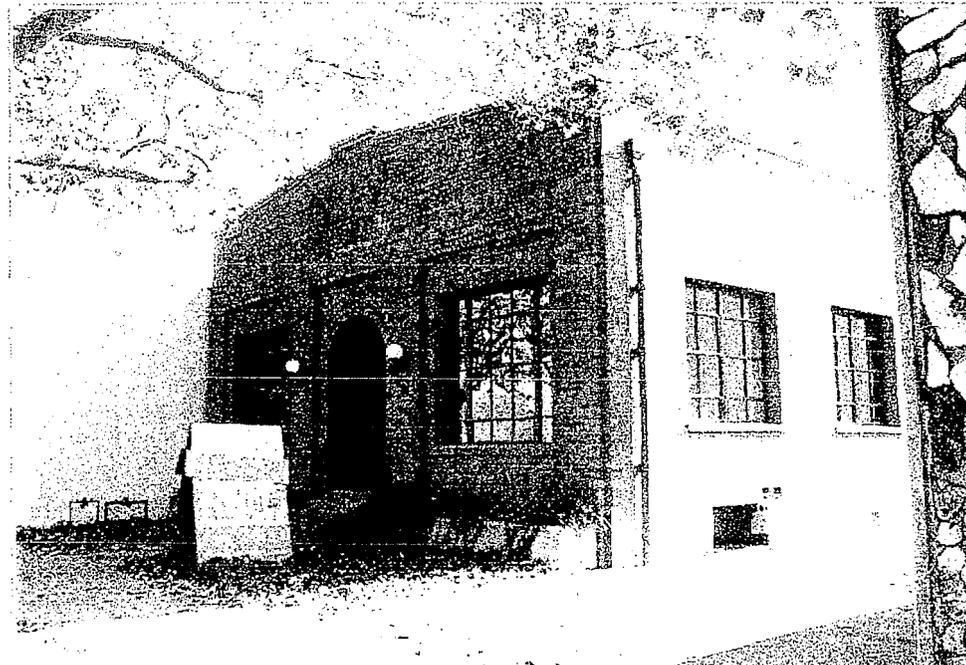
APN 261-33-038, located on the south side of The Alameda between Bush Street to the west and White Street to the east

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

Nestled among other commercial/industrial buildings fronting The Alameda, the District Manager's Office is sited as the northern extended street face of Calpak Plant No. 51. This one-story office/industrial building with basement is rectangular in plan with a flat roof. It is of load-bearing brick construction with wood truss roof framing and a concrete foundation. The exterior brick is of various colorations and course work. The primary (north) façade addresses The Alameda with the primary entrance accessed via a concrete path and short concrete staircase. The stairs are flanked by a metal pipe railing and subtly curved, brick-covered low concrete abutment. Globe sconces are located to either side of the arched entryway. The wood-framed glass double entrance doors are topped by a wood-frame fanlight. At the rear (south) façade is a wood paneled door with a plywood infill bottom panel. This rear door is protected by a flat metal awning and accessed via both a concrete ramp and short staircase with metal pipe railing. Windows are industrial metal sash with eight to sixteen lites, including some with wire glass. Sections of the lites appear to pivot for ventilation. Decorative features include the parapet and patterned brickwork at the primary façade. With its decorative brickwork, industrial metal sash windows and simple rectangular plan, this is an example of an early-twentieth century industrial style building.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial building, under 3 stories; HP8. Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo (view, date, etc):

Primary façade & entry, looking southeast, November 18, 2004

*P6. Date Constructed/Age/Sources:

Historic Prehistoric Both

1930; previous survey by Glory Anne Laffey, Archives and Architecture.

*P7. Owner and Address

Plant 51, LLC
2527 Camino Ramon, Suite 100
San Ramon, CA 94583

*P8. Recorded By:

Carey and Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/24/05

*P10. Survey Type:

Intensive: San Jose Landmark nomin

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

Carey & Co. Inc., City of San Jose Historic Landmark Nomination, "Calpak District Manager's Office," 2005; see continuation sheet

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

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 5S3

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Resource Name or #: (Assigned by recorder) Calpak District Manager's Office

B1. Historic Name: California Packing Corporation District Manager's Office

B2. Common Name: Calpak District Manager's Office

B3. Original Use: Office building

B4. Present Use: Real estate office

*B5. Architectural Style: Early 20th-Century brick industrial vernacular

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

Constructed in 1930. Exterior alterations include: replacement of windows and doors in similar style, addition of lettered signage at front façade, addition of light fixtures and pipe railing at entries, and addition of ramp and awning to rear entry. Interior alterations include: space/wall reconfiguration and plumbing and electrical upgrades.

