



Memorandum

**TO: HONORABLE MAYOR AND
CITY COUNCIL**

FROM: Historic Landmarks Commission

SUBJECT: SEE BELOW

DATE: October 12, 2010

COUNCIL DISTRICT: 7
SNI: Tully-Senter

**SUBJECT: HL10-192, CITY HISTORIC LANDMARK NOMINATION FOR THE
MIGRANT WORKER CABINS LOCATED AT 1650 SENTER ROAD
(HISTORY PARK)**

RECOMMENDATION

The Historic Landmarks Commission (HLC) recommends (4-0-3; Abatecola, Cohen and Torres absent) that the City Council adopt a resolution designating the Migrant Worker Cabins located at 1650 Senter Road (History Park) as City Historic Landmark No. 192.

OUTCOME

Designation of the buildings as City Historic Landmark Structures would allow the property owner, History San José, to be eligible to obtain grant funding through the County of Santa Clara for the rehabilitation and maintenance of the structures. Any exterior alterations to the structures would require the issuance of Historic Preservation (HP) Permits.

BACKGROUND

Based on their research, dated May 12, 2010, Urban Programmers determined that the Migrant Worker Cabins qualify as City Landmark Structures. The property owner, History San Jose, submitted an application for City Historic Landmark designation in August 2010. On October 6, 2010, the Historic Landmarks Commission held a public hearing to consider the proposed City Landmark designation. The Commission voted to recommend the City Council adopt a resolution designating the Migrant Worker Cabins Structures as City Landmark No. 192 (4-0-3; Abatecola, Cohen and Torres absent).

Historic Preservation Program Budget

City Council adoption of the FY2010-2011 budget eliminated the proactive Historic Preservation Program, which resulted in the elimination of all non-fee funded Historic Preservation activity, including resident assistance with the Mills Act Tax incentive and work on new Historic Landmarks not supported by fees. Staff acknowledges the Council's budget action and has moderated expectations about future landmark processing this Fiscal Year with the Historic Landmarks Commission and community. The frequency of Historic Landmarks Commission meetings is being reduced to quarterly, and agenda items are being limited to those required for fulfilling the Commission's SJMC Title 13 obligations. The only proactive work staff is currently doing is related to the consultant contract for the Gardner neighborhood historic survey.

The staff processed this particular landmark nomination, along with the other three at History Park, because the County's grant funding for rehabilitation costs is only available for designated landmarks. All future privately initiated landmark nominations will be required to pay fees for staff time spent processing the application.

ANALYSIS

The four Migrant Worker Cabins merit designation as a City Landmark based on their historical, cultural and architectural significance. The structures at 1650 Senter Road (History Park), San Jose, have special historical, architectural and aesthetic interest and value to the community, for their exemplification of the economic heritage of the Santa Clara Valley during the periods of Horticultural Expansion (1870-1918) and the Inter-War Period (1918-1945) even though they have been moved from their original location. As the very last remaining examples in the City, the structures retain their ability to communicate the history of migrant worker housing and are extremely important to the agricultural heritage of the City of San José.

The four buildings meet the criteria for designation as City Landmark Structures in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code). Under the definition for historical significance within the City of San José Historic Preservation Ordinance, the buildings clearly have historic, architectural, and aesthetic value of a historical nature. The buildings qualify for City Landmark status based on: Criterion (1), their character, interest or value as part of the local, regional, state or national history, heritage or culture as *fine examples of migrant worker's living conditions at canneries and fruit ranches during the agricultural period of the Santa Clara Valley; and* Criterion (4), for their exemplification of the cultural, economic, social or historic heritage of the City of San José *as to the critical importance of the seasonal migrant worker labor supply during the period when agriculture was the dominant industry.*

POLICY ALTERNATIVES

The City Council could opt to decline to designate the Migrant Worker Cabins as City Landmark Structures. In such case, the buildings could undergo exterior alterations in the future without need of a Historic Preservation Permit and would not be eligible for County grant funds.

Pros: This alternative would not appear to confer any grant funding benefits, from a public policy perspective.

Cons: A decision not to designate the Migrant Worker Cabins in accordance with their eligibility as a City Landmark would not further the objectives of the General Plan policies and the Historic Preservation Ordinance to promote and enhance the preservation of historically and architecturally significant sites and structures (see Fiscal/Policy Alignment section, below).

Reason for not recommending: On the basis of the evaluation prepared by qualified historical consultants, the Migrant Worker Cabins have been determined to meet the eligibility requirements for designation as a City Landmark. To follow through with formal designation process as proposed would promote the General Plan and Municipal Code objectives relative to historic preservation and provide eligibility for County grant funds.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff has followed Council Policy 6-30: Public Outreach Policy. The City Landmark nomination was initiated by the property owner, History San Jose. Public hearing notices for the project were published in a local newspaper, posted at the site, and mailed to all property owners and tenants within at least 500 feet of the subject site. Information about the proposed project and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

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The Historic Landmarks Commission held a public hearing on the proposed City Landmark Designation on October 6, 2010 as noted above. Alida Bray, CEO/President of History San José, spoke in favor of the proposed designation and responded to Commission questions.

COORDINATION

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

FISCAL/POLICY ALIGNMENT

This project is consistent with City Council Policy: Preservation of Historic Landmarks, and the Historic, Archaeological, and Cultural Resources San José 2020 General Plan policies.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Exempt, CEQA Guidelines Section 15331.

/s/
JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

For questions, please contact Darryl Boyd, Historic Preservation Officer at 535-7898.

