



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

**SUBJECT: FIRE STATION No. 1
CANDIDATE CITY LANDMARK**

DATE: February 24, 2012

Approved

Date

2/29/12

DISTRICT: 3

RECOMMENDATION

The Director of Planning and the Historic Landmarks Commission recommends that Fire Station No. 1, located at 201 N. Market Street, be designated a City Landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

BACKGROUND

Fire Station No. 1 was originally identified as a Candidate City Landmark in 1992 and placed on the Historic Resources Inventory. In May 2008, the Historic Landmarks Commission nominated the resource for landmark designation at the request of San Jose Fire Museum. At that time, the Municipal Code required the City Council to initiate the landmark proceedings. An initiation hearing was scheduled for the Council on April 7, 2009, and the item was dropped per the Administration. Attached are the documents that were posted to the April 7, 2009, City Council agenda, including memorandum from the Historic Landmarks Commission, historic evaluation, and correspondence.

On February 15, 2012, the Rules Committee considered a memorandum from Councilmembers Liccardo, Oliverio, and Rocha to place the consideration of City Historic Landmark designation for Fire Station No. 1 on an upcoming City Council agenda (see their memorandum at: http://www.sanjoseca.gov/clerk/CommitteeAgenda/Rules/20120215/rules20120215_h3.pdf). The Rules Committee placed it on the March 13, 2012 agenda. This action is consistent with the Municipal Code, which provides for a public hearing before the City Council after receiving a nomination from the Historic Landmarks Commission. This nomination occurred in 2008.

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ANALYSIS

The attached historic documentation identifies that Fire Station No. 1 is eligible for the National Register of Historic Places and the California Register of Historical Resources for its design and as a representation of an important local pattern of development. Designed by the firm of Binder & Curtis, the Fire Station building is a large two-story Modern poured-in-place concrete building that was constructed in 1951.

In addition, Fire Station No. 1 has value as part of local, regional, state, or national history, heritage or culture due to its linkage to the early formulation of the San Jose Fire Department, being the fourth of five Station buildings. Finally, the historic evaluation found that it exemplifies the cultural, economic, social or historic heritage of the City of San Jose for its important associations as the command headquarters of an essential component of local government service. These characteristics satisfy the required findings for designation of a City Landmark per the Municipal Code.

Since 2008, the Historic Landmarks Commission has inquired about the consideration of the landmark designation by City Council. At its February 2012 meeting, the Commission discussed sending a letter to the City Council to encourage its consideration. Based on the discussions at the Commission, including additional public testimony, the Commission has reiterated its interest in a City Landmark designation for Fire Station No. 1.

If the Council chooses not to designate Fire Station No. 1 as a City Landmark, the building would remain a Presumptive Historic Resource under the California Environmental Quality Act (CEQA) because it has been determined eligible for California and National Registers. In other words, its proposed demolition or alteration would trigger the preparation of an Environmental Impact Report due to the potential significant impact to historic resources.

CEQA

Exempt, CEQA Section 15331: Historical Resource Restoration/Rehabilitation.

/s/

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For additional information, please contact Laurel Prevetti at (408) 535-7900.

Attachment



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks Commission

SUBJECT: SEE BELOW

DATE: March 9, 2009

COUNCIL DISTRICT: 3
SNI AREA: None

SUBJECT: CITY LANDMARK INITIATION FOR THE FORMER FIRE STATION NO. ONE, LOCATED AT 201 N. MARKET STREET (HL08-169)

RECOMMENDATION

The Historic Landmarks Commission voted (6-0-1, Lavelle absent) to formally nominate former Fire Station No. One for City Landmark (CL) designation and recommend that the City Council adopt a resolution to:

1. Initiate proceedings to consider Fire Station No. One, located at 201 N. Market Street, as a City Landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
2. Set a public hearing on June 9, 2009, at 1:30 p.m.
3. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, followed by a report and recommendation back to City Council.

OUTCOME

Initiation of the Historic Landmark Designation by the City Council begins the process for 1) referral to the Historic Landmarks Commission for report and recommendation, and 2) a subsequent public hearing for Council action on the designation of the Historic Landmark. Designation of the building as a Historic Landmark structure would make the property eligible for property tax relief to maintain the property under the Mills Act and would establish the requirement for the issuance of Historic Preservation (HP) permits to approve any exterior changes proposed to the structure.

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BACKGROUND

Former Fire Station No. One, located at 201 N. Market Street, is a large two-story Modern poured-in-place concrete building that was constructed in 1951. The building is currently vacant. Fire Department operations were moved to an adjacent, new facility at 225 N Market Street in 1999-2000 (also known as Fire Station No. One). The former Fire Station No. One building is owned by the San Jose Redevelopment Agency (SJRA). In October 2007, the Agency issued Requests for Proposals for redevelopment of the site with a residential project with ground floor commercial space. As an alternative, submitters were encouraged to include a proposal that includes performing arts space on the ground floor, possibly allowing for rehabilitation of the building.