*B7. Moved? No Yes Unknown Date Original Location

*B8. Related Features:

B9a. Architect: unknown

b. Builder: J.D. Carlson

*B10. Significance: Theme: Fruit Processing Industry

Area: San Jose, CA

Period of Significance: 1930-1955

Property Type: Office

Applicable Criteria: 1

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

Carey & Co. has assigned the office building at 734 The Alameda in San Jose, California, a "5S3" status code, indicating that the property appears to be individually eligible for local listing or designation through survey evaluation. It was found eligible as a Candidate City Landmark by Glory Anne Laffey in her 1998 Historic Resource Evaluation of Plant 51, with a score of 81 on the evaluation tally sheet. Carey & Co. completed a new tally sheet for this building as part of this report, and due to integrity issues found that the score had dropped to 73.7, still within the range of eligibility for City Landmark status. In Carey & Co.'s professional opinion this designation appears valid and appropriate. Under the California Environmental Quality Act (CEQA), demolition or substantial alteration of this property may result in an adverse impact to historic resources.

See attached continuation sheet for Background History and Evaluation, and appended summary of California Historical Resources Status Codes updated August 2003.

B11. Additional Resource Attribute (List attributes and codes)

B12. References:

Glory Anne Laffey, "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara," Archives and Architecture,

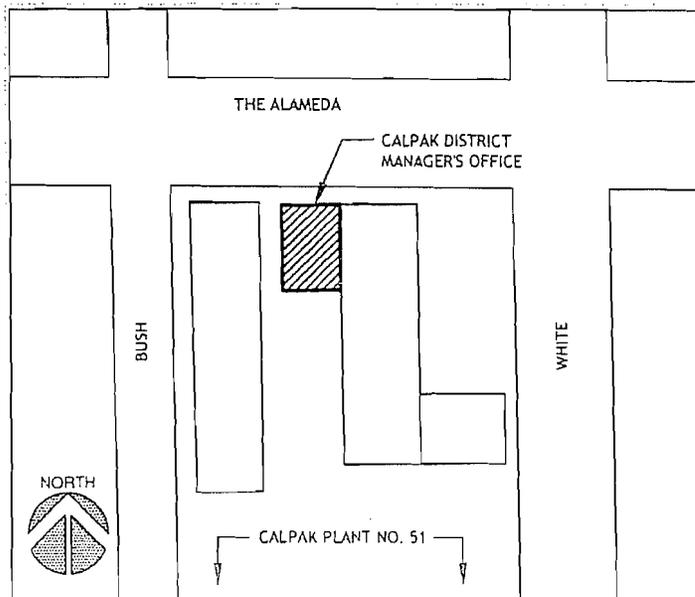
B13. Remarks:

See continuation sheets for complete list of references.

*B14. Evaluator: Rachel Force, Carey & Co., Inc.

*Date of Evaluation: 8/24/05

(This space reserved for official comments)



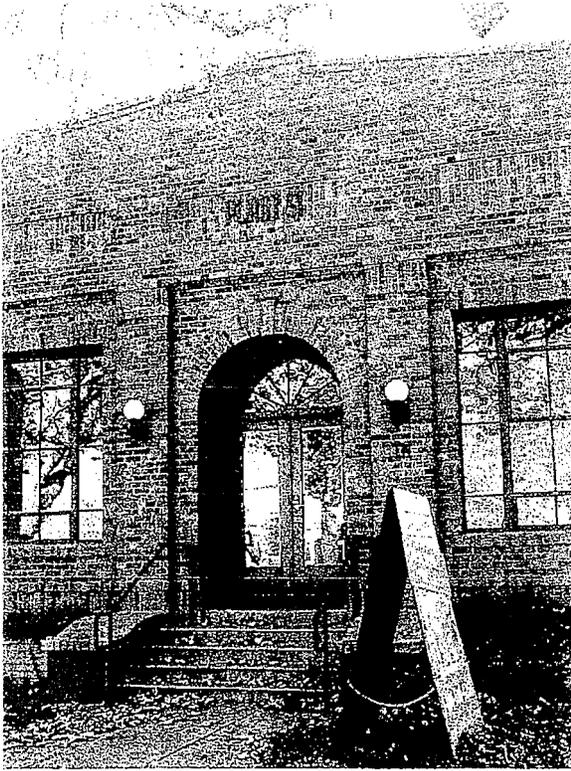
*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update

P5a. Photos/P5b. Description of Photos CON'T



Primary (north) façade entry porch, November 2004.