Attachment: Historic Landmarks Commission Staff Report

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HL10-192, 1650 Senter Road, Migrant Worker Cabins

APPLICATION TYPE:

Historic Landmark Nomination (HL)

PROJECT DESCRIPTION: Nomination of the subject buildings as a designated City Landmark

Existing Zoning	R-1-8 – Residence District
General Plan	Public Park and Open Space
Council District	7
Annexation Date	Original City
Historic Classification	n/a
Historic Area	n/a
SNI	Tully-Senter
Redevelopment Area	SNI
Specific Plan	N/A

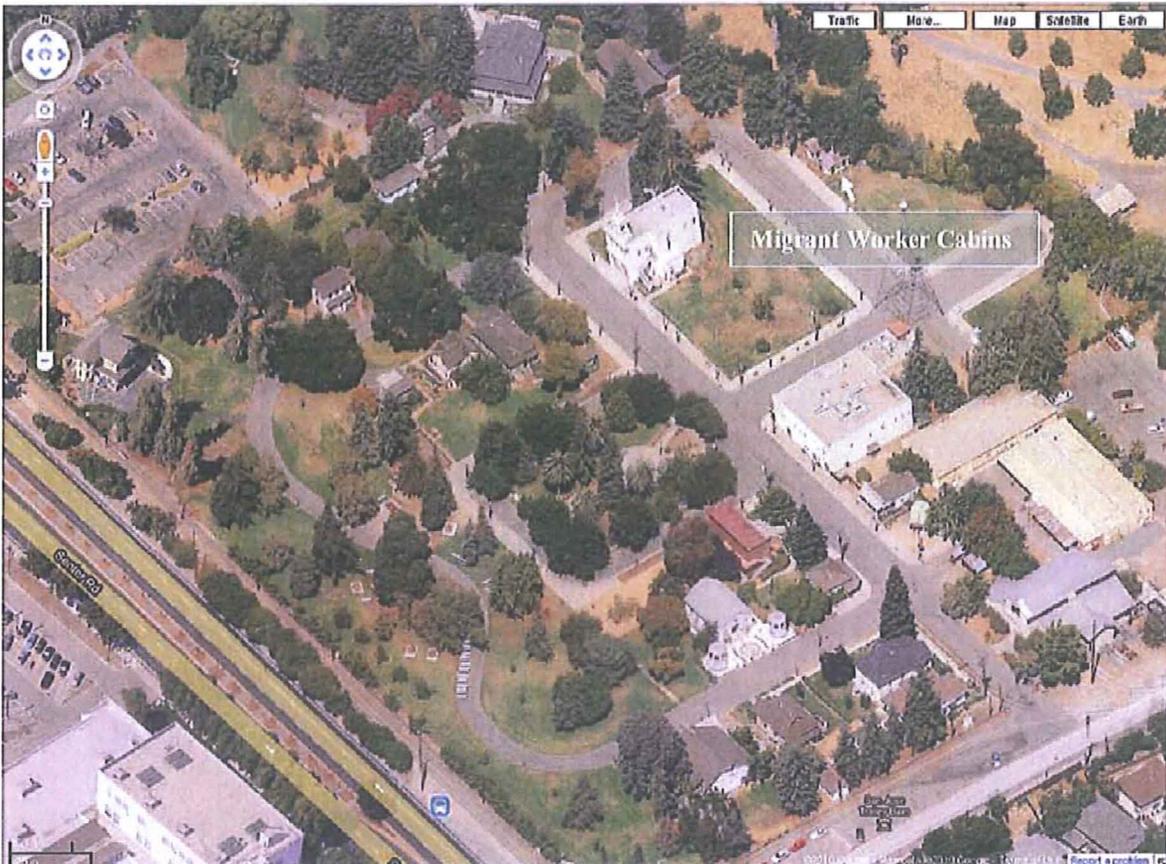


Figure 1. History San Jose site (Image source: Google Maps).

OWNERS/APPLICANTS

Owner: City of San Jose, 200 E. Santa Clara Street, San Jose, CA 95113

Applicant: History San Jose, attn: Alida Bray, 1650 Senter Road, San Jose CA 95112

BACKGROUND

In August 2010, the grouping of four migrant worker cabins were evaluated in a Department of Parks and Recreation (DPR) form and historic evaluation sheet. These cabins were located at Sakauye Fruit Ranch on N. First Street before being relocated to the History Park in 1996.

Although the buildings represent a modest, utilitarian design that could be moved quickly as the need arose, they also appear to be the last migrant worker housing in the City of San Jose. Migrant workers were of critical importance to supply labor during the planting, harvest, and canning seasons. The buildings are directly associated with the fruit and canning industry, which was the most important sector of the economy in the Santa Clara Valley from the late 1800s through the 1940s.

Designation of the structure as a City Landmark would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structures. The designation would also allow History San Jose to obtain grant funding through the County of Santa Clara for the rehabilitation and maintenance of the structures.

ANALYSIS

I. Historic Landmark Criteria (HL10-192)

In making the findings that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, the Commission may consider, among other relevant factors, the following:

- (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.

Summary: Based on the information in the historical evaluation prepared by Urban Programmers for the property, as discussed below, the structures merit designation as a historic landmark based on their value as a part of the City's heritage and culture, and for their exemplification of the economic heritage of the Santa Clara Valley during the periods of Horticultural Expansion (1870-1918), and the Inter-War Period (1918-1945). The DPR form indicates that although the buildings have been moved from their original location to the History Park setting, the structures retain the ability to communicate the history of migrant worker housing, are the last of their type, and are extremely important in the heritage of the City of San Jose.

Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the structures clearly help to illuminate the economic and social history of the Santa Clara Valley during its agricultural years, and the structures meet the criteria for designation as City of San Jose Historic Landmark Structures in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code). The structures qualify for City Landmark status based on: Criterion (1), their character, interest or value as part of the local, regional, state or national history, heritage or culture for their exemplification of workers' living conditions at canneries and fruit ranches; and Criterion (4), for their exemplification of the cultural, economic, social, or historic heritage of the City of San Jose during the period when agriculture was the dominant industry in the valley.

GENERAL PLAN CONFORMANCE

The Landmark Designation for these structures conforms to, and furthers, the San Jose 2020 General Plan *Urban Conservation/Preservation Major Strategy*. This strategy recognizes that preservation activities contribute visual evidence to a sense of community. The structures also further the policies in the *Historic, Archaeological, and Cultural Resources (HACR), in particular Policy No. 2* states that the City should use the Area of Historic Sensitivity overlay and the landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

CEQA

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

COMMUNITY OUTREACH

The proposed Landmark nomination was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, and posted at the site. Information about the proposed projects and the associated public hearings has been made available through the

Planning Division web site, and staff has been available to answer questions.

RECOMMENDATIONS

HL10-192– Landmark Designation

Planning Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the proposed Landmark Designation of the Migrant Worker Cabins as Historical Landmark No. 186 at the City Council hearing scheduled for November 2, 2010 at 1:30 PM.

Project Manager: John Davidson

Approved by: John Davidson **Date:** 9/30/2010

Attachments: Department of Parks and Recreation (DPR) form
Location map

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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P1. Other Identifier: History San Jose- History Park

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 1650 Senter Road City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10 S 601170.08 mE/41 31 101.12 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 47-38-001

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

The setting for these small migrant worker cabins is History Park a 17 acre historic themed park within Kelley Park in San Jose. Possibly the last migrant worker cabins in the City of San Jose, the four, small cabins and one slightly larger cabin were donated to the City of San Jose and relocated to the grounds of History Park in 1996. The wood frame buildings are covered with board siding and are single, story, single-wall construction. The four small cabins have a pitched roof with exposed eave tails and vents in the peak. The larger has a hipped roof. Recently rehabilitated, the 4 small rectangular form cabins measure approximately 20 ft. X 11 ft. (220 sq.ft.) with one door and two double-hung windows. The siding is board and batten. Windows that were damaged beyond repair have been replaced with the same divided pane style that were recycled from other old buildings. Set on the east edge of History Park, the location is close to the fruit barn and utility shed to maintain the relationship with agricultural use. Although decks and ramps are around the buildings for interpretative use the immediate area is similar to the original setting with crushed rock and trees. The cabins have been rehabilitated and are in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP I4 Government Building(s) HP 36 Multi ethnic



*P4. Resources Present: Building
Structure Object Site District
Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #) View

Front Facade, 5/2010

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

Constructed: 1905-1920

*P7. Owner and Address:

City of San Jose

200 E. Santa Clara St.,

San Jose CA 95112

*P8. Recorded by: (Name, affiliation, and address)

Bonnie Bamberg

Urban Programmers

10710 Ridgeview Avenue

San Jose CA 95127

*P9. Date Recorded: 5/12/2010

*P10. Survey Type: (Describe) Project Specific

*P11. Report Citation: (Cite survey report

and other sources, or enter "none.") Guadalupe Corridor EIR, 1983, Historical and Architectural Evaluation for the Sakauye Property 2341/2343 N. First St, San Jose; Archives & Architecture 1996

*Attachments: NONE Location 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):

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*Recorded by: Urban Programmers *Date May 6, 2010 x Continuation Update

B 10 Significance continued:

San Jose Historic Landmark Ordinance and policies:

The San Jose Historic Preservation Ordinance #17927, as amended, contains the criteria that were used to evaluate the buildings. The criteria are as follows.

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;
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 of 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. 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.

In addition to the above, the Historic Landmarks Commission may consider:

1. Its character, interest of value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture or 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;
8. its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

San Jose Historic Landmarks Commission's Evaluation for Significance establishes the following levels of significance:

- 33-+ Potential Historic Resource (evaluate for possible status as a City Landmark/Cal Register resource)
- 0-32- Non-significant resource

The buildings rated an adjusted totals of : 98

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B 10 Significance continued:

Historical Context for evaluating the Migrant Worker Cabins at History Park

Prehistoric Period

The first known inhabitants of the Santa Clara Valley were the Tamien tribe, a group of four distinct tribes that occupied different parts of the valley and were part of the Coastal Ohlone language group. Their settlements were established in areas where game, fish, acorns and vegetation (food) and fresh water were available, often along the Guadalupe River and Coyote Creek (Laffey 1992:1).

The Ohlone were decimated in the late 1700's as Spain, attempting to thwart the expansion of Russia and England in California, colonized the area enforcing subjugation and introducing European disease as Spain continued exploring and settling the coast for commercial expansion.

The Spanish Period (1777-1822)

Exploration of Alta California brought the Spanish to the San Francisco Bay Area. The initial discovery of the Santa Clara Valley was by Sergeant Jose Ortega of the Portola Expedition in 1769, who chronicled the abundance of timber, rich soil and a native population that could become a work force. It took less than eight years for Mission Santa Clara to be established and a few months longer for the first civil settlement in California, El Pueblo de San Jose de Guadalupe, to be established along the east bank of the Guadalupe River. The river became the boundary between the Roman Catholic Mission and the civil settlement. Both were expected to provide food and goods to the Presidios of Monterey and San Francisco.

