

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: HL10-195, CITY HISTORIC LANDMARK NOMINATION FOR THE DR.
WARBURTON OFFICE 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 Dr. Warburton Office located at 1650 Senter Road (History Park) as City Historic Landmark No. 195.

OUTCOME

Designation of the building as a City Historic Landmark Structure 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 August 21, 2009, Urban Programmers determined that the Dr. Warburton Office qualifies as a City Landmark Structure. 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 Dr. Warburton Office Structure as City Landmark No. 195 (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 Dr. Warburton Office merits designation as a City Landmark based on its historical, cultural and architectural significance. The structure at 1650 Senter Road (History Park), San Jose, has special historical, architectural and aesthetic interest and value to the community even though it has been moved from its original location in the City of Santa Clara, for its significance as the home of Dr. Henry Warburton, an early emigrant who was the first practicing physician in the City of Santa Clara. The structure is also a rare example of an 1870's Italianate commercial building built to orient to a street corner.

The building meets the criteria for designation as a City Landmark Structure 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 building clearly has historic, architectural, and aesthetic value of a historical nature. The building qualifies for City Landmark status based on: Criterion (1), its character, interest or value as part of the local, regional, state or national history, heritage or culture for its *exemplification of the health and medical history of the Santa Clara Valley as Dr. Warburton was the first practicing physician in the City of Santa Clara*, and Criterion (6), for its distinguishing characteristics of *a rare 1870's commercial building in the Italianate style of architecture with a high quality of craftsmanship*.

POLICY ALTERNATIVES

The City Council could opt to decline to designate the Dr. Warburton Office as a City Landmark Structure. In such case, the building 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 Dr. Warburton Office in accordance with its 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 Dr. Warburton Office has 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.: HL10-195, 1650 Senter Road, Dr. Warbuton Office

APPLICATION TYPE:

Historic Landmark Nomination (HL)

PROJECT DESCRIPTION: Nomination of the subject building 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