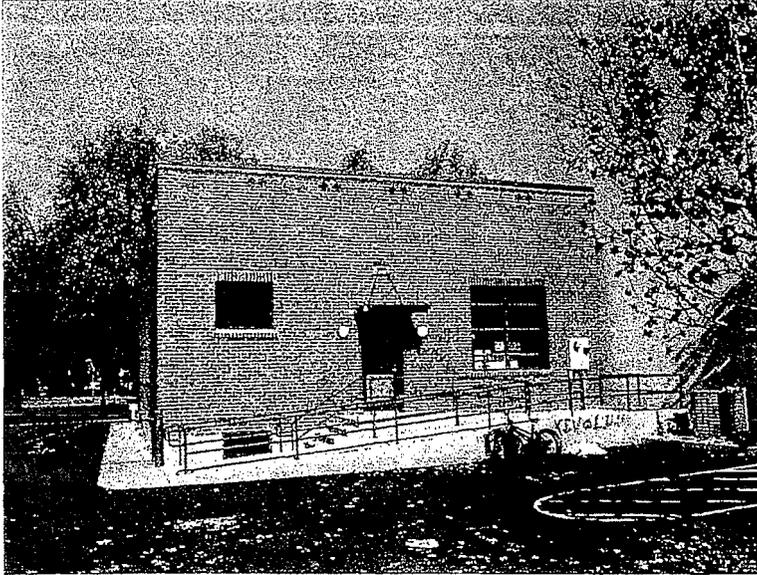
West façade, November 2004.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update



South façade, November 2004.



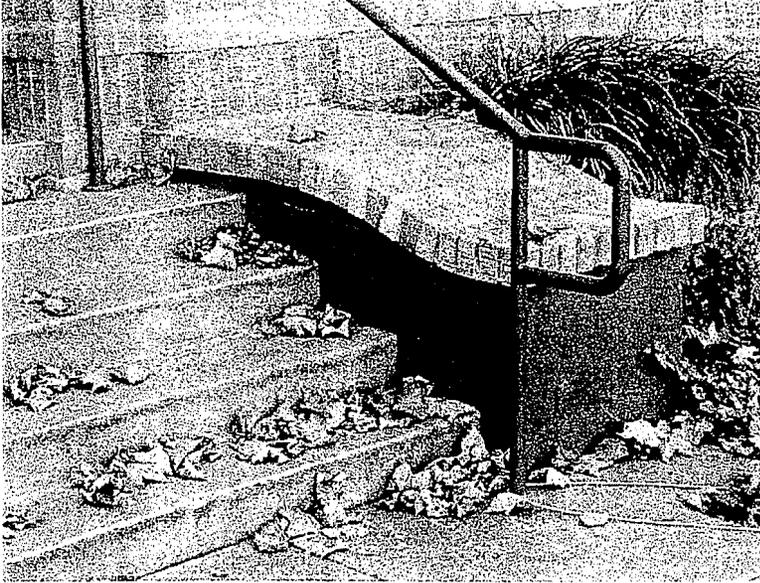
Primary entry door with fanlight, globe sconces, and signage. November 2004.

*Recorded by: Carey & Co.

