



HISTORIC LANDMARKS COMMISSION
DESIGN REVIEW COMMITTEE (DRC) MEETING

WEDNESDAY, JUNE 24, 2009

12:00 -1:30 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

ED JANKE, HLC Chair

PATRICIA COLOMBE, HLC Vice Chair,

and STEVEN COHEN

Design Review Committee Meeting Goal: Discuss project design conformance to applicable City of San Jose historic design guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

Proposed projects for consideration:

San Pedro Square Redevelopment Project – PRE08-136, Comprehensive Preliminary Review application for the rehabilitation of three existing commercial buildings and the Peralta Adobe plaza, including a 4,070 square foot addition, to create an indoor/outdoor market place. The project is located on the northwest corner of North San Pedro Street and St. John Street. The site includes four properties, two of which are historic resources with the following information included:

- Luis Maria Peralta Adobe – 184 St. John Street – National Register Site, State Landmark and City Landmark Structure (DPR and documentation attached).
- Garden City Modern Bakery – 87-97 San Pedro Street – Eligible for the National Register and for the California Register and is a Structure of Merit (DPR attached).

The site is adjacent to the following historic resources:

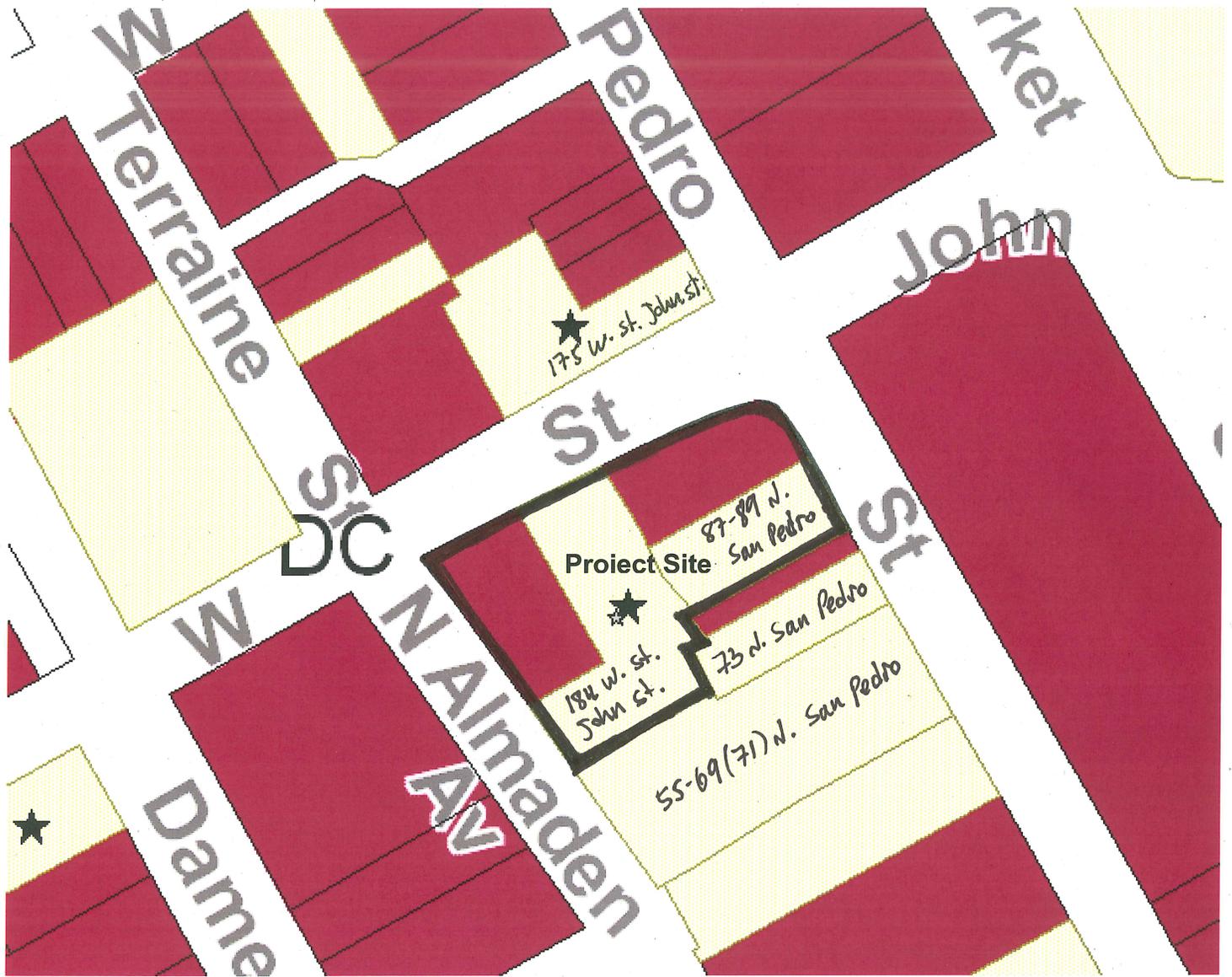
- Coronado Livery Stables – 55-71 San Pedro Street – Structure of Merit (DPR attached).
- Slavich Building – 73 North San Pedro Street – Eligible for the National and California Registers and is a Structure of Merit (DPR attached)
- Fallon Residence – 175 West St. John Street – City Landmark Site (DPR attached)

All of the above sites are within the San Pedro Square which was identified as an historic district within the Downtown Strategy Plan. San Pedro Square was part of the Downtown San Jose Historic Resources Survey. Attached is an analysis of San Pedro Square taken from this Survey document.

The Slavich Building and the Garden City Modern Bakery, referenced above, have been analyzed in a recent historic report entitled: "Historic Structure Evaluation, History San Jose Downtown Museum Project". The relevant section of this report is attached for your review.

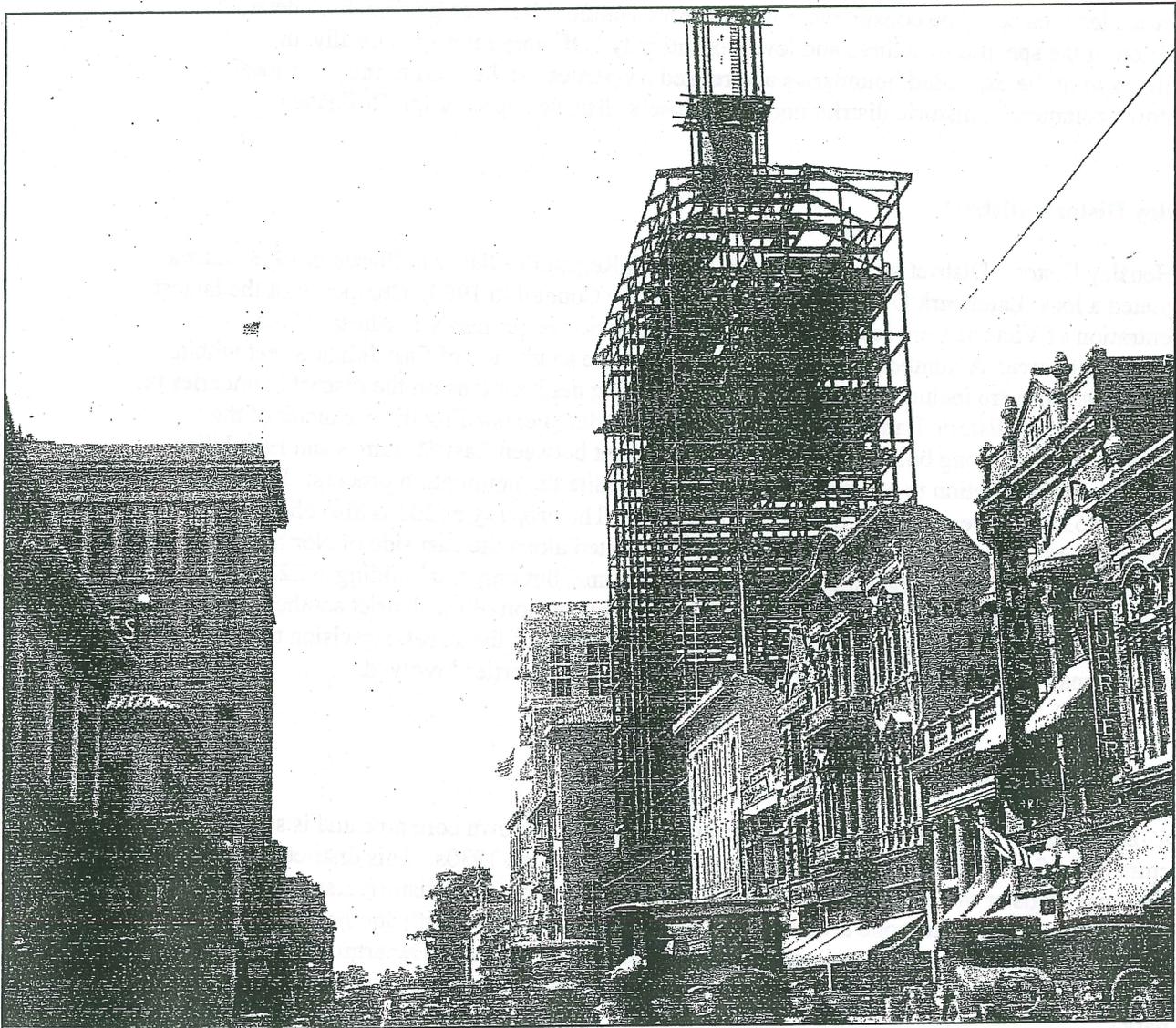
Sally Zarnowitz, *Project Manager.*

JOSEPH HORWEDEL, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT



★ - City Landmark
Yellow Sites – Historic Resources
Sites with addresses include an attached DPR

**DOWNTOWN SAN JOSÉ
HISTORIC RESOURCES SURVEY
YEAR 2000**



**CITY OF SAN JOSÉ
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

**PREPARED BY
DILL DESIGN GROUP**

downtown, not just the business and financial district.

The expanded area could be considered eligible for the National Register given a more detailed evaluation of the specific structures and levels of integrity. Of more relevance locally, the identification of the expanded boundaries and related properties can be used to initiate a local downtown commercial historic district under San Jose's Historic Preservation Ordinance.

Hensley Historic District

The Hensley Historic District was listed on the National Register of Historic Places in 1983 and was designated a local Landmark District by the San José City Council in 1990. Composed of the largest concentration of Victorian-era residences in the city, it is located primarily northeast of the downtown core area. A number of properties located on the south side of East Julian Street within the downtown core are included within the district. During deliberations on the district boundaries in 1990, the San José Historic Landmarks Commission considered expanding the perimeter of the district to properties along both sides of North Third Street between East St. James and East Julian Streets, but deferred action to a later date in order to expedite the nomination process. The properties at 247 and 253 are currently listed on the city Inventory. The property at 233 is also eligible for listing on the inventory. The multi-family properties located along the east side of North Third Street were found to be an interesting collection of styles over time, but only the building at 222 North Third Street was found eligible for the Inventory. While expansion of the district southerly may be an appropriate action for the three buildings along the west side of the street, a revision to the district boundaries may not be warranted given the small number of properties involved.

St. James Square Historic District

Saint James Park is the only public square remaining in the downtown core area and is surrounded by structures significant for their civic design from the 1860s through 1930s. This district was listed on the National Register of Historic Places in 1979 and became a San José Historic Landmark District in 1984. The square has undergone a variety of changes over its lifetime, with another master plan currently in process. Design Guidelines were developed by the Planning Department and Historic Landmarks Commission in 1989 and are intended to guide development on properties surrounding the park.

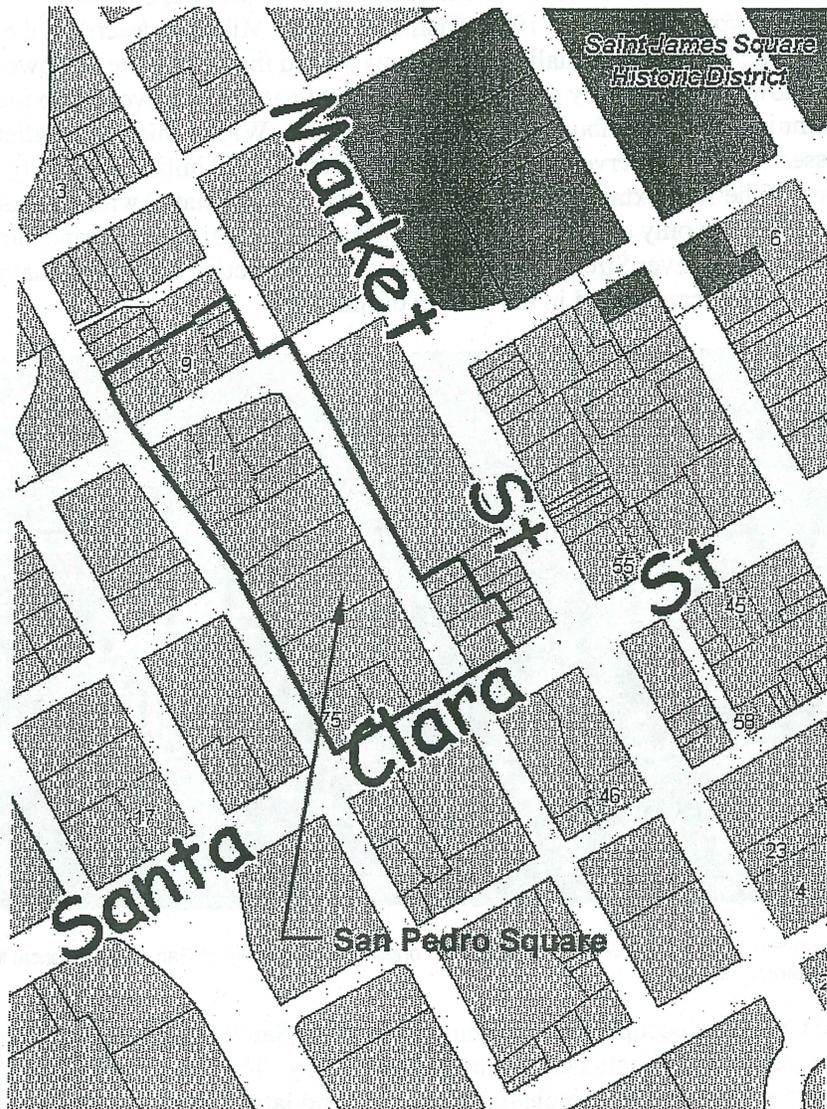
New issues relating to the district boundaries were not found as a part of the Downtown Survey. The property located at 82 North Second Street, which is listed as a noncontributing structure within the district, was reevaluated and found to be eligible for listing on the Inventory as a fairly rare representative example of an International Style building from the pre-World War II period. It appears to be the only representation of the period currently extant in the downtown core and remains in good condition. While the building does not contribute to the historic district, it retains individual significance pertaining to the larger area of the downtown.

