



Memorandum

**TO: HISTORIC LANDMARKS
COMMISSION**

FROM: Rosalynn Hughey

**SUBJECT: ADD QUALIFYING PROPERTIES
TO THE HISTORIC RESOURCES
INVENTORY**

DATE: February 5, 2020

COUNCIL DISTRICT: CITYWIDE

RECOMMENDATION

Review the list of proposed additions to the Historic Resources Inventory (HRI), their proposed HRI classifications, and qualifying attributes. The Historic Preservation Officer (HPO) has found that these additions meet the minimum qualifying requirements for listing on the HRI and are potential historic properties. The HPO is seeking the Historic Landmarks Commission's concurrence and approval with the additions as proposed.

BACKGROUND

The City of San Jose's Historic Resources Inventory includes all properties designated at the local, State, or National level as historic resources, and potentially eligible historic properties added on an on-going basis as they are identified through project review, survey efforts, or other means of evaluation.

An inventory of historic properties in the City was first published in 1975 as the "San Jose an Inventory of its Historical and Architectural Heritage by the San Jose Historic Landmarks Commission". The Inventory has expanded over the years. In 1987, the City Council adopted Resolution No. 58957 (see Attachment No. 1) authorizing the Historic Landmarks Commission (HLC) and its staff to maintain the Historic Resources Inventory as a resource document and reference guide for development review and as a foundation for future designation of historic properties. Under Municipal Code Sections 13.48.050, the Historic Resources Inventory is an "inventory of potentially historical and/or architecturally significant structures". Under Section 13.48.060, among the duties of the Historic Preservation Officer, is to "maintain an up-to-date historic resource inventory for the City of San Jose". The 2040 General Plan includes the Goal to "maintain and update the Historic Resources Inventory in order to promote awareness of the community resources and as a tool to further their preservation".

HRI properties are classified under 16 categories depending on how they were evaluated at the time they were added (see Attachment No. 2 for definitions). The various classifications fall under local, State or National definitions and differentiate between those that have been designated formally and those that are eligible. A few of the classifications are specific to the HRI as indicated, but most are tied to local, State, or National criteria and definitions. The HRI classification of "Identified Site/Structure" is the most basic classification and indicates a property is potentially historic or architecturally significant, but more research is often needed to properly classify the property.

Placing a property on the HRI does not designate a historic resource, which is a separate process under the City's Historic Preservation Ordinance. Designation requires a nomination and initiation by the City Council, the Historic Landmarks Commission, or the property owner under a formal City application. Properties designated at the State or National levels are done through a separate process not regulated by the City. Various incentives are available for HRI properties depending on their classification.

Adding properties to the HRI does not require owner consent, but the practice is to notify owners and provide them the opportunity to ask questions and understand what listing as a potential historic property means. The Historic Preservation Officer is responsible for maintaining an updated HRI.

Over the past 12 months, several properties have come to the attention of the HLC and the HPO as important historic features of the city that are worthy of recognition. These properties are currently not on the HRI and are being put on the HRI to alert the City's Department of Planning, Building & Code Enforcement of their potential as historic resources. In many cases further review of potential historic properties is needed to fully understand the property's significance and implications for Planning, Building and Code Enforcement.

ANALYSIS (ADDITIONS TO THE HRI)

The following properties are proposed to be added to the HRI under the specified classifications listed. In cases where only a partial evaluation was conducted, and a further assessment is needed to more accurately classify a property, properties are being added as either "Identified Site/Structure" or "Contributing Site/Structure", categories specific to the HRI. These are potential historic properties, but more evaluation is needed to classify them under other categories at the local, State, or National levels.

These properties are being added to the HRI at the request of the HPO, community and neighborhood groups, individuals, and in one case by the property owner. The HPO has found that they qualify for the classification listed. A summary statement on their eligibility and support documentation is included in the Attachments.

No. 1 – Commercial Signs (9 Locations)

Classification: *Contributing Site/Structure (CS)*

Requested by: HPO

Found eligible for HRI by: HPO

Under Project Review: No



HRI Eligibility: Eligible to the HRI as nine, non-continuous Contributing Sites/Structures that individually and together are important when evaluated against the historic context of commercial signs in San Jose, circa 1924 to 1967. Supporting materials are included as Attachment 3.

No. 2 - 1020 N. 4th Street (Dick's Market)

Classification: *Structure of Merit (SM)*

Requested by: Community Members and
Neighborhood Association

Found eligible for HRI by: HPO & Consultant

Under Project Review: Yes, Project
Application Pending



RI Eligibility: Eligible for the HRI as a Structure of Merit due to its early Modern architectural style adapted for a large grocery store in the post WWII period, and its association with local entrepreneur Dick Yee. Built in 1948, the property has been a visual familiar feature of the Hyde Park neighborhood as a neighborhood serving grocery store. Due to alterations, the property does not have enough integrity to qualify as a Candidate City Landmark or other historic listing. Supporting material includes a comprehensive historic resource assessment report prepared as part of the project review process and is included as Attachment 4.

No. 3 – Waldo Residence at 1023 Bird Avenue

Add to HRI as: *City Landmark (CL)*

Requested by: Property Owner

Found eligible for the HRI by: Archives and
Architecture, updated DPR dated December 8,
2019

Under Project Review: No



HRI Eligibility: This property was formally designated in 2007 and is currently a City Landmark (HL06-157). New research and information (See Attachment 5) provides more detail about the history of the property, its context, and owners. This home is an excellent example of the Queen Anne Victorian style circa 1894 with some Eastlake detailing. Current HRI descriptions for this City Landmark will be updated.

EVALUATION AND FOLLOW-UP

The HPO will be in communications with the subject property owners at various stages. If a property owner objects to their property being placed on the HRI, a written objection will be requested, reviewed, and brought before the HLC for consideration if necessary.

Pending concurrence from the Historic Landmarks Commission and any further discussion with the property owners, the HPO will update the HRI through its various published and database forms.

February 5, 2020

Subject: Add Qualifying Properties to the HRI

Page 4

Although some of the properties currently on the HRI are mis-classified or are no longer eligible, on-going updating and new survey efforts are intended to correct property classifications, remove properties, modify information, and add properties. Additions, deletions, modifications, and re-classification of HRI properties will be done in concurrence with the HLC. Minor technical corrections will be made by the HPO.



ROSALYNN HUGHEY,
SECRETARY
Historic Landmarks Commission

For questions please contact Juliet Arroyo, Historic Preservation Officer, at (408) 535-7847 or Juliet.Arroyo@sanjoseca.gov.

Attachments:

1. City Council Resolution No. 58957 (3-18-1986) – Use of the Historic Resources Inventory
2. City of San Jose Historic Resources Inventory, Classification of Resources
3. No. 1 Historic Commercial Signs, Supporting Documentation
4. No. 2, 1020 N. 4th Street, Supporting Documentation (Historic Resource Assessment Report)
5. No. 3, Waldo Residence at 1023 Bird Avenue, Supporting Documentation (Updated DPR form, 12-8-2019)

RESOLUTION NO. 58957

A RESOLUTION APPROVING THE USE OF THE HISTORIC RESOURCES INVENTORY OF THE CITY OF SAN JOSE AS A REFERENCE GUIDE FOR LAND USE AND DEVELOPMENT PLANNING AND AUTHORIZING THE HISTORIC LANDMARKS COMMISSION TO MAINTAIN THE INVENTORY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE;

WHEREAS, the Historic Landmarks Commission of the City of San Jose has among its duties and functions the encouragement of the preservation of historic landmarks and sites within the City of San Jose; and

WHEREAS, a procedure has been established under Chapter 13.48 of the San Jose Municipal Code whereby certain landmarks or districts with the City of San Jose may be designated as "historic", and thereafter subject to a requirement that a special permit be obtained prior to any construction, alteration, remodeling, demolition or other similar activity; and

WHEREAS, there are structures and properties within the City of San Jose which have not been designated as historic structures or historic districts, but can be identified as having possible historic significance; and

WHEREAS, the Historic Landmarks Commission has identified a number of such structures and properties which have been compiled into a Historic Resources Inventory; and

WHEREAS, in order to further the purposes of Chapter 13.48 of the Municipal Code, it is appropriate to recognize said Historic Resources Inventory as a resource document which can be used as a foundation for future designation of historic landmarks and/or districts, and as a guide for City staff and the public in reviewing and evaluating proposed development on sites identified therein;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

1. The Historic Resources Inventory for the City of San Jose, submitted to this Council by the Historic Landmarks Commission, is

JRG:DLC:lem
3/10/86

hereby accepted and approved as a guide which shall be made available to the public and to City Departments for use as appropriate, including as a resource in conducting environmental and project review of requests for demolition permits and for land use and development approvals.

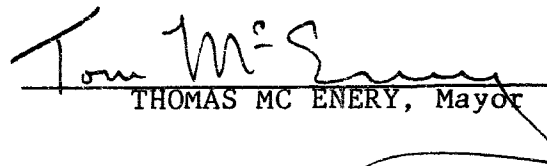
2. The Historic Landmarks Commission and its staff are authorized to maintain the inventory, adding and deleting listings as appropriate, and continue to utilize the inventory as a tool in recommending formal designation of historic landmarks or districts.

ADOPTED this 18th day of March, 1986, by the following vote:

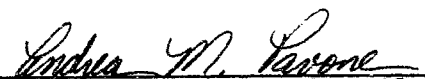
AYES: ALVARADO, BEALL, HAMMER, IANNI, PUTNAM, RYDEN, SAUSED0,
STABILE, WILLIAMS; McENERY

NOES: NONE

ABSENT: LEWIS


THOMAS MC ENERY, Mayor

ATTEST:


ANDREA M. PAVONE, City Clerk

City of San Jose
Historic Resources Inventory
CLASSIFICATION OF RESOURCES

NATIONAL LEVEL (Consult with the National Park Service for Criteria and Eligibility)

NRD – National Register District

Designated and placed as a National Register of Historic Places as a district by the Keeper of the National Register.

NRS – National Register Site/Structure

Designated and placed on the National Register of Historic Places as an individual resource by the Keeper of the National Register.

ENRD – Eligible for National Register District

Found to be eligible for the National Register of Historic Places as a district through evaluation or survey work.

ENR – Eligible for National Register (Individually)

Found to be eligible for the National Register of Historic Places as an individual resource through evaluation or survey work.

STATE LEVEL (Consult with the California State Office of Historic Preservation for Criteria and Eligibility)

SL- State Landmark

Designated and placed on the list of California Historical Landmarks by the Director of California State Parks.

CR – California Register Site/Structure

Designated and placed on the California Register of Historical Resources by the California Historical Resources Commission.

ECRD – Eligible for California Register District

Found to be eligible for the California Register of Historical Resources as a district through evaluation or survey work.

ECR – Eligible for California Register (Individually)

Found to be eligible for the California Register of Historical Resources as an individual resource through evaluation or survey work.

LOCAL/SAN JOSE (Consult with the San Jose Planning Division for Criteria and Eligibility)

CLD – City Landmark District (Defined in the City of San Jose Historic Preservation Ordinance)

A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

CLS – City Landmark Site/Structure (Defined in the City of San Jose Historic Preservation Ordinance)

An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

CCL – Candidate City Landmark (Defined in the City of San Jose Historic Preservation Ordinance)

An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

CNS – City Conservation Area (Defined in the City of San Jose Historic Preservation Ordinance)

A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

CS – Contributing Site/Structure (A Classification of the Historic Resources Inventory)

A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

NCS – Non-Contributing Site/Structure (A Classification of the Historic Resources Inventory)

A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

SM – Structure of Merit (Defined in the San Jose 2040 General Plan)

An important historic property or feature of lesser significant, and that does not qualify as a City Landmark or for the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

IS – Identified Site/Structure (A Classification of the Historic Resources Inventory)

A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

Notes:

For project review, incentives, or nominations, updated and/or more complete resource evaluations may be necessary. Property evaluations conducted over 5 years ago, surveyed at the reconnaissance level, or done using an old methodology will likely require updating and further evaluation depending on the proposal. For information on properties listed on the Historic Resources Inventory consult the City of San Jose Planning Division or the California Room of the San Jose Public Library.