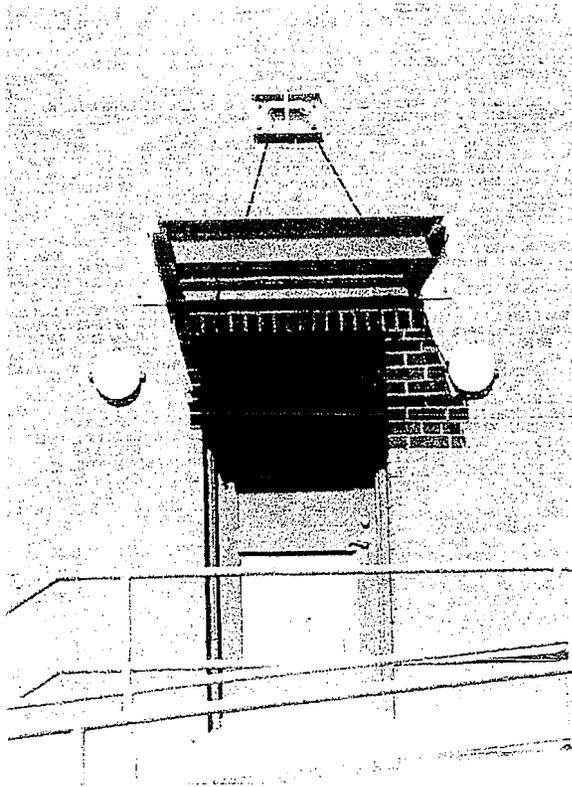
*Date: 08/24/2005

Continuation

Update



Primary entry railing detail. November 2004.



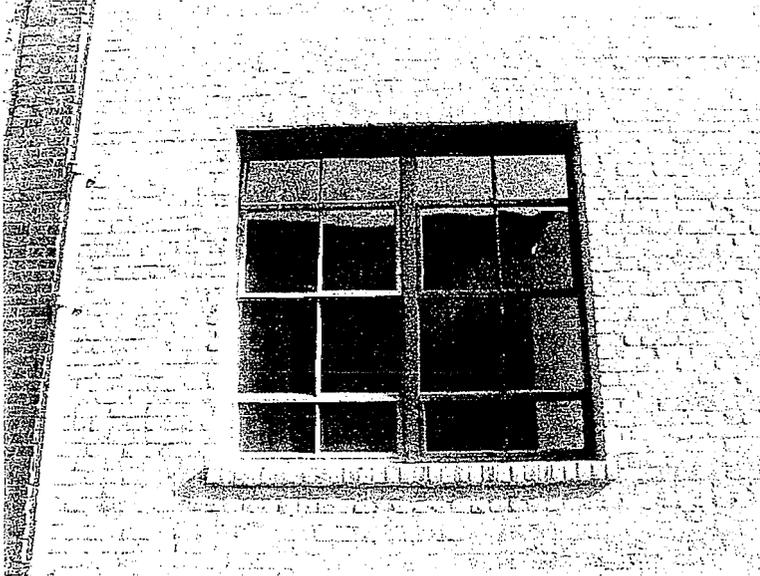
Rear door, showing metal awning and lights. November 2004.

*Recorded by: Carey & Co.

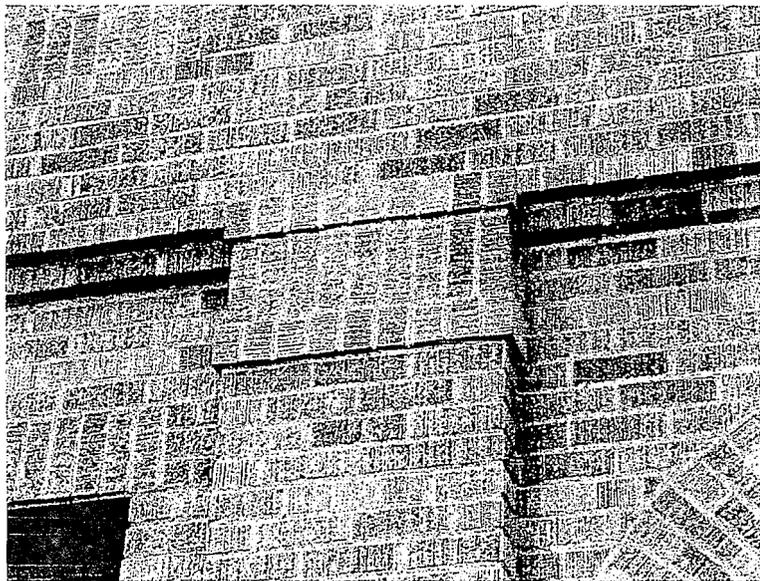
*Date: 08/24/2005

Continuation

Update



Typical metal industrial sash window. November 2004.