In November 1777, Lt. Jose Joaquin Moraga, representing the King of Spain, and 14 families, a total of 16 people, left the Presidio San Francisco to create the first civil settlement in California in the fertile valley of the Guadalupe River. Moraga had the map drawn providing each family with a lot for a house and allocating "suertes" farming plots which could be used but not sold, and surrounding the Pueblo, common lands for grazing.

The settlement was originally located on the Guadalupe River in north San Jose (Taylor Street), but the annual flooding caused the settlers to petition for relocation to the south where they would be on higher ground. The request was granted, allowing the town to relocate about 1791 to the area south adjacent to what is now Cesar Chavez Plaza Park at the crossroads from Monterey and the Mission Santa Clara.

During the Spanish period, farming produced beans, corn, wheat, hemp, flax, seasonal vegetables and fruit. The basic industry of the area revolved around the crops, milling and hemp/flax thread, candles and soap- the necessities. A poor quality wine and brandy were made from small vineyards and orchard fruit. As the cattle herds grew, hides (leather) and tallow (fat and rendering) became important in the local economy. When the Presidio was supplied, the surplus food and goods made by the Pueblo were sent to the Presidios or traded with the sailing ships through the ports of Alviso, Monterey, Yerba Buena, and Santa Cruz.

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Mexican Period (1822-1846)

Change was brought about by the 1810, civil war in Mexico which relaxed the regulations and destroyed the economy within the Pueblo. With reduced oversight from the Spanish military and reduced Spanish trade, the opportunity for trade with foreign ships through previously guarded ports provided different provisions - tea and coffee as well as manufactured goods. Exposure to different trade and governance systems came from the sailors who decided to jump ship and stay in California.

In 1822 Mexican governmental control replaced Spain's. The two most important and long term changes were the secularizing of Mission lands and, in 1824, the granting of large land holdings (ranchos) to any person who petitioned to settle a unoccupied track of land. Within Santa Clara Valley there were 38 land grants issued between 1833 and 1845, 15 of which were within the lands formerly held by the Pueblo (Laffey 1992:2). The ranchos were operated much as small towns, self-sufficient in growing food and providing labor for the rancho's fields and industries, which were increasingly related to cattle (hides and tallow). While religion was part of the Rancho life, education was lacking.

Another change was allowing foreigners to settle in California. The first such settler was Antonio Sunol, born in Spain, who arrived on a French ship. An educated man, he opened the first general store and saloon in the Pueblo. He also planted a vineyard and it appears he was the first European to make wine in Santa Clara Valley selling it as early as 1823 (Arbuckle 1984:175). Soon his education qualified him for postmaster, banker and attorney, and in 1841, he became the Alcalde (Mayor). Others followed and in 1841, the first Americans arrived by overland routes. In 1835, approximately 700 residents lived in the Pueblo; 40 were foreign, mostly English or Americans. By 1845, the population had grown to 900; almost 200 were Americans. The Americans were interested in business and transforming the Pueblo with American style commerce. By 1846, when the Americans occupied the State, their numbers were sufficient to take control.

The Early American Period (1846-1869)

This turbulent period was marked by change; the influx of American settlers to the Mexican community; the dramatic change from the established governing systems of Spain, then Mexico to the English/American legal system; and an agrarian system, the beginning of industry in the local economy. Land ownership was particularly difficult since the Mexican Government had granted large holdings with little documentation of boundaries; the two cultures often disagreed on how to adjudicate differences.

To settle at least some of the issues relating to land ownership, a survey was conducted in 1847 of the Pueblo from Market Street to Eighth Street and Julian south to Reed Street. Those who claimed ownership were given legal title; unclaimed land sold for \$50 a city block (Laffey 1992:5). Other surveys followed, some more accurate than others. In 1850, Surveyor Thomas White extended the city limits to Coyote Creek in the east and beyond the Guadalupe River on the west. Surveys were only part of the problem. Americans believed the open lands gained by the Treaty of Hidalgo were public and available. To determine legal title under the American system required the US government to establish the California Lands Commission in 1851; but that process proved lengthy and expensive, with the consequence that land was often forfeited. Within the Pueblo, the area between Market Plaza and the Guadalupe was contested for many years delaying development in this area while ownership was determined.

The gold rush of 1848-49 brought a sudden influx of primarily Americans to California. People needed food and

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services that were not immediately available. The businessmen of San Jose quickly developed hotels, saloons, theaters, and stores ready to sell whatever the miners needed. So prominent was the City that it was selected the first State Capitol in 1850 and although it lasted only two years, this provided incentive for even more urban development.

Outside the city proper, farms, orchards vineyards started to fill The Valley. However, the stock of vines and trees did not significantly improve until 1851-53 when Antonio Delmas and then Louis Pellier imported European vines and scions that could be grafted to the hardy mission grape stock. They were followed by Etienne Thee and Charles Le Franc, who by 1857, had formed the Almaden Vineyards.

The educated population attracted printers and newspapers to the area. Politically motivated, the *State Journal* in December 1850, and the *Daily Argus* in 1851, were short lived; however, San Jose would never again be without locally printed newspapers (Arbuckle 1984:397).

A subtle change was occurring in agriculture with a switch from grazing lands to planted grain fields, primarily wheat, filling the valley floor. The economy was changing from cattle-based to wheat and seasonal fresh fruit. Fruit orchards planted by the Mission supplied apples and pears to the miners showing the profit potential that could be made by raising fruit. By the end of 1850, San Jose was home to several professional orchardists and nurserymen including Louis Pellier, who opened City Nursery on the northeast corner of San Pedro and Chaboya Alley in 1850. Just 10 years later, 106,000 fruit trees thrived in the county and 156,000 grape vines; orchards were planted in all directions extending from the City (Arbuckle 1984:155).