ATTACHMENT 3.
HISTORIC COMMERCIAL SIGNS IN SAN JOSE, CIRCA 1925 to 1969

1. Purpose

There exists in San Jose several remaining commercial signs from the circa 1925 to 1969 historic period that are representations of the City's cultural heritage in this period. These historic signs are being identified and evaluated for significance, and eligibility for the City's Historic Resources Inventory (HRI). Some of the commercial signs have been identified by individuals, the Preservation Action Council of San Jose, or staff during the project review process. Historic signs with the highest level of significance and strongest contributions to the theme of early neon commercial signs will be evaluated and considered as new listings to the HRI.

2. Historic Context Statement

San Jose's historic commercial signs are being evaluated under the context of commercial signage in San Jose primarily in the Mid-century period. Commercial signs were popular in this period as roadside attractions associated with commercial uses. They often included colored neon tube lighting, animated and whimsical designs, and eye-catching features placed often as freestanding signs on a pole or as part of the commercial business building façade or roof-top. The following includes some the characteristics and types of historic commercial signs.

Characteristics:

- *Neon Lighting
- *Animated
- *Googie Shapes
- *Whimsical and Playful
- *Arrows
- *Chasing Lights
- *Graphic Lettering

Sign Types:

- *Pole Signs (Freestanding)
- *Roof-top signs
- *Façade Signs
- *Marquees
- *Blade and Vertical Signs
- *Painted Wall Signs (including ghost signs)

3. First Grouping of Historic Commercial Signs for Consideration

The following 10 historic commercial signs are being considered as new listings to the HRI. There are other historic commercial signs not on this list which will be considered as new listings at a future time. All the following signs are either pole signs or attached to a commercial building and are not necessarily

Historic Commercial Signs in San Jose

Attachment 3, Historic Landmarks Commission Memo, February 6, 2020

listed in an order of importance. These signs are proposed as additions to the added to the HRI as “Contributing Site/Structure” as a part of a non-contiguous thematic grouping citywide of commercial neon signs. At this time only the commercial signs are being identified. Other structures and associated features of the properties may or may not have significance and would be evaluated at a future time. The following descriptions and images come from, in part, the “The San Jose Signs Project” published by the Preservation Action Council of San Jose.

No. 1

“City Center Motel”

45 E. Reed Street

Circa 1960

Neon, Animated, Pole Sign

This sign features a diving lady, which advertised the presence of a swimming pool at the motel. This diving lady is one of only two original motel sign divers in California.

Under Development Review: Yes

Sign to be donated to History San Jose



No. 2

"Futurama Bowl/Safeway"

5390 Stevens Creek Boulevard

Circa 1961

Neon, Pole Sign

A quintessential Googie sign promoted San Jose's Persian-themed Futurama Bowl. Replaced by a Safeway store about 30 years later, the building is gone but the modified sign remains. Googie signs are futuristic and bold with sharp angles and curved geometric shapes.

Under Development Review: No



No. 3

"O.C. McDonald Plumbing"

1150 W. San Carlos Street

Date Unknown

Neon, Pole Sign

O.C. McDonald Plumbing was founded in 1906 and is still in operation as a family-owned business. Note the homophone, "Oh See!/O.C."

Under Development Review: No



No. 4

"Stephen's Meat Products"

105 S. Montgomery Street

Circa early 1950s

Neon, Animated, Pole Sign

Affectionately known as the Dancing Pig sign, it was saved from demolition and restored. It now sits on property owned by Google, who has committed to keep the sign publicly visible. The sign bears the label ZEON, an industry standard that represented the highest quality in signs.

Under Development Review: Yes

Within the Google/Downtown West project area



No. 5

"Time Deli"

349 S. Bascom Avenue

Circa 1950

Neon, Façade Sign

The clock predates the market and was the reason the Carlino family, owners of the deli/market, chose the name. The business has since changed.

Under Development Review: No



No. 6

"Western Appliance"

1976 W. San Carlos Street

1962

Neon, Pole Sign

After 146 years in operation, and 93 years at this location, Western Appliance will close its doors in 2020. Words such as "spectacular" and "iconic" are used to describe this beloved sign. The sign originally had red, blue, and green lighted flashing orbs atop the 3 spires, but they were removed when they proved to be a distraction to pilots flying into San Jose Airport.

Under Development Review: No



No. 7

"Westside Billiards"

1050 W. San Carlos Street

Circa 1947

Neon, Roof-Top Sign

The neon lettering and 6-pointed star are part of the original sign. The 8 ball is a newer addition.

Under Development Review: No



No. 8

"Winchester Shopping Center"

Corner of Stevens Creek and Winchester
Boulevards

Circa 1952

Neon, Pole Sign

With its arrow and mid-century script, the Winchester Shopping Center sign has survived many iterations of the associated shopping center, which predates its neighbor, Valley Fair. The previously lighted sign has been dark for years.

Under Development Review: No



No. 9

"Y Not"

1933 W. San Carlos Street

Circa 1960s

Neon, Roof-Top Sign

Y Not was originally a bar, which is why the "Y" resembles a martini glass. Where the sign now says, "Open," it previously said "Cocktail." The muted colors are a stark contrast to the irreverent name.

Under Development Review: No



No. 10

"Century Theaters"

Olson Drive & Winchester Boulevard

Circa 1964-1967

Neon, Pole Sign

Associated with San Jose's Century Theaters along Winchester Boulevard, opening in 1964 as dome-designed theaters. The sign board advertised the each of the three theater offerings. Features include neon lighting, arrows, and graphic lettering and shapes.

Under Development Review: Yes

Sign to be relocated on the Santana West project site



4. Preservation, Treatment, Repair, and Reuse

There are various methods to preserve, reuse, and treat historic signs once identified. Although no plan or course of action is being proposed at this time since the City is in the early identification and listing phase. Best practices have been identified Nationwide and the National Register provides a bulletin on historic signs.

Prepared: January 25, 2020, jma

1020 N. FOURTH STREET
HISTORIC RESOURCE EVALUATION
SAN JOSE, CALIFORNIA
[19094]

PREPARED FOR:
PATH VENTURES



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

OCTOBER 21, 2019

DRAFT

TABLE OF CONTENTS

TABLE OF CONTENTS	I
I. INTRODUCTION.....	I
METHODOLOGY.....	1
SUMMARY OF FINDING.....	2
II. CURRENT HISTORIC STATUS	2
NATIONAL REGISTER OF HISTORIC PLACES.....	2
CALIFORNIA REGISTER OF HISTORICAL RESOURCES.....	2
CALIFORNIA HISTORICAL RESOURCE STATUS CODE.....	2
SAN JOSE HISTORIC RESOURCES INVENTORY.....	3
III. ARCHITECTURAL DESCRIPTION	4
IV. HISTORIC CONTEXT	14
CITY OF SAN JOSE	14
DICK'S SUPERMARKET	21
BUILDING OWNERS AND TENANTS.....	26
ARCHITECTS AND BUILDERS.....	28
V. EVALUATION.....	29
CALIFORNIA REGISTER OF HISTORICAL RESOURCES.....	29
CRITERIA FOR SAN JOSE CITY LANDMARKS.....	32
VI. CONCLUSION.....	34
VII. REFERENCES CITED.....	35

I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of PATH Ventures, and provides an evaluation of the grocery store building at 1020 N. Fourth Street, San Jose (APN 235-09-020) (**Figure 1 and Figure 2**). The building, which was constructed in 1948, is currently vacant, following more than fifty years in use as a grocery store. It is set at the northwest end of its rectangular parcel, and is bordered on its southeast side by a parking lot.



Figure 1. Excerpt from 2018 aerial photograph, subject parcel outlined orange. Source: Google Earth. Edited by Page & Turnbull.



Figure 2. Location Map: Santa Clara County Assessor's Office, 2019. Subject parcel shaded orange. Edited by Page & Turnbull

METHODOLOGY

This HRE provides an architectural description based on field survey, discusses the property's historic context, and examines the current historic status and potential significance of the building's individual eligibility for listing in the California Register of Historical Resources (California Register) and as a City Landmark according to the criteria of the City of San Jose Historic Resources Inventory. Page & Turnbull conducted a site visit on April 1, 2019 to review the existing conditions and to photograph the property in order to prepare the descriptions and assessments included in this report.

Page & Turnbull prepared this report using research collected at local repositories, including the California Room of the San Jose Public Library (visited May 7, 2019), the Sourisseau Academy (visited May 7, 2019), the Development Services Permit Center of the City of San Jose (visited May 7, 2019), and the Santa Clara County Office of the Clerk-Recorder (visited October 11, 2019). Page & Turnbull contacted History San Jose and the Chinese Historical & Cultural Project by e-mail on October 14, 2019 to inquire about materials related to Dick's Super Market in these organizations' collections. A representative of History San Jose replied on October 15, 2019 that their collections do not include any sources additional to those listed online for the subject property. A response had not yet been received from the Chinese Historical & Cultural Project by the time of writing. Online sources included the Internet Archive, Ancestry.com, Newspers.com, and various other online resources. All photographs were taken by Page & Turnbull unless otherwise noted.

SUMMARY OF FINDING

Constructed by O.E. Anderson in 1948 for Dick Yee and his family, Dick's Super Market on N. Fourth Street was the first of what became chain of family-operated grocery stores and shopping centers. As a building associated with the post-World War II development of Chinese American businesses in San Jose and the growth of Chinese American-owned supermarkets in Northern California, 1020 N. Fourth Street meets the individual resource significance criteria for the California Register and designation as a San Jose City Landmark. However, several distinctive elements have been removed from the building and those remaining characteristics related to its period of construction do not clearly convey its significant associations. As such, 1020 N. Fourth Street lacks sufficient integrity for eligibility for designation at in state or local registers.

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 1020 N. Fourth Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The building at 1020 N. Fourth Street is not currently listed in the National Register individually or as part of a registered historic district.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register.

The building at 1020 N. Fourth Street is not currently listed in the California Register individually or as part of a registered historic district.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed by, or under review by, the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not

eligible for listing in either register. Finally, a Status Code of “7” means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

The building at 1020 N. Fourth Street is not listed with a Status Code in the April 5, 2012 Office of Historic Preservation Directory of Properties in the Historic Property Data File for Santa Clara County. The building has likely not been formally evaluated using California Historical Resource Status Codes in a report submitted to an information center of the California Historical Resources Information System (CHRIS).

SAN JOSE HISTORIC RESOURCES INVENTORY

The City of San Jose’s Historic Resources Inventory was initiated in 1975 and currently containing more than 3,000 resources. It lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as structures whose background is associated with important events in the history of the city, state, or nation. Local designations within the inventory are assigned to one or more of the following eight categories, as defined in the City of San Jose Historic Preservation Ordinance, the 2040 General Plan, and the inventory classifications of the local Historic Resources Inventory.¹

City Landmark District (CLD, defined in the City of San Jose Historic Preservation Ordinance): A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

City Landmark Site/Structure (CLS, defined in the City of San Jose Historic Preservation Ordinance): An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

Candidate City Landmark (CCL, defined in the City of San Jose Historic Preservation Ordinance): An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

City Conservation Area (CNS, defined in the City of San Jose Historic Preservation Ordinance): A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

Contributing Site/Structure (CS, a Classification of the Historic Resources Inventory): A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

Non-Contributing Site/Structure (NCS, a Classification of the Historic Resources Inventory): A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

Structure of Merit (SM, Defined in the san Jose 2040 General Plan): An important historic property or feature of lesser significant, and that does not qualify as a City Landmark or for

¹ City of San Jose Historic Resources Inventory: Classification of Resources, September 2019; San Jose, California Code of Ordinances Section 13.48.110 – Procedure for Designation of a Landmark and Section 13.48.120 – Procedure for Designation of Historic Districts, available at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TTT13STSIPUPL_CH13.48HIPR, accessed October 14, 2019; City of San Jose, *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018.

the California or National Registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

Identified Site/Structure (IS, A Classification of the Historic Resources Inventory): A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

The building at 1020 N. Fourth Street is not currently listed in the San Jose Historic Resources Inventory under any category. A nomination for the property to the status of Identified Site/Structure that was initiated by a community organization is pending at the time of preparation of this HRE.²

III. ARCHITECTURAL DESCRIPTION

1020 N. Fourth Street is a one- and two-story rectangular concrete (14,400 square foot) commercial building located on the northeast side of N. Fourth Street between E Younger Avenue and Commercial Street, approximately 1.5 miles northwest of downtown San Jose. Built in 1948 as Dick's Super Market, the building is situated at the northwest end of a 41,781-square-foot parcel located at the northeast corner of N. Fourth Street and E Younger Avenue. It has a concrete foundation set on a concrete slab, and a low gambrel (southwest portion) and flat (northeast portion) roof clad with composition sheeting. The western portion of the building consists of a high one-story warehouse-like retail space, approximately 82 feet by 120 feet, with a gambrel roof. The flat-roofed eastern portion includes a partial second story approximately 45 feet by 80 feet at its southern end. A flat parapet extending above the roof surrounds the one-story portion of the building. The rectangular metal sign frame of the original business abuts the building at its south corner and sits on a small protrusion of the building's concrete foundation (**Figure 3**). A flat, molded concrete stringcourse runs the length of the northwest, southwest, and southeast façades.