At its April 2, 2008 public hearing, the Historic Landmarks Commission Chairman proposed, and the HLC expressed support for, nominating Fire Station No. One, located at 201 N. Market Street, for City Landmark designation. In accordance with Section 13.48.110A of the San José Municipal Code, any potentially historic property can be nominated for designation as a city landmark by the City Council, the Historic Landmarks Commission or by application of the owner or the authorized agent of the owner of the property for which designation is requested.

ANALYSIS

The Department of Parks and Recreation (DPR) form, completed by Archives and Architecture in January 2004, states that the building appears to be eligible for the National Register of Historic Places and the California Register of Historical Resources for its design and as representative of an important local pattern of development. "Under NR Criterion A and CR Criterion 1, the building represents a linkage to the early formulation of the San Jose Fire Department, being the fourth of five Station buildings (the first three no longer extant). Fire Station No. One has always had important associations as the command headquarters of a complex and essential component of government service. The new facility at 225 N. Market Street continues some of that function within the present San Jose Fire Department.

Former Fire Station No. One also is significant for its architectural design within the context of local modern architecture, created as a part of a dispersed grouping of seven new firehouses with similar characteristics of the new modernism. Designed by the firm of Binder & Curtis, the building is distinctive in downtown San Jose, a clear representative of a specific time within the evolution of the city's urban core. It would therefore also qualify for the National and California Registers under criteria C and 3, as the building embodies the distinctive characteristics of a type and period, representing the work of a master architect."

The building was first evaluated and listed in the City of San Jose Historic Resources Inventory (HRI) in 1992. Based on the research and analysis in the evaluation, the building also appears to meet the criteria for designation as a City Landmark Structure. The building is currently listed on the Historic Resources Inventory as a Candidate City Landmark.

On May 7, 2008, the Historic Landmarks Commission held a public hearing to consider the City Landmark nomination. The Director of Planning, Building and Code Enforcement recommended consideration of the nomination based on the documentation provided. John McMillan and Doug

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Stewart spoke on behalf of the San Jose Fire Museum, and Judi Henderson on behalf of PACSJ spoke in support of the City Landmark nomination at the public hearing. Commissioner Cunningham read into the record a letter from Redevelopment Agency Executive Director Harry Mavrogenes, attached, in opposition to the designation. The Commission voted (6-0-1, Commissioner Lavelle absent) to nominate Fire Station No. One as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature, and to forward the item to City Council to initiate the designation procedures in the manner prescribed by the Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code).

EVALUATION AND FOLLOW-UP

Once the City Council adopts a resolution initiating the City Landmark designation, the designation shall be referred to the Historic Landmarks Commission for its consideration at a public hearing, followed by report and recommendation back to Council. Council shall then consider City Landmark designation of the building at a public hearing at the earliest next regular meeting, consistent with the agenda preparation procedure in conformance with the Historic Preservation Ordinance.

Currently, staff is drafting a process streamlining revision to Chapter 13.48 of the San José Municipal Code to allow City Landmark designations, properly nominated, to be heard by the Historic Landmarks Commission and the City Council without the requirement for subsequent City Council Initiation.

POLICY ALTERNATIVES

There are no policy alternatives to Initiation procedures. In conformance with the Historic Preservation Ordinance, Title 13.48 of the San José Municipal Code, when the nomination documentation is complete, the city council, by resolution, shall initiate the procedure for the designation of a landmark so nominated. At the public hearing for designation on June 9, 2009, the City Council by written resolution may approve, disapprove, or give modified approval to a proposed designation in accordance with the provisions of the Historic Preservation Ordinance.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 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)**
- Criteria 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)**

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Although this item does not meet any of the above criteria, staff will follow Council Policy 6-30: Public Outreach Policy. Public hearing notices for the subsequent Historic Landmarks Commission recommendation and City Council designation hearings will be 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 is available through the Planning Division web site.

COORDINATION

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office. The Historic Landmark nomination and initiation process has been discussed with the Redevelopment Agency, the building's current owner.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies. Approval of the City Landmark Designation for this structure would further the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that, at a strategic level, preservation activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources (HACR) Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the City Landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

The Redevelopment Agency has identified proceeds of the sale of Former Fire Station No. One to address the funding needs for remediation at Watson Park. The Redevelopment Agency believes the designation may adversely affect the value of the property and therefore the funds available to the park. For that reason, as stated in a letter to the Historic Landmarks Commission, dated April 29, 2008; (see attached) the Redevelopment Agency does not support designation of the Former Fire Station No. One as a City Landmark.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

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CEQA

Not a project

The subject building remains subject to review as a historical resource under California Environmental Quality Act (CEQA) because it has been determined to be eligible for the National Register of Historic Places and the California Register of Historical Resources. Any future development permits on the site would need to go through the applicable environmental and development review processes. Whether a presumptive City Landmark or not, as eligible for the National and California Registers, the building would be considered a historical resource under CEQA, the demolition of which would constitute a significant impact.



JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

For questions please contact Project Manager Lori Moniz at 408-535-7841.