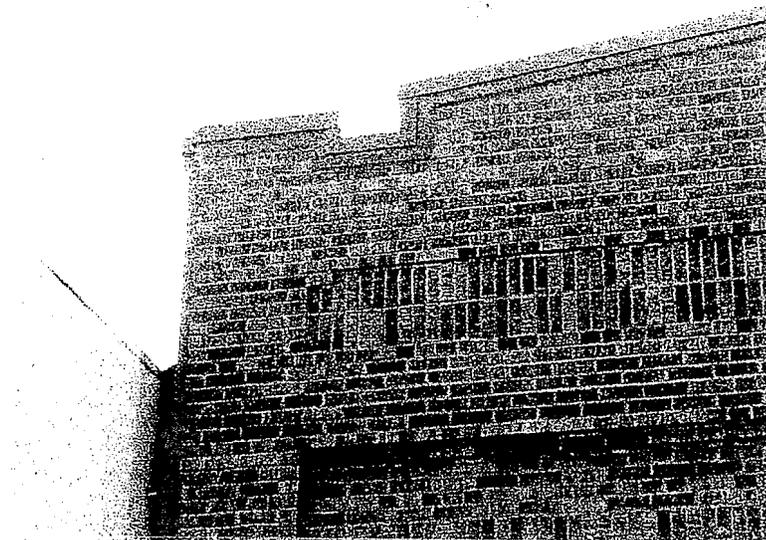
Decorative brick pattern on primary façade. November 2004.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update



Decorative parapet detail. November 2004.

END.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update

B10. Significance: CON'T

Background History:

The San Jose area of Santa Clara Valley was occupied by the Tamien group of Ohlone Native Americans prior to exploration by the Spanish in the 1770s. In 1777 the town of San Jose (then called El Pueblo de San Jose de Guadalupe) was founded and settled under the leadership of Jose Joaquin Moraga, becoming the first civilian settlement of the Spanish in California. The City of San Jose was incorporated in 1850; it was the first incorporated city in California and the first state capital.¹

Fruit Farming in the Santa Clara Valley

Organized fruit farming in the Santa Clara Valley dates to the middle of the 19th century. Before this time missions and landowning Spanish Californians kept individual farms to provide mainly for their own needs, giving the remainder of their property over to cattle grazing. It was not until the Americans took control that the commercial potential of this "long-neglected or overlooked opportunity" was realized.² Described by Clyde Arbuckle as "competitive from the start," Americans brought in new seeds, imported nursery stock, and accumulated land for the purpose of establishing commercial farms.³ The growth of organized agricultural production in Santa Clara Valley also occurred in large part as a response to the influx of Gold Rush settlers who needed food and were particularly eager for the fruit that grew in and around San Jose. During the 1860s, when gold became less abundant, some miners came to the Santa Clara Valley having heard about farming's profitability and to attempt it themselves. Although a few went into growing grain and raising cattle, so many orchards were established that by 1868 the market was overwhelmed with apples, peaches, and pears.⁴ This, along with J.Q.A. Ballou's success at drying fruit in 1867, the completion of the trans-continental railroad in 1869, and Dr. James Dawson's canning experiments in 1871, encouraged innovation, diversification, and expansion of the agriculture in Santa Clara Valley.⁵ The following industry description, published by Thompson & West in their 1876 *Historical atlas map of Santa Clara County, California*, conveys the overall sense of optimism and enthusiasm of the period:

...Great as is the amount of fruit of various kinds now raised in the County, it seems that this industry is only in its infancy. There are thousands of acres of unoccupied land in the foothills and mountains specially adapted for this purpose, and the value of which for fruit growing has just begun to be realized.⁶

Publications of this sort, in addition to simply reporting on the area's agricultural and financial successes, also likely contributed to the establishment of new farms and the influx of new residents. During the last two decades

¹ Glory Anne Laffey, "Historical Overview and Context for the City of San Jose," (Submitted to the Planning Department of the City of San Jose, 1992), 1-8; "San Jose at a Glance" in About San Jose/City of San Jose [online], accessed 10 August 2005, available at <http://www.sanjoseca.gov/about.html>.

² Clyde Arbuckle, *History of San Jose* (San Jose, CA: South & McKay Printing Co., 1986): 153.

³ Arbuckle, 153.

⁴ Arbuckle, 155.

⁵ Arbuckle, 155; Timothy J. Lukes and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, CA: California History Center, 1985) 15.

⁶ Thompson & West, *Historical atlas map of Santa Clara County, California* (San Francisco: Thompson & West, 1876): 12.

*Recorded by: Carey & Co.