Southwest Façade

The primary, southwest façade overlooks N. Fourth Street, and is dominated by a broad expanse of large metal-sash, multi-light windows, with two 12-lite-wide, 3-lite high spans flanking the central main entry door (**Figure 4 and Figure 5**). The two lower rows of lites are coated with paint or other obscuring material. Above the windows, a flat, metal awning frame suspended by metal bars with turnbuckles extends from the northwest corner of the building, wrapping around the western 40 feet of the southeast façade. Above this awning, a row of opaque rectangular panels spans the building below the stringcourse. The entrance opening is surrounded by a non-original metal frame that extends across the first row of windows and around the boarded-over rectangular transom above the entry. Cut fragments of glazed green tile remain at the base of the foundation below the primary façade windows (**Figure 6**).

Southeast Façade

The southeast façade features a secondary entrance at its southwest end, beneath the extension of the awning frame which wraps around the adjacent corner from the southwest façade (**Figure 7 and Figure 8**). The entrance consists of glazed double doors with a fixed transom and two rectangular, three-lite sidelites within a green glazed tile surround (**Figure 9**). A metal frame protrudes from the façade, surrounding the entrance.

² Rosalynn Hughey, Memorandum to the Historic Landmarks Commission, Re: Add Qualifying Properties to the Historic Resources Inventory (HLC Agenda 10-02-1029, Item 3.a), October 2, 2019.



Figure 3. Southwest and southeast façades, view north



Figure 4. Southwest façade, view southeast.



Figure 5. Entrance, windows, and panel course near center of primary (southwest) façade, view northeast.



Figure 6. Detail of tile remnants, concrete, and wood framing below primary (southwest) façade windows, southeast of entrance.



Figure 7. Southeast façade, view northwest



Figure 8. View of southwest and southeast façades, including awning and sign frame, view north.



Figure 9. Entrance at southwest side of southeast façade, view northwest.



Figure 10. Utility and pedestrian entrances at east side of southeast façade, view north.

To the right (northeast) of the door, the one-story portion of the southeast façade has four bays of slightly recessed glass blocks (currently painted over) below the stringcourse. Above the stringcourse slightly recessed rectangular frames, most recently used for painted signs, align with each of the bays of glass blocks. The northeastern, two-story portion of the southeast façade includes, from left to right at the ground floor, one square window opening with a flat concrete sill, one utility entrance with a roll-up metal door, and one single, flush entrance door accessed by a concrete staircase with a concrete railing (**Figure 10**). A flat metal awning with curved corners shades the two doors. The second floor includes three rectangular window openings with flat concrete sills. Two of the openings retain multi-lite metal frame casement windows, while one opening is boarded at the interior.

Northeast Façade

The northeast façade has no entrances. The ground floor features six rectangular window openings, including four larger openings set higher and two narrow openings set lower to the ground (**Figure 11 and Figure 12**). The second-floor portion of the northeast façade includes seven rectangular window openings. All remaining windows on this façade are metal-sash multi-lite casements with flat concrete sills.

Northwest Façade

The northwest façade is one story across its width and features nine bays of slightly recessed rectangular glass blocks just below the stringcourse (**Figure 13 and Figure 14**).

Interior

The interior of the one-story, southwest portion of the building is a single open space with a concrete floor, painted concrete walls, and exposed rafters and trusses (**Figure 15**). At the northeast, two-story portion of the building the interior wall cladding has been removed to expose the steel and wood framing of all partitions. Within the two-story portion of the building, a narrow rectangular mezzanine is accessed by a centrally located staircase. The second floor is reached by the centrally located staircase and a second interior staircase, accessed from the building's exterior through the door at the northeast side of the southeast façade. The second floor has a double-loaded central hallway with five small rooms each on its northeast and southwest sides.

Site Features

The parcel surrounding the subject building is entirely paved, with a parking lot at its southeastern side accessed via driveways on N. Fourth Street and E Younger Avenue. A temporary metal security fence surrounds the entire property.

Neighborhood Setting

The neighborhood immediately surrounding the subject building is of mixed residential and commercial character. To the southeast and west, the residential blocks between N. First Street and N. Eighth Street north of East Hedding Street to the Nimitz Freeway are referred to as Hyde Park. To the northwest of this roughly L-shaped residential area, development on N. Seventh Street, Commercial Street, and surrounding blocks is generally light industrial and commercial in character. One-story, mid-century, single-family homes, some of which have been converted for office use, line the opposite southwest side of N. Fourth Street (**Figure 16**). The Charles Motel, a small courtyard motel with elements of the Spanish Colonial revival style, is located to the immediate northwest of the subject property (**Figure 17**). To the northeast, the property borders the rear yards of single-family homes facing N 5th Street and a large vacant lot at the northwest corner of E. Younger Avenue and N., Fifth Street. Mid- and early-twentieth-century single-family homes and a one-story multi-unit commercial building are located to the southeast of the subject property across E Younger Avenue (**Figure 18**).



Figure 11. Northeast and southeast façades, view west.



Figure 12. North corner of building, northeast and northwest façades, view south.



Figure 13. Northwest façade, view southwest.



Figure 14. Northwest and southwest façades, view east.



Figure 15. Interior of building, view southeast toward southeast entrance.



Figure 16. Single-family dwellings southwest of N. Fourth Street, view south.



Figure 17. Charles Motel, northwest of subject building, view north.



Figure 18. Commercial building at southeast corner of N. Fourth Street and E Younger Avenue, view southeast.

IV. HISTORIC CONTEXT

CITY OF SAN JOSE

Before the establishment of Santa Clara County, the City of San Jose was founded in 1777 as the *Pueblo de San Jose de Guadalupe*, a Spanish settlement unassociated with either a Mission or a military Presidio. Although the *Mission de Santa Clara de Assis* was located approximately two miles to the west, the two fell under separate religious and secular jurisdictions.³ While the Mission was run as an essentially self-sufficient settlement by the Franciscans, the pueblo was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey. The original pueblo site is thought to have been located within a mile to the southwest of the subject property, between Hobson and Hedding Streets no more than about 400 yards from the Guadalupe River.⁴ By 1797, however, flooding forced the pueblo to relocate to the area of today's Plaza de Cesar Chavez in downtown San Jose. A network of rudimentary roads and trails connected the pueblo with other Spanish settlements and support locations throughout the surrounding area. For instance, the El Camino Real connected the San Jose pueblo with Mission Santa Clara and the presidios at Monterey and San Francisco, while the Alameda in downtown San Jose created a more localized route between the pueblo and Mission.

Other routes that are still evident in many of today's streets and railroad rights-of-way connected Mission Santa Clara with its cornfields to the east, Mission San Juan de Guadalupe in Milpitas, and even places as far afield as Mission Santa Cruz. The routes linked many points in the region that would become Santa Clara County, as well as points beyond.⁵

Land use in the Santa Clara Valley changed under Mexican rule, which began in 1822. Previously, the vast expanses of undeveloped land outside of the missions, pueblos, and presidios had primarily been claimed by the Catholic Church. These mission lands had been used for grazing livestock or simply remained wild. Under Mexican rule, mission lands were secularized and distributed to private landowners, who established large ranchos anchored by haciendas and small villages that served each rancho's functions. California's early hide and tallow economy supported cattle herding as the primary use of rancho lands. Between 1833 and 1845, thirty-eight ranchos were granted to Mexican settlers throughout Santa Clara Valley.⁶

Upon the culmination of the Mexican-American war in 1846, California came under control of the United States. In 1849, the Gold Rush brought an influx of settlers to California and led to the widespread restructuring of property lines and land ownership. Although no gold was present in Santa Clara Valley, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process by adhering to gold and helping it sink in the water-gravel mixture. This gave the Santa Clara Valley an important role in the events that put California on the world stage and brought many settlers to the area.

For much of its history, the Santa Clara Valley boasted a flourishing agricultural industry, continuing a tradition that started when San Jose was a small Spanish pueblo intended to supply produce to the presidios. Prior to and during the Gold Rush, cattle ranching had been the primary industry in California, with the Santa Clara Valley area boasting pastureland in the foothills and feed lots on the valley floor. Dairying and sheep ranching were also prevalent. This industry continued, but the high

³ Archives & Architecture, *County of Santa Clara Historic Context Statement* (Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012).

⁴ BFGC-IBI Group, *Evaluation of the Former San Jose City Hall*, (Prepared for the County of Santa Clara Facilities and Fleet Department, 2012).

⁵ Archives & Architecture, *County of Santa Clara Historic Context Statement*.

⁶ *Ibid.*

cost of fresh vegetables and flour during the Gold Rush made many realize that horticulture would be a lucrative pursuit thereafter. Many miners returning from the gold fields settled in Santa Clara Valley, where they established successful farms.⁷ At the peak of their production, wheat farms in Santa Clara County produced thirty percent of California's wheat supply. The valley was dominated by fields of wheat and other grain crops until 1880, when yields became poor and competition from farms in the Central Valley mounted. This triggered a shift toward fruit growing. Prunes, grapes, and apricots became the major crops, and by the 1890s orchards dotted the valley, replacing most of the wheat fields.⁸

Early San Jose served as a supply stop for miners journeying to the gold fields and many businesses and services were established to serve them, growing the city. John Burton, the first American alcalde, or mayor, commissioned a survey of the pueblo of San Jose not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a grid of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south, and Market Street to the west—that the new commercial and retail district developed. The first businesses were located close to the Mexican pueblo along Post and Market Streets.⁹ When Santa Clara County was established in 1850, San Jose was the only urban area in Santa Clara County, and thus the center of the county's commerce, government, and culture. It became the first incorporated city in the state and served as state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's early limits covered about six square miles and although they were not expanded until the early twentieth century, the city's temporary status as the state capital spurred rapid growth. Even after the capital was moved, development and prosperity continued due to railroad connections that by 1869 linked San Jose with markets across the country.¹⁰ San Jose grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated and utilized the services of the city.

Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. The growing prosperity of the region also led to the construction of civic buildings such as the Santa Clara County Courthouse (1868) at 161 North First Street; St. Joseph's Cathedral (1875-85) at 90 South Market; and the San Jose Post Office (1893) at 110 South Market Street. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city. Although the 1880s witnessed the construction of some of the finest commercial buildings in downtown San Jose, the early 1890s brought difficult times. In 1892, a major fire started by fireworks burned down a substantial portion of downtown San Jose. The destroyed buildings were quickly rebuilt. Several buildings along the southern part of First and Second Streets date from this post-fire construction.¹¹

The population of San Jose grew to almost 50,000 in the early twentieth century, and from the 1900s to 1930s commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The size of buildings increased as the development of escalating steel-frame and concrete enabled speculators to construct early skyscrapers in what is now downtown San Jose. While the downtown grew in height, the city's land area spread and San Jose became a major population center rivaling San Francisco, Oakland, and Berkeley.¹² Agriculture-related industries, such as canning, drying, and packing, employed a large percentage of San Jose's population and attracted

⁷ Archives & Architecture, *County of Santa Clara Historic Context Statement*.

⁸ *Ibid.*

⁹ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (2006).

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² *Ibid.*

many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Although the onset of the Depression in 1929 slowed the economy and slowed major building projects in downtown San Jose, the food-centric local industries kept the city and county afloat. When World War II brought demands for canned and shelf-stable produce increased, Santa Clara County was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business, such as Hewlett Packard, founded in 1939, that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, particularly at the Stanford Industrial Park where the likes of Sylvania, Philco-Ford, General Electric, and Lockheed were based, Santa Clara County and San Jose continued to shift quickly from an agricultural center to a center for the technology industry.¹³ Defense work in the Bay Area, such as that generated by Moffett Field's naval air station, led directly to hundreds of thousands of servicepeople choosing to settle in the Santa Clara Valley after the war.¹⁴ The growing popularity of the private automobile allowed for suburban sprawl that increased the city's livable area.¹⁵ This environment set the stage for decades of annexation by San Jose of smaller townships within Santa Clara County, greatly increasing the City's land area.