San Pedro Square

The San Pedro Square area underwent renovation and adaptive reuse during the late 1970s and 1980s and was identified as an historic district within the Downtown Strategy Plan. This district, however,

has not undergone historic evaluation or recordation in any systematic way. The buildings at 55-69 (the Tied House) and 87 (formerly Saint John's Restaurant) North San Pedro Street underwent evaluation as a part of the URM study. While the 55-69 North San Pedro Street (historic Coronado Livery Stables) was found eligible for listing on the Inventory, 87 North San Pedro Street (historic Garden City Modern Bakery) was not. Along the northerly side of West Santa Clara Street, of the four buildings considered part of this district, only the Lyndon Building at 177 West Santa Clara Street has been designated a City Landmark, the Farmer's Union Building (now Speido's) at 151 and the Masson Building at 161 West Santa Clara are listed as Identified Structures. The Aconda Hotel (historic Lamolle House) at 141 West Santa Clara Street is not listed on the Inventory. Also within the San Pedro Square area are the Fallon House and Peralta Adobe, both City Landmarks.

The Masson Building has undergone recent evaluation as a part of a Section 106 review for a renovation project. Both the Masson Building and the Farmers Union Building were evaluated by

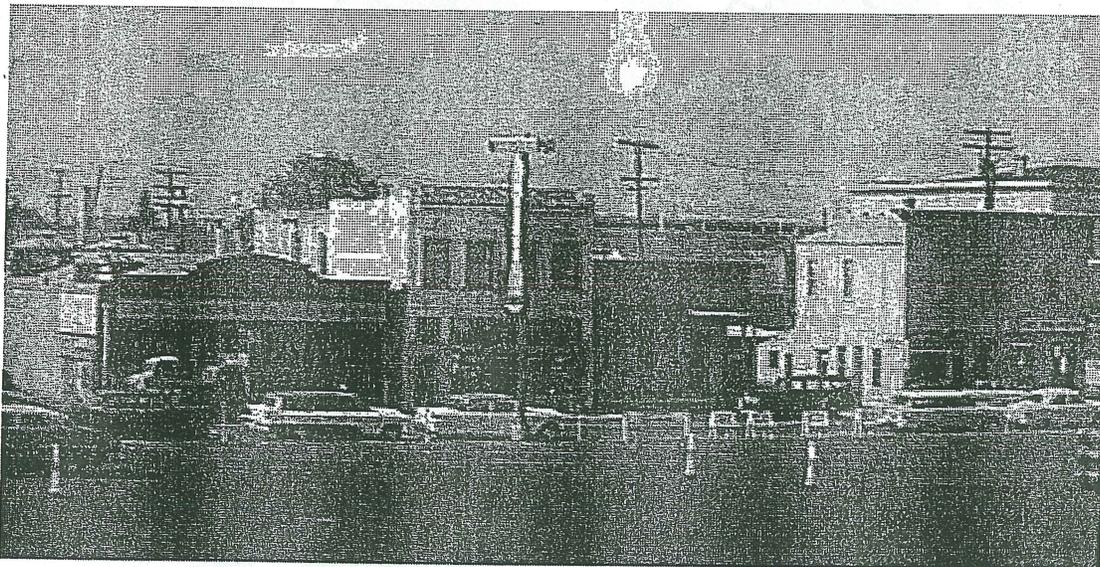


Note: numbered parcels refer to designated City Landmark sites

the firm of Archives & Architecture and were found to be eligible for listing as local City Landmarks.

The Aconda Hotel (historic Lamolle House) was also evaluated and found to be eligible for listing on the Inventory based on significant historical associations. Both the Lamolle House and the Masson Building are associated with significant personages and patterns related to the ethnic French-American community in San José.

The four buildings found on the west side of North San Pedro Street, north of the Farmer's Union Building (51, 55-69, 73 and 87), appear to be historically associated with the era of Italian ethnic immigration at the turn-of-the-century. In 1988, Stephen D. Mikesell prepared an in-depth report on this era of San José's history, entitled "*Report on National Register Eligibility and Mitigation Measures for Properties Within the Area of Potential Effects for Guadalupe River Project, San José, Santa Clara County California*" (Mikesell 1988; Gualtieri 1988). Mikesell described the period of significance during which an influx of Italian immigrants settled the area in the northwest quadrant of the original downtown core, an early geographic settlement pattern that evolved to include a number of larger ethnic Italian neighborhoods in the frame area. Within this early settlement area, a number of businesses evolved to serve the incoming immigrants, most initiated by early leaders of this immigrant wave. The four extant buildings on this block are associated with this pattern of development and remain the only extant commercial buildings (excepting the Torino Hotel and Alameda Bakery within the River Street Historic District) in this section of the city that are representative of this significant period in the history of San José.



View of west side of North San Pedro near West St. John Street / original print of photo at San Jose Historical Museum Archives, managed by History San José

The Ravenna Paste Company occupied the building at 51 North San Pedro (now the Spaghetti Factory) during this period and functioned as a macaroni factory. The Tied House at 55-71 North San Pedro has housed a variety of uses including Coronado and later Piccetti Livery Stables. The building at 73-75 North San Pedro was occupied by Crosetti Wagon Works shortly after its construction in 1902 and later evolved into a blacksmith shop under Giovanni (John) Crosetti and

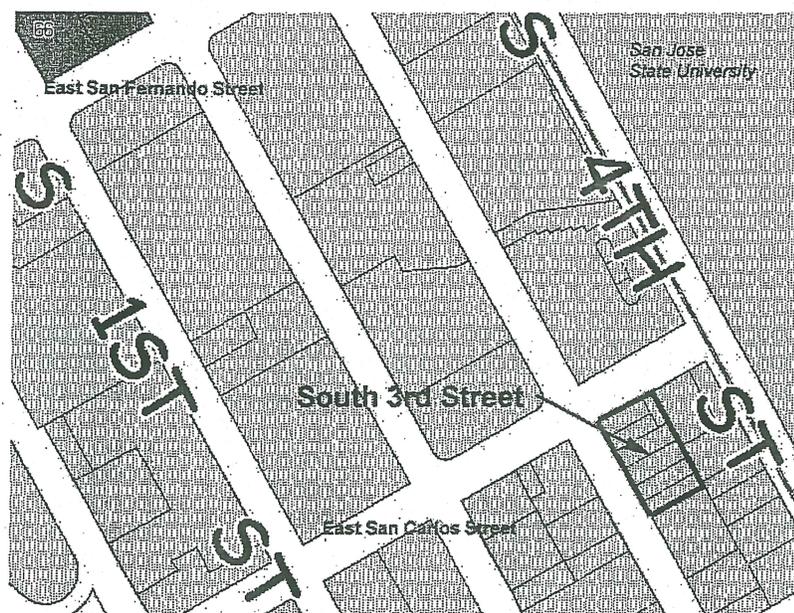
later Joséph Corno. Built in 1904, 87 North San Pedro was home to Garden City Modern Bakery under Joe Lingua and later became El Dorado Bakery until converting to a laundry in the 1950s.

The Crosetti Wagon Works and Blacksmith Shop represent archaic uses no longer found locally. The building at 73-75 North San Pedro Street appears to be substantially intact viewed from the street and based on a 1950s photograph. The Garden City Modern Bakery building was originally a two-story building occupying a portion of the current Saint John's Restaurant building at 87 North San Pedro. By 1930, the bakery had been expanded to the south and rear property lines. From viewing photographs from the 1950s, it appears that the storefront on the northerly portion of the building has been modified, but that the remaining exterior portions of the building remain intact.

The four buildings along North San Pedro Street are significant as a grouping and appear to be eligible for the National Register. The larger area, including the four buildings along West Santa Clara Street as well as the Peralta-Fallon site, have a geographic relationship that would suggest local designation as an historic district in line with previously adopted inclinations within the Downtown Strategy Plan.

South Third Street Residential District

This small neighborhood of seven two-story residentially designed buildings addressed from 302 to 340 South Third Street and including 140 East San Carlos Street presents an image of an intact urban neighborhood development from the turn-of-the-century. All have been architect-designed, a number of them by the important local firm of Wolfe and McKenzie.



The buildings have been well maintained and most have been converted to commercial uses in ways that are appropriate to the original designs. The buildings were built over a twenty-year period, but

HISTORIC STRUCTURE EVALUATION

History San Jose Downtown Museum Project

in the

**CITY OF SAN JOSE
SANTA CLARA COUNTY, CALIFORNIA**

FOR

**Mark Cavagnero Associates
1045 Sansome Street, Suite 200
San Francisco, CA 94111**

ATTN: Laura Blake, AIA

BY

**WARD HILL
ARCHITECTURAL HISTORIAN
3124 Octavia Street
San Francisco, CA 94123**

**CHARLENE DUVAL
HISTORIAN**

The district does not currently have any official status with the City of San Jose. It is beyond the scope of work of this report to re-evaluate the potential National Register eligibility of the San Pedro Square district. The City of San Jose Planning Department will make the final decision regarding whether the Storm Building and the Laundry Works Building should be considered as potential historic resources for purposes of environmental review under the California Environmental Quality Act (CEQA). If the City of San Jose Planning Department decides the buildings are potentially historic resources (i.e. eligible for the California Register), an environmental impact report will analyze the issue of the California Register eligibility or ineligibility of the buildings; the impacts of the project on the buildings assuming they appear to be eligible; and a range of mitigation measures in the event project impacts meet the CEQA definition of constituting a "substantial adverse change" on historic resources. Based on the research and analysis conducted for this report, it is the opinion of the authors that the Storm Building and the Laundry Works Building appear to retain sufficient historic integrity to be contributing features to a potential Italian commercial historic district eligible for the California Register.

IV. HISTORIC FEATURES INVENTORY

The purpose of this section is to identify the significant or "character-defining" features of the Storm and Laundry Works Buildings. In considering the relative value of the original construction and later alterations of historic buildings, it is often useful to establish certain levels of significance of particular features. Although national standards have not been adopted to rate a building's historic features, it is standard practice in preparing an historic structures report to state the relative value of the various features of an historic property. The following analysis was conducted using the four levels of significance defined below:

Very Significant

This feature of the historic resource exemplifies original design, materials, and historical associations that are unusual and particular to the building and its period of significance. This feature is highly important to the historical significance of the building and it should not be destroyed or damaged.

Significant

This feature includes original design, materials and historical associations that are good examples of the values distinguishing the building and its connection to the period of significance. It is important to the significance of the building and should not be changed except for overriding code or programmatic reasons. The changes should be compatible with the original design.

Contributing

This feature include original design, materials and historical associations contribute to the building's connection with history. Although not unusual, this feature in combination with others adds to the significance of the building. It should be retained when possible and changes should be compatible with the original design.

Non-contributing

This feature does not contribute to the building's historic integrity because it is a modern alteration or an original feature that has changed so much it no longer conveys it historic character.

Storm Building (Slavich Building) 75 North San Pedro Street

Exterior

This single-story structure has a rectangular plan (64 ft by 35 ft) and an overall height of 16 feet (Figure S-1; Photo 1). The building envelope has not changed since its original construction in 1904 (Figures S-1 & 1). The east façade on North San Pedro Street appears to be wood-frame on the ground floor with large window openings flanking the central main entrance. Under the modern stucco exterior on the east façade, the original brick façade may survive above the ground floor openings. The front façade retains its original stepped gable form (Figure S-2) (Photos H-1, H-2). The altered ground floor is non-contributing. Further investigation is needed to determine if any of the original brick front façade and stepped gable survives.

The north and west walls are 13 inch thick, un-reinforced brick masonry. The north wall retains an original classical cornice that originally continued around to the front façade (Photo 2). A modern metal roll-up door with steel framing has been added to the rear (west) façade – this is a non-contributing feature (Photo 3). Given that the north and west walls retain their original materials and designs – i.e. brick with side cornice and rear stepped gable - they are contributing features. The corrugated metal roof projecting from the west façade is non-contributing. The south wall is an un-reinforced masonry party wall shared with the adjoining building at 55-69 North San Pedro Street. This wall is non-contributing.

Interior

The interior is primarily a free-span space with modern partition walls dividing off several rooms on the east (Photo 4). These modern interior walls, the concrete slab floor,

the mechanical equipment (electrical and HVAC) and fluorescent lighting fixtures inside are non-contributing.