This early period ends with the coming of the railroad. The first line was between San Francisco and San Jose opened in 1864, and in 1869, the Central Pacific line started from San Jose to Niles. The transcontinental railroad that connected Santa Clara Valley to the eastern states allowed access for the local agriculture and goods to be sold into the world's markets.

Horticultural Expansion 1870-1918

Grape growing found an instant market in the late 1870s, and into the 1880s because wine was in high demand and fruit that could not be dried, remained a seasonal commodity. "By the end of the 1880's Santa Clara County had 15,000 acres of vine and 478 viticulturists, producing 2,500,000 gallons of wine a year" (Arbuckle 1984:176). Most vineyards were less than 100 acres. Orchards spreading in all directions spawned small towns with services and conveniences. Berryessa in the east, The Willows in the west, Saratoga and Los Gatos, were all connected by fruit orchards. The most popular fruit was the small French prune imported by Louis and Pierre Pellier, known as the "la Petite Prune d'Agen" a fruit that would be in high demand all over the world and grow to be a \$43,000,000 a-year- industry in California (Arbuckle, 1984:163). Drying fruit was a relatively natural and low cost process, but it was subject to weather conditions and not suitable for all types of fruit. Yet, orchards filled the Valley floor and were carried into the foot hills on both sides. Toward the end of the 1870's San Jose was the largest fruit shipping city in the state. The volume brought innovation and soon fruit was not dried outside but in dehydrators. The largest was at the Alden Fruit and Vegetable Packing Company where 4000 pounds of prunes were ready every 24 hours. By 1900 the area produced over half of all the prunes in the state.

With all the problems inherent in the fruit business, including the shipping monopoly by the Southern Pacific Railroad, the city listed large scale packers and shippers, J.K. Armsby, Balfour, Gurthie & Company, Griffin & Skelly, Castle Bros., Chilton & Co., Cozzens Fruit Company, , George & C.F. Fleming, J.H. Flickinger, George

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
HRI #
Trinomial

#

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Frank & Co., Guggenlime & Co., A & C. Ham, Haven & Co., George N. Herhert J.B. Inderrieden & Co., Santa Clara Valley Fruit company and Warren Dried Fruit Co. The orchards and the packing companies required large numbers of workers some of whom moved to San Jose but many traveled to harvest and pack fruit each year, sometimes living on the ranches or adjacent to the packing companies in barracks that became "camps". The first ethnic group were single Chinese men- some of whom worked to build the railroads. Labor was critical to the success of the industry. The abundance of the orchards demanded a new process to preserve the fruit for sale.

Food processing started in France in the 1850's. However, locally it was Dr. James Dawson who invented the process in his home laboratory in 1871. The ability to "can" fruit and vegetables meant orchards and farms could expand. With superb growing conditions and land for vast orchards, the canning industry grew quickly in San Jose, as did support industries of box and basket making and can factories. Companies formed to manufacture all types of equipment to support the joint industries; orchard sprayers, food processing machinery, and tractors all were made in San Jose. Mergers of the smaller or specialized companies led to some of the largest corporations, such as FMC, that started as Bean Pump and Spray Company merging with Anderson - Barngrover and Hull and Cunningham. During the same period, vineyards were also bountiful and Paul Masson, Pierre Mirassou and William Wehner were all producing wines from grapes grown on the hillsides around the Valley. Industries tended to locate along the railroad lines that crossed the city.

As the agricultural economy grew so did urban development, expanding from First Street to Second and, two years after the Chinatown fire of 1887, a new City Hall was constructed in the Plaza, and in 1893, a new Post Office on Market Street. During the 1880's three and four-story bank buildings were constructed on all four corners of Santa Clara and First streets. During this time, business moved south from Santa Clara Street, spurred on by T.S. Montgomery who developed several large city blocks. Residential blocks expanded in all directions and were soon served by street cars that carried the residents toward the industrial locations as well as downtown.

As the City expanded so did the infrastructure. By 1881, electricity, was provided by several private companies operating from different locations around the City. In the same year J.J. Owen, owner of the San Jose Mercury was instrumental in having a light tower constructed at the corner of Market and Santa Clara streets. Electric arc lamps that had replaced the gas lamps were replaced in 1912, with incandescent lights on the downtown streets. Electricity helped fuel the canneries and manufacturing, although steam was the predominant power source.

Development continued throughout the City. Most of the vacant lots were filled with houses or small commercial buildings during the 1880's. The Hensley property was divided in 1886, as was College Park off the Alameda followed by the subdivision of General Naglee's estate in 1902 and Hanchett Park in 1907. During this period, the City annexed the Gardiner District and the City of East San Jose in 1911, and a year later an unusual annexation was the 100 foot wide strip of land along N. First Street leading to Alviso, a shipping port and location of food processing plants.

Inter-War Period 1918-1945

Three projects that started in the 1920's and completed by 1939, were particularly important in the development of San Jose. The first was the connection of Bayshore Highway from N. First Street to San Francisco; the second was the formation of the Santa Clara Valley Water Conservation District to alleviate the falling level of

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ground water, and the selection and development of Moffett Field as a military base, for which San Jose campaigned heavily.

Population continued to increase and the residential development to expand into the orchard areas or infill such as the Vendome Hotel site on N. First Street. Annexation continued to extend the City boundaries; Palm Haven in 1922, and the Stockton and White districts in 1924. Willow Glen incorporated in 1927 and annexed to San Jose in 1936. Further outside the City, the east hills were subdivided for homes and the first airport was constructed at 1919 Alum Rock Road. The first municipal airport was established as the Garden City Airport on Alum Rock Avenue in 1934 and moved to Tully Road in 1939 by Cecil and Robert Reid who renamed it Reid Hillview Airport (Laffey 1992:9).