Following the World War II, Santa Clara County's business community and San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies. The high-tech boom attracted thousands of new residents to the city. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control.

In 1948, the San Jose City Manager submitted the city's first Six-Year Capital Improvement Plan. A large section of the plan detailed significant investment in city infrastructure and city departments that supported public welfare. The end of the war had brought about an enormous sense of civic pride, and public support for new civic facilities swelled. The Six-Year Plan was only the first step in a series of bond measures that enabled the construction of many civic buildings such as post offices, fire stations, libraries, park structures, and San Jose's new City Hall, many of them displaying Modernist design principles as symbols of the region's new era of growth and prosperity.¹⁶¹⁷

Between 1950 and 1975, the population of Santa Clara Valley expanded from 95,000 to 500,000. Under the aggressive annexation policies of City Manager "Dutch" Hamann, the city of San Jose expanded in size from seventeen square miles to 120 square miles by procuring 1,419 newly annexed areas.¹⁸ Hamann ultimately directed one of the greatest 20-year expansions of any city in United States history. He continued to rely on automobile-related transportation models to facilitate expansion, the most major of which was Interstate 280, constructed during the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which was developed between the 1940s and 1960s along the northern edge of the city to the west of the subject property.

¹³ Archives & Architecture, *County of Santa Clara Historic Context Statement*.

¹⁴ PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Prepared for the Preservation Action Council of San Jose, 2009), 26.

¹⁵ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

¹⁶ PAST Consultants, *San Jose Modernism*, pg. 24.

¹⁷ PAST Consultants, *San Jose Modernism*, pg. 25.

¹⁸ Page & Turnbull, *Fountain Alley*; Archives & Architecture, *County of Santa Clara Historic Context Statement*.

Northwest San Jose and Hyde Park

As early as the 1870s, the location of the subject property was near, but outside of, San Jose's growing street grids between the Coyote River and the Guadalupe River. The 1876 Thompson and West map for San Jose's Second Ward shows that, at that time, the subject property was within a 137-acre parcel owned by Coleman Younger, of the namesake family for the avenue that borders the parcel on its southeast side (**Figure 19**). To the east and south of Younger's land, planned subdivisions of single-family parcels arranged in orderly blocks bordered the orchards that boosted the county's economy. The area surrounding the subject parcel remained largely agricultural and undeveloped for several decades, remaining an open field at the northern extent of San Jose until the end of the 1930s (**Figure 20**). The neighborhood to the west and south of the subject parcel was developed as a residential subdivision beginning in the 1930s. New houses and homes under construction are visible in the 1939 aerial photograph in blocks to the north and east of Burnett Junior High, established in the early 1930s on N. Second Street just south of E. Hedding Street (**Figure 20**).

The late 1940s commercial development in this vicinity fits within the broadly defined theme of "Industrialization and Suburbanization: 1945-1991" described in San Jose's 1992 historic context statement. This period was characterized by planned residential tracts and Googie-style commercial architecture that reflected the city's growth and future-oriented technological and economic development.¹⁹ More detail related to the post-World War II development of San Jose is provided in PAST Consultants' 2001 *San Jose Modernism Historic Context Statement*, which describes the post-1950 florescence in the city of roadside commercial architecture following from City Manager A.P. "Dutch" Hamann's aggressive campaign of annexation and development.²⁰

The years following the World War II saw increased development in the blocks around the subject property, transforming the former fields into suburban commercial, residential, and light industrial blocks. The Charles Hotel, to the immediate northwest of the subject property, was built around the same time as Dick's Super Market, with the beginning of its construction announced in the August 24, 1947 issue of the *San Jose Mercury News*.²¹ By the middle of the 1950s, the residential neighborhood of Hyde Park was well-established, and by the 1960s the agricultural fields to the northwest had given way to the Nimitz Freeway (**Figure 21 and Figure 22**).

Chinese Business Development in San Jose

The history of San Jose's Chinese American population began during the Gold-Rush-era development of the area, when agricultural, mining, and railroad building drew Chinese men to the county's labor forces. Chinatowns grew in California's cities in response to discriminatory policies and acts, as well as immigrant communities' desire to build social and economic networks based on familial ties and shared cultural practices. San Jose's earliest Chinatown, founded in 1866 on Market Street, was the first of five Chinese neighborhoods in the city built and occupied between the 1860s and 1930s.²² San Jose's longest-lived Chinatown, Heinlenville, thrived between the late 1880s and early 1930s, just over a half mile to the southeast of where Dick Yee would later build his supermarket (the subject building). These communities served as economic and social nodes where agricultural workers from rural areas around San Jose would conduct business, seek temporary accommodation, and participate in social life and entertainment.

¹⁹ Archives and Architecture, *Historical Overview and Context for the City of San Jose* (San Jose: Prepared for the City of San Jose, 1992), 19.

²⁰ PAST Consultants, *San Jose Modernism Context Statement*, 26-34.

²¹ "Motel to be Built," *San Jose Mercury News*, August 24, 1947.

²² Chinese Historical and Cultural Project, Lillian Gong-Guy, and Gerry Wong. *Chinese in San Jose and the Santa Clara Valley* (Charleston, S.C.: Arcadia Publishing, 2007), 9-10.

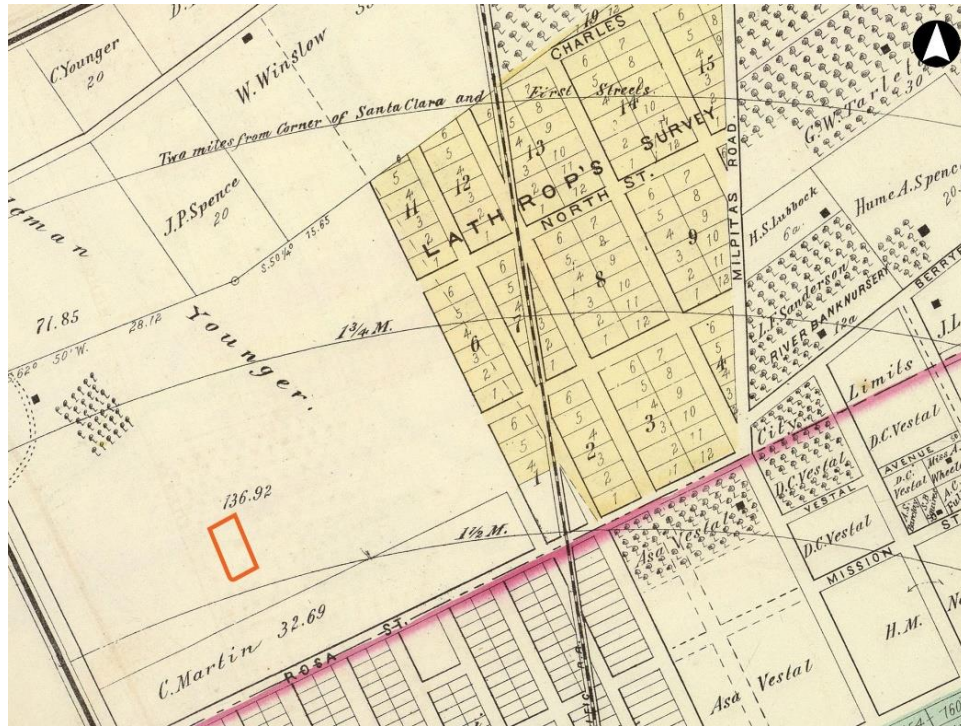


Figure 19. Excerpt from 1876 map of San Jose, Second Ward, with approximate location of subject parcel outlined orange. Source: Thompson & West Historical Atlas Map of Santa Clara County, California, David Rumsey Historical Map Collection. Edited by Page & Turnbull.



Figure 20. Excerpt from 1939 aerial photograph of San Jose, with approximate location of subject parcel outlined orange. Source: Fairchild Aerial Surveys, Flight C-5750, Frame 284-108, collection of UC Santa Barbara. Edited by Page & Turnbull.



Figure 21. Excerpt from 1956 aerial photograph, subject parcel outlined orange. Source: Aero Services Corporation, Flight CIV_1956, Frame 6r-101, collection of UC Santa Barbara. Edited by Page & Turnbull.



Figure 22. Excerpt from 1965 aerial photograph, subject parcel outlined orange. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 11-80, collection of UC Santa Barbara. Edited by Page & Turnbull.

By the early 1930s, the lasting population impact of the Chinese exclusion acts of 1882 and 1892 and economic impact of the Great Depression led to Heinlenville's dissolution as a cohesive community. Chinese American families moved to homes and businesses elsewhere in San Jose or the broader San Francisco Bay Area.²³ When Yee refocused his business operations to Santa Clara County, he joined a community where other Chinese American entrepreneurs had preceded him. Large Chinese American-owned grocery stores in San Jose which predated Dick's Super Market include Carl Kwong's State Meat Market, opened on East Santa Clara Street in 1934, which offered room and board to employees, and Lee Yee Choy and his family's Palace Market, opened downtown in the 1940s.²⁴

Postwar Supermarkets

With automobile ownership spreading widely in the post-World War II years, neighborhood grocery stores were joined in the marketplace by large supermarkets on main thoroughfares throughout much of Northern California. These large-scale buildings embraced modern technologies such as conveyor belts within their sales and service areas inside the store, and modernist architectural styles in the design of exterior façades and interior spaces. Widely recognized for its influence in the design of what became the iconic Safeway store, the ca. 1954-1965 work of the firm Wurster, Bernardi, and Emmons defined what we familiarly expect in the broadly-glazed, arched façade of the suburban supermarket.²⁵ Simpler in design than Wurster, Bernardi and Emmons' stores, contractor-built supermarkets such as the one at 1020 N. Fourth Street displayed economic approaches to building large, warehouse-like stores using modern materials such as steel framing, concrete, and glass block.

Not only a typical post-war supermarket, Dick's Super Market belonged to a specific class of large grocery store that flourished beginning in the 1950s – a Chinese-American-owned business designed for a non-Chinese-American clientele. As described by historian Alfred Yee:

It must be underscored from the start, the stores did not sell ethnic foods and merchandise in ethnic enclaves, but sold American groceries, meat, and produce to mostly Euro-American customers who generally accepted the stores in their neighborhoods at a time when racial prejudice and segregation were prevalent. In due course, these stores, with their Chinese American personnel, helped erode social barriers. No other minority ethnic group has since achieved such prominence in the grocery business in Northern California.²⁶

Dick's Super Market on N. Fourth Street, and the subsequent stores and other businesses in the Yee family's chain, were established during what Alfred Yee refers to as the "Golden Times" for Chinese American supermarkets in Northern California, spanning between the end of World War II and the early 1970s.²⁷ Stores built as proprietors' single businesses and chains were located in growing residential neighborhoods convenient to local clientele, but also advertised in city-wide and regional newspapers to attract out-of-neighborhood shoppers seeking the low prices and convenience of a modern supermarket.²⁸ Dick's Super Market exemplified this approach relatively early in this

²³ Anthropological Studies Center, Sonoma State University, *Historical Context and Archaeological Survey Report: Heinlenville/San Jose Corporation Yard Archaeological Project*, prepared for the City of San Jose Redevelopment Agency 2008, 41.

²⁴ Chinese Historical and Cultural Project, Lillian Gong-Guy, and Gerry Wong, *Chinese in San Jose and the Santa Clara Valley*, 43,45.

²⁵ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement* (San Francisco: San Francisco Planning Department, 2011), 131.

²⁶ Alfred Yee, *Shopping at Giant Foods: Chinese American Supermarkets in Northern California* (Seattle: University of Washington Press, 2003), 3.

²⁷ Alfred Yee, *Shopping at Giant Foods*, 70.

²⁸ Alfred Yee, *Shopping at Giant Foods*, 72.

“Golden Time” of supermarket development, established in the suburban Hyde Park neighborhood and advertised in the *San Jose Mercury News* and other publications.

Though it became a highly visible feature of the commercial landscape along N. Fourth Street, particularly due to its large street-oriented sign, the Dick’s Super Market building was typical of a profit-oriented approach to store management common among Chinese American supermarkets of the time. According to historian Alfred Yee,

[Store owners] did not want to invest any more capital into their supermarkets than necessary after commencing operation. They remodeled their stores only to maintain profitability, not keep up with industry trends. [...] opening additional stores offered better prospects for increasing revenues than investing in improvements for existing stores that may have already reached their potential in neighborhood markets.²⁹

Little appears to have changed in the appearance of Dick’s Super Market between its opening in 1948 and the last decades of the twentieth century, likely in part because the supermarket’s operators focused resources on the growth of the larger chain of Dick’s stores and shopping centers.