The roof is framed with wood trusses with vertical steel rods on 8 foot spacing (Figure S-4). Masonry pilasters in the exterior walls support the trusses. 2 x 2 inch roof rafters and 12 inch wide wood plank sheathing rest on the trusses (Photo 5; Figure S-5). The rafters rest on the north and south walls and are supported by purlins at the roof ridge. Dry rot is evident in the roof framing and at the wall/truss connections. The building has a concrete slab floor and concrete foundation under masonry walls. The wood trusses, roof rafters and wood plank sheathing, in addition to the exposed brick walls, are contributing.

Laundry Works (El Dorado Bakery)
Current address: 97 N. San Pedro Street
Historic address: 85-87 N. San Pedro Street)

This rectangular plan (63 feet by 138 feet), brick masonry (five course American bond) building was constructed in three phases (Figure L-1). The original 1904 section is a two-story building on the north (Phase I). Additions on the west (Phase II) and the south (Phase III) of the original building date from the early 1930s. The building was renovated as a restaurant in 1975 (Figures LR-1 to LR-5).

Phase I

Exterior

The two-story, front (east) façade of Phase I has a stucco façade with a wood-frame structure on the second floor while the first floor is brick (Figures L-2, L-3; Photo 6). The original first floor was largely a glazed storefront (Photo H-9). The second floor retains its Spanish Colonial Revival Style design from 1933. Extant features include the red tile roof parapet, the cast concrete Spanish Baroque ornament above the four evenly spaced windows, the wood-sash double-hung windows, and the Spanish Baroque ornamental window surrounds and the cast concrete belt-course. The Phase I second floor east façade is a significant feature. The ground floor remodeled in 1975 is non-contributing. Further investigation is needed to determine if any features of the 1933 storefront (such as original tile-work) are extant beneath the later remodeling (H-10).

The north wall is 13-inch thick brick masonry. This wall also has two original window openings (Figure L-3). This wall is contributing. The south and west walls are 13-inches thick on the first floor, tapering down to 8 inches on the second floor. Significant sections of the original first floor south and west walls have been removed when the Phases II and Phase III were constructed (Figure L-1). The remaining sections of the first floor south and west walls (now inside) lack historic integrity and thus are non-contributing. The second floor walls, however, are largely intact, thus are contributing. The roof has 2 x 6 inch rafters and 2 x 4 inch ceiling joists. The roof structure is non-contributing. The extensive covered outdoor dining area (including an exterior stair to the second floor)

north of the Phase I and II north facade was developed from 1976 or later; these improvements are non-contributing.

Interior

The interior of Phase I was extensively altered as a bar during the 1975 restaurant renovation. The only contributing feature in the Phase I first floor interior is the north brick wall (Figures LR-1, LR-2) (Photos 7 & 8). The front windows, floor, bar and ceiling are recent renovations. The stairwell to the second floor is in its original location, however the stair itself was rebuilt, thus is a non-contributing feature (Photo 9). Two original windows on the south wall opening into the stair well are contributing (Photo 10). The Phase I second floor was renovated for offices, storage, restrooms and a banquet room, altering the original spatial configuration (Figure LR-2). The brick walls and two fireplaces in the front room are original features that are contributing (Photo 11). The other second floor rooms and finishes are non-contributing.

Phase II

Exterior

The L-shaped Phase II addition continues west 81 feet from the Phase I building. Phase II addition extends south, about 9 feet wider than the original Phase I (Figure L-1). The exterior walls are 13-inch wide brick masonry. The original north and west walls are contributing. The south wall (now inside) has been largely removed, thus it is non-contributing.

Interior

The Phase II interior was renovated as a dining area for the restaurant in 1975 (Figure LR-1). Stairs and a ramp led from the bar area to the dining area (Photo 12). Heavy timber posts and lintels, installed in 1975 for seismic upgrading, are non-contributing. The three windows in the west wall also appear to have been added as part of the restaurant renovation. The floors and ceiling are non-contributing. The exposed brick walls are contributing. The western end of Phase II included the brick ovens for the bakery (Photo 13; Photo H-8). The ovens were largely demolished during the restaurant renovation. The relatively small fragments of the original ovens still surviving are non-contributing (Photos 14,15).

Phase III

Exterior

Phase III comprises the southern half of the Laundry Works with a single-story front (east) facade on North San Pedro Street (Figures L-1, L-3). The west and south walls of

Phase III are 13-inch thick brick masonry (Figure L-2, Photo 16). These walls have no windows or other openings. The original brick front façade has been stuccoed and the original openings have been partially or completely filled in. A rough-hewn timber belt-course was added above the ground floor (Figure L-2, LR-3). Despite these later alterations, the front façade retains its original stepped gable form, a significant feature. Further investigation is needed to determine what survives of the original brick façade under the stucco (Photo H-9). Any extant brick front façade needs to be evaluated for potential significance. The west and south walls are contributing.

Interior

The Phase III interior was renovated for primarily the restaurant kitchen, restrooms and a nightclub area in 1975 (Figure LR-1). A small portion of the original bakery ovens survives near the west wall. This surviving fragment is non-contributing. The nightclub area is an open, clear-span space, like it was when used as a warehouse (Photos 17, 18; Figures L-4 to L-6; Figures LR-4, LR-5). The exposed wood-trusses, 13 ft spacing, are contributing. A modern floor, mechanical equipment, walls finishes and three concrete block shear walls have been added in this area. The interior south brick wall is contributing.

V. PROJECT DESCRIPTION

The proposed project for a new regional history museum at the San Pedro Square involves integrating five separate parcels into one unified museum complex. The project is described in the July, 2000 report "History San Jose Downtown Museum Facilities Master Plan" (Mark Cavagnero Associates 2000). The proposed massing creates a courtyard around the Peralta Adobe, visually extending across St. John Street to embrace the Fallon House to the north (Figures P-1 to P-6). The museum buildings would frame the courtyard. The new gallery space would need to have 20-foot high ceilings, state of the art lighting and mechanical systems, and flexibility for exhibition planning and visitor flow. The lobby, galleries, education facilities, shop and other facilities need to be located together on the south side of St. John Street.

Mark Cavagnero Associates has developed two conceptual design options the new regional history museum. The entry, lobby and shop are located on the pedestrian oriented North San Pedro Street. The permanent galleries would be located at the south end of the courtyard and the temporary galleries and theatre would be at the North San Pedro/St. John Street corner. Offices and support spaces would be at the southwest corner of the site with access from Almaden Avenue.

The Proposed Plan retains the street façade and the front portion of the Laundry Works and demolishes the Storm Building (Figure P-4). The Alternate Plan retains and rehabilitates the entire Laundry Works and demolishes the Storm Building (Figure P-5). The Laundry Works façade will be restored.

HISTORIC RESOURCES INVENTORY

HABS _____ Ser. No. _____
 HAER _____ NR 1
 SHL X Loc X
 UTM: A _____ B _____
 C _____ D _____

IDENTIFICATION

1. Common name: Luis Maria Peralta Adobe
2. Historic name: Jose Manuel Gonzalez-Luis Maria Peralta Adobe
3. Street or rural address: 184 West St. John Street
 City: San Jose Zip: 95110 County: Santa Clara
4. Parcel number: 259-35-050
5. Present Owner: City of San Jose Address: 801 North First Street
 City: San Jose Zip: 95110 Ownership: Public Private
6. Present Use: Historic Site Original use: Residence

DESCRIPTION

7a. Architectural style: Adobe

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The Peralta Adobe was built about 1800. Its construction is typical of adobe residences of the period. The exterior walls are constructed of standard adobe bricks 22" in length, 11" in width, and 3" in depth. Adobe mud plaster covered the walls and was sealed with several coats of lime whitewash. The adobe building is 42 by 20 feet, with a packed earth floor and an attic. An adobe partition divides the interior into two rooms. Historical accounts indicate that the adobe had a wooden porch running the length of the east side of the building. The earliest known photograph of the adobe, c.1868, shows a wooden shake roof and an outside staircase leading to the attic. After the 1870s, the adobe was no longer used as a residence. During this period, the adobe was covered with a corrugated tin roof. A wooden shed replaced the porch and the outside staircase was removed.

The City of San Jose acquired the property in 1966. A partial restoration was undertaken in 1976, focusing on the period of greatest historical significance (1807-1851). The tin roof was removed and replaced by a shake roof. The wooden shed on the east wall was removed. The porch was replicated, based on historical and archaeological evidence of its appearance. The north, south, and west exterior walls were repaired. The east wall was left untouched to show the changes to the structure over time. The property around the adobe was cleared and developed as a city park.

Attach Photos Here

8. Construction date
 Estimated: 1800 or later: unknown
9. Architect: Not Applicable
10. Builder: Jose Manuel Gonzalez
11. Approx. property size (in feet)
 Footage: 72 Depth: 212
 or approx. acreage: 0.35 Acre
12. Date of enclosed photographs:
1988

Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

Alterations: Tin roof and wooden sited added in the 1870's; removed during restoration in 1976; original roof and porch replicated.

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: ___

Threats to site: None known ___ Private development ___ Zoning ___ Vandalism X
Public Works project: ___ Other: ___

Is the structure: On its original site? Yes Moved? ___ Unknown? ___

Related features: ___

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site)

The Peralta Adobe is the only surviving structure from the pueblo of San Jose de Guadalupe, California's first civil settlement. Its adobe construction makes it architecturally significant in an area where few adobe structures survive. The building was constructed c.1300 by Jose Manuel Gonzalez, an Apache Indian who was a member of the DeAnza expedition of 1775 which founded San Jose.

The building came into the hands of Luis Maria Peralta in 1807, when he was posted to the pueblo as comisionado, a quasi-military-civil position which made Peralta responsible for the general welfare of the pueblo and its inhabitants. The adobe was the principal residence of Peralta, his wife, and their nine children (four of whom were born in the adobe). During Peralta's 43 years in San Jose, he experienced the regimes of Spain, Mexico, the Bear Flag Republic, and the State of California. He died in 1851 at the age of 92, leaving the adobe to his two unmarried daughters.

In 1976, the adobe was sold by the Peralta family and converted to commercial use. At one time, it was used as a warehouse for a fruit depot belonging to Louis Scatena, step-father of A.P. Giannini, founder of the Bank of Italy (Bank of America). Prior to its acquisition by the City in 1966, the adobe was being used as a plumber's shop. It was restored in 1976 and is now the central exhibit structure in the Peralta Adobe historic park.

1. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

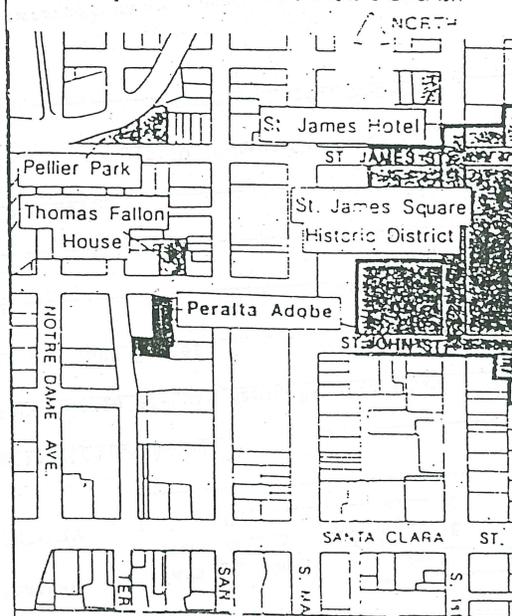
Architecture 2 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement 1
Government ___ Military ___
Religion ___ Social/Education ___

2. Sources (List books, documents, surveys, personal interviews and other references)

1. Bancroft, H.H. HISTORY OF CALIFORNIA, San Francisco, 1884, Vol. 1, II, 4 (11947012)
2. Balthasar, Edwin A. FELIPE DE MOYA, San Francisco, California Historical Society, 1971.
3. NARRATIVE OF NICHOLAS "CHICHENNE" DAWSON, ed. San Francisco, O. S. Watson, 1933.
4. Fox, Frances. LUIS MARIA PERALTA AND HIS ADOBE. San Jose, Smith-McCleay Printing, 1975.
5. Hall, Frederick. HISTORY OF SAN JOSE. San Francisco, 1871.
6. Sanborn-Ferris Map of San Jose (Insurance Maps), 1891, Vol. II, 695.
7. Wheeler, Oscar O. STORY OF SAN JOSE. San Francisco, 1935.

22. Date form prepared 11/28/88
By (name) Sarah Heigho Nunes
Organization San Jose Historical Museum
Address: 635 Phelan Ave.
City San Jose Zip 95112
Phone: (408) 287-2290

Locational sketch map (show building site and surrounding streets, roads, and prominent landmarks).





Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: April 18, 2007

Approved

Date

COUNCIL DISTRICT: City Wide
SNI AREA: N/A

SUBJECT: CELEBRATION OF HISTORIC PRESERVATION MONTH THROUGH PRESENTATION OF: 1) A PROCLAMATION DECLARING MAY 2007 NATIONAL HISTORIC PRESERVATION MONTH, AND 2) A COMMENDATION TO RECOGNIZE THE THIRTIETH ANNIVERSARY OF THE DESIGNATION OF THE PERALTA ADOBE AS THE FIRST CITY LANDMARK

Please place the presentation of these items on the Ceremonial Items of the May 8, 2007, City Council Agenda.

RECOMMENDATION

- 1) Present a proclamation declaring May 2007 National Historic Preservation Month, and
- 2) Present a commendation to recognize civic and community representatives on the thirtieth anniversary of the recognition of the heritage of all the peoples of San Jose through the designation of the Luis Maria Peralta Adobe structure and site as the first City Landmark No. HL77-01, designated on the bicentennial of the founding of the first civil settlement in California, El Pueblo de San Jose de Guadalupe.

OUTCOME

The City Council proclamation and commendation would recognize historic preservation as an effective tool in maintaining community character while enhancing livability and celebrate the role of history in the lives of all the peoples of San Jose, while commending the efforts involved in the beginnings of the public recognition of their diverse heritage through the designation of the first San Jose City Landmark.