Attachments: HLC Memorandum
Location Map
Historic Evaluation
Redevelopment Agency Memo

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): SJC03023

P1. Other Identifier: Fire Station #1 (inactive)

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West

Date 1980 photo revised T 7S ; R 1E ; Mount Diablo B.M.

c. Address: 201 N. Market St.

City San Jose

Zip 95113

d. UTM: (give more than one for large and/or linear resources)

Zone 10S ; 597912

mE/ 413300 mN

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

Northwest corner of North Market and West St. James Streets

APN# 259-33-077

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

Located on the southern end of a city block in downtown San Jose, this larger modern two-story fire station (inactive since year 2000), is situated in an urban area of moderate to large commercial and government office buildings. While most of these buildings are contemporary in age, the area contains a mixture of building sizes and types, reflecting over a century of diverse urban development. The replacement fire station, opened in 2000, and located on the parcel to the direct north, is similar in scale and form, although built of materials more visually and functionally characteristic of building technology of the present. The new station is physically distinct from the earlier, although related via a long lineage of firehouses that have functioned in the past as the operational headquarters of San Jose's Fire Department.

(Continued on page 4, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP14. Government building

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



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

View from the east, 1/04

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1951, SJBP, SJMN

*P7. Owner and Address:

Redevelopment Agency of CSJ
 50 W San Fernando St.
 San Jose CA 95113

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

F. Maqqi & B. Montgomery
 Archives & Architecture
 1901 S. Bascom Ave, Suite 1530
 Campbell CA 95008

*P9. Date Recorded: 1/23/04

*P10. Survey Type: (Describe)

Intensive

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

None

*Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List):
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP/CRHR Status Code 3

Resource Name (Assigned by recorder) SJC03023

B1. Historic Name: Fire Station #1

B2. Common Name: Fire Station #1 (inactive)

B3. Original Use: Fire station

B4. Present Use: vacant

*B5. Architectural Style: Modern

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

Constructed 1951.

*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Replacement station located on adjacent property to the north.

B9a. Architect: Binder and Curtis

b. Builder: Bridges Construction Co.

*B10. Significance: Theme Government and Public Services Area: Downtown San Jose

Period of Significance: 1946-1954

Property Type: Government

Applicable Criteria: A and C

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

The inactive fire station building at 201 N. Market Street in downtown San Jose is a significant modern architectural work that is representative of a period of rapid urban expansion in San Jose following World War II. Locally, the business community launched a campaign to attract new non-agricultural industries to Santa Clara Valley, resulting in the creation of a new economic base in the region focused on the electronic and defense industries. This growth resulted in a population increase between 1950 and 1975 from 95,000 to 500,000 residents. In the late 1940s, and early 1950s, city leaders, anticipating this new growth, presented two bond measures to the public for fire safety improvements. Inactive Station No. 1 was one of five fire stations constructed in the downtown with proceeds from the 1946 bond measure; two more stations soon followed, funded by a second bond measure in 1952. These seven stations reflect the new regional vitality, designed in keeping with the new modernism in the context of Art Moderne and the International Style.

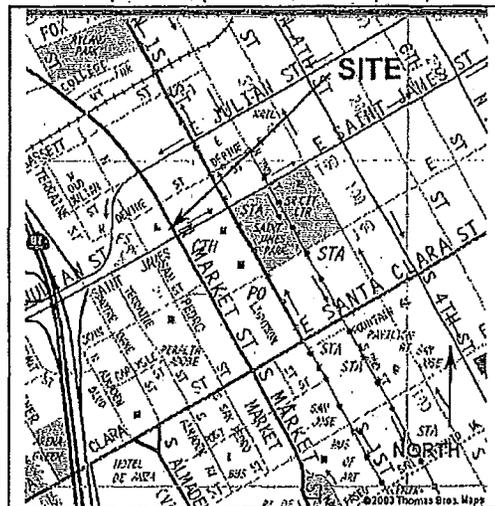
(Continued on page 5, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

(See page 6, DPR523L)

(Sketch Map with north arrow required.)



B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 23, 2004

(This space reserved for official comments.)