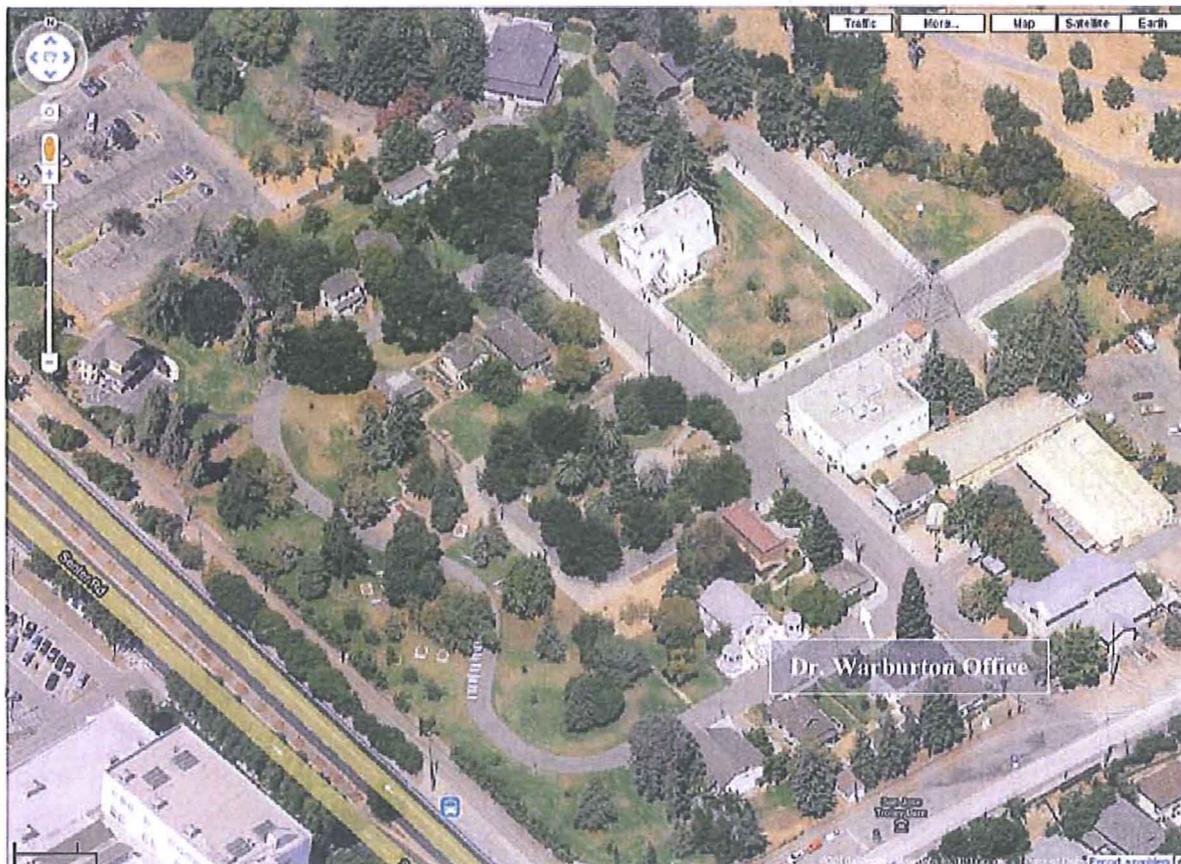


Figure 1. History San Jose site (Image source: Google Maps).

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 2009, the Dr. Warburton Office was evaluated in a Department of Parks and Recreation (DPR) form and historic evaluation sheet. This building was originally located in the City of Santa Clara, and was moved to the History Park in 1966.

This building is a rare example of an Italianate commercial building, built to orient to a street corner.

The building is also significant as the office of Dr. Henry Warburton, an early emigrant who was the first practicing physician in the City of Santa Clara.

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 structure. 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 structure.

ANALYSIS

I. Historic Landmark Criteria (HL10-194)

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 building, the structure merits designation as a historic landmark based on its value as a part of the area's heritage and history, and for its embodiment of distinguishing characteristics of commercial office designs from the 1870s.

Under the definition for historical significance within the City of San Jose Historic Preservation Ordinance, the structure helps to embody the medical history of the valley, and embodies the characteristics of an Italianate commercial building. The structure meets the criteria for designation as a City of San Jose Historic Landmark Structure in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code). The structure qualifies for City Landmark status based on: Criterion (1), its character, interest or value as part of the local, regional, state or national history, heritage or culture for its exemplification of the medical history of the valley, as Dr. Henry Warburton was the first practicing physician in the City of Santa Clara; and Criterion (6), for its distinguishing characteristics of a mid-1860s commercial building in the Italianate style of architecture.

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.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 7 *Resource Name or #: (Assigned by recorder Doctor's Office)

P1. Other Identifier: Doctor Warburton's Office at 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 West 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, 601083 mE/ 4131075 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
477-38-001

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

The Italianate style single story wood frame building is square in form with a pyramidal hip roof and a shingle covered shed canopy extending across the front and partially onto the south facade. The main entrance is on the truncated corner with secondary doors on the side and rear. Windows are double hung wood systems that are paired on the south facade and single on the east and north facades. Horizontal board siding covers the building. The building was moved from Santa Clara to History Park in 1966. The setting within the park is with other relocated single-story wood frame buildings facing the main road. The building appears to be in need of repair and maintenance.

*P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building

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

P5b. Description of Photo: (view, date, accession #) Front Facades, East and South sides

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
C.1876 HSJ Records

*P7. Owner and Address:
City of San Jose
200 E. Santa Clara St.
San Jose CA 95112

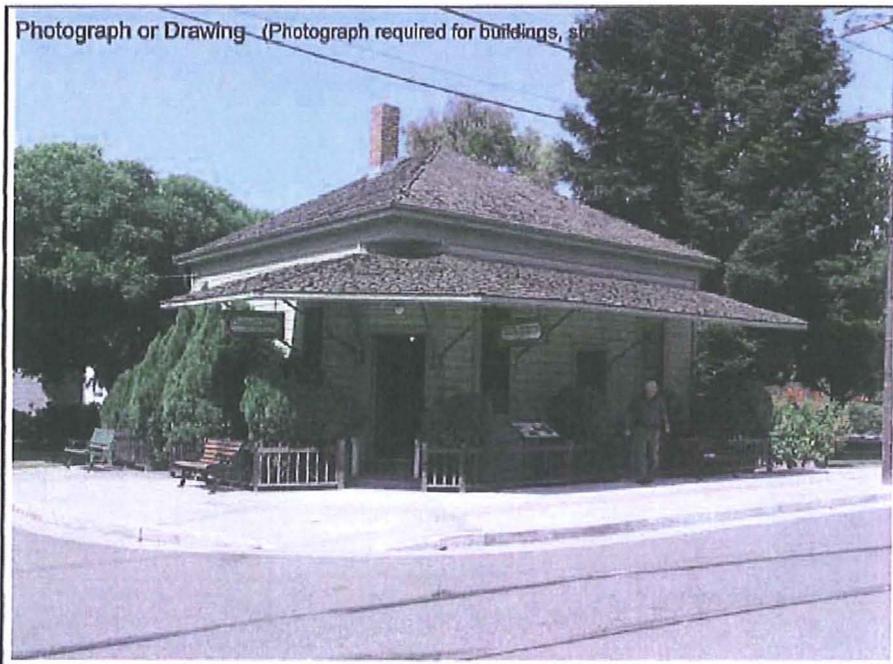
*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamburg
Urban Programmes
10710 Ridgeview Ave
San Jose CA 95127