BACKGROUND

Each year, communities around the country celebrate the nation's heritage through National Historic Preservation Month. Preservation Month is an opportunity to recognize the efforts of countless residents who have saved and invested in historic resources. Historic buildings and sites make our neighborhoods and communities distinctive. National Historic Preservation Month is hosted by the National Trust for Historic Preservation. This year's theme is "Making Preservation Work." At the April Historic Landmarks Commission meeting, the Commission selected a liaison to accept a City Council proclamation proclaiming May 2007 Preservation Month in San Jose.

ANALYSIS

San Jose Municipal Code Chapter 13.48, The Historic Preservation Ordinance, adopted in 1975, establishes the procedures for designation of a City Landmark. The Ordinance states that prior to recommending approval of a City Landmark designation to the City Council, the Historic Landmarks Commission shall find that the Landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the commission may consider relevant factors, with respect to the proposed landmark.

In 1976, the Peralta Restoration Committee worked towards the dedication of the Peralta Adobe Historical Park, which provides a tangible link with San Jose's rich Indian, Spanish, Mexican, and American heritage, on August 25, 1976. The Historic Landmarks Commission recommended City Landmark designation of the Luis Maria Peralta adobe structure and site on January 26, 1977, and the City Council designated the structure and site as San Jose's first City Landmark, No. HL77-01, on February 22, 1977. (see attached resolutions)

The Luis Maria Peralta adobe structure and site were designated as a landmark of special historical, architectural, cultural or aesthetic value or interest as an example of once-common, pioneer domestic architecture; constructed of adobe, the structure is approximately 20 feet by 41 feet in size with walls about 2 feet thick; the adobe and surrounding property were acquired by the city to be restored as an historic park; dedicated in 1976. The designation was based upon the following findings:

1. It is identified and associated with persons and eras that have contributed to local, regional, and state history, heritage, and culture in a significant way, and
2. As it is identified with an architectural style, design and method of construction that is distinctive and significant.

The National Trust encourages communities to participate in activities, such as presenting preservation awards to those who have made a difference in local communities, during this event. The Historic Landmarks Commission felt that acknowledging the thirtieth anniversary of the designation of the Luis Maria Peralta adobe structure and site as the first City Landmark in 1977 would be an appropriate means of celebrating Preservation Month 2007. Civic leaders and community members will participate in the acceptance of the commendation.

POLICY ALTERNATIVES

Not Applicable

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)**

Although this item does not meet any of the above criteria, the Historic Preservation Month proclamation item was placed on the Historic Landmarks Commission 2007 agendas, posted on the City's website along with this Council memorandum. Staff has been available to respond to questions from the public

COORDINATION

These ceremonial items were coordinated with the City Attorney.

FISCAL/POLICY ALIGNMENT

Not applicable.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Not a Project.

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

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 2 *Resource Name or # (Assigned by Recorder): SJCDS123

P1. Other Identifier: None

*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 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 87-97 N San Pedro St. City San Jose ZIP: 95113

d. UTM: (Give more than one for large/or linear resources) 10S 597963mE 4132790mN

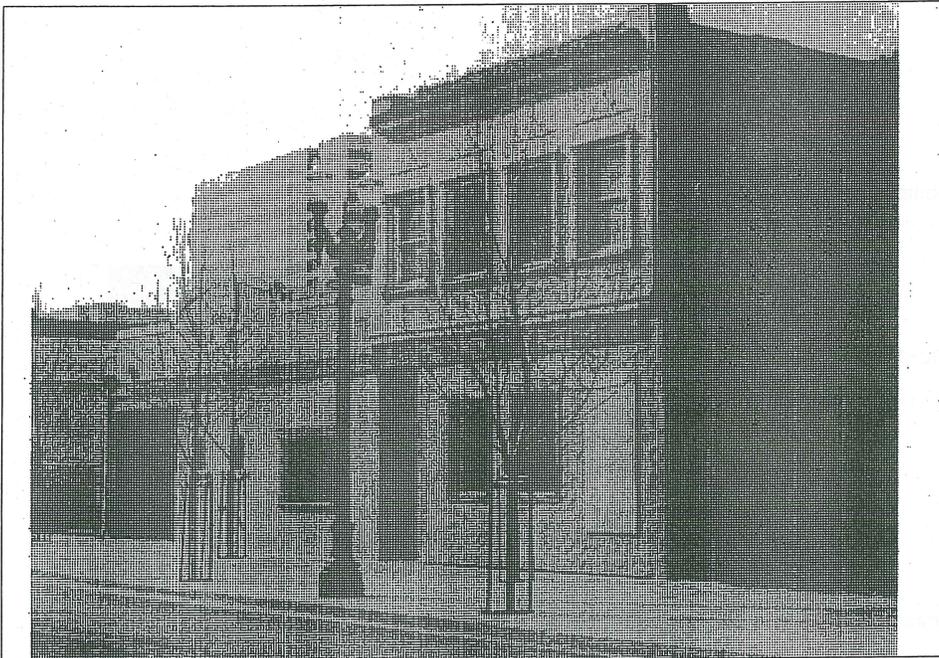
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 259-35-015

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

This one- and two-story brick Spanish Eclectic commercial building was originally built to house a bakery. It has been adapted for commercial uses, including contemporary restaurant uses. Located on two interior lots and expanded recently to include two additional parcels at the corner, one-story sections of the building wrap an earlier two-story section originally associated with the bakery use. The front façade is covered with heavy-trowel stucco, this texture added when the building was converted to restaurant use. The two-story portion of the façade originally included a storefront with fixed sash and transom windows. Presently the storefront has been replaced or covered with a solid wall with smaller window openings. A recessed entry is covered with a metal screen door. A small overhang over this entry is covered with Spanish tile matching a wide mansard set in battlements at the top of the façade wall. A wood band has been applied to the façade on both the one- and two-story sections. Additional embellishments on the two-story section include a horizontal molding band between the upper and lower levels, and decorative cresting with leaf scrolling located above each of four upper windows. These four one-over-one double-hung windows have casings sculpted with decorative egg and dart moldings topped by small capitals. The single-story wing portion of the front façade has a Mission Revival parapet. The vehicle door and front storefront modified with the restaurant adaptation of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial bldg.

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



P5b. Description of Photo:

(View, date, accession #)

4/2000

View from northeast

*P6. Date Constructed/Age Sources:

1904

Block books/directories

*P7. Owner and Address:

Lyles Diversified Inc; James
 66 E Santa Clara St
 San Jose CA 95113

*P8. Recorded by:

F. Maggi/C. Duval
 Dill Design Group
 110 North Santa Cruz Ave
 Los Gatos CA 95030

*P9. Date Recorded: Aug. 23, 2000

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJC DHS123

- B1. Historic Name: Garden City Modern Bakery
- B2. Common Name: St. John's / Laundry Works
- B3. Original Use: Bakery
- B4. Present Use: Restaurant
- *B5. Architectural Style: Spanish Eclectic
- *B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1904, remodeled 1970s

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

b. Builder: Not known

*B10. Significance: Theme Manufacturing & Industry Area Downtown San Jose

Period of Significance 1904-1945 Property Type Restaurant Applicable Criteria A

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

The building at 97 North San Pedro Street (formerly #87) was constructed about 1904 by John Nicora. The earliest tenant was Joe Lingua who established a bakery in the building. By 1908, the building housed the Garden City Modern Bakery, owned by A. Bartoletti. The company was described as "bakers of genuine French Bread." The name was later changed to the Garden City Parisian Baking Company. In 1909, John Nicora still owned the building. In 1916, the baker was run by Mrs. Mary Amburatore and Giovanni Villata and called the New Style French Bakery. By 1924, the building was owned by Louis and Tilio Ferrari and Ricardo Zaro who owned and operated the El Dorado Bakery. In the 1930s, the building expanded to the south, creating warehouse and automobile storage. This bakery operated in the building until at least the early 1950s. In 1956, the building was converted into two businesses; the older portion became a laundry, operated by Soon Lee. The new addition became C&D Auto Service and Repair. In 1975, the building was remodeled into the popular restaurant, the Laundry Works.

This building has some architectural interest reflecting the Mission Revival style applied to many commercial and industrial buildings prior to World War I. The design itself is not unique or of high artistic merit for eligibility for the National Register under Criterion C. The use of the building from 1904 to the early 1950s, including the expanded areas to the rear and south from the original two-story structure constructed in 1904, by a series of bakers in the Italian-American community, is a part of a larger pattern of immigration and related ethnic Italian settlement in the area. With the adjacent buildings along North San Pedro Street, this building would appear to be eligible for the National Register under Criterion A.

B11. Additional Resource Attributes: (List attributes and codes) HP8 Industrial building

*B12. References

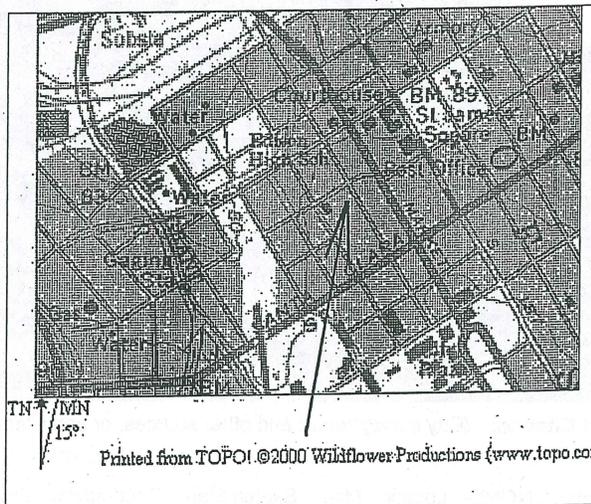
- G. Lawrence, Bird's Eye View of San Jose, California, 1906.
- F. G. Harriman, Block-Book of the City of San Jose, 1909.
- San Jose Assessor's Block Books, c1900-1910.
- San Jose City Directories, 1899-1963.
- San Jose Sanborn Fire Insurance Maps, 1891-1961.
- School District Maps, 1930s.
- Thomas Bros., Block Book, 1924.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



HISTORIC EVALUATION SHEET

Historic Resource Name: 87-97 N San Pedro St

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR				x	
2. STYLE	Spanish Eclectic			x	
3. DESIGNER	Not Known				x
4. CONSTRUCTION					x
5. SUPPORTIVE ELEMENTS	Ovens in the interior		x		

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	John Nicora		x		
7. EVENT					x
8. PATTERNS			x		
9. AGE	1904, remodeled 1970's		x		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY			x		
11. SETTING				x	
12. FAMILIARITY			x		

D. INTEGRITY

		E	VG	G	FP
13. CONDITION			x		
14. EXTERIOR ALTERATIONS				x	
15. STRUCTURAL REMOVALS			x		
16. SITE		x			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR				x	

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL				x	
19. INTERIOR / HISTORY				x	
20. INTERIOR ALTERATIONS				x	
21. REVERSIBILITY / INTERIOR				x	
22. NATIONAL OR CALIFORNIA REGISTER				x	

REVIEWED BY:

Franklin Maggi

DATE:

4/26/00

EVALUATION TALLY SHEET

Historic Resource Name: 87-97 N San Pedro St

A. VISUAL QUALITY / DESIGN

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	6			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	6		16	

B. HISTORY / ASSOCIATION

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
6. PERSON / ORGANIZATION	20	15	7	0	15			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	6		30	

C. ENVIRONMENTAL / CONTEXT

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	8		16	62

(SUM OF A+C) = 32

D. INTEGRITY

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
13. CONDITION	.00	.03	.05	.10	0.03	x 62	1.86	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x 32	3.2	
	.00	.03	.05	.10	0.05	x 30	1.5	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0.2	x 32	6.4	
	.00	.10	.20	.40	0.1	x 30	3	
16. SITE	.00	.10	.20	.40	0	x 30	0	
							15.96	

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions) 46.04

E. REVERSIBILITY

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
17. EXTERIOR	3	3	2	2	2		48.04	

F. ADD'L CONSIDERATIONS/BONUS POINTS

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
18. INTERIOR / VISUAL	3	3	1	0	1			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	2			
21. REVERSIBILITY / INTERIOR	4	4	2	0	2			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	10		16	

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points) 64.04

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 27

Identification and Location

Ser. No. _____
 National Register Status 5D1
 Local designation CS

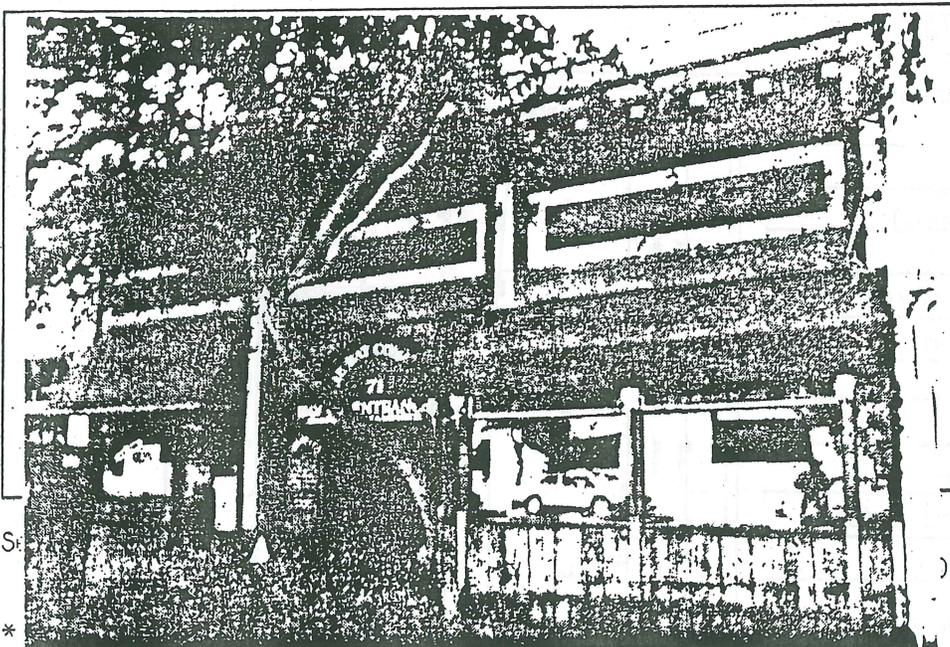
1. Historic name Coronado Livery Stables
- *2. Common name or current name The Tied House/The Bay Company
- *3. Number & street 55-69 (71) N. San Pedro Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95113 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 259-35-015 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This original segment of this building (now The Tied House) was constructed in the late 19th century. After the adjacent building (now The Bay Company) was constructed, the two buildings were tied together with a common facade. Although the building has undergone frequent interior alterations, the exterior has been restored to its early 20th century character. The hipped roof has a plastered parapet facade with a modillioned cornice. The cornice rests on full pilasters that divide the facade into equal sections. The remodeled display windows have aluminum frames and a transom band. Windows on the south side of the building have one-over-one fixed panes with wood headers. Small interior windows that open on the shared wall have wood frames and bars. Scars of original arched windows and doors are also visible.