LOCATION MAP

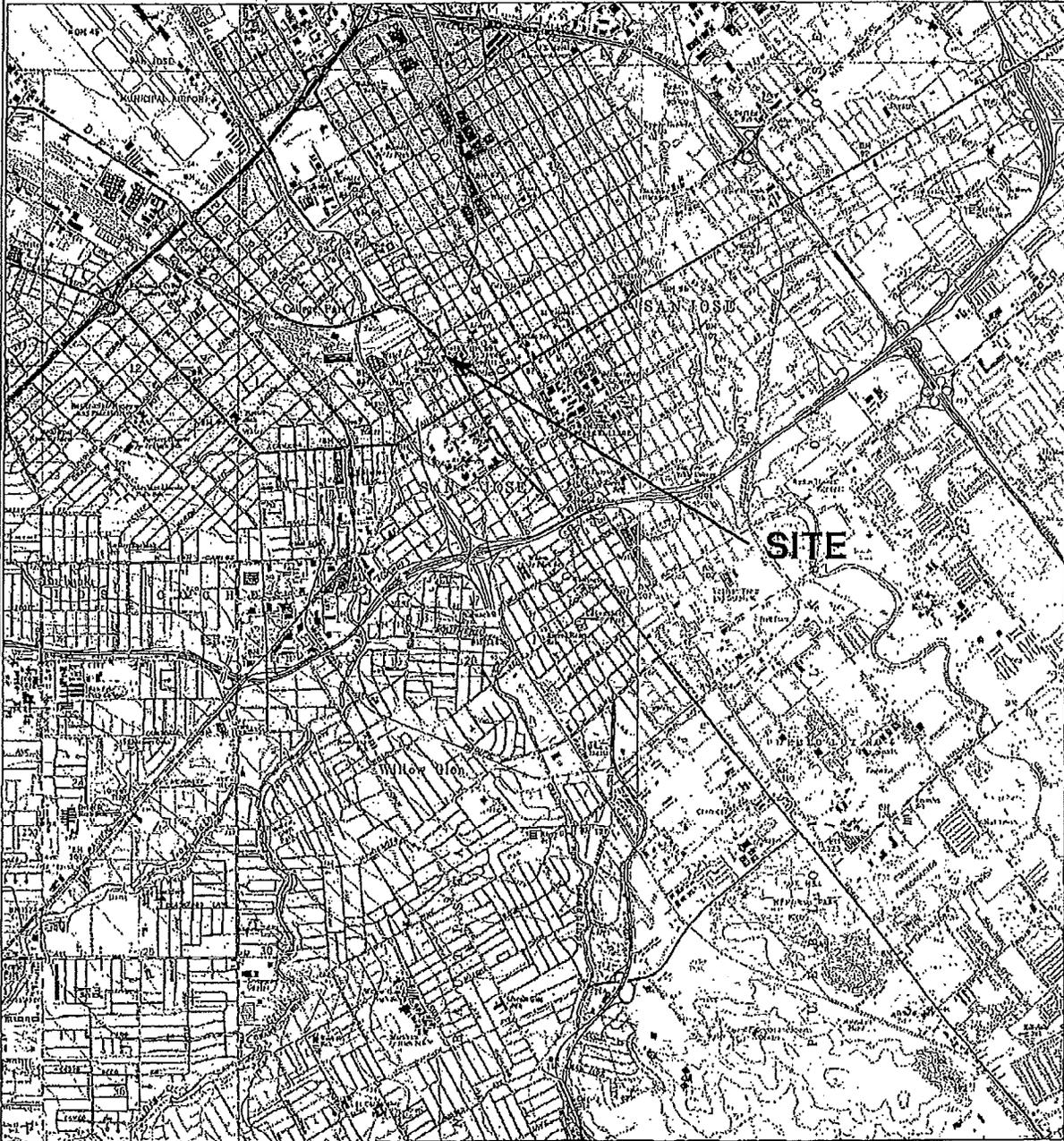
Page 3 of 7

*Resource Name or # (Assigned by recorder) SJC03Q23

* Map Name: BG San Jose West/East

* Scale: n. t. s.

* Date of Map: 1980 photorevised



TN 7 MN
15°

Map created with TOPOI® ©2001 National Geographic (www.nationalgeographic.com/topo)

CONTINUATION SHEET

Page 4 of 7 *Resource Name or # (Assigned by recorder) SJC03023

*Recorded By F. Maggi & B. Montgomery

*Date 1/23/2004 Onlin pb

(Continued from page 1, DPR523a, P3a)

Inactive Fire Station No. 1, also previously known as Central Fire Station No. 1, was designed in a modernistic way by the local architectural firm of Binder & Curtis. International Style in its simplicity and use of unarticulated volumes and voids, and Art Moderne in its horizontal banding of windows and focused use of Art Deco shapes, it remains one of the most well executed examples of post-World War II era early-modern designs in San Jose's urban core. The style itself had only begun to surface locally just before the War, and flourished for about 10 years following War, to be superceded by commercial and institutional architecture more parametric in form, or Bay Regional in style.

The facade of Inactive Fire Station No. 1, as well as both its predecessor and successor building, has three bays facing the street. These three bays serve the three engine companies that have historically been associated with Station No. 1 since the mid-1890s. The 1951 building is configured to allow up to 6 vehicles inside, two in each bay, and was the first station locally with drive-thru bays. Some minor changes have occurred to the bays, including a change to the maximum internal height of the center bay (modified to facilitate larger apparatus), and what appears to be replacement roll-up doors. The building as a whole however remains fairly original to its original design.

Constructed of reinforced poured-in-place concrete, the building is two stories in height and rectangular in plan. It is covered with built-up roofing, a waterproofing system that, as of early 2004, was in a state of deterioration. The flooring is concrete slab, and the second level flooring system was not determined as a part of this recordation. Fenestration consists of metal casement sash and fixed windows. The openings pierce the concrete walls, and are horizontally grouped at the second level by integral concrete header and sill trim that visually band the windows together. The banding terminates near the front center of the building, where a decorative vertical shape once embellished the base of a roof mounted flag pole. The flag pole was relocated fairly early in the life of the building to a landscaped area at the corner. At ground level, the windows are recessed from the outside wall and clustered under the overhang behind rounded columns. The base of these short columns along the West St. James Street side of the building rest on a brick faced base wall, while at the front of the building the columns frame the bays. To the sides of the bays are office and lunchroom areas, accessed by pedestrian doors at front and rear.