*Date: 08/24/2005

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of the 19th century Santa Clara County experienced an exponential jump in the number of small farms: in 1880 the number was approximately 700, while in 1900 it had grown to over 3,000.⁷

Agriculture in the "Valley of Heart's Delight," as the area came to be known in the early 20th century, continued to grow until reaching its zenith in the 1920s and early 30s. The number of farms was highest in 1925 (about 7,000), after which it began to decline. With the exception of apples and peaches, which had already lost some of their attractiveness, acreage devoted to most fruits increased until about 1932. By the time World War II began, though, acreages across the board had fallen. Some had been replaced by row crops, but in general agriculture had started to lose its appeal.⁸ This doubtless occurred in part as a result of the overall economic distress of Great Depression, but it was also at this time that new high-technology research and development activities started to show profitability. This trend continued after the war, amplified by the establishment of new high-technology corporate campuses and the increasingly open admissions policies at San Jose State University. The high-technology era continues today, with the term "Silicon Valley" having gained currency as the most popular moniker for San Jose and its environs.

Site History

A detailed summary of the site's history was compiled by Glory Anne Laffey of Archives & Architecture for a report written in 1998 titled "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara." In that report Laffey found the Calpak District Manager's Office eligible for listing as a San Jose Candidate City Landmark. The background history summarized here is derived in large part from Laffey's report.

During the late 18th century, the area that currently contains the Calpak District Manager's Office was used for grazing sheep and was part of the Mission Santa Clara. In 1836 the Mission was secularized under the newly independent Mexican government. The land was then occupied by Roberto, a Native American who had lived on the Santa Clara Mission lands. In 1844 Roberto was officially granted the land, known as Rancho de los Coches. Ownership then passed through a number of hands, including Antonio Suñol (1847-1849); Henry M. Naglee (1849-c.1851); Oliver Magnant (c.1851); then back to Antonio Suñol, Paula Suñol de Sainsevain, and Henry M. Naglee in 1857. The Rancho was subdivided by Naglee in 1860 and the portion corresponding to the Calpak site (the north half of Block 17) was sold to Patrick Dillon in that year. During the 1870s the property was sold to James A. White, and in 1875 the White Tract (as it was then known) was subdivided. By the 1880s a number of wood-frame dwellings had been erected on the block bordered by Bush Street to the west, The Alameda to the north and White Street to the east.⁹

From the 1880s until 1916 a number of businesses occupied the site at the south end of the block, bordered by San Fernando Street to the South, Bush Street to the west and White Street to the east. During the 1880s this area was used for lumber storage by the Glenwood Lumber Company, then in 1888 the Pacific Wine Company was erected on the site. By 1891 this winery was owned by Charles Carpy, and the complex of buildings at the site (including numerous cellars and a distillery) was called "C. Carpy and Co. Winery." In 1914 this complex was replaced by the Griffin & Skelley Co. Dried Fruit Packers plant, which began operation in 1915. Griffin &

⁷ Lukes and Okihiro, 15.

⁸ Arbuckle, 163.

⁹ Glory Anne Laffey, Charlene Duval and Carol Lucke, "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara," (San Jose, CA: Archives & Architecture, 1998), 4-5.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update

Skelly merged with J.K. Armsby Company, California Fruit Cannery Association, and Central California Cannery in 1916, forming the California Packing Corporation, also known as Calpak. The site then became known as California Packing Corporation Plant No. 51. Calpak purchased land north of the plant in order to expand, demolishing existing residential buildings fronting White Street. Additional plant buildings were constructed on this newly acquired property between 1925 and 1930, adding to the original Griffin & Skelley plant. Calpak also acquired the parcel fronting The Alameda that contained a dwelling, and in 1930 the District Manager's Office was erected at the site with address 734 The Alameda. Including the office, the Calpak Plant 51 site occupied eight acres.¹⁰

Calpak was formed by the largest merger in Santa Clara Valley, and in the early twentieth century it became the first food canner to market a brand nationally – under the name Del Monte. According to one source:

The *Del Monte* brand campaign initiated in 1917 – and sustained through war, boom, and depression – was so successful in promoting sales, not only of *Del Monte* products but of *all* canned fruits and vegetables, that it is said to have changed America's eating habits.¹¹

At Plant 51 the company processed dried fruit under the Del Monte label and in 1967 Calpak changed its name officially to Del Monte Corporation. The plant continued to be used until it was closed in 1991.¹²

Building History

The Calpak District Manager's Office at 734 The Alameda was built in 1930 by contractor J. D. Carlson at an estimated cost of \$7,800.¹³ The 1950-updated Sanborn map illustrates a single-story rectangular plan building.¹⁴ This configuration has remained unaltered through to the present, and visual observation indicates that the building form is original to 1930. Following closure of Plant 51, the building was remodeled and used as a real estate office. It is currently owned by Plant 51 LLC and is in use as a real estate office for the Fifty-One condominium development.