8. Planning agency Planning Dept.
9. Owner Address Cucuzza Family
1309 Glen Eyrie Ave.
San Jose 95125
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning C3H
13. Threats URM

Section 106 (36 CFR 800).

All items must be completed for historical resources survey information.

OR REFERENCE ONLY
 ORIGINAL ON FILE IN PLANNING DEPT.

Historical Information

- *14. Construction date(s) 1899A Original location same Date moved _____
 15. Alterations & date Adjacent building (#71) constructed c1910, many alterations
 16. Architect Unknown Builder Unknown
 17. Historic attributes (with number from list) 06, 08--livery stable, warehouse

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose
 Period 1870-1918 Property Type stable Context formally developed? yes
 *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Part of the original pueblo, most of the property on San Pedro Street was owned and developed by Peter Davidson, an Englishman who settled in San Jose in 1842. With the exception of the Peralta Adobe and the Fallon House, most of the buildings on San Pedro Street date to the late 19th and early 20th century. As business developed on First Street, this area deteriorated becoming one of the leading red-light districts in San Jose until the 1950s. In the 1970s, major efforts began to reclaim this historic district which has subsequently developed into a popular restaurant area. The Tied House, a brewery and restaurant, was originally the Westlake and Lord livery stable, also known as the Coronado Livery Stable in 1901. About 1910 an adjacent building (now The Bay Company) was constructed and the two buildings were tied together with a common facade. The buildings have served as a warehouse, auto and tire sales and service, and various other retail uses. It retains its historic character and contributes to the ambiance of the San Pedro Square restaurant district.

20. Sources:

Visual Survey, 12/2/91; Thomas Brothers, Assessor's Block Books, 1890-1912; City Directories, 1870-1975; Sanborn Maps, 1884-1935; Building permits; Garboske, E., Docent's Training Manual, n.d.; Santa Clara County Pioneer Papers, 1973.

21. Applicable National Register criteria

N/A

22. Other recognition _____

State Landmark No. (if applicable) _____

23. Evaluator Glory Anne Laffey

Date of evaluation 12/10/91

24. Survey type Project Related

25. Survey name URM Survey

26. Year Form Prepared 1991

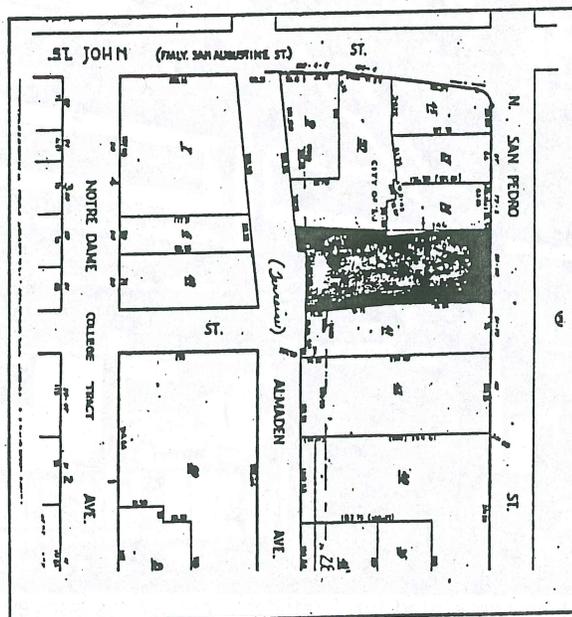
By (name) Glory Anne Laffey

Organization Archives & Architecture

Address 353 Surber Drive

City & Zip San Jose 95123

Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME The Coronado Stables

SURVEY REF. NO. 27

ADDRESS 55-69 (71) N. San Pedro Street

A. VISUAL QUALITY/DESIGN

- | | | | | |
|------------------------------|---|----|-----|------|
| 1. EXTERIOR _____ | E | VG | G x | FP |
| 2. STYLE _____ | E | VG | G x | FP |
| 3. DESIGNER _____ | E | VG | G | FP x |
| 4. CONSTRUCTION _____ | E | VG | G x | FP |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | FP x |

B. HISTORY/ASSOCIATION

- | | | | | |
|--|---|------|---|------|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | FP x |
| 7. EVENT _____ | E | VG | G | FP x |
| 8. PATTERNS <u>Downtown commercial development</u> | E | VG x | G | FP |
| 9. AGE _____ | E | VG x | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|------|---|----|
| 10. CONTINUITY _____ | E | VG x | G | FP |
| 11. SETTING _____ | E | VG x | G | FP |
| 12. FAMILIARITY _____ | E | VG x | G | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|-----|----|---|----|
| 13. CONDITION _____ | E x | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E x | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E x | VG | G | FP |
| 16. SITE _____ | E x | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|-----|----|---|----|
| 17. EXTERIOR _____ | E x | VG | G | FP |
|--------------------|-----|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|----------------------------------|---|----|-----|------|
| 18. INTERIOR/VISUAL _____ | E | VG | G x | FP |
| 19. INTERIOR/HISTORY _____ | E | VG | G | FP x |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G x | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G x | FP |

REVIEWED BY Glory Anne Laffey

DATE: 12/10/91

EVALUATION TALLY SHEET

SURVEY REF. NO. 27

Value
 VG G FP
 6
 4
 0
 4
 0
 0
 9
 6
 6
 4
 8

A. VISUAL QUALITY/DESIGN
 1. Exterior
 2. Style
 3. Designer
 4. Construction
 5. Supportive Elements
 VISUAL QUALITY/DESIGN SUB-TOTAL 14

B. HISTORY/ASSOCIATION
 6. Person/Organization
 7. Event
 8. Patterns
 9. Age
 HISTORY/ASSOCIATION SUB-TOTAL 15

C. ENVIRONMENTAL/CONTEXT
 10. Continuity
 11. Setting
 12. Familiarity
 ENVIRONMENTAL/CONTEXT SUB-TOTAL 18

A & C SUB-TOTAL 32
 B SUB-TOTAL 15
 PRELIMINARY TOTAL (SUM of A, B, & C) 47

Value
 E VG G FP
 0
 0
 0
 0
 0
 0
 0
 3

D. INTEGRITY

13. Alterations					
From A, B & C Sub-Totals	<u>47</u>	X	<u>0</u>	=	<u>0</u>
14. Exterior Alterations					
From A & C Sub-Totals	<u>32</u>	X	<u>0</u>	=	<u>0</u>
From B Sub-Total	<u>15</u>	X	<u>0</u>	=	<u>0</u>
15. Structural Removals					
From A & C Sub-Totals	<u>32</u>	X	<u>0</u>	=	<u>0</u>
From B Sub-Total	<u>15</u>	X	<u>0</u>	=	<u>0</u>
16. SITE					
From B Sub-Total	<u>15</u>	X	<u>0</u>	=	<u>0</u>
INTEGRITY DEDUCTIONS (SUB-TOTAL)					<u>0</u>
ADJUSTED SUB-TOTAL	<u>47</u>	-	<u>0</u>	=	<u>47</u>
	PRELIMINARY TOTAL		INTEGRITY DEDUCTIONS		

E. REVERSIBILITY
 17. Exterior 3

 TOTAL 50

Value
 E VG G FP
 1
 0
 2
 2

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS
 18. Interior Visual Quality 1
 19. History/Association of Interior 0
 20. Interior Alterations 2
 21. Reversibility/Interior 2
 BONUS POINTS SUB-TOTAL 5
 ADJUSTED TOTAL (With Bonus Points) 55

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SJCDHS122

P1. Other Identifier: None

*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 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 73 N San Pedro St. City San Jose ZIP: 95113

d. UTM: (Give more than one for large/or linear resources) 10S 597975mE 4132765mN

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

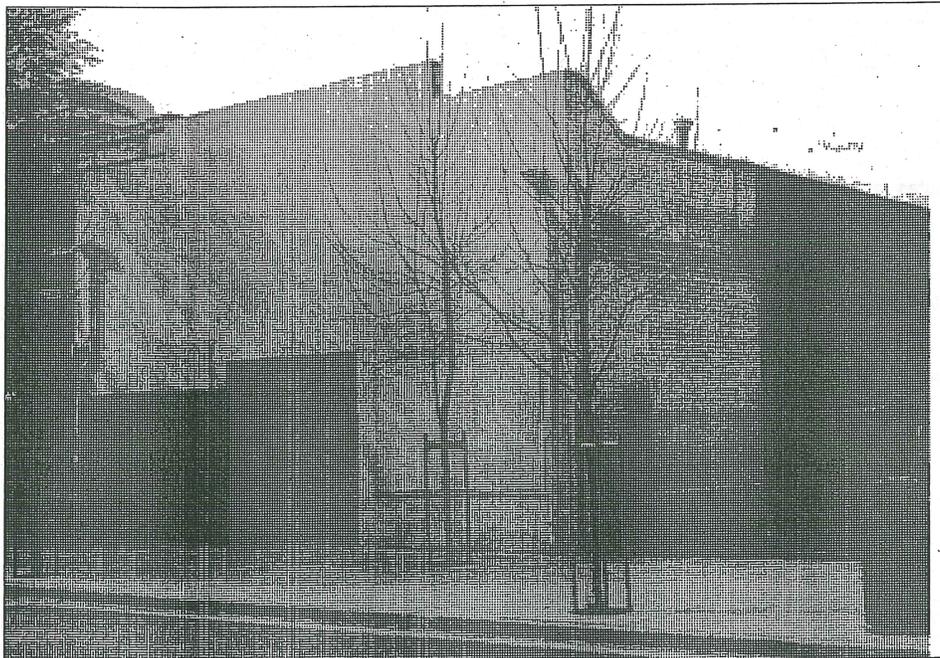
Assessor's Parcel Number: 259-35-014

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

A vernacular brick building one-story in height, this commercial storefront structure is rectangular in plan, covering a portion of the lot and frontage facing San Pedro Street. Designed as a false front building, the façade is topped by a wall parapet stepped in three parts; the central section is raised over a symmetrical storefront. The entry is centered and recessed in the storefront; two doors flank the alcove. The doors do not appear original although the casings rise to an uncovered transom space. The roof appears to be low-slope and surrounded by the brick parapets. The side brick walls curve upward at the front to meet the coping of the front parapet wall. The side wall facing the open yard is corbelled about one-third up the wall, containing five projecting courses. The top course has the header facing out and is the base for spaced pilaster the segment the upper wall below the coping. Two courses of brick are corbelled at the coping, the upper also containing a header face. The front façade has been covered with stucco and the openings blanked with plywood, preventing observation of any original fabric that may be extant at the storefront.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial bldg.

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



P5b. Description of Photo:

(View, date, accession #)

4/2000

View from northeast

*P6. Date Constructed/Age Sources:

Circa 1902

Block books/directories

*P7. Owner and Address:

John M. Felice Trust

50 W San Fernando St

San Jose CA 95113

*P8. Recorded by:

F. Maggi/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: Aug. 23, 2000

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJC DHS122

B1. Historic Name: Slavich Bldg.
B2. Common Name: vacant bldg.
B3. Original Use: Manufacturing
B4. Present Use: Vacant
*B5. Architectural Style: Vernacular storefront
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built circa 1902, possible remodeling 1936

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

B9. Architect: Not known b. Builder: Not known

*B10. Significance: Theme Manufacturing & Industry Area Downtown San Jose

Period of Significance 1902-1945 Property Type n/a Applicable Criteria A

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

The brick building located at 73-75 North San Pedro Street was constructed about 1902 by owner Lorenzo V. Slavich, best know for his restaurant, Slavich's Restaurant and Grill, at 32-36 West San Fernando Street which opened in 1897. Slavich owned this building until at least the 1930s. The first occupant of the building was John (Giovanni) Crosètti who was a wagon & carriage manufacturer. By 1907-08, Crosetti & Nino were the proprietors of the People's Carriage and Wagon Shop. By 1912, horseshoers Hanks & Fuller occupied the #75 half of the building. Hanks, with various partners, worked at this location for several years. Crosetti remained in #73 until 1922. Lui Ghiggerri, blacksmith, moved into #75 about 1923. Joe Corno first worked for Ghiggerri, then became his partner, and finally became the sole proprietor, running the blacksmith shop at this location until the late 1940s. By 1949, Corno had converted the building to a liquor store. In the 1950s, American Welding Supply occupied the building. This building has some architectural interest reflecting vernacular aspects of the Mission Revival style applied to many commercial and industrial buildings prior to World War I. The design itself is not unique or of high artistic merit for eligibility for the National Register under Criterion C. The use of the building from 1902 to the late 1940s, first for the manufacture of carriages and wagons, and continuing as a blacksmith shop under Joseph Corno is a part of a larger pattern of immigration and related ethnic Italian settlement in the area, and with the adjacent buildings along North San Pedro Street, this building would appear to be eligible for the National Register under Criterion A.