DICK’S SUPERMARKET

Construction began on 1020 N. Fourth Street in December of 1947, and the grand opening of the new supermarket was announced on Friday, August 20 in the *San Jose Mercury News Herald*, with advertisements that listed the names of contractors who had worked on the building, and special sales and celebratory events (**Figure 23 and Figure 24**). The “Grand Opening” advertisement announced that Dick’s Super Market was “One of San Jose’s newest and most modern grocery stores ... It is a complete market with all departments with new, modern fixtures.”³⁰ The opening celebration included games, balloons, grocery specials, and a free raffle for a 1948 Oldsmobile.

In an article based largely on information from interviews with Dick Yee’s family members, historian Dennis Yee writes that the staff of Dick’s Super Market were largely Chinese immigrant men from the region of Dick Yee’s own family, some of whom were offered jobs in the store to repay debts. The second-floor rooms of the market provided housing for these young men who might have otherwise faced discrimination in San Jose’s rental housing market.³¹ Though protected from housing discrimination, the resident workers paid for their food and accommodations at the store and reportedly worked long hours for low pay, at first without the benefit of union representation.³² Dick Yee’s son, Gene Yee, later recalled that, from the early 1950s, the locally powerful Retail Clerks Union determined acceptable rates of employee rent and required that nearly all store workers, including Yee family members, join the union.³³

Dick’s Super Market operated under its original name under the management of the Yee family until about 1987. A series of other grocery stores occupied the building until the 2011 closure of the last business, Truong Hung Supermarket, whose business focused on Vietnamese products.

²⁹ Alfred Yee, *Shopping at Giant Foods*, 154.

³⁰ Advertisement, *San Jose Mercury News Herald*, August 20, 1948.

³¹ Dennis Yee, “Dick’s Supermarket of Fourth Street,” *Chinese America: History and Perspectives—The Journal of the Chinese Historical Society of America*, 2014, 13.

³² *Ibid.*

³³ Alfred Yee, *Shopping at Giant Foods*, 83-84.

Figure 23. Announcement of Dick's Super Market Grand Opening, *San Jose Mercury News Herald*, August 20, 1948.

Figure 24. Advertisement for Dick's Super Market Grand Opening, *San Jose Mercury News Herald*, August 20, 1948

1020 N. Fourth Street Construction Chronology

1020 N. Fourth Street was built beginning in December 1947 and completed in August 1948. Two December 2, 1947 *San Jose Mercury News* notices announced the beginning of excavation for the 120-foot square, two-story concrete and wood-frame structure to be built by contractor O.E. Anderson at the corner of N. Fourth Street and Younger Avenue for a cost of \$140,000.³⁴ The articles described that the store, built for owner Dick Yee, would have a glass-fronted market and second floor employee living quarters. An August 1948 announcement of the store's opening noted that "the second floor of the building contains 10 apartments, in which some of the 40 employees will live."³⁵ The remaining framing of the second story, with ten rooms, reflects this original use. Analysis of aerial photos from 1939-2018 found that the building's footprint and composition, including the two-story portion at the southeast side of the building, have been consistent from at least 1956, the earliest available aerial photograph to include the building, to the present (**Figure 25 and Figure 26**).



Figure 25. Excerpt from 1956 aerial photograph, subject parcel outlined orange. Source: Aero Services Corporation, Flight CIV_1956, Frame 6r-101, collection of UC Santa Barbara. Edited by Page & Turnbull.



Figure 26. Excerpt from 1965 aerial photograph, subject parcel outlined orange. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 11-80, collection of UC Santa Barbara. Edited by Page & Turnbull.

Two early photographs of the business, taken from similar vantage points on N. Fourth Street, show that the store was distinguished by the broad display windows, transoms, and a flat awning spanning the entire southwest façade and wrapping around the southwest corner to the southeast façade. Rising upward from the southwest corner of the building, the "Dick's Super Market" sign was the most distinctive and highly visible aspect of its appearance. A tiled kickplate was set below the store windows (**Figure 27 and Figure 28**).

Before 2018 alterations which removed most interior finishes as well as the noteworthy original corner blade sign and exterior tile, it appears that the overall form, style, and fenestration pattern of the building was altered little from its original appearance. The most noticeable changes prior to 2018 included changes in exterior signage to advertise the tenant business, painting of the transom and lower lites of the display windows, and replacement of the original doors and some framing at both store entrances (**Figure 29**). The large "Dick's Super Market" sign remained until recent years, though the word "Dick's" was removed from the upper portion and southwest side before 2008.³⁶

³⁴ "Building Starts on Super Market" and "New Super Market Planned Here," *San Jose Mercury News*, December 2, 1947.

³⁵ "New Market Has Apartments for Employees," *San Jose Mercury News*, August 26, 1948.

³⁶ Google Street View imagery dating May 2008-August 2016.

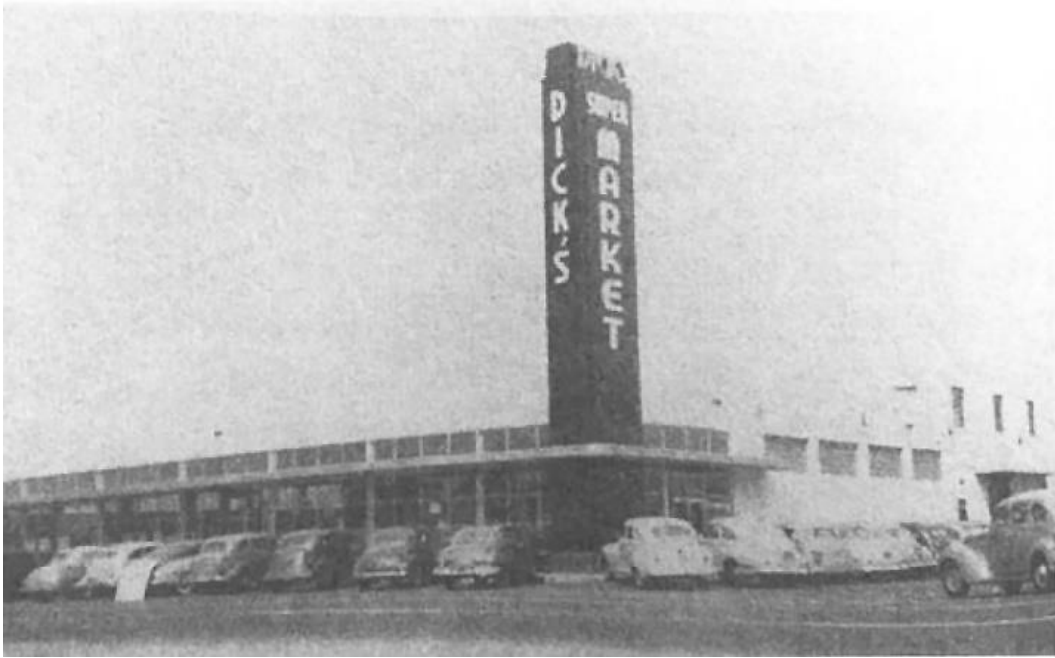


Figure 27. ca. 1948 view of Dick's Super Market.
Source: Dennis Yee, "*Dick's Supermarket on Fourth Street*," 13.



Figure 28. Undated view of Dick's Super Market. Source: Chinese Historical and Cultural Project, *Chinese in San Jose and the Santa Clara Valley*, 44.



Figure 29. 2011 view of 1020 N. Fourth Street, operating as the Truong Hung Supermarket. Source: Google Street View.

No original permit record is on file at the City of San Jose, likely because the area of the building was in an area of San Jose that was annexed by the city in 1951, after the building's construction.³⁷ Alteration permit records on file with the City of San Jose are summarized in Table 1.

Table 1. Permits on File at the City of San Jose Permit Center

Permit Number	Date	Applicant	Owner	Description
1974-011765	10/15/1974	Bergie Plumbing	Dick's Market	Plumbing/gas service permit for two indirect waste fixtures.
1978-061533	05/16/1978	Red [Illegible] Electrical Co.	Dick's Market	"Replace service drop due to short at ent. head."
87288	11/06/1987	James Lim Plumbing	[Tiao?] Peng	Sink and grease trap installation
1990-091965 9002017	11/02/1990	John J. Buchan	Shelly Ho, New Dick's Market	Build interior cold storage unit (walk-in cooler).
1990-103389	11/14/1990	Kan Wong Plumbing	New Dick's Market	Install floor sinks and drains
1999-063215	07/14/1999	East Bay Restaurant Supply,	Quang Lam, Tan Duc Supermarket	Mechanical and electrical permit for deep fryer and hood. Improve restrooms.
1999-064464	07/29/1999	East Bay Restaurant Supply	Quang Lam, Tan Duc Market	Add new fryers and hood.

³⁷ Personal communication with San Jose Permit Center staff, May 7, 2019.

Permit Number	Date	Applicant	Owner	Description
1999-071837	11/04/1999	Not listed	Quang Lam, Tan Duc Market	Repair wiring on roof.
2018-143631	11/20/2018	Greg Mussallem	Nicandro Barrita	Electrical pole installation.
2018-145048	12/03/2018	Greg Mussallem	Nicandro Barrita	Demolish non-structural interior walls.

BUILDING OWNERS AND TENANTS

Owner and Occupant History

The sequence of owners and occupants of the subject property, developed from records maintained at the City of San Jose, historic city directories, census records, and historical newspaper articles, is summarized in Table 2. A biographical sketch of long-term owners, the Yee family, follows the table. According to the records of the Santa Clara County Assessor, the property transferred to “Yee Dick Inc.” on January 29, 1958 (Document No. 1421048)³⁸. The property was next transferred on August 23, 2018 (Document No. 24009401) and then to the current owner on August 27, 2019 (Document No. 24265027).

Table 2. Businesses and Owners, 1020 N. Fourth Street, San Jose

Year(s)	Business ³⁹	Owner ⁴⁰
pre-1948	Property undeveloped	“Liccardo & Pecoraro” ⁴¹
1948-1987	Dick’s Super Market	Dick Yee (1948-1958) ⁴² Yee Dick Inc. (1958-2018)
1988-ca.1998	New Dick’s Supermarket	
ca. 1999-2001	Tan Duc Supermarket	
ca. 2002 - 2011	Truong Hung Supermarket	

Yee Family Supermarkets

Born in China in 1907, Dick’s Super Market founder Hung Dueck Tom (later Dick Tom Yee) maintained strong roots in both that country and the United States. In 1849, Yee’s grandfather and great uncles came to California to work on railroad building crews, returning periodically to their families in China. Dick Tom Yee moved between the United States and China as an adolescent and young adult, supporting his wife and son in China with the proceeds of his first business, a restaurant

³⁸ Record of Survey in the Incorporated Territory of the City of San Jose, County of Santa Clara, State of California, Being a Portion of Lot A, ‘Map of the Subdivision of the Lands of Mrs. Augusta Younger’ Book “F-1” of Maps, at Page 15, May 2016. Records of the Santa Clara County Surveyor. The parcel owned by this corporation was 278 feet long along its N. Fourth Street frontage, and 155 feet deep. An additional deed for a 28-foot by 150.74-foot parcel granted to Yee Hung Dueck by the Liccardo and Pecoraro families was recorded in February of 1948 (Book 1567, Page 535).

³⁹ *Haines San Jose Criss-Cross Directory*, 1981; 1990-91, 1995-96, 1999-2000, 2005; *Pacific Bell Street Address Telephone Directory* 1985, 1987, 1988, 199;

⁴⁰ Information from Alameda County Assessor and Recorder

⁴¹ Map of the Rosalie Tract – Unit No. 1, Being a Part of Lot A of the Subdivision of the Lands of Mrs. Augusta Younger, Situated in Pueblo Tract No. 1, Santa Clara County, California, September 1940. Records of the Santa Clara County Surveyor.