The building at 734 The Alameda served as the headquarters for Calpak's San Jose district. The office handled purchasing of all fruits and vegetables used by Calpak for canning or drying in the Santa Clara Valley. An early district manager was likely C. H. Keaton, a thirty-year veteran employee of Calpak who stepped down as district manager in 1954 (it is unclear when he started). His replacement was Harold F. Maddocks, who had previously been district manager for Calpak in the Modesto area.¹⁵

¹⁰ Glory Anne Laffey, Charlene Duval and Carol Lucke, "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara," (San Jose, CA: Archives & Architecture, 1998), 5-9; Sanborn Fire Insurance Maps, "San Jose, Calif.," 1884 map 15a; 1891, vol. 2, maps 65a and 65b; 1915, vol. 2, map 173; 1950, vol. 2, map 173.

¹¹ Edwin A. Beilharz and Donald O. DeMers, Jr., *San Jose: California's First City* (Tulsa: Continental Heritage Press, 1980).

¹² Glory Anne Laffey, Charlene Duval and Carol Lucke, "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara," (San Jose, CA: Archives & Architecture, 1998), 7-9, 22.

¹³ Glory Anne Laffey, Charlene Duval and Carol Lucke, "Historical and Architectural Evaluation for Del Monte Plant #51 at 50 Bush Street in the City of San Jose, County of Santa Clara," (San Jose, CA: Archives & Architecture, 1998), 8-9.

¹⁴ Sanborn Fire Insurance Maps, "San Jose, Calif.," 1950, vol. 2, map 173.

¹⁵ "CPC Names New Manager for District," *San Jose (Calif.) Mercury News*, 7 March 1954. From California Room Clippings file under "Canneries Cal Pack," San Jose Public Library.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update

Visual observation suggests that in the past 75 years the following exterior alterations have occurred: windows have been replaced with similar style metal sash, the front and rear doors were replaced, lettering signage was added to the primary façade, an awning was added above the rear door, light fixtures were installed flanking both the front and rear doors, a metal pipe railing was put in at the front stair, a concrete ramp and metal pipe railing were put in at the rear entrance, and planters were constructed. Interior alterations have included removal of wall partitions, as well as new plumbing and electrical systems.

With its decorative brickwork, industrial metal sash windows and simple rectangular plan, this is an example of an early-twentieth century industrial vernacular style building.

Evaluation:

The *National Register of Historic Places* (NRHP) evaluates a property's historic significance based on the following four criteria:

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

In addition to historic significance, an NRHP evaluation includes a determination of physical integrity, or the property's ability to convey its historic significance. The NRHP has identified and defined the following seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

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

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

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

Association is the direct link between an important historic event or person and a historic property."¹⁶

NRHP eligible properties must possess several, usually most, of the above aspects, especially those most important to the properties significance. Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

The office building at 734 The Alameda is currently not listed on the NRHP. In Carey & Co.'s professional opinion it does not appear to be individually NRHP eligible, nor does it appear eligible for listing as a contributor to a potential discontinuous Calpak NRHP historic district. This district was previously identified by Glory Anne Laffey in her 1998 historic resource evaluation of Plant 51, and was supported by Architectural Historian Ward Hill in a letter attached to the report dated June 15, 1998; however, subsequent redevelopment has compromised several buildings that would have been included in this district, and as a result such an evaluation no longer appears viable.

To be potentially eligible for individual listing on the NRHP, a building must usually be over 50 years old, must have historic significance, and must retain its physical integrity. Since this building was constructed approximately 75 years ago, it meets the age requirement. In Carey & Co.'s opinion, archival research yielded information indicating an association with significant patterns of history (NRHP Criterion A); the building is associated with the administration of Calpak and with the fruit packing industry in Santa Clara County. Although persons associated with the building were identified, these people do not appear to be significant (NRHP Criterion B). Under NRHP Criterion C, the building's industrial vernacular style does not sufficiently embody the distinctive characteristics of the style, type, or period to be individually eligible. Finally, archival research provided no indication that the building has the potential to yield exceptionally important information (NRHP Criterion D).