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

*B12. References

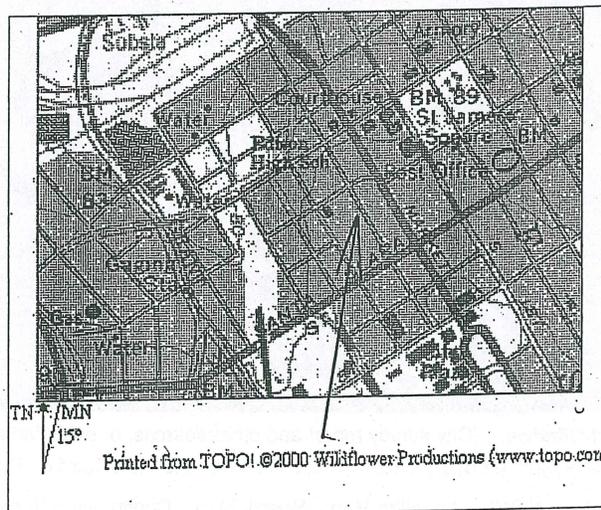
- F. G Harriman, Block-Book of the City of San Jose, 1909.
- San Jose Assessor's Block Books, c1900-1910.
- San Jose City Directories, 1896-1950.
- San Jose Sanborn Fire Insurance Maps, 1901-1950.
- E. Sawyer, *History of Santa Clara County*, 1922.
- School District Maps, 1930s.
- Thomas Bros., Block Book, 1924.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



HISTORIC EVALUATION SHEET

Historic Resource Name: 73-75 N San Pedro St

A. VISUAL QUALITY / DESIGN

Justification

- 1. EXTERIOR

- 2. STYLE Neo-Classical Revival

- 3. DESIGNER Not Known

- 4. CONSTRUCTION

- 5. SUPPORTIVE ELEMENTS

E	VG	G	FP
			x
			x
			x
			x
			x

B. HISTORY / ASSOCIATION

- 6. PERSON / ORGANIZATION Crosetti Wagon & Carriage Mfg

- 7. EVENT

- 8. PATTERNS

- 9. AGE pre 1901

E	VG	G	FP
x			
			x
	x		
	x		

C. ENVIRONMENTAL / CONTEXT

- 10. CONTINUITY

- 11. SETTING

- 12. FAMILIARITY

E	VG	G	FP
	x		
			x
		x	

D. INTEGRITY

- 13. CONDITION

- 14. EXTERIOR ALTERATIONS

- 15. STRUCTURAL REMOVALS

- 16. SITE

E	VG	G	FP
		x	
		x	
x			
x			

E. REVERSIBILITY

- 17. EXTERIOR

E	VG	G	FP
		x	

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

- 18. INTERIOR / VISUAL

- 19. INTERIOR / HISTORY

- 20. INTERIOR ALTERATIONS

- 21. REVERSIBILITY / INTER.

- 22. NATIONAL OR CALIF. REG California Register

E	VG	G	FP
			x
			x
			x
			x
		x	

REVIEWED BY:

Franklin Maggi

DATE:

04/27/00

EVALUATION TALLY SHEET

Historic Resource Name: 73-75 N San Pedro St

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
A. VISUAL QUALITY / DESIGN								
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0	
B. HISTORY / ASSOCIATION								
6. PERSON / ORGANIZATION	20	15	7	0	20			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	6		35	
C. ENVIRONMENTAL / CONTEXT								
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	0			
12. FAMILIARITY	10	8	4	0	4		10	45
(SUM OF A+C) =					10			
D. INTEGRITY								
13. CONDITION	.00	.03	.05	.10	0.05	x 45	2.3	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x 10	1.0	
	.00	.03	.05	.10	0.05	x 35	1.8	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 10	0.0	
	.00	.10	.20	.40	0	x 35	0.0	
16. SITE	.00	.10	.20	.40	0	x 35	0.0	
							5.0	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)							40	
E. REVERSIBILITY								
17. EXTERIOR	3	3	2	2	2			42
F. ADD'L CONSIDERATIONS/BONUS POINTS								
18. INTERIOR / VISUAL	3	3	1	0	0			
19. INTERIOR / HISTORY	3	3	1	0	0			
20. INTERIOR ALTERATIONS	4	4	2	0	0			
21. REVERSIBILITY / INTERIOR	4	4	2	0	0			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	10		10	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)							52.00	

HISTORIC RESOURCES INVENTORY

Ser. No. _____
 HABS _____ HAER _____ NF _____ S-11 _____ Loc X
 UTM: A.R.T.E. 598 e T7S4132-22001
 C _____ D _____

IDENTIFICATION

1. Common name: Mannv's Cellar
2. Historic name: Fallon, Thomas, House
3. Street or rural address: 175 West St. John Street
 City San Jose Zip 95110 County Santa Clara
4. Parcel number: 259-32-011
Purchase by Redevelopment Agency of City of San Jose pending.
5. Present Owner: Ralph O. Carlisle Trustee Address: 5948 Taft Avenue
 City Oakland Zip 94618 Ownership is: Public _____ Private X
6. Present Use: Restaurant in basement; upper floor unused Original use: Residence

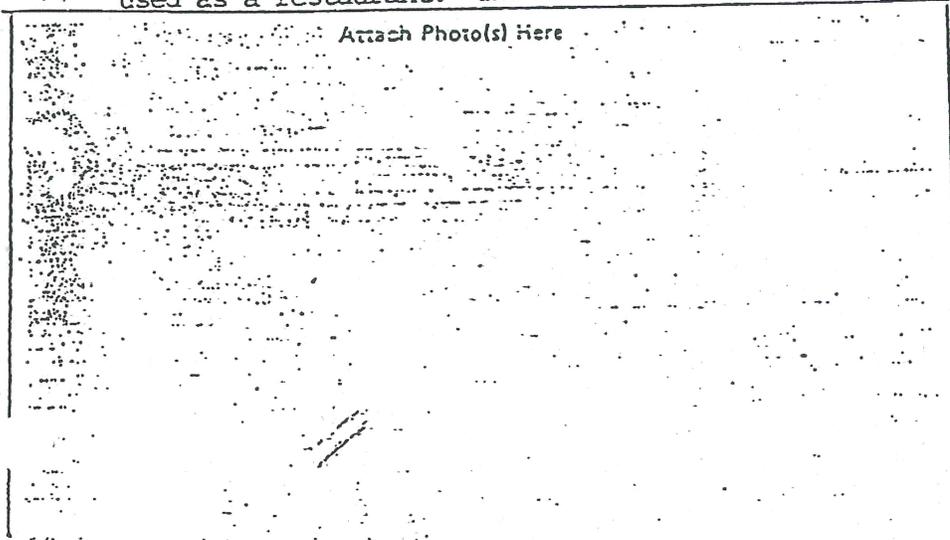
DESCRIPTION

- 7a. Architectural style: Italianate (residential)
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: The Thomas Fallon House is a two-story wood-frame structure built as a residence in a rural area circa 1859. Later, an addition of equal size, but three stories above grade was built onto the back of the structure in order to transform the house into a tenement building.

The original house contains gracious rooms with high ceilings, while the addition has crossing double-loaded corridors which break up the space into a series of very small, dark rooms.

The front door of the original house is reached by ascending seven steps. The entry is embellished with Corinthian pilasters, a pediment and an arched opening. This entry is symmetrically placed between two bay windows on the Italianate facade.

The walls are typically finished with plaster (severely cracked in many areas) and there is old wall paper still present, although in a deteriorated condition. The basement of the original house and part of the addition are being used as a restaurant. The kitchen, at basement level, extends below grade into the parking area at the rear.



8. Construction date: Estimated 1854 Actual Unknown
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage 92 Depth 114
 or approx. acreage 0.24
12. Date(s) of enclosed photograph(s)
11-1988
1977
1870

Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___

Alterations: An addition of equal size but three stories above grade was built onto the back of the structure.

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
 Residential ___ Industrial ___ Commercial X Other: _____

Threats to site: None known ___ Private development X Zoning X Vandalism X
 Public Works project ___ Other: Deterioration

Is the structure: On its original site? Yes Moved? ___ Unknown? ___

Related features: _____

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Thomas Fallon House is an early residence in San Jose associated with Thomas Fallon an important historic figure. A merchant in Canada for a time, Fallon came to California in the spring of 1844 with John Charles Fremont's exploration party. Following the saddlery trade in Santa Cruz, Fallon became involved in the Declaration of California's Independence from Mexican rule after the raising of the Bear Flag in Sonoma on June 14, 1846 (Thompson and West, page 10).

Several days after Commodore Sloat had raised the U.S. flag in Monterey and General Jose Castro, Commander of the Mexican troops, had left the country, Fallon and his men came into San Jose and took possession of the juzgado and archives of the pueblo. Procuring an American flag from San Francisco, Fallon raised it over the juzgado. (Sawyer, page 51).

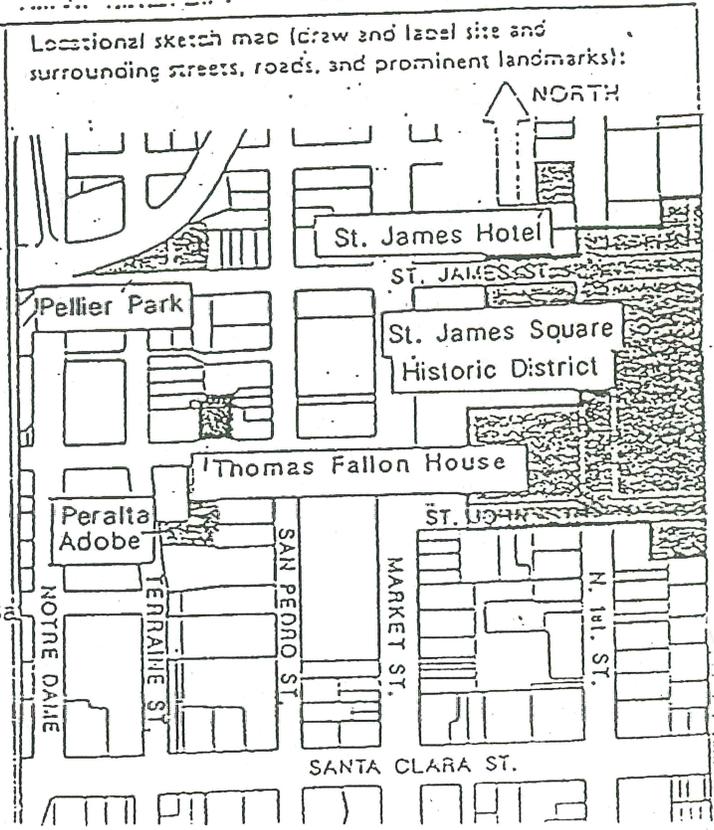
After a brief period in Texas from 1852-54, Fallon and his family returned to San Jose, where he went into politics and began investing in real estate. He served on the City Council in 1856 (San Jose Mercury, October 27, 1855, page 16) and was Mayor from 1859 to 1860. (Hall, page 459). The San Jose City Directory of 1870 lists Fallon as a "Capitalist." "By strict attention to business and prudent investments in real estate, he has made himself one of the wealthiest men of the State", states Hall.

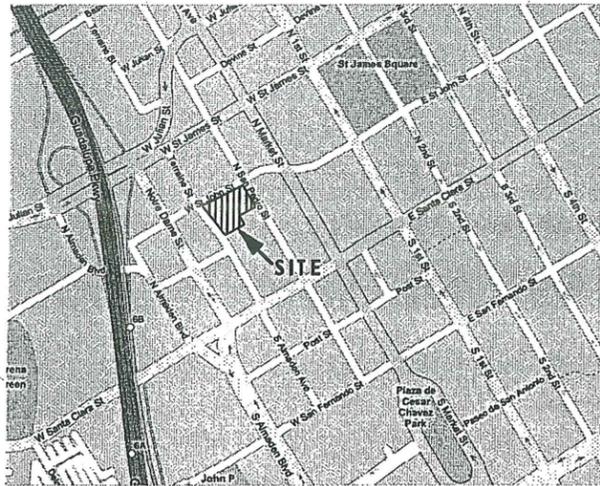
The exact date of the construction of the Fallon House cannot be proved. Sawyer states: "after the war ended he took up his residence in San Jose, erecting what was then considered the finest mansion in the pueblo. The grounds were spacious and were planted in fruit trees and flowering plants," (page 55).

3. Main theme of the historic resources: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government 3 Military 1
 Religion ___ Social/Education ___

Sources (List books, documents, surveys, personal interviews and their dates).
 Anderson, Page, Turnbull, Feasibility Study, 1967.
 Hull, Frederic, History of San Jose, 1871.
 Murray, George H. & Jones, William, F., History of San Jose, California, 1871, 1873.
San Jose City Directories, 1870, 1900-1901.
San Jose City Directories, October 27, 1855.
 Sawyer, Eugene, History of Santa Clara County, Historic Record Company, Los Angeles, 1922.
 Thompson & West, The Historical Atlas of Santa Clara County, California, 1876.