⁴² A 1949 Santa Clara County surveyor’s map records the name of the owner as “Yee Hung Poy.” Tract No. 614, Rosalie Tract – Unit No. 3, Being a Part of Lot A of the Subdivision of the Lands of Mrs. Augusta Younger, Situated in Pueblo Tract No. 1, Santa Clara County, California, February 1949. Records of the Santa Clara County Surveyor.

in Winnemucca, Nevada.⁴³ His first grocery store in Woodland, California opened in 1930 inside a former automobile agency, and in subsequent years Yee shared ownership in stores in Oroville, Auburn, Jackson, Stockton, Willows, Fairfield, Vallejo, and Yuba City.⁴⁴ At the time the supermarket at 1020 Fourth Street opened in August 1948, the *San Jose Mercury News* reported that owner Dick Tom Yee operated eight other super markets in Northern California.⁴⁵ Yee bought property in San Jose in 1946 to open his first independently operated supermarket, and entrusted his son, Gene, with day-to-day management of the new store at 1020 N. Fourth Street while he oversaw this and the family's other businesses (**Figure 30**).⁴⁶ By 1972, Yee had opened several additional stores in San Jose, Los Gatos, and Milpitas, as well as a restaurant, "Dick's Dragon," at the Bascom Avenue shopping center in San Jose.⁴⁷ The chain initiated with the store at 1020 N Fourth Street grew to its height of fifteen stores in the late 1960s, primarily in Santa Clara County, but with one location in Fremont.⁴⁸ After Dick Tom Yee's death in 1976, his son Gene Tom Yee took over responsibility for the family's businesses until his retirement. After selling most of the family's retail businesses beginning in the early 1970s, the last Dick's Market owned and operated by the Yee family was its Sunnyvale location, which operated through the 1990s.⁴⁹ Gene Tom Yee died in 2019.⁵⁰



Figure 30. Dick Tom Yee and family on the opening day of Dick's Super Market, August 20, 1948. Source: Yee family, Obituary of Gene Yee, dignitymemorial.com

In 2018, historian Kara Brunzell recorded and evaluated the buildings at "Dick's Center" at 1350-1420 South Bascom Avenue in San Jose, including a gas station, supermarket, mall, restaurant, and neon sign related to the Yee family's businesses at that location.⁵¹ While the Dick's Center was found to be significant for its historical association with San Jose's postwar growth, the complex lacked sufficient integrity for eligibility for listing in the National Register, California Register, or as a local landmark. The remaining Dick's Center metal and neon sign was recommended for listing in the San

⁴³ "Prophecy True for S.J. Merchant," *San Jose Mercury News*, January 16, 1972. In his 2014 historical essay, Dennis Yee states that Dick Yee invested and partnered in these stores (Dennis Yee, "Dick's Supermarket of Fourth Street," 11).

⁴⁴ "Prophecy True for S.J. Merchant," *San Jose Mercury News*, January 16, 1972.

⁴⁵ "New Market Has Apartments for Employees," *San Jose Mercury News*, August 26, 1948.

⁴⁶ "Prophecy True for S.J. Merchant," *San Jose Mercury News*, January 16, 1972.

⁴⁷ "Prophecy True for S.J. Merchant," *San Jose Mercury News*, January 16, 1972.

⁴⁸ "New Store Maintains Family Tradition," *The Argus*, October 23, 1968.

⁴⁹ Alfred Yee, *Shopping at Giant Foods*, 111.

⁵⁰ "Obituary: Gene Tom Yee, July 29, 1926–February 12, 2019," Dignity Memorial, electronic document at <https://www.dignitymemorial.com/obituaries/san-jose-ca/gene-yee-8160753>, accessed May 8, 2019.

⁵¹ Kara Brunzell, *Historical Evaluation Report: 1350-1420 South Bascom Avenue, City of San Jose, Santa Clara County, California* (Napa, CA: Prepared for FCS International, 2019).

Jose Historic Resources Inventory as a Structure of Merit.⁵² The San Jose Historic Preservation Officer subsequently recommended that the Streamline Moderne-influenced ca. 1953 gas station building at 1420 South Bascom Avenue be considered eligible for listing as a Structure of Merit.⁵³

ARCHITECTS AND BUILDERS

O.E. Anderson

According to 1947 *San Jose Mercury* reports, the building at 1020 N. Fourth Street was constructed by San Jose building contractor Oscar Emmanuel (O.E.) Anderson.⁵⁴ O.E. Anderson was born in Alaska in 1908 to Swedish-born parents Olof and Amanda Anderson. By 1930, the family had moved to San Jose. Oscar, then 21 years old, worked as a bookkeeper at a general contracting company while living with his parents and siblings.⁵⁵ By 1940, Anderson had married his Colorado-born wife, Florence, and worked as an estimator for a building contractor, the Carl N. Swenson Co.⁵⁶ By 1947, Anderson had established his own firm under the name O.E. Anderson, which he operated for more than three decades.⁵⁷ Contracts awarded to Anderson's firm included several educational buildings such as an elementary school building in Hollister in 1949, a San Jose State College library addition in 1955 and classroom building in 1956, the 1962 Fremont High School Gymnasium in Cupertino, San Jose City College's 1963 Speech Arts Building, and buildings at Foothill College and De Anza College.⁵⁸ Other buildings he designed included a grandstand at the Hecker Pass fairgrounds, completed in 1958; a Department of Motor Vehicles on Alma Street in San Jose, and the Quement Electronics building on Bascom Avenue.⁵⁹ In the late 1950s, Anderson's company also advertised the sale and installation of manufactured "Stran-Steel" buildings.⁶⁰ By 1979, Anderson had retired from his business.⁶¹

Commercial Modern Building Style

The architectural style of 1020 N. Fourth Street is predominantly utilitarian, as it provides a rectilinear warehouse-like space for accommodating the basic needs of a large retail grocery store with a simple partial second story providing worker apartments. In its broad expanses of display windows and unadorned concrete surfaces, the building is most closely aligned with the "Stand-Alone Retail Subtype" of the "Commercial Building Type", in the Commercial Modern style as defined in the *San Jose Modernism Historic Context Statement*. This style, characterized by steel structure and extensive display windows, tended to limit ornament to signage advertising the business within – both on the building itself and in large, freestanding signs highly visible to passing motorists. A definitively postwar style, these commercial buildings were intended to be seen from and approached

⁵² *Ibid.*, 31.

⁵³ FirstCarbon Solutions, *South Bascom Gateway Station Initial Study/Mitigated Negative Declaration* (Walnut Creek: Prepared for the City of San Jose, June 2019), Appendix C-3.

⁵⁴ A San Francisco-based developer by the same name, who was active in erecting apartment buildings between the late nineteenth century and the end of the 1920s, appears to be unrelated.

⁵⁵ United States Census Bureau, *Fifteenth Census of the United States*, Population Schedule for San Jose, California, Enumeration District No. 43-74, Sheet 3A, 1930.

⁵⁶ United States Census Bureau, *Sixteenth Census of the United States*, Population Schedule for San Jose, California, Enumeration District No. 43-56B, Sheet 61B, 1940.

⁵⁷ R.L. Polk & Co., *Polk's San Jose City Directory*, 1947, 36.

⁵⁸ "Construction of Hollister School Starts this Week," *The Californian* (Salinas, California), January 11, 1949; "School Library Contract Awarded," *San Francisco Examiner*, May 24, 1955, 14; "Award Contract for Building at San Jose State," *Santa Cruz Sentinel*, April 13, 1956, 4; Photo caption regarding Fremont High School Gymnasium, *The Napa Valley Register*, February 13, 1962.

⁵⁹ "Fair Directors Inspect New Grandstand," *Santa Cruz Sentinel*, August 5, 1958, 1; PAST Consultants, *San Jose Modernism Historic Context Statement*, 182.

⁶⁰ Advertisement, *The Californian* (Salinas, California), December 3, 1957, 2; Advertisement, *The Californian* (Salinas, California), September 23, 1958, 2.

⁶¹ R.L. Polk & Co., 1979 *San Jose City Directory*, 27.

by automobile, rather than by pedestrian clientele. The character-defining features of this style include:

- Horizontal, angular massing
- Flat or low-pitched roofs
- Extensive use of glass, commonly set within flush-mounted steel or aluminum frames
- Expressed structural system
- Large commercial advertising directly mounted to building
- Large, free-standing advertising signs located prominently along the road
- Use of modern cladding materials, such as Roman brick, porcelain enamel, ceramic tile, prismatic glass, and glass block.⁶²

Though predominantly a post-war Commercial Modern building, the prominent Dick's Super Market sign that was present until 2018 and the metal-clad canopy at the primary façade included elements of the Streamline Moderne style to the building, reflecting the embrace of the modern style in a large retail building a few years before the self-conscious futurism of Googie style signs and building elements became common in San Jose.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to California history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of California.

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically. Due to the similarity of criteria, properties that are found to be eligible for individual listing on the California Register are generally also eligible for listing on the National Register. Likewise, properties found ineligible for the California Register are generally also ineligible for the National Register.

The following paragraphs examine the eligibility of 1020 N. Fourth Street for *individual* listing in the California Register.

⁶² PAST Consultants, *San Jose Modernism Historic Context Statement*, 78.

California Register Criterion 1 (Events)

The subject property appears to be significant under Criterion 1. Developed in 1948 for Dick Tom Yee as Dick's Super Market, the property is related to the twentieth-century growth of San Jose's Chinese American business community and the expansion of Chinese American-owned supermarkets after World War II. As an important economic center with an active Chinese immigrant community dating to the 1860s, the establishment of Dick's Super Market was part of a larger pattern of Chinese American residential and commercial expansion beyond the city's "Chinatown" neighborhoods. Though Dick's Super Market was not the first modern Chinese American owned grocery store outside of San Jose's Chinatowns, and appears not to have been the only store to include housing in the workplace, it was an early, large-scale example of a Chinese American family's business expansion into the mainstream grocery market. As the significance of Dick's Super Market relates to its use as a modern, post-war supermarket operated by a Chinese American family, the period of significance for this association is its period operation under the Yee family, 1948-ca.1987.

California Register Criterion 2 (Persons)

The subject property does not appear eligible for individual listing under Criterion 2 for association with the lives of persons important to local, state, or national history. Business owner Dick Tom Yee is representative of many Chinese American entrepreneurs and workers whose families and resources moved between China and the United States in the late nineteenth and early twentieth centuries. However, Yee's role in Chinese American business development in Santa Clara County is more appropriately considered under Criterion 1 as part of a broader development in local and California history. While a successful entrepreneur, Yee's contribution to San Jose's, Santa Clara County's, and California's history do not appear to rise to the level of significance necessary for eligibility to the California Register under Criterion 2. The other recorded businesses owners associated with 1020 N. Fourth Street have not been found through research to have been significant to local, state, or national history.

California Register Criterion 3 (Architecture)

The subject property does not appear eligible under Criterion 3 as a resource that embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. The grocery store at 1020 N. Fourth Street was built in 1948 with functional materials in a simple, Commercial Modern style with limited Streamline Moderne elements that provided a practical solution to the needs of a supermarket. The concrete structure, glass blocks, glazed tile, and expansive primary façade glazing are all typical of large commercial buildings from the era of its construction. As it appeared at the time of evaluation, 1020 N. Fourth Street is not a distinctive example of any time period, region, architectural style, or method of construction, and does not have high artistic value. The building contractor who constructed the subject building for use as Dick's Super Market, O.E. Anderson, was an active local contractor between 1947 and 1979. Though this is an early example of Anderson's independent projects, the research findings regarding this contractor's work do not suggest that he contributed to San Jose's historical built environment in a unique or significant way.

California Register Criterion 4 (Information Potential)

The subject property does not appear to be individually eligible under Criterion 4 as a building that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity (California Register)

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”⁶³

Location: 1020 N. Fourth Street has not been moved from its original location. Therefore, 1020 N. Fourth Street retains integrity of location.

Setting: At the time of its construction, Dick’s Super Market was built in an expanding suburban setting with residential properties and other commercial properties to the west, east, and south, and primarily agricultural land to the north. The setting remains generally similar in terms of its mixed commercial and residential use, and the focus on automobile transportation as demonstrated in the wide avenues and parking lots typical of the surrounding blocks. Though the agricultural fields were rapidly replaced by suburban development in the last half of the twentieth century, the store was built to serve this growing suburban clientele. 1020 N. Fourth Street therefore substantially retains integrity of setting.