Because the office building appears eligible for individual listing on the NRHP based on Criterion A, its physical integrity must be evaluated. Integrity is measured by seven criteria: location, design, setting, materials, workmanship, feeling, and association. The building does not appear to retain sufficient integrity of design, setting, feeling, and workmanship for NRHP listing. Physical alterations including window and door replacement, entry alterations, and complete interior reconfiguration have weakened the buildings design integrity and retention of original workmanship. Furthermore, changes to the surrounding built and cultural environment, such as the transformation from an industrial to a residential neighborhood, as well as the demolition or renovation of a majority of the remaining industrial buildings including Calpak Plant No. 51, have resulted in diminishing setting and feeling.

¹⁶ *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 44-45.

*Recorded by: Carey & Co.

*Date: 08/24/2005

Continuation

Update

The *California Register of Historical Resources* (CRHR) evaluates a resource's historic significance based on the following four criteria:

- Criterion 1 (Event): Resources 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 (Person): Resources associated with the lives of persons important to local, California or national history.
- Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.
- Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In addition to historic significance, a CRHR evaluation includes a determination of physical integrity, or the authenticity of an historical resource's physical identity. CRHR eligible properties must retain enough historic character or appearance to be recognizable as historic resources and to convey their significance. Any resource listed in or determined eligible for listing in the NRHP is automatically eligible for listing in the CRHR.

The office building at 734 The Alameda is not currently listed on the CRHR. It was identified as individually eligible for listing on the CRHR by Glory Anne Laffey in her 1998 Historic Resource Evaluation of Plant 51. This was based on her evaluation that the building was eligible for San Jose City Landmark status. Carey & Co. concurs with Laffey's findings in both cases. The Calpak District Manager's Office appears eligible for the CRHR under Criterion 1 for its association with Calpak and the fruit packing industry in Santa Clara County. Despite integrity issues identified in the NRHP evaluation above, the building meets the lower integrity threshold of the CRHR. The building retains integrity of location, materials, exterior workmanship, and though altered, can still convey its design intent and association as an administrative building with Calpak Plant 51.

According to the *City of San Jose's* Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

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2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked;
or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists. (Sec. 13.48.020.A)

The ordinance also provides a definition of a district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

The proposed landmark must also meet one or more of the following eight criteria outlined in the ordinance:

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

Although the definitions and criteria listed above are the most important determinants in evaluating the historic value of San Jose resources, the City of San Jose also has a numerical tally system that is must be used in identifying potential historic resources. The "Historic Evaluation Sheet" requires resources to be rated according to the following criteria:

- Visual quality/design
- History/association
- Environment/context
- Integrity

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- Reversibility
- Interior quality and conditions
- NRHP/CRHR status

A rating system with "points" is assigned by the evaluator according to the extent to which each building meets the criteria listed above. The following is a list of the net point scores:

- Candidate City Landmark (CCL): 67-120 points
- Structure of Merit (SM) and/or Contributing Structure (CS): 33-66 points
- Non-Significant (NS)/Non-Contributing (NCS): 0-32

The City of San Jose's list of historically significant resources is called the "Historic Inventory List."

The Calpak District Manager's Office is not currently listed as a San Jose City Landmark. It is Carey & Co.'s opinion that the structure does possess "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature." The building is eligible under Criterion 1 and 4. It is historically valuable as an intact and exemplary remnant of the California Packing Corporation (a.k.a. Calpak, later Del Monte), which in turn is significant in its association with the early fruit processing industry in San Jose and Santa Clara County. The Calpak plant played a distinct economic and social role in the lives of citizens and in the agricultural and food processing businesses of San Jose and Santa Clara County. Calpak led California canners, boosting production and lowering prices, as well as became the first food processing company to market nationally under a single brand name, Del Monte. The District Manager's Office building is a representative of the character and culture of Calpak serving for 60 years as the San Jose district headquarters, and as such is a valuable part of local and regional history.

The District Manager's Office was also found eligible as a Candidate City Landmark by Glory Anne Laffey in her 1998 Historic Resource Evaluation of Plant 51, with a score of 81 on the evaluation tally sheet. Carey & Co. completed a new tally sheet for this building as part of this report, and due to integrity issues found that the score had dropped to 73.7, still within the range of eligibility for City Landmark status. In Carey & Co.'s professional opinion this designation appears valid and appropriate.

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