*P9. Date Recorded: 8/21/09

*P10. Survey Type: (Describe)
Project specific

Report Citation: (Cite survey report and other sources, or enter "none.")
History San Jose Master Plan

Photograph or Drawing— (Photograph required for buildings, structures, and objects)



*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): _____

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S2

Page 2 of 7 *Resource Name or # (Assigned by recorder) Doctor's Office

B1. Historic Name: Dr. Henry Hulme Warburton's Office

B2. Common Name: Dr. Office at History Park

B3. Original Use: Commercial-Dr. Office B4. Present Use: Museum Building -Dr. Office

*B5. Architectural Style: Italianate

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

Constructed c. 1876 in Santa Clara
Moved to San Jose History Park 1966

*B7. Moved? No Yes Unknown Date: 1966 Original Location: Main and Benton Sts. Santa Clara

*B8. Related Features:

History Park buildings and landscaping

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Health & Medicine Area Santa Clara

Period of Significance 1870-1950 Property Type office Applicable Criteria NA

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

The small commercial building is significant in the history of Santa Clara and now San Jose for its association with Dr. Henry Hulme Warburton and the practice of medicine in Santa Clara Valley during the beginning of the Horticultural Era 1870-1918 in San Jose. It was the office of Dr. Henry Hulme Warburton, an English immigrant who in 1848, was the first educated and trained physician to locate in Santa Clara where he practiced medicine until his death in 1903. Dr. Warburton was recognized as the leader in medical treatment receiving patients from throughout the state, while treating his local patients and training doctors who eventually came to the Santa Clara Valley. During the same time frame, Dr. Benjamin Cory who arrived in 1847 was the first educated physician to locate in San Jose and had a very similar influence on the local practice of medicine. His office is located at 310 Second Street no longer exists. The building is representative of medical offices during the 1870's and is an important artifact in communicating the regional style for medical offices.

Dr. Warburton's son and grandson were also associated with the building and were very influential in local history. Grandson, Austin Den Warburton, attorney and published historian donated his grandfather's office building to begin the development of History Park.

The Henry Hulme Warburton Doctor's Office is significant in the architectural heritage of San Jose as a rare example of single-story Italianate commercial office design from the 1870's designed to be located at the corner of block.
(continues on sheet 3)

B11. Additional Resource Attributes: (List attributes and codes) HP 14 Government owned, HP 15 Museum

*B12. References:
See attached continuation sheet

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: 8/21/09

Sketch Map Attached

(This space reserved for official comments.)

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Historical Context: Medical Service:

During the Spanish period the medical needs of San Jose were under the auspicious of the Surgeon General assigned to the Presidio at Monterey. It is unlikely that the Surgeon General made the trip to San Jose or that any of the military units with a real doctor who stopped in San Jose, which left the Pueblo residents to care for themselves. Educated and trained physicians appear in the Santa Clara Valley in the mid 1840's. Some spent time in the gold fields other decided the Valley would be a good place to set up a practice. Dr. Benjamin Cory, in 1847, was the first to settle in San Jose while in Santa Clara Dr. Henry H. Warburton established his practice in 1848 as that City's first physician. The practice for these early physicians meant travel by horseback to the rural patients and patients from farther away made their own travel arrangements to visit the Doctor.¹ As the population grew so did the number of physicians. By 1870, the City Directory listed 28 physicians, two of which were Chinese. These early doctors were pioneers in the medical wilderness of northern California that developed into the center of medical research and innovation.