The upstairs areas consist of sleeping rooms as well as other ancillary spaces related to the 24-hour use of the building. At the southwest corner of the building, a hose drying tower extends out from the rectangular building shape and rises above the roof line. An additional one-story room extends even further out along the West St. James Street frontage. The room merges with a masonry fence that wraps around the rear of the site, framing in the service area that is accessed off of North San Pedro Street.

The building is a physical reflection of the operational needs of running a central fire station in the 1950s, and has changed little since its design and construction. Various communication functions were later relocated to a Communication Center at the Civic Center near West Mission Street, but this change in the use of the building did not result in a physical change to the structure when it occurred. Because the specifics of the prior operation of Inactive Central Fire Station No. 1 were not reviewed in-depth as a part of this recordation, further research is necessary to fully describe and document the way in which the building was used.

CONTINUATION SHEET

Page 5 of 7 *Resource Name or # (Assigned by recorder) SJC03023

* Recorded By F. Maggi & B. Montgomery

* Date 1/23/2004 Continuation Update

(Continued from page 2, DPR523b, B10)

The San Jose Fire Department was formally organized on January 27, 1854 by Ordinance No. 239. The first firehouse was constructed on property leased from Frank Lightston at 325 Lightston St. and was opened on New Year's Day, 1855. It was a two-story structure, 34 by 60 feet in size, and eventually served as the headquarters for three volunteer companies. In 1869, the State Legislature passed an act incorporating the department, and that same year the City bought property on Second Street for Empire Company No. 1, which had been located at Lightston. Hook and Ladder No. 1 moved into rented quarters (although directories listed them at 375 Second St. with Empire Company). Torrent Engine Company No. 2, a group of 49 men, was moved to the 1855 City Hall building, which was later addressed as 35 N. Market St. Torrent remained at the city hall site for 82 years until construction of the 1951 Central Fire Station. After 1869, a number of additional volunteer companies were organized, but they were replaced by a professional fire department in 1876.

A new city hall in the Plaza was opened in 1887, leaving the old building to Torrent. Later to be called Engine Company No. 2, it was joined by the new Chemical #1 in 1894. Hook and Ladder No. 1 moved to San Pedro St. behind the old City Hall by 1892, but that firehouse was destroyed in the 1906 Earthquake. The earthquake also damaged the Market Street firehouse and rendered it unusable. Both firehouses were replaced in 1908 by a single building at 35 N. Market St. designed by local architects Wolfe & McKenzie. The 1908 building had been built with hay lots and stables, but the horse-drawn equipment was replaced by gasoline-powered engines in 1915. Soon this building was the home of Engine No. 2, Chemical No. 1, and Truck No. 1.

During the remaining first half of the twentieth century, the fire department grew slowly, but when political upheaval brought in a new reformist administration in 1944, one of its key objectives was to update obsolete fire equipment and aging fire houses. A 1946 \$350,000 fire bond measure provided the funds necessary to build five new fire stations, although Station No. 1, the last funded by the 1946 bond, required creative financing to pay for its construction, which exceeded the bond proceeds. The four fire stations preceding No. 1 include Engine Company No. 2 at North 6th and E. Julian Streets (1948), Engine Co. 5 at N. 6th and E Taylor Streets (1948), Engine Co. 6 at Minnesota Avenue and Iris Court (1949), and Engine Co. 8 at E. Santa Clara and S. 17th Streets (1949). A second bond was approved in 1952 which added similar stations at S. 3rd and Martha Streets (Engine Cos. 3 and 13), and Auzerais and Minor Streets (Engine Cos. 4 and 12). By 1955 the expanding population required additional stations, and temporary locations were established in the outlying neighborhoods - those growing needs met with permanent fire stations which have kept pace with the expansion of the urban service area to the present.

The local architectural firm of Binder & Curtis were the architects for the new Central Fire Station No. 1, and Ernest N. Curtis was architect of record (Warren Heid, project architect). Binder & Curtis was San Jose's most prolific firm at that time, having designed much of downtown San Jose during 60 years of active work that began when William Binder first established his own firm in 1897 after being the junior partner of James Fairley Wieland, Curtis became Binder's partner in 1918. Bridges Construction Co. won a competitive bid to build the station for \$159,600 and was issued a building permit on April 12, 1950 (SJB# 10395). The new fire station was put into service on March 15, 1951, the brass poles from 35 N. Market installed on that date to implement the relocation. Harry Farrell wrote on March 16, "Everything is polished and gleaming at the new plant - except the four brass poles from the upstairs dormitories."