Date form prepared November 22, 1988
 By (name) Patrice Shaffer
 Organization Redevelopment Agency of City of San Jose
 Address: 101 Park Ctr. Plaza, #1100 Jose
 City San Jose, CA Zip 95113
 Phone: (408) 277-5623

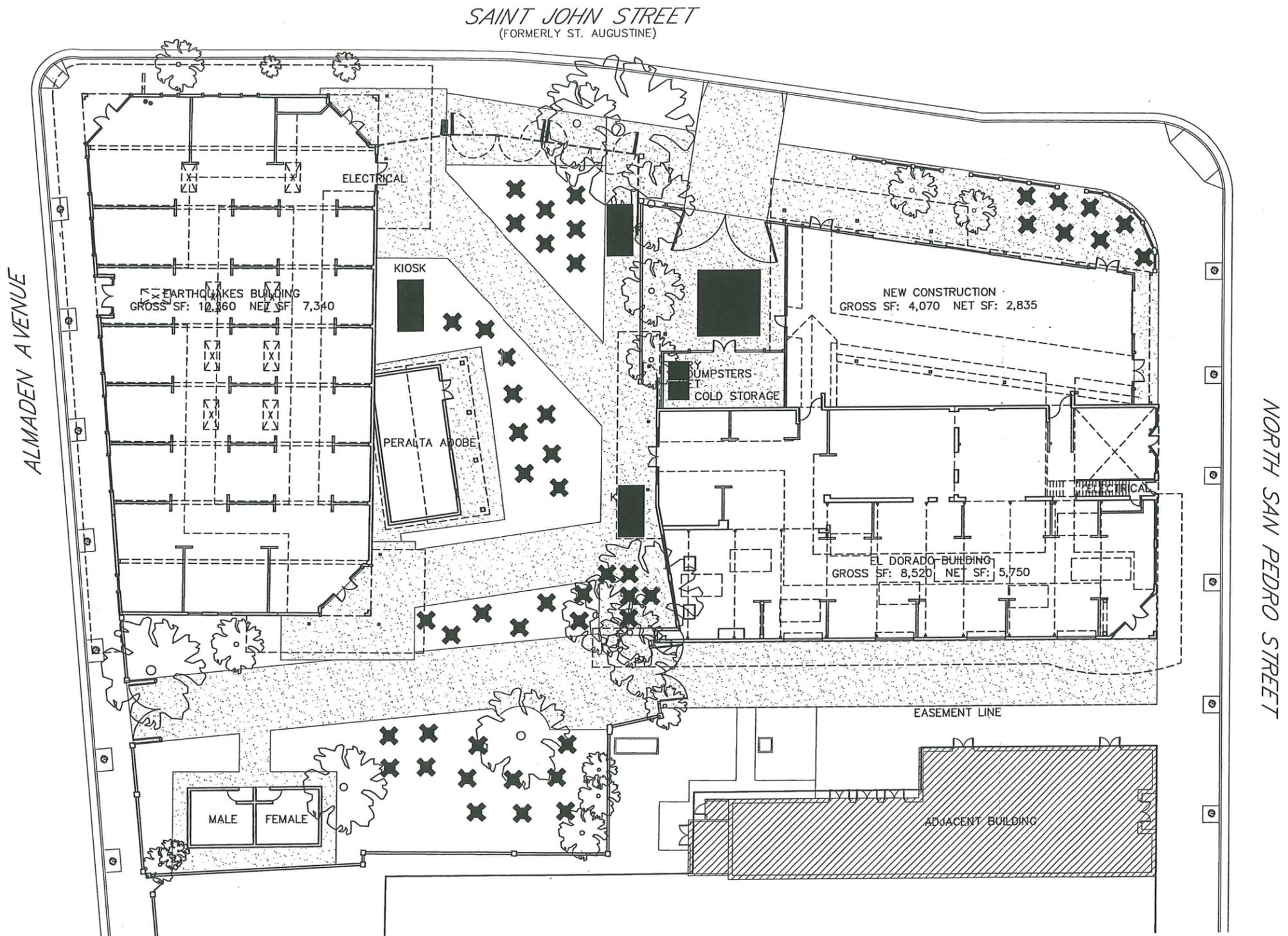




2 SITE LOCATION MAP
A0.01.1 SCALE: FILENAME:

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
	Existing Condition (sq. Ft.)	%	Proposed Condition (sq. Ft.)	%	Difference (sq. Ft.)	%
SITE	47,849.99sq. Ft.					
BUILDING FOOTPRINT	19,469.66sq. Ft.	0.41%	24,439.66sq. Ft.	0.51%	4,970.00	0.10%
PARKING	N/A - This project is in the parking district for the Public Garage across the street and in the neighborhood					
SIDEWALKS, PATIO, PATHS, ETC	0.0000	0.00%	15,159.6500	0.32%	15,159.65	0.32%
STREETS (PUBLIC/PRIVATE)	N/A		N/A		N/A	
LANDSCAPING	0.0000	0.00%	0.0000	0.00%	0.00	0.00%
TOTAL	19,469.66	0.41%	24,439.66	0.51%	4,970.00	0.10%
IMPERVIOUS SURFACES	0.0000	0.00%	15,159.6500	0.32%	15,159.65	0.32%
PERVIOUS SURFACES	28,380.33	0.59%	8,250.68	0.17%	-20,129.65	-0.42%
TOTAL	28,380.33	0.59%	8,250.68	0.17%	-20,129.65	-0.42%

RENOVATED BUILDING & SITE						
SITE ANALYSIS AND STATISTICS						
Lot Size	47,849.99sq. Ft.					
Zoning Designation	DC					
CDC Occupancy Type		CBC Construction Type		V-A Fully Sprinklered		
BUILDING AREA ANALYSIS						
Space ID	Area (Sq. Ft.)	S.F. per Occupant	CBC Occupant Load	Fixed Seat Patron Count	Parking Space Ratio per Ord. 1	Required Parking Spaces
Existing Building Area	18,885.00sq. Ft.					
New Addition	4,970.00sq. Ft.					
Rest Rooms	584.66sq. Ft.					
Walkways and Utility	0.00sq. Ft.					
Total Building Area	24,439.66sq. Ft.					
Total Building CBC Occupancy Load			0			
Total Required Parking	Parking for this project is part of the City Parking Garage System one of which is directly across the street					
EXTERIOR PATRON AREA ANALYSIS						
Space ID	Area (Sq. Ft.)	S.F. per Occupant	CBC Occupant Load			
Patron Area	0.00sq. Ft.					
Total Occ. Count			0			
EXTERIOR AREA ANALYSIS						
Space ID	Area (Sq. Ft.)	% Lot cover/FAR	Remarks/Explanation			
Landscape Area	0.00sq. Ft.	0				
Hardscape Area	0.00sq. Ft.	0				
Outside Utility area	0.00sq. Ft.	0				
Total Exterior Area						
Total Building Area						
RECAP TOTALS						
Setback Conformance	Existing Actual	Designed	Remarks			
Front Setback						
Rear Yard Setback						
Side Setback						
Side Setback						



1 SITE PLAN
A0.01.1 SCALE: 1/16"=1'-0" FILENAME:ps site.dwg

PROJECT
SAN PEDRO SQUARE MARKET HALL
65-87 N. San Pedro, 197 W. San James, Adobe Plaza

SAN PEDRO SQUARE
APN 259.35.13 / 259.35.50 /
259.35.009 / 259.35.45

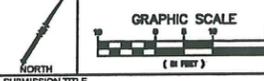
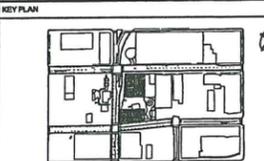
NORTH SAN PEDRO STREET

No	Date	Revision

LEGAL OWNER
San Pedro Square Urban Properties
John McEnery
P.O. Box 68 San Jose, CA 95103



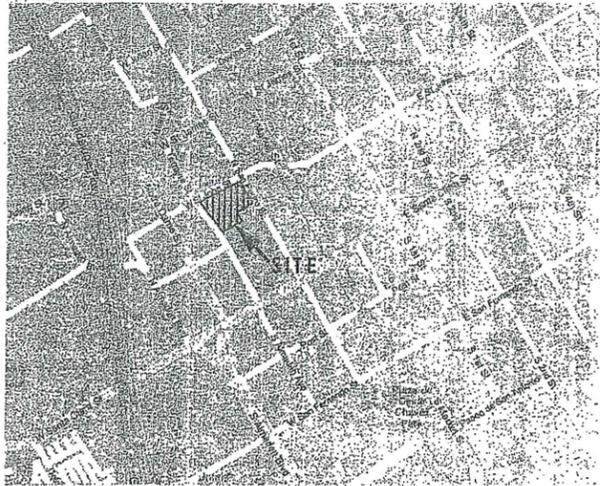
CONSULTANTS



SUBMISSION TITLE
PRELIMINARY REVIEW SUBMITTAL
PROJECT NO. 128-101
DRAWN BY: ARV/MIL/KJS CHKD BY: BMM
DATE: MAR, 2009 SCALE: 1/16"=1'-0"
TITLE: **SITE PLAN**

NUMBER: **A0.01.1**

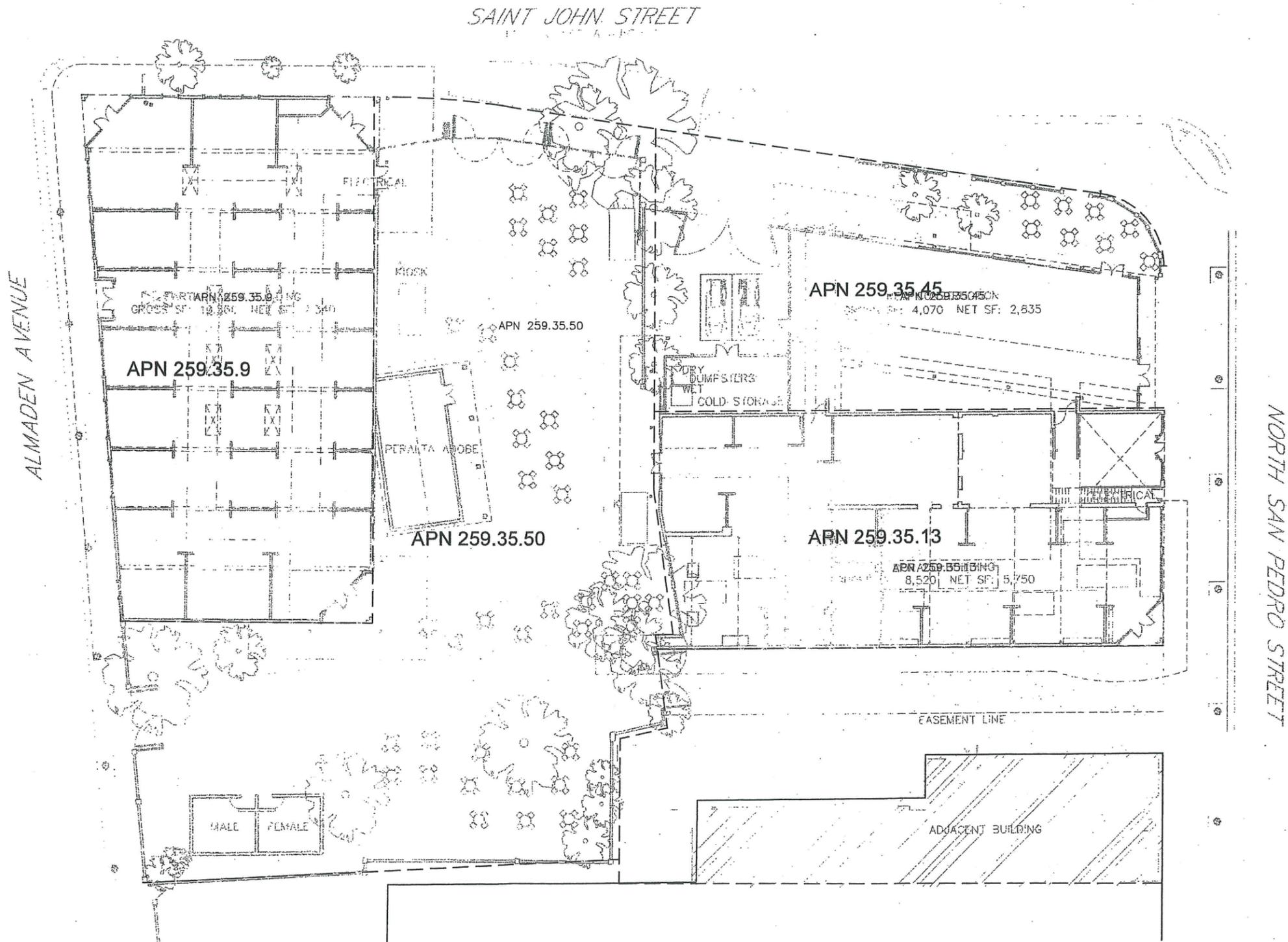
PRELIMINARY



2 SITE LOCATION MAP
ADD.1 SCALE: FILENAME:

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON					
	Existing Condition (sq. Ft.)	%	Proposed Condition (sq. Ft.)	%	Difference (sq. Ft.)
SITE	47,848.99sq. Ft.				
BUILDING FOOTPRINT	10,459.86sq. Ft.	0.21%	24,439.86sq. Ft.	0.51%	13,980.00
PARKING	N/A		N/A		N/A
SIDEWALKS, PATIO, PATHS, ETC	0.0000	0.00%	16,159.8500	0.34%	16,159.85
STREETS (PUBLIC/PRIVATE)	N/A		N/A		N/A
LANDSCAPING	0.0000	0.00%	0.0000	0.00%	0.00
IMPERVIOUS SURFACES	0.0000	0.00%	15,159.8500	0.32%	15,159.85
PERVIOUS SURFACES	28,380.33	0.59%	6,750.83	0.14%	-21,629.50