Dr. Henry Hulme Warburton was born in Staffordshire England May 22, 1819 the fourth generation to become a physician. He received his literary education at Giggleswick, Yorkshire England and studied medicine at London Hospital Medical Institute before practicing with his father. In July 1844 he arrived in New York where he practiced medicine for approximately one year before leaving for Connecticut where he became the Medical Officer on the *Corea*, a whaling ship that sailed the Pacific Ocean. His experience took him to the Sandwich Islands, New Zealand and along the coast of the United States until 1847 when he relinquished his commission in Half Moon Bay to join the search of gold in the Sierra Mountains. The venture was short lived and by 1848, he settled in the mission town of Santa Clara, where he established his practice as one of three university trained physicians in California, one in Santa Barbara and one army doctor at the Presidio in San Francisco. Dr. Warburton had patients from San Louis Obispo to Oregon and into the State of Washington. Shortly after the City of Santa Clara incorporated in 1852, Dr. Warburton became a Trustee.² During this time Dr. Warburton traveled by horse back to visit patients in the Bay Area Counties while patients traveled from Los Angles for his consultations. Dr. Benjamin Cory, Dr. Lee, also an English physician, and Dr. Van Canigan, were also pioneer practitioners, who arrived in the Santa Clara Valley after Dr. Warburton.

The building in History Park became Dr. Warburton's office in the 1870's. It remained his office until his death in May 22, 1903. After that time it became the office for several doctors and a dentist, Dr. Thomas Gallop, The building was relocated to History Park by Dr. Warburton's grandson Austin Warburton to preserve it outside the urban renewal area in Santa Clara and to establish the historic theme of Historic Park as a exhibition of physical artifacts, buildings that were important in history and that would be demolished if not relocated.

¹ Arbuckle, Clyde, Clyde Arbuckle's History of San Jose, Smith McKay Printing, San Jose 1983;483

² San Francisco Call Bulletin, Feb. 10, 1903 – Obituary Dr. Warburton

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Dr. Warburton married Catherine Pennell Long in 1855. They had five surviving children, Caroline, Astoria, Ellen-Anne, John Garrett and Henry L. Warburton. Dr. Warburton was also a community leader maintaining charter membership in Odd Fellows Lodge, Santa Clara #52. He was also a founding member of the Methodist Episcopal Church.³

San Jose Historic Landmark

The San Jose Historic Preservation Ordinance #17927, as amended, contains the criteria that were used to evaluate the building. 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;*

Dr. Henry Hulme Warburton operated his medical practice in this building from the 1870's until his death in 1903. Dr. Warburton was one of three university trained physicians in California in 1848 when he established his practice in Santa Clara. His contribution to the health of the area is documented in the number of patients who traveled from throughout California, Oregon and Washington for his treatments. Dr. Warburton was a pioneer doctor who significantly contributed to the heritage of the County. During the 1960's when the City of Santa Clara was undertaking extensive demolition of older buildings in the downtown area, Dr. Warburton's grandson, Austin D. Warburton relocated this doctor's office building in 1966, to the San Jose Historical Museum as the first relocated building in History Park

extensive demolition of older buildings in the downtown area, Dr. Warburton's grandson, Austin Warburton relocated this doctor's office building in 1966, to the San Jose Historical Museum as the first relocated building in History Park

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 building is a rare example of a single story Italianate commercial building with the commercial entrance on the corner of the building.

- b. *Of a master architect, builder, artist or craftsman;*

The architect/builder is unknown. The craftsmanship is of high quality.

- c. *Of high artistic merit*

The building is not of high artistic merit.

³ Foote, H.S. (editor) Pen Pictures From The Garden of the World or Santa Clara County, California, Illustrated., Chicago 1888:page 241-242 Transcribed by Carol Lackey

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- d. *The totality of which comprises a distinctive, significant or important work of vestige whose component parts may lack the same attributes;*

The doctor's office is one of the significant original buildings relocated to History Park to create an environment where the public and researchers can learn from the past. The collection of relocated buildings and recreated historic buildings are a grouping whose combined value exceeds that of the individual elements.

- 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*

Dr. Warburton's office building has yielded and continues to yield information about the history of medical and dental practices from the 1800's. It provides existing and future generations an example of the architecture associated with a prominent physician and how the physician used the spaces within the building.

- 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.*

Constructed in the 1870's the building is a rare example of the building type.

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

33-134 Evaluate for Candidate City Landmark

32-0 Non-significant

Dr. Henry Hulme Warburton's office building is a physical link to the early history of Santa Clara County and the practice of medicine. The San Jose Historic Evaluation Tally demonstrates a high significance with an adjusted total of 83.51 points. Evaluation Tally sheets are attached.