Design: 1020 N. Fourth Street retains the basic structural components and form of the original 1948 grocery store, including one- and two-story rectangular massing, concrete construction, and original multi-lite metal-sash glazing on the southeast and northeast façades. However, recent alterations have removed the few distinctive characteristics that conveyed the building’s identity as Dick’s Super Market. The originally recessed main entry doors on the southwest façade were replaced at an unknown date with sliding doors that required alteration of the original entry and obscured portions of the adjacent windows. The metal cladding has been removed from the awning which wraps around the southwest and southeast façades. The glazed tile cladding has been removed from the southwest façade. Most visibly, the cladding and lights have been removed from the distinctive original illuminated sign at the building’s south corner which, for nearly seven decades, clearly identified the business to potential customers along N. Fourth Street. A large proportion of the primary façade glazing has been obscured by opaque paint or coating. The upper transom light above the main, southwest entrance has been replaced by a metal vent. While the building is recognizable as a mid-twentieth-century commercial or light industrial building, all features that communicated the building’s use as a grocery store and its association with Dick Yee and the Chinese American community have been removed. Due to these alterations, 1020 N. Fourth Street does not retain integrity of design.

Materials: As discussed above, much of the exterior tile cladding and metal awning cladding have been removed from the southwest and southeast façades of 1020 N. Fourth Street. The sign retains only its frame. In addition, most of the expansive southwest façade glazing and glass blocks on the southeast façade have been painted to appear opaque, obscuring the important role of this original material in providing interior light and visibility from the street to the inside of the store. While it retains its concrete and glass block construction and some original windows, overall 1020 N. Fourth Street does not retain integrity of materials.

⁶³ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 44.

Workmanship: Some basic elements typical of late 1940s workmanship as related to commercial buildings, including concrete walls and foundation, glass blocks, and metal-sash windows remain at the subject property. However, as discussed above, many of the original features of 1020 N. Fourth Street which would have most prominently displayed workmanship, including exterior tile, metalwork, and signage, have been removed from its primary façade and interior. 1020 N. Fourth Street therefore does not retain integrity of workmanship.

Feeling: At the time it was built in 1948, Dick's Super Market was intended to provide an attractive and convenient shopping destination for San Jose residents. Many of the features which originally identified the building as a grocery store and provided a pleasant, modern shopping experience, have not been retained. As discussed above in consideration of Design, Materials, and Workmanship, the remaining characteristics of the subject property—its massing and some original glazing—are unable to convey the original historic character of Dick's Super Market during its period of significance, 1948 to ca. 1987. The building is now generic in its appearance, virtually indistinguishable from many other large commercial properties from the late 1940s and 1950s. 1020 N. Fourth Street does not retain integrity of feeling.

Association: 1020 N. Fourth Street no longer retains sufficient integrity of design, materials, workmanship, and feeling to clearly provide a visible link to its significant association, as Dick's Super Market, with the growth of Chinese American businesses, specifically supermarkets, in post-World War II San Jose. It appears as a generic commercial building from the era of its construction, lacking in distinctive identifying characteristics that advertised its original owners, signaled its identity as a grocery store, and attracted customers to a sense of modern convenience. 1020 N. Fourth Street does not retain integrity of association.

Overall, 1020 N. Fourth Street does not sufficient historic integrity to convey its significant historic context. As eligibility for the California Register requires both significance *and* integrity, as such, it does not appear eligible for listing.

CRITERIA FOR SAN JOSE CITY LANDMARKS

The qualitative criteria for eligibility for landmark designation within the City of San Jose, as defined by San Jose Municipal Code Section 13.48.110.H, include the following considerations.⁶⁴ The applicability to 1020 N. Fourth Street is discussed for each.

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture;*
1020 N. Fourth Street is associated with the post-World War II development of Chinese American businesses, particularly supermarkets, in the City of San Jose.
2. *Its location as a site of a significant historic event;*
No significant specific historic events have been documented at the subject property.
3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;*
The subject property was built for entrepreneur Dick Tom Yee as the first in a chain of supermarkets and other businesses that operated in Santa Clara and Alameda counties beginning in 1948. Yee and his family were active in the local business community.
4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;*

⁶⁴ City of San Jose Code of Ordinances Chapter 13.48.110, Procedure for designation of a landmark. Electronic document at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TTT13STSIPUPL_CH13.48HIPR_PT2D E_13.48.110PRDELA, accessed May 9, 2019.

1020 N. Fourth Street is not a strong exemplification of San Jose's cultural, economic, or social history. Due to alterations which have removed signage and altered original façade elements, the building does not effectively convey its identity as a late-1940s grocery store associated with the Yee family.

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

1020 N. Fourth Street's design is that of a relatively generic commercial building, and as such it does not portray the environment of a specific group of people as characterized by a distinctive architectural style.

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

1020 N. Fourth Street does not possess distinguishing architectural characteristics.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and*

1020 N. Fourth Street was not designed or built by a master architect or builder.

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

1020 N. Fourth Street does not embody elements of innovative architectural or engineering design, detail, materials, or craftsmanship.

In summary, 1020 N. Fourth Street meets two of the eight criteria for local landmark eligibility, as defined by the City of San Jose, for its association with post World War II Chinese American business development and the growth of supermarkets in the city, as well as its association with a prominent businessperson, Dick Tom Yee.

As discussed above in Page & Turnbull's analysis of the building's historical integrity, 1020 N. Fourth Street does not retain sufficient integrity of design, materials, workmanship, feeling, and association to convey its significance to a degree necessary for California Register eligibility. In a September 25, 2019 memo, the San Jose Historic Preservation Officer (HPO) stated that "For City Landmark status, the City's municipal code does not include an integrity threshold, and integrity is considered differently at the local level versus at the State or National level. A property may not have the necessary integrity at the State or National levels, but may have the integrity needed to qualify at the local level."⁶⁵ Page & Turnbull acknowledges that integrity standards for local inventories and registries may differ from the integrity requirements for California Register or National Register eligibility. However, there are not currently any codified standards or published guidelines for assessing integrity of resources for eligibility as San Jose City Landmarks or Structures of Merit.

Overall, 1020 N. Fourth Street lacks many of the physical features that once communicated its identity as a grocery store operated by the Yee family., and which provided an attractive customer-facing façade in a style consistent with its 1948 date of construction. The metal-clad awning at the primary façade, glazed tile kickplate, original recessed entry doors, store-mounted signage, and the large, visible metal sign advertising the store are no longer intact. The remaining features, including the rectangular concrete construction, glass blocks, and display windows (albeit obscured), are broadly characteristic of commercial architecture but convey little specificity about the business that built and occupied the store for nearly four decades. It is Page & Turnbull's opinion that the building does not have sufficient integrity for designation as a City of San Jose Landmark or Structure of Merit.

While the "Dick's Super Market" sign became a familiar visual feature in the neighborhood, both to local residents and those regularly traveling N. Fourth Street, Chapter 13.48 of the San Jose

⁶⁵ Juliet Arroyo, Historic Preservation Officer, Memorandum to Ruth Cueto, Project Planner, "HPO comments on the "Historic Resource Report, 1020 N. 4th Street, San Jose" dated May 10, 2019 by Page & Turnbull," September 25, 2019.

Municipal Code does not provide direction regarding historic preservation-related approaches to resources that are predominantly valuable to the community because they are visually distinct or familiar. Further, the identifying characteristics were removed from this sign prior to Page & Turnbull's April 1, 2019 site visit.

VI. CONCLUSION

1020 N. Fourth Street does not appear to be eligible for individual listing in the California Register of Historical Resources. The subject building was constructed in 1947-1948 by contractor O.E. Anderson for business owner Dick Tom Yee and opened in August of 1948 as Dick's Super Market.

The building appears to be significant under California Register Criterion 1 for its association with post-World War II Chinese American business growth in San Jose and the post-World War II development of Chinese American-owned supermarkets in Northern California. The building does not embody a type, period, or method of construction to the degree necessary for historic designation and does not possess a significant association with persons important to local, state, or national history. Due to extensive alterations to characteristics which would have conveyed its original use as a grocery store and association with the Yee family, the building lacks sufficient historic integrity for California Register eligibility.

Similarly, the property meets two of the eight recommended significance criteria for San Jose City Landmarks, but Page & Turnbull's opinion is that it does not retain sufficient integrity for this level of designation. As such, Page & Turnbull recommends that the California Historical Resource Status Code (CHRSC) of "6Z" be assigned to the property, meaning that it has been found ineligible for the National Register, California Register, or Local Designation as an individual property through survey evaluation.⁶⁶

⁶⁶ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

VII. REFERENCES CITED

Anthropological Studies Center, Sonoma State University. *Historical Context and Archaeological Survey Report: Heinlenville/San Jose Corporation Yard Archaeological Project*. Prepared for the City of San Jose Redevelopment Agency 2008.

Archives & Architecture. *County of Santa Clara Historic Context Statement*. Prepared for the County of Santa Clara Department of Planning and Development, 2004, rev. 2012.

----- *Historical Overview and Context for the City of San Jose*. San Jose: Prepared for the City of San Jose, 1992.

The Argus (Newspaper, Fremont, CA)

“New Store Maintains Family Tradition,” October 23, 1968.

BFGC-IBI Group, *Evaluation of the Former San Jose City Hall*. Prepared for the County of Santa Clara Facilities and Fleet Department, 2012.

Brown, Mary. *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement*. San Francisco: San Francisco Planning Department, 2011.

Kara Brunzell, *Historical Evaluation Report: 1350-1420 South Bascom Avenue, City of San Jose, Santa Clara County, California*. Napa, CA: Prepared for FCS International, 2019.

California Office of Historic Preservation. *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*. Sacramento: California Office of State Publishing, 2004.

----- *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources*. Sacramento: California Office of State Publishing, 2001.

The Californian (Newspaper, Salinas, CA)

Advertisement, September 23, 1958.

Advertisement, December 3, 1957.

“Construction of Hollister School Starts this Week,” January 11, 1949.

Chinese Historical and Cultural Project, Lillian Gong-Guy, and Gerrye Wong. *Chinese in San Jose and the Santa Clara Valley*. Charleston, S.C.: Arcadia Publishing, 2007.

City of San Jose. *Envision San Jose 2040: General Plan*, Adopted November 1, 2011, as Amended December 18, 2018

FirstCarbon Solutions. *South Bascom Gateway Station Initial Study/Mitigated Negative Declaration*. Walnut Creek: Prepared for the City of San Jose, June 2019.

Haines and Company, Inc. *Haines San Jose Criss-Cross Directory*, 1981; 1990-91, 1995-96, 1999-2000, 2005;

Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.

Napa Valley Register (Newspaper)

Photo caption regarding Fremont High School Gymnasium, February 13, 1962.

Pacific Bell. *Pacific Bell Street Address Telephone Directory, San Jose*. 1985, 1987, 1988, 1990.

Page & Turnbull. *Historic Resource Evaluation: Fountain Alley, San Jose, California*. Prepared for David Powers & Associates, 2006.

PAST Consultants, LLC, *San Jose Modernism Historic Context Statement*. Prepared for the Preservation Action Council of San Jose, 2009.

R.L. Polk & Co., R.L. Polk & Co. *San Jose City Directory*, 1979.
----- *Polk's San Jose City Directory*, 1947.

San Francisco Examiner (Newspaper)
"School Library Contract Awarded," May 24, 1955.

San Jose Mercury News (Newspaper)
"Prophecy True for S.J. Merchant," January 16, 1972.
Advertisement, August 20, 1948.
"New Market Has Apartments for Employees," August 26, 1948.
"Building Starts on Super Market," December 2, 1947.
"New Super Market Planned Here," December 2, 1947.
"Motel to be Built," August 24, 1947.

Santa Cruz Sentinel (Newspaper)
"Fair Directors Inspect New Grandstand," Santa Cruz Sentinel, August 5, 1958,
"Award Contract for Building at San Jose State," *Santa Cruz Sentinel*, April 13, 1956,

United States Census Bureau, *Sixteenth Census of the United States*, Population Schedules for San Jose, California, 1940.
----- *Fifteenth Census of the United States*, Population Schedules for San Jose, California, 1930.

U.S. Department of the Interior, National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1995.

Yee, Alfred. *Shopping at Giant Foods: Chinese American Supermarkets in Northern California* (Seattle: University of Washington Press, 2003).

Yee, Dennis. "Dick's Supermarket of Fourth Street," *Chinese America: History and Perspectives—The Journal of the Chinese Historical Society of America*, 2014.