RENOVATED BUILDING & SITE					
SITE ANALYSIS AND STATISTICS					
Lot Size	47,848.99sq. Ft.				
Zoning Designation	DC				
CDC Occupancy Type		CBC Construction Type		U-A Fully Scaled	
BUILDING AREA ANALYSIS					
Space ID	Area (Sq. Ft.)	S.F. per Occupant	CBC Occupant Load	Fixed Seat Pattern	Required Parking
Existing Building Area	10,459.86sq. Ft.				
New Addition	4,070.00sq. Ft.				
Rest Rooms	594.88sq. Ft.				
Hallways and Utility	0.00sq. Ft.				
Total Building Area	14,529.86sq. Ft.				
Total Building CBC Occupant Load			0		
Total Required Parking	Parking for this project is part of the City Parking Garage System one of which is directly across the street				
EXTERIOR PATRON AREA ANALYSIS					
Space ID	Area (Sq. Ft.)	S.F. per Occupant	CBC Occupant Load		
Patron Area	0.00sq. Ft.		0		
Total Occ. Count					
EXTERIOR AREA ANALYSIS					
Space ID	Area (Sq. Ft.)	% Lot cover/FAR	Remarks/Explanation		
Landscape Area	0.00sq. Ft.	0			
Hardscape Area	0.00sq. Ft.	0			
Outside Utility area	0.00sq. Ft.	0			
Total Exterior Area					
Total Building Area					
RECAP TOTALS					
Setback Constraints	Existing	Actual	Developed	Remarks	
Front Setback					
Rear Yard Setback					
Side Setback					
Side Setback					



1 SITE PLAN
ADD.1 SCALE: 1/16"=1'-0" FILENAME: E:\Projects\259.35.13\259.35.13.dwg

PROJECT: SAN PEDRO SQUARE MARKET HALL
65-87 N. San Pedro, 107 W. San James, Adobe Plaza

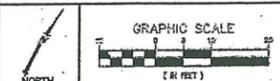
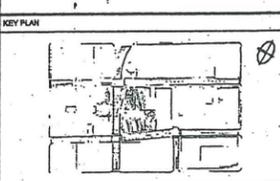
SAN PEDRO SQUARE
APN 259.35.13 / 259.35.50 / 259.35.009 / 259.35.45

No.	Date	Revision

LEGAL OWNER:
San Pedro Square Urban Properties
John McEnery
P.O. Box 68 San Jose, CA 95103



CONSULTANTS:

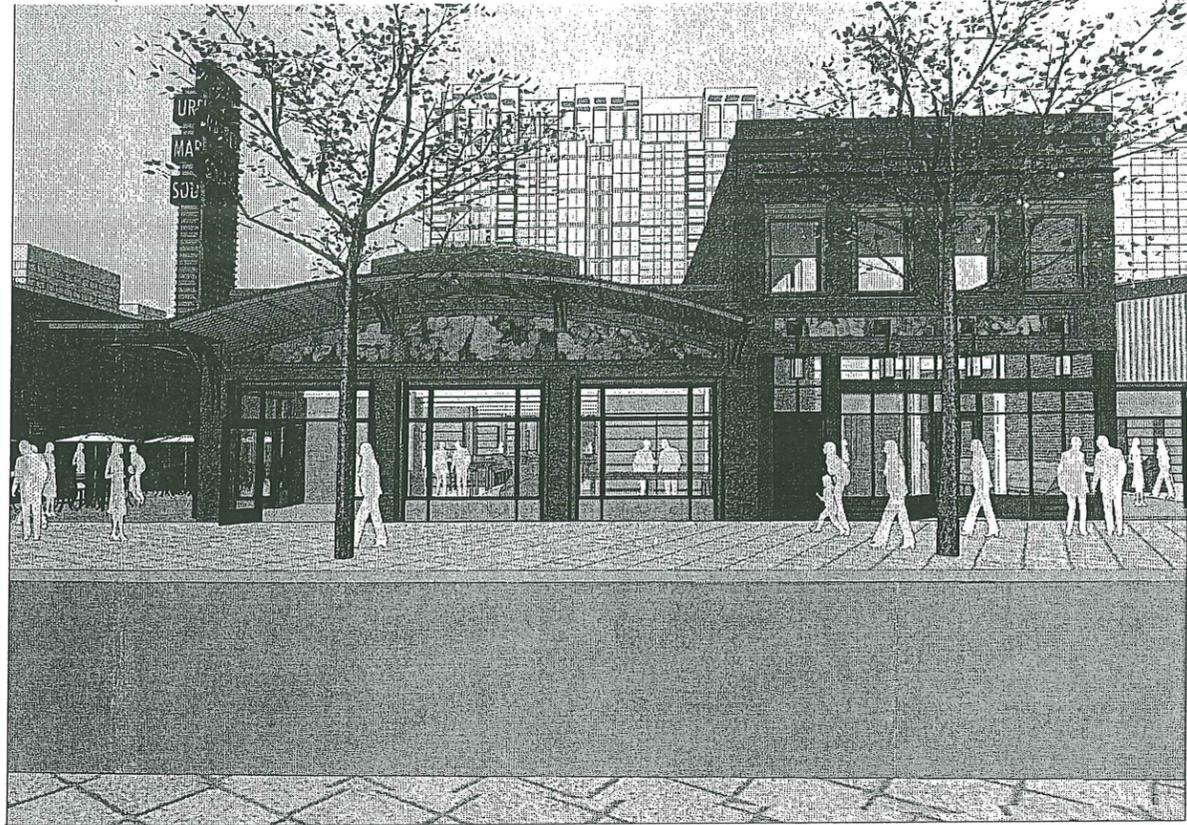


SUBMISSION TITLE: PRELIMINARY REVIEW SUBMITTAL
PROJECT NO. 128-101
DRAWN BY: ARVON,TKS CHECKED BY: EMM
DATE: MAY, 2009 SCALE: 1/16" = 1'-0"
TITLE: PROPERTY LINE SITE PLAN
NUMBER: A0.01.2

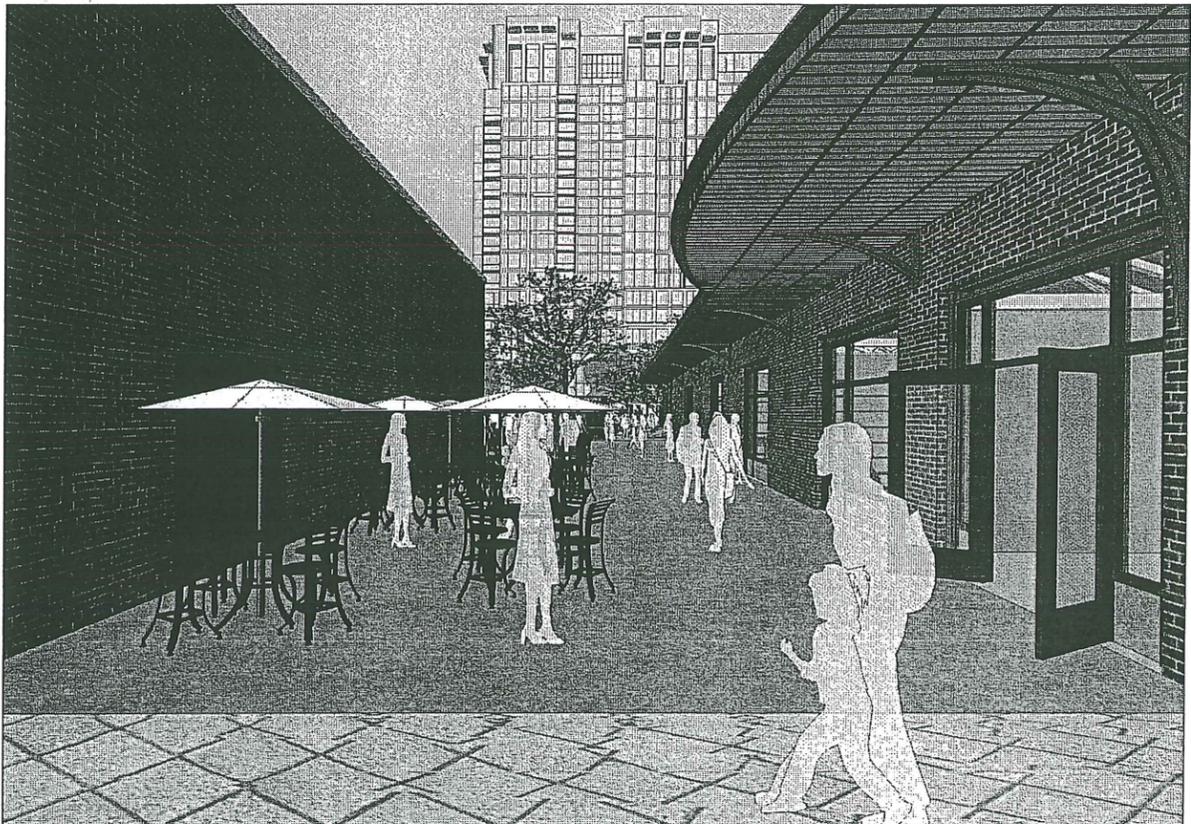
PRELIMINARY



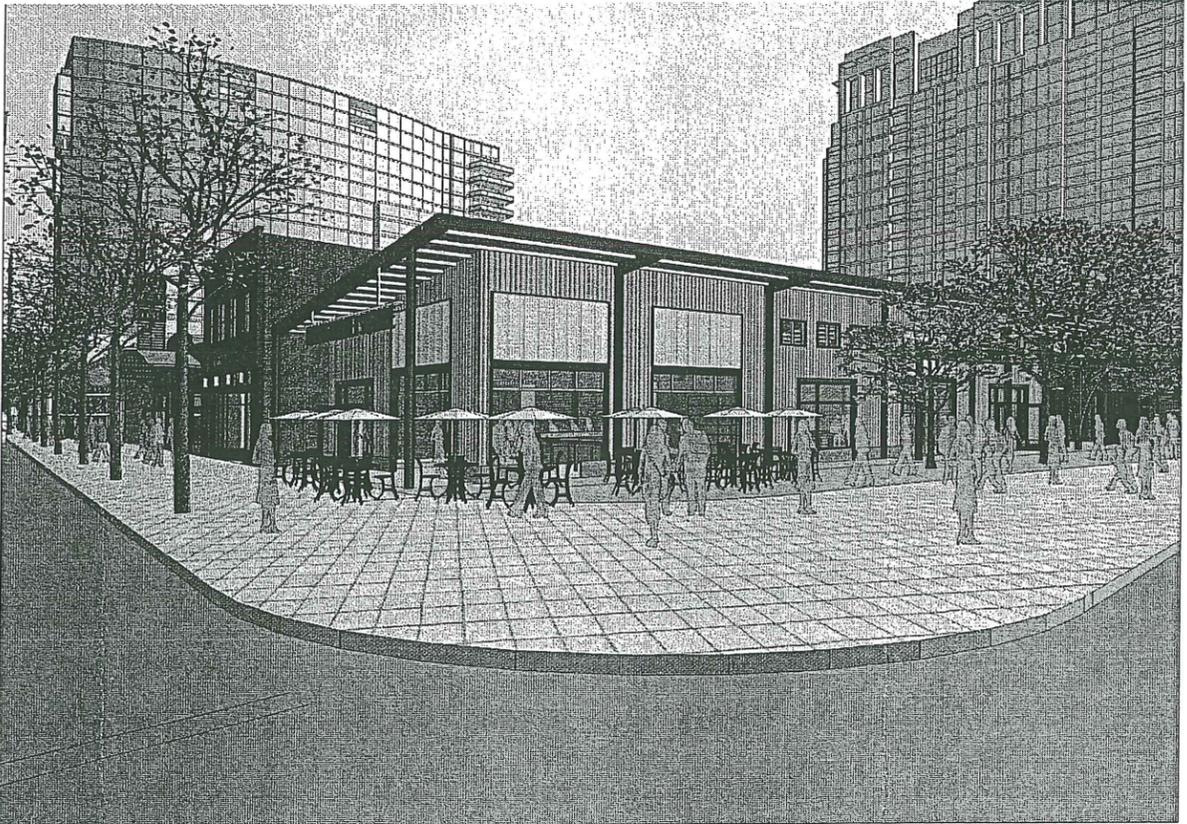
1 AERIAL VIEW
A5.01.3 SCALE: FILENAME:



2 EL DORADO BUILDING
A5.01.3 SCALE: FILENAME:



3 PASEO
A5.01.3 SCALE: FILENAME:



4 PERAZZO CORNER
A5.01.3 SCALE: FILENAME:

PROJECT
**SAN PEDRO SQUARE
MARKET HALL**
85-87 N. San Pedro, 157 W. San James,
Adobe Plaza

SAN PEDRO SQUARE
APN 259.35.13 / 259.35.50 /
259.35.009 / 259.35.45

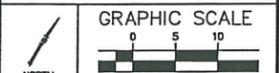
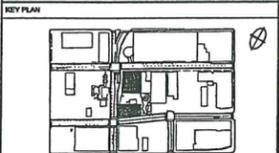
No	Date	Revision

--	--	--

LEGAL OWNER
San Pedro Square Urban Properties
John McEnery
P.O. Box 68 San Jose, CA 95103

jrdr ARCHITECTS
JRDV Architects, Inc.
Architects
400 California Street, Suite 1400
San Francisco, CA 94102 USA
415.774.4300
www.jrdr.com

CONSULTANTS



NORTH
SUBMISSION TITLE
PRELIMINARY REVIEW SUBMITTAL

PROJECT NO. 128-101

DRAWN BY: ARV, JLN, TK, CS CHKD BY: EMJ
DATE: MAY, 2009 SCALE: 1/8" = 1'-0"

TITLE: **PLAN EL DORADO**

NUMBER: **A5 01 3**