During the 1920's through the 1940's the fruit and vegetable canneries dominated the economy of San Jose. The need for seasonal labor offered employment to women who worked in the packing houses and canneries and children who picked fruit. Adding to the labor force were migrant workers who traveled the state as crops were either planted or harvested. Camps of utilitarian cabins with central bath houses and commissaries were constructed at most canneries and in the orchard areas. In 1942, the Bracero program was instituted by President Roosevelt to bring Mexican workers to the orchards, fields and canneries that had lost their workers to the WWII war effort.

Part of the population and job growth was from those who had served in the military during WWI and came to attend college in the Valley using the G.I. Bill to help pay expenses. At Stanford University, Dr. Frederick Terman, a gifted professor had an exceptional class and was already seeing some of his students venture into what would become the next economic wave; electronics, and high technology. Students David Packard and Bill Hewlett invented test equipment in 1939, and obtained government contracts to continue their work during the war years. In 1945, they were well positioned to lead those who formed or worked for companies that were the foundation of Silicon Valley - Varian Sylvania, Philco-Ford, GE and Lockheed.

Setting the stage for economic growth, the Greater San Jose Area Chamber of Commerce initiated a plan in 1943, to attract new industry and business to San Jose.

Industrialization and Urbanization 1945-1991

During WWII social changes occurred. Women who became part of the war-effort work force or in the canneries were then less content to stay at home. Able to work outside the home or to volunteer these women made it very desirable to have two cars in each family. This was not lost on the home builders who included a two car garage with most homes after 1945. With more automobiles available, commercial centers were no longer tied to the bus or street car line; thus they spread out along all the major roads. At the same time, changes in building safety codes required additional exiting and other modifications to second floor spaces primarily in the downtown. Without the guarantee of higher rents, many owners did not correct the deficiencies so the upper story spaces became vacant.

After WWII, the population of San Jose rose dramatically. At the same time the agricultural industry was in decline as mechanization allowed greater production that lead to over production and the value of both land and water made San Jose less attractive to agriculture. City leaders launched campaigns to attract non-agricultural industries and house building led construction in the Valley. The post-war community of 95,000 in 1950 became the urban hub of 500,000 by 1975, while the area of the City grew from 17 square miles to 120

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square miles as land annexed for housing tracts, commercial centers and industrial complexes replaced orchards. The work of the Greater San Jose Area Chamber of Commerce and a receptive government structure resulted in 345 new industrial and businesses locating in San Jose between 1943 and 1960 (Polk 1960:13), many on former orchard land along transportation corridors.

The Migrant Worker Cabins at History Park, San Jose Justification for Historic Landmark Designation

Ordinance # 17927 of the City of San Jose sets forth the purpose and criteria for designating Historic Landmarks. Following below, the Migrant Worker Cabins are compared to the criteria which are shown in italics.

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;

The migrant workers cabins are associated with the agricultural industry that was the leading economy of the Santa Clara Valley and San Jose for between the years, 1870-1945. The growth of the local agricultural industry (orchards, farms and canneries) demanded a labor force, during the harvest and preserving season that was much larger than the area could support year round. To provide for these workers, companies hired migrant workers and provided housing for a reliable workforce by constructed small houses on their premises or close by. The encampments included the small houses, shower and laundry buildings and often a central gathering area and sometimes a kitchen. At the turn of the century, the workers were often Chinese -primarily single men workers without families. That changed over a few years to include farm workers who were multi-ethnic often traveling throughout the country following the crop cycles. During the 1930's depression, emigrant workers particularly Mexican workers were returned to Mexico so even the meager farm worker jobs would be available for Americans during the Great Depression. Many of these people were from states experiencing the "Dust Bowl" drought conditions and known as "Okies". Temporary housing enclaves provided a meager house to the workers and their families who came for the season, and it allowed the owners control over the work force. In many cases the entire family over age 12, worked for the owner in the fields or canneries. In 1942, as the war efforts required more labor and the Bracero Program - guest workers authorized to come from Mexico for specific agricultural work- was initiated by President Roosevelt. The Mexican guest workers were guaranteed a standard wage, food, housing and medical care. The program extended past the war years until 1964, by which time the guarantees of wages, food, health care and housing had significantly diminished. At the conclusion of the formal program many families remained in the United States as illegal immigrants. The migrant worker cabins are associated with the "Horticultural and Inter-War" eras important economic periods (1870-1919 & 1919-1945) in San Jose.

The migrant worker cabins are directly associated with the multi-ethnic migration of seasonal workers into the Santa Clara Valley, during a 50 year period when the economy was lead by agriculture and food processing and that had great significance in local and state history.

*2. Identification as, or association with, a distinctive, significant or important work or vestige;
a. Of an architectural style, design or method of construction;*

The migrant worker cabins are a modest style, utilitarian in design that could be quickly moved as the need arose. While not artistic or fancy, this design is distinctive and significant in representing a specific type of design for migrant worker housing. There are very few of these small buildings left in Santa Clara County

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and these appear to be the only ones in San Jose.



Photograph # 1 Four of the workers cabins at History Park. Wooden steps (removed) access the door. Photograph taken in April 2010 after the building were relocated to the upper area at History Park.