B: 12 References:

Arbuckle, C., Clyde Arbuckle's History of San Jose, Smith McKay, San Jose, 1985
Arbuckle, C. and Rambo, R., Santa Clara County Ranchos, The Rosicrucian Press, San Jose, CA, 1968
CITY DIRECTORIES FOR SANTA CLARA, CALIFORNIA;
1870, 1878, 1888-89, 1890, 1892, 1893, 1894, 1895-1969, 1896-9, 1900, 1902-03, 1906-07, 1909-10, 1915, 1916, 1918,

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

Primary#
HRI #
Trinomial

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1919, 1920, 1925, 1930, 1935, 1940, 1941, 1942, 1943, 1945, 1949, 1950, 1951, 1952, 1955, 1956, 1958, 1959, 1960, 1963, 1965, 1968, 1970, 1972, 1974, 1978,

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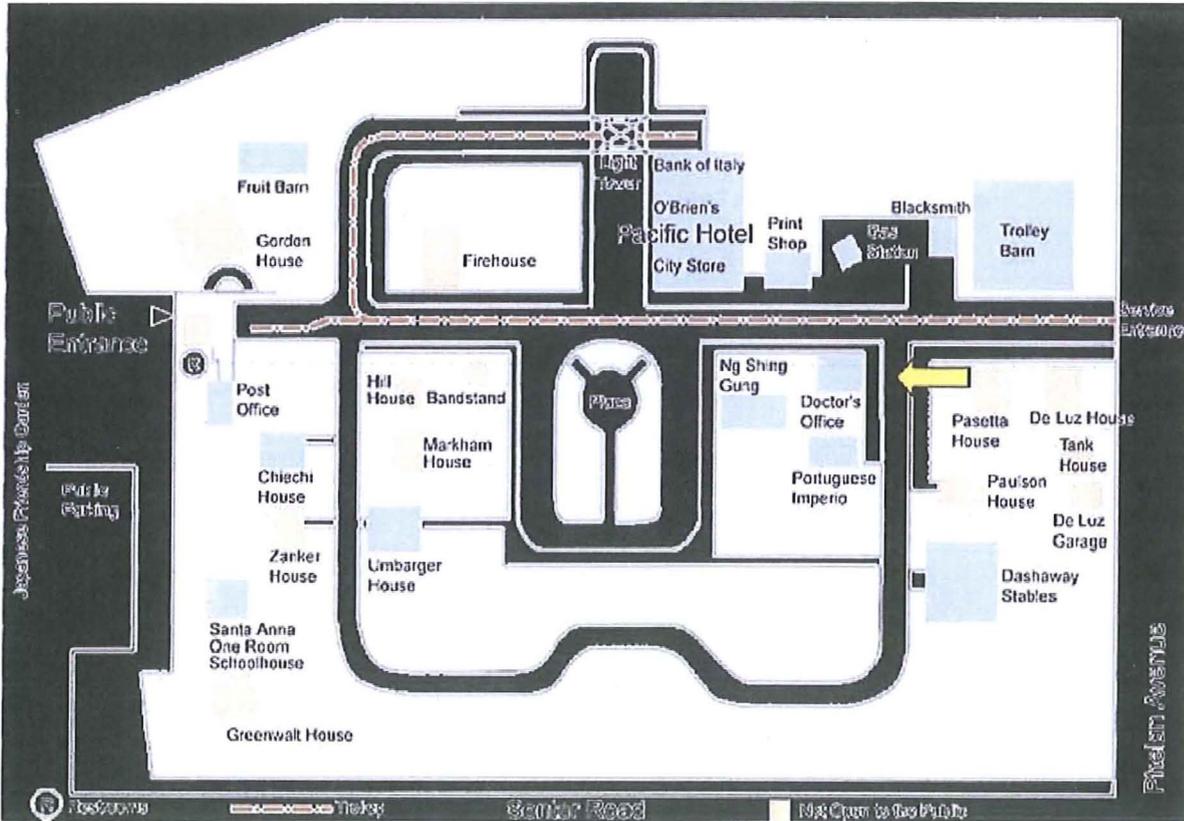
Repositories Consulted

Martin Luther King Jr. Memorial Library, San Jose Main Library, California Room.
History San Jose, Archives

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SUPPLEMENTAL PHOTOGRAPHS

DR. HENRY H. WARBURTON OFFICE at HISTORY PARK, SAN JOSE



Address: Dr. Henry H. Warburton Office at History Park,

View: South façade with tarpaulin covering the deteriorated roof.

Date: August 14, 2010



Address: Dr. Henry H. Warburton Office, History Park, San Jose

View: East Façade, tarpaulin covering the roof.

Date: August 14, 2010

Format: Digital



Address: Dr. Henry H. Warburton Office, History Park, San Jose

View: East Façade, and corner entrance.

Date: August 14, 1995

Source: History San Jose Archives