(continued on next page)

CONTINUATION SHEET

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*Recorded By F. Maggi & B. Montgomery

*Date 1/23/2004 Continuation Update

(Continued from previous page)

Central Fire Station No. 1 was dedicated on April 30, 1951. A day-long open house event brought together the Chamber of Commerce, San Jose High School Band, civic officials, veterans groups, and 500 school children to celebrate the opening of the station. Later that evening, the City Council asked for bids to demolish the 1908 firehouse to make way for a parking lot. The 1908 building was demolished a few months later. The new station was the first of San Jose's drive-through stations, arranged so apparatus could be driven in from the rear, and contained a guest bedroom for visiting fire officials in addition to the 40 bed dormitory.

Forty-five years later, on April 30, 1996, San Jose City Council voted to build a new station just north of the existing Fire Station No. 1. On January 5, 1999, the City transferred the fire station site to the Redevelopment Agency of the City of San Jose (Deeds 14583399). The new station to the north of 201 N. Market St was opened for service on September 15, 2000.

Inactive Fire Station No. 1 is significant historically for both its distinctive architectural style, and as an important representative of the evolution of fire safety in San Jose. The building was identified for its historical significance as a part of the early 1990s San Jose Historic Resources Inventory Update, Phase II, conducted by Glory Anne Laffey of Archives & Architecture for the San Jose Planning Department. Laffey prepared a DPR523 form on June 19, 1992, and the property was subsequently added to the Inventory without any specific notation regarding significance. The form did not include any historical background. It was not included within the 2000 Downtown Survey Update conducted by Dill Design Group, as properties previously recorded were not included within the Update scope of work.

In reviewing the historical background and architectural context, it appears that the property is eligible for the both the National Register of Historic Places as well as the California Register of Historical Resources for its design, and as representative of an important local pattern of development. Under NR Criterion A, and CR Criterion 1, the building represents a linkage to the early formulation of the San Jose Fire Department, being the fourth of five station No. 1 buildings (the first three no longer extant). Fire Station No. 1 has always had important associations as the command headquarters of a complex and essential component of government service. The present Fire Station No. 1 continues some of that function within the present San Jose Fire Department. Inactive Fire Station No. 1 also is significant for its architectural design within the context of local modern architecture, created as a part of a dispersed grouping of seven new firehouses with similar characteristics of the new modernism. Designed by the firm of Binder & Curtis, the building is distinctive in downtown San Jose, a clear representative of a specific time within the evolution of the city's urban core. It would therefore also qualify for the National and California Registers under criteria C and 3, as the building embodies the distinctive characteristics of a type and period, representing the work of a master architect.

(Continued from page 2, DPR523b, B12)

San Jose Building Permit No. 10395, 4/12/1950.

Farrell, H. "Old Firehouse Abandoned; Long Serve the New!" San Jose Mercury Herald, 3/16/1951.

"Fire House Ceremonies Being Held," San Jose Mercury Herald, 4/30/1951.

"Projects Await Site Clearance," San Jose Mercury Herald, 5/1/1951.

"Fire Department Grows," San Jose Mercury News, 11/20/1955.

Santa Clara County Official Records, The City of San Jose to the Redevelopment Agency of the City of San Jose, document no. 1458399, 1/5/1999.

Nailen, R. L. Guardians of the Garden City: The History of the San Jose Fire Department.

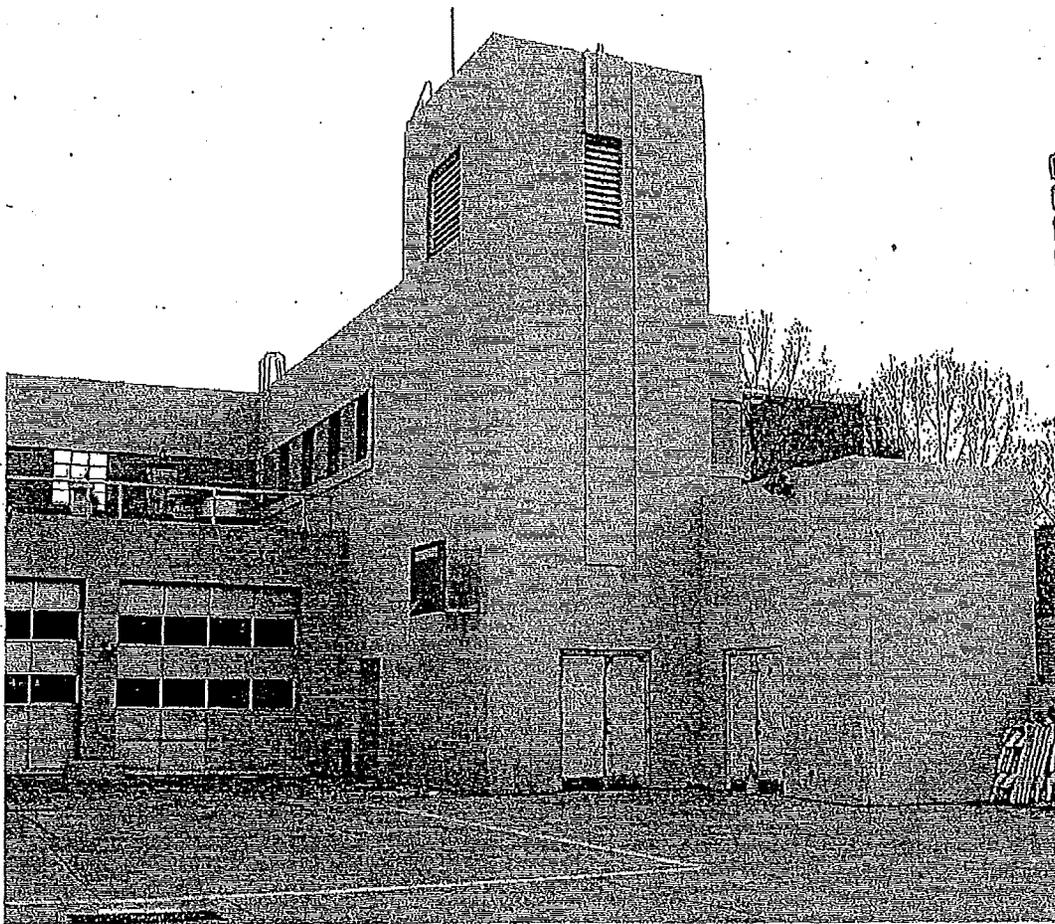
Memorial Reprint Edition, San Jose; Smith & McKay Printing Co., 2002.