- b. *Of a master architect, builder, artist or craftsman;* Does not apply
- c. *Of high artistic merit –* Does not apply
- d. *The totality of which comprises a distinctive, significant or important work of vestige whose component parts may lack the same attributes;* Does not apply
- 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;*

The group of migrant worker cabins, although relocated in –order-to preserve them, retain the distinctive relationships of the close proximity of the original setting which gives the group important value to communicate the history of migrant worker housing. Future generations will have the opportunity to understand the living style of the migrant workers by preserving these small buildings.

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Each ethnic group had specific décor that was brought to the standard cabin, and this is replicated in the four cabins at History Park.

- f. *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.*

The migrant worker cabins at History Park are extremely important to the heritage of San Jose. It is likely they are the only residential buildings associated with the migrant worker's experience that remain in San Jose. Their construction is estimated at 1905 for one and up to 1920 for the rest.

In addition to the above, the Historic Landmarks Commission may consider (variations of the criteria):

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

As stated above migrant workers were essential to the growth and success of the fruit industry in Santa Clara County. The cabins are of great significance in defining the living conditions of the migrant workers during more than 50 years in local history.

2. *Its location as a site of significant historic event; Does not apply*
3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture or history;*

The migrant worker cabins are directly associated with different ethnic groups of people who were significant as a group of people for their contribution to the fruit and preserving industry in Santa Clara County and San Jose. Were it not for the migrant workers contribution of labor, the industry would not have gained the international importance it achieved prior to WWII.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;*

Although these buildings were constructed outside of San Jose, they were moved to the Sakayue Ranch that was annexed into San Jose. Buildings like these migrant worker cabins were part of San Jose's economic heritage, existing on the grounds of most canneries and fruit ranches in San Jose. The Sanborn Maps show migrant worker cabins at canneries throughout the city.

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

The migrant worker cabins depict the distinctive architecture of the residential environment of workers housing with accents from China, Japan, Mexico, Italy and various other old world countries as well as other states during the Horticultural Era and into the Inter-War Era.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen;*

The migrant worker cabin is a basic, utilitarian architectural type of building that was found in many locations during the settlement and development of San Jose, Santa Clara County and California. The

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efficient and economical form was particularly well suited and refined to become migrant worker housing when grouped with central support facilities.

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;*

Does not apply

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

Does not apply.

San Jose Historic Landmarks Commission's Evaluation for Significance establishes the following levels of significance:

- 33-+ Potential Historic Resource (evaluate for possible status as a City Landmark/Cal Register resource)
- 0-32- Non-significant resource

The buildings rated an adjusted totals of :

Subtotal of 66 points

Adjusted total of 98 points

The migrant worker cabins are the physical representation of housing for workers associated with the fruit industry in San Jose, Santa Clara County and the immediate area. The small buildings appear to be the only residential buildings that remain from this era when there were hundreds, if not thousands of them in San Jose or its close proximity. The buildings are likely the last physical vestiges of years of migrant workers contributing to the growth of the fruit industry in the San Jose area. The buildings are of the highest importance in the heritage of San Jose and warrant being designated San Jose Historic Landmarks.

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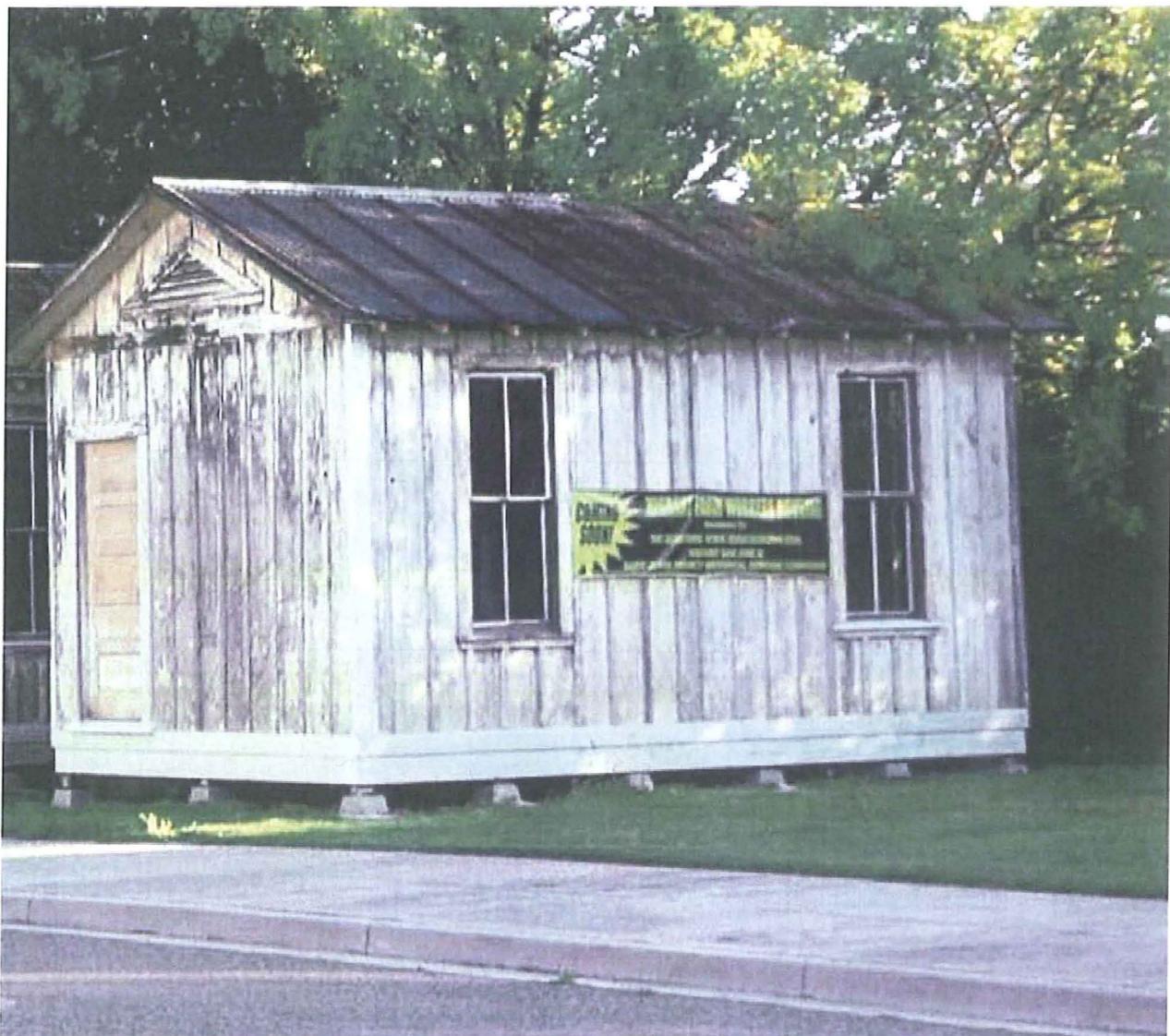
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Photographs:

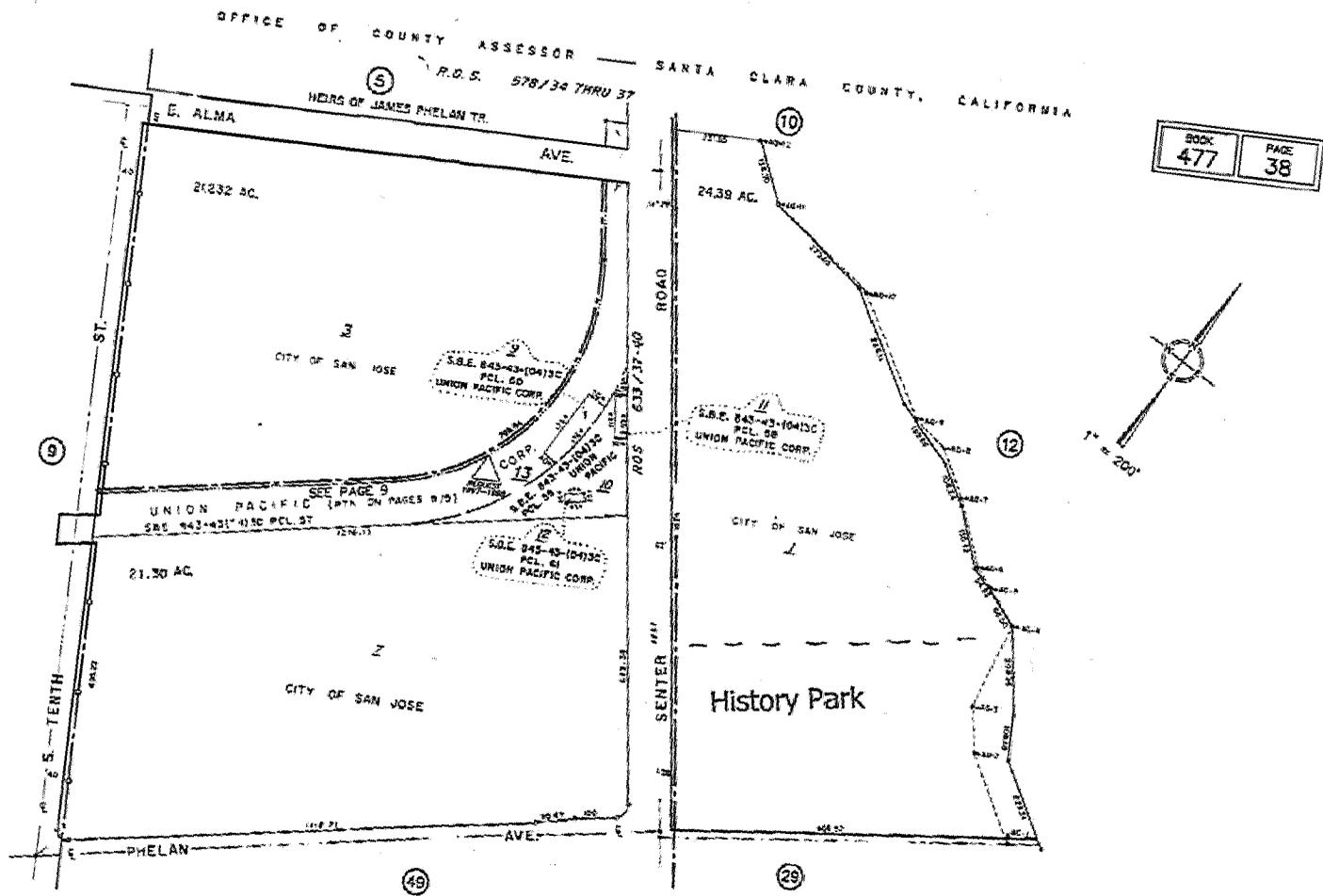


Photograph # 2 Migrant worker cabin, History Park San Jose
View: Rehabilitation is progressing.
Photograph date: May 2010

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Photograph # 3 Migrant worker cabins, History Park San Jose
View: Cabin with accessible ramp to allow viewing through the windows into the cabins (cabins are not open to the public)
Photograph date: August 15, 2010



Location Map

File Nos. HL10-192, -193, -194, -195

LAWRENCE E. STONE - ASSessor
 Certified Map for Professional purposes only
 Complied under B. & T. Code, Sec. 327.
 Ordinance No. 1 Year 2004-2005