CONTINUATION SHEET

Page 7 of 7 *Resource Name or # (Assigned by recorder) SJC03023

* Recorded By F. Maggi & B. Montgomery

* Date 1/23/2004 Continuation Update



HISTORIC EVALUATION SHEET

Historic Resource Name: Fire Station No. 1 (inactive)

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Excellent quality of form	X			
2. STYLE	Very good example, few survive		X		
3. DESIGNER	Designer of primary importance	X			
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	Firehouse		X		

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Organization of primary import.	X			
7. EVENT	None				X
8. PATTERNS	Patterns of primary importance	X			
9. AGE	Built since 1945				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	symbol for city as a whole	X			

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear		X		
14. EXTERIOR ALTERATION	Minor alterations	X			
15. STRUCTURAL REMOVAL	None	X			
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	All appears to exist	X			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL	Good			X	
19. INTERIOR / HISTORY	Excellent	X			
20. INTERIOR ALTERATION	No changes, minor changes	X			
21. REVERSIBILITY / INTER.	Highly reversible	X			
22. NATIONAL OR CALIF. REG.	Appears eligible		X		

REVIEWED BY:

Franklin Maggi

DATE:

01/18/04

EVALUATION TALLY SHEET

Historic Resource Name: Fire Station No. 1 (inactive)

A. VISUAL QUALITY / DESIGN

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	16
10	8	4	0	8
6	4	2	0	6
10	8	4	0	0
8	6	3	0	6

Value	Sub-total	Cumulative sub-total
	36	

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	Value
20	15	7	0	20
20	15	7	0	0
12	9	5	0	12
8	6	3	0	0

32

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY
11. SETTING
12. FAMILIARITY

E	VG	G	FP	Value
8	6	3	0	0
6	4	2	0	2
10	8	4	0	10

12

80

(SUM OF A+C) = 48

D. INTEGRITY

13. CONDITION
14. EXTERIOR ALTERATIONS
15. STRUCTURAL REMOVALS
16. SITE

E	VG	G	FP	Value
.00	.03	.05	.10	0.03 x 80
.00	.05	.10	.20	0 x 48
.00	.03	.05	.10	0 x 32
.00	.20	.30	.40	0 x 48
.00	.10	.20	.40	0 x 32
.00	.10	.20	.40	0 x 32

2.4

0.0

0.0

0.0

0.0

0.0

2.4

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

77.6

E. REVERSIBILITY

17. EXTERIOR

E	VG	G	FP	Value
3	3	2	2	3

3

80.6

F. ADD'L CONSIDERATIONS/BONUS POINT

18. INTERIOR / VISUAL
19. INTERIOR / HISTORY
20. INTERIOR ALTERATIONS
21. REVERSIBILITY / INTERIOR
22. NATIONAL / CALIFORNIA REGISTER

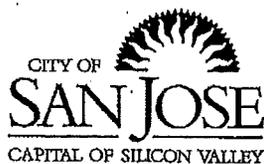
E	VG	G	FP	Value
3	3	1	0	1
3	3	1	0	3
4	4	2	0	4
4	4	2	0	4
20	15	10	0	15

15

27

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)

107.60



Executive Director

The Redevelopment Agency of the City of San José

April 29, 2008

Edward Janke, AIA, Chair
San Jose Historic Landmarks Commission
Attn: Sally Notthoff-Zarnowitz, Historic Preservation Officer
200 E. Santa Clara Street
San Jose, CA 95113

SUBJECT: FIRE STATION NO. ONE, 201 N. MARKET STREET

Dear Commissioner Janke:

The Redevelopment Agency has a long history of utilizing redevelopment funds for the preservation of San Jose's historic resources. The Jose Theater, the Fox (California) Theater and most recently, the Bassler-Haynes and Beach Buildings are just a few examples of rehabilitation projects that have benefitted from Agency assistance. We believe that the character of Downtown has been enriched greatly by the rehabilitation of these buildings.

It is our understanding that at the last HLC meeting, the Commission requested for its consideration the Historic Landmark Nomination of Fire Station No. One, located at 201 N. Market Street. This request has been agendized on the May 7, 2008 HLC meeting.

The San Jose Redevelopment Agency is owner of the site, and has identified proceeds of the sale of Fire Station #1 to address the funding needs at Watson Park. As its owner we do not support its designation as a City Landmark since such a designation will adversely affect the value of the property and therefore the funds available to the park.

Historic Landmarks Commission
FIRE STATION NO. 1

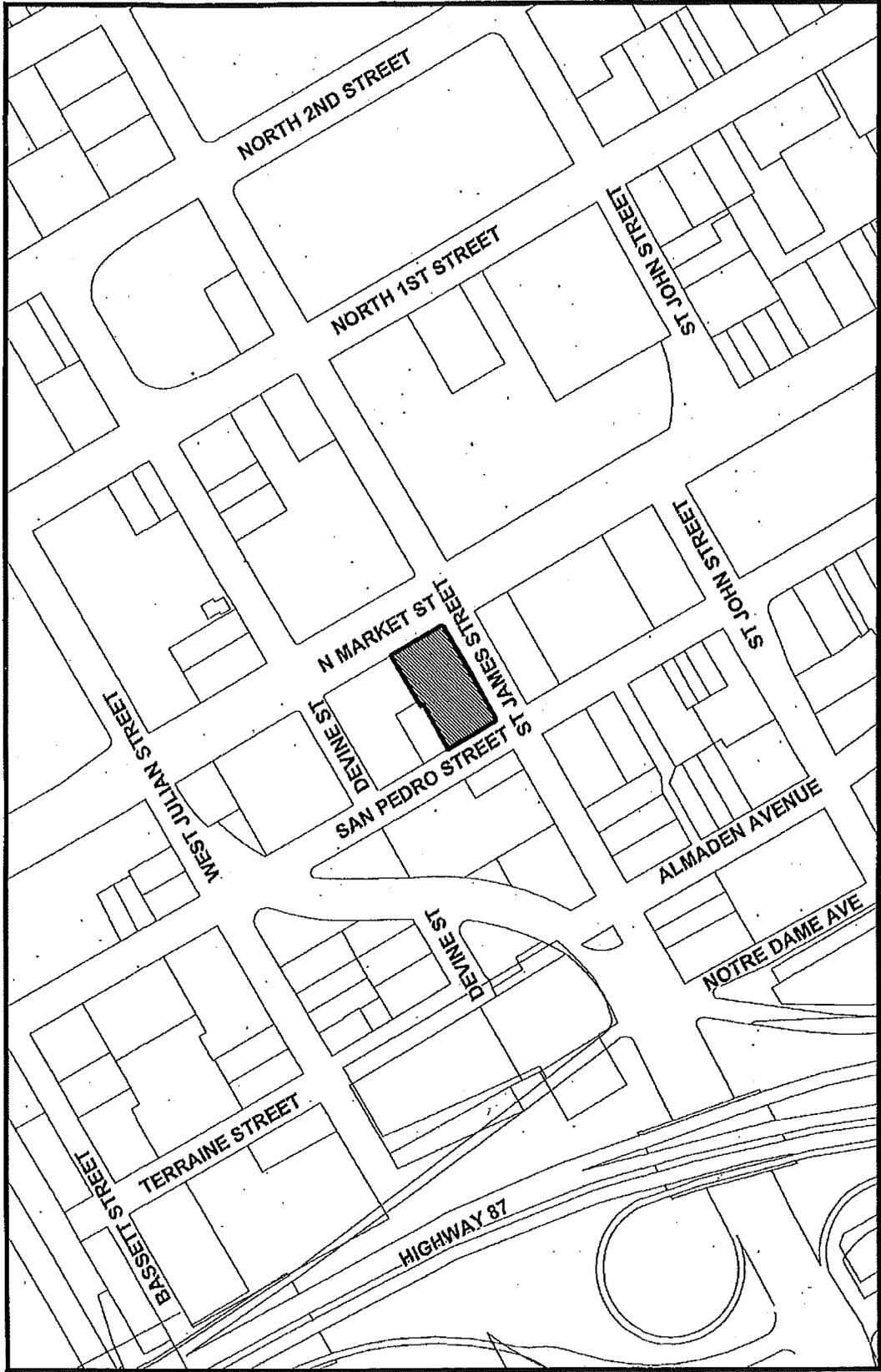
Page 2
April 29, 2008

While we appreciate the Historic Landmarks Commission's interest in the building, the Agency believes that resolving the issues at Watson Park is more critical for the public.

Sincerely,



HARRY S. MAVROGENES
Executive Director



File No: HL08-169

District: 3

Quad No: 83

Approx. Scale: 1" = 250'

Map Created On: 04/22/2008

Noticing Radius: 500 feet