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

www.page-turnbull.com

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

170 Maiden Lane, 5th Floor
San Francisco, CA 94108
415.362.5154 / 415.362.5560 fax



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: May 29, 2007

Approved

Ray Winer

Date

6/3/07

COUNCIL DISTRICT: 6

SNI: none

SUBJECT: HL06-157. HISTORIC LANDMARK INITIATION FOR THE QUEEN ANNE VICTORIAN HOUSE LOCATED AT 1023 BIRD AVENUE.

RECOMMENDATION

Planning Staff recommends that the City Council:

1. Adoption of a resolution to initiate proceedings to consider the single family house located at 1023 Bird Avenue house as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
2. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
3. Adoption of a resolution setting a public hearing on Tuesday, August 14, 2007, at 1:30 p.m. for Council consideration of designating the Queen Anne Victorian House as a City Historic Landmark.

OUTCOME

Initiation of the Historic Landmark Designation by the City Council would begin 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.

BACKGROUND

In February 2006 through April 2007, the single-family house, located at 1023 Bird Avenue, was evaluated in a Department of Parks and Recreation (DPR) form and Historic Evaluation Sheet. The cover letter and DPR form (attached) state that the c.1890s house meets the criteria for City Landmark designation under the Historic Preservation Ordinance, and appears eligible for the California Register of Historical Resources as a distinctive local example of Queen Anne Victorian residential architecture. The building owners, Keith and Pamela Shukait, submitted an application for Historic Landmark designation of the house in September 2006, using the research documented in the DPR form.

The subject site is a 0.19-acre parcel located in the R-1-8 single-family residence zoning district. A proposed planned development rezoning (File No. PDC03-060) is under review on the site, to allow retention of approximately 530 square feet of living space in the upper floor of a one-and-one-half story detached garage behind the primary residence. The existing living unit above the garage was constructed without permits by a previous property owner and is the subject of an open code enforcement case. Planning, Building and Code Enforcement staff is working with the current owner to resolve the enforcement issues. The garage is a free-standing structure and is not included in the City Landmark nomination of the primary residence on the site.

Designation of the structure as a City Landmark would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structure. The designation would also allow the owner to apply for property tax reduction under the Mills Act and for exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work done in conformance with approved HP permits.

ANALYSIS

The primary building on the site is an Eastlake-style Queen Anne Victorian residence (circa 1890). The proposed City Landmark Designation for this structure conforms to the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that preservation activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

Evaluation information included in the DPR form, completed by Archaeological Resource Management, provides the basis for initiation of City Landmark status. The house is a 2½-story single-family residence with a steeply pitched roof and is in excellent physical condition. The house exhibits numerous representative features of the Queen Anne style as it is described in American House Styles: A Concise Guide, by John Milnes Baker, A.I.A. (1994), including



turrets, towers, varied shingle work and wall surfaces, and liberal use of scrollwork such as porch brackets and window surrounds.

The house is not currently listed on the California Register of Historical Resources. However, based on the historical evaluation, the building appears to qualify for inclusion in the California Register under Criterion 3 ("Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values") in that the house is a well preserved example of the Queen Anne type within the Victorian era of architectural design. Using the City's historic evaluation criteria, the consultant's evaluation for the project assigned the building a score of 86 points (Candidate City Landmark score range: 67 to 134 points).

ALTERNATIVES

Not applicable

PUBLIC OUTREACH/INTEREST

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

Although this item does not meet any of the above criteria, staff will follow Council Policy 6-30: Public Outreach Policy. A notice of the public hearings for the Historic Landmark designation will be distributed to the owners and tenants of all properties located within 500 feet of the project site, published in a local newspaper, and posted on the City website.

COORDINATION

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

HONORABLE MAYOR AND CITY COUNCIL
May 29, 2007
Subject: HL06-157
Page 4

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies as further discussed in the analysis section of this memorandum.

COST SUMMARY/IMPLICATIONS



Not applicable.

BUDGET REFERENCE

Not applicable.

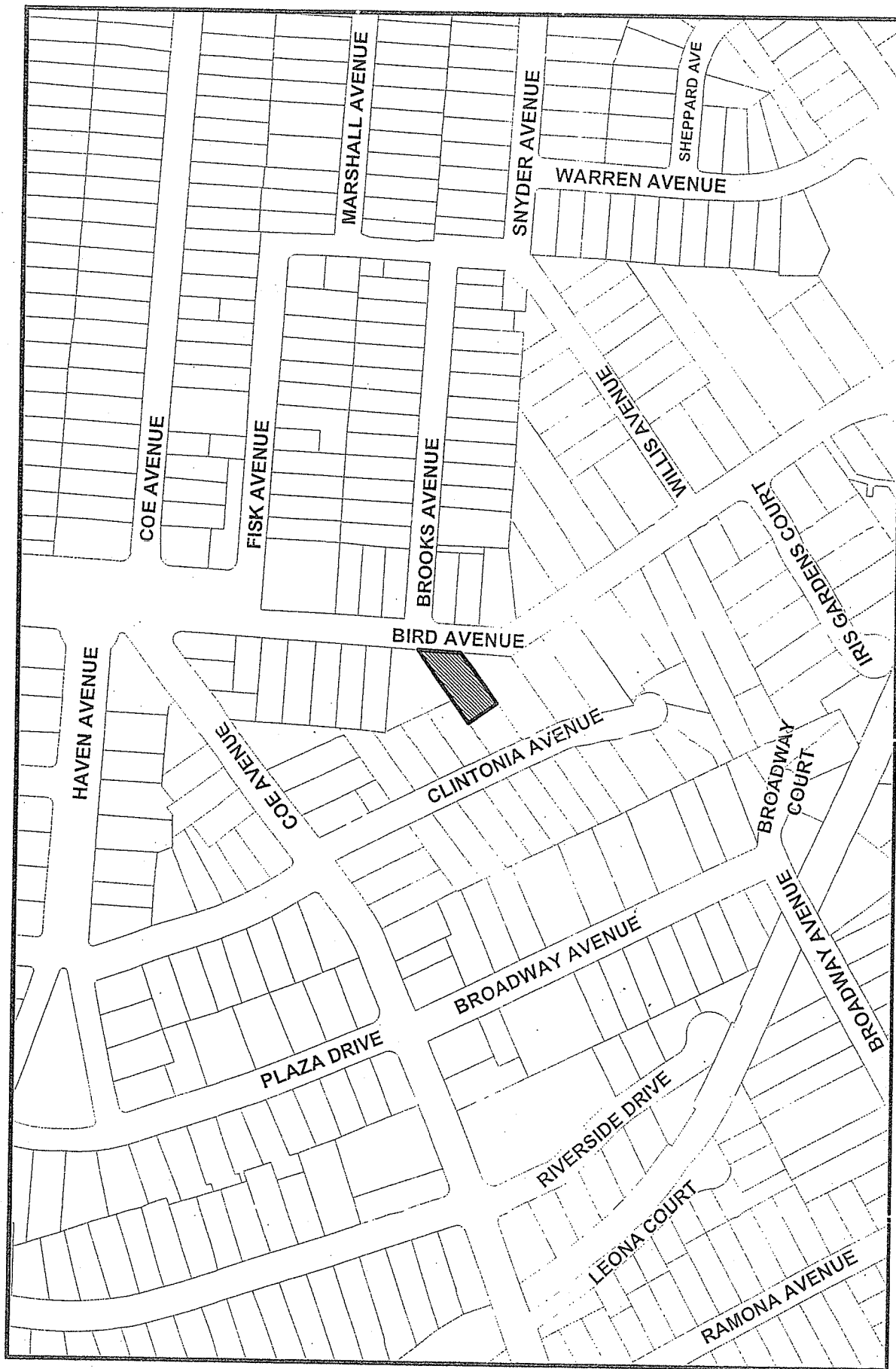
CEQA

Exempt, File No. HL06-157


 JOSPEH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.

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



File No: HL06-157

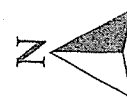
District: 6

Quad No: 99

Scale: 1"= 250'

Map Created On: 09/26/2006

Noticing Radius: 500 feet



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or # 1023 Bird Avenue

P1. Other Identifier: Shukait Residence/Fleming Residence

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: 1979 T _____ R _____ ; 1/4 of _____ 1/4 of Sec _____ ; BM _____

c. Address: 1023 Bird Avenue City: San Jose Zip: 95125

d. UTM: 5 97 860mE/41 30 095mN

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

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The residence at 1023 Bird Avenue is a large Queen Anne Victorian home with Eastlake detailing, constructed circa 1876. The two-and-a-half story house has a hipped roof with a gable-on-hip, a centered front facing gable, two large gabled roof dormers on the north and south sides of the house, and six small gabled dormers added after 1998. The steeply pitched roof has a slight boxed eave overhang with brackets, molding, and a wide frieze board. The full-width wrap-around porch is contained under a second floor balcony and is supported by turned spindles resting upon a decorative balustrade. Other decorative detailing includes verge boards, lacy spandrels, and knob-like beads.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP02 - Single Family Residence

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

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
Oblique view of 1023 Bird Avenue from the northeast.

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric _____ Both _____
Constructed circa 1876

*P7. Owner and Address:

Keith & Pam Shukait
1023 Bird Avenue
San Jose, CA 95125

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 2/2/06

*P10. Survey Type: (Describe)

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

Cartier, R. 2006 Historical and Architectural Evaluation of the Structure at 1023 Bird Avenue in the City of San Jose, County of Santa Clara.

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1023 Bird Avenue

B1. Historic Name: Fleming Residence

B2. Common Name: 1023 Bird Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Queen Anne Victorian, Eastlake

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

The structure has always been utilized as a residence; it was, however, converted into a duplex at one point and then converted back to a single family home. A rear stairway addition on the exterior of the west side has been removed as has a kitchen that was added to the interior of the second floor, returning the structure to its original design.

See Continuation Sheet, Page 4

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

One related feature, a detached garage, is present on the property. The garage, with living space above, replaced an earlier garage on the property, and was built after 1998. This large three-car garage features a side gabled roof, with three prominent dormers. The roof is surfaced with octagonal composition shingles. The exterior walls of the garage are surfaced with horizontal wooden siding.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area Willow Glen

Period of Significance 1870-1918

Property Type Residential home

Applicable Criteria NA

The single family residence has a well established chronology (ca. 1876) and is in excellent physical condition. The property is currently owned by Keith and Pam Shukait, who purchased the home in 2005 from Mr. Stan Davis of Davis and Associates. Mr. Davis purchased the property in October 1997 for the purposes of renovating the home to match its original Victorian era style and using the home as a residence. Mr. Davis purchased the home from Robert and Deanna Escorcio (now Deanna Owens). The Escorcios purchased the home on January 31, 1995, and owned it for a period of approximately two years. The structure has always been used as a residence. The home was converted to a duplex at one time in the past and occupied by rental tenants. It has since been returned to its original single-family residence form.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

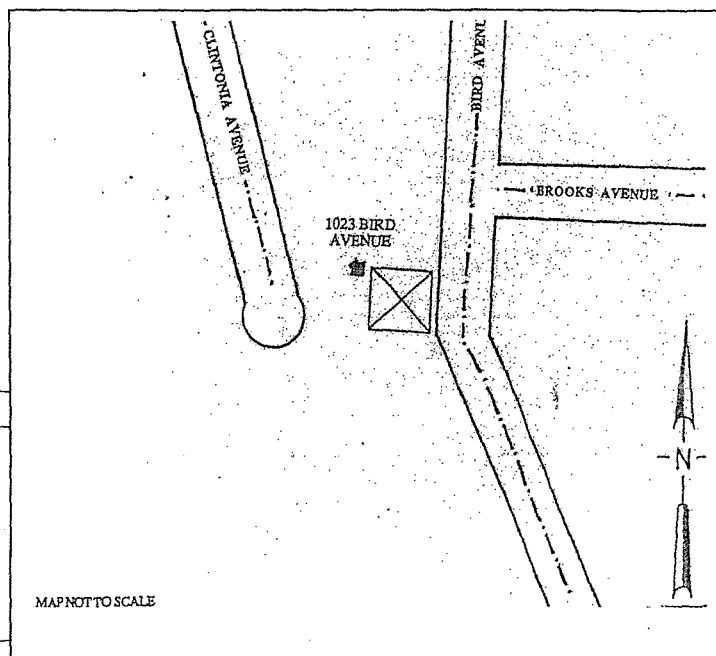
See Continuation Sheet, Page 5

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 2/2/06

(This space reserved for official comments.)



LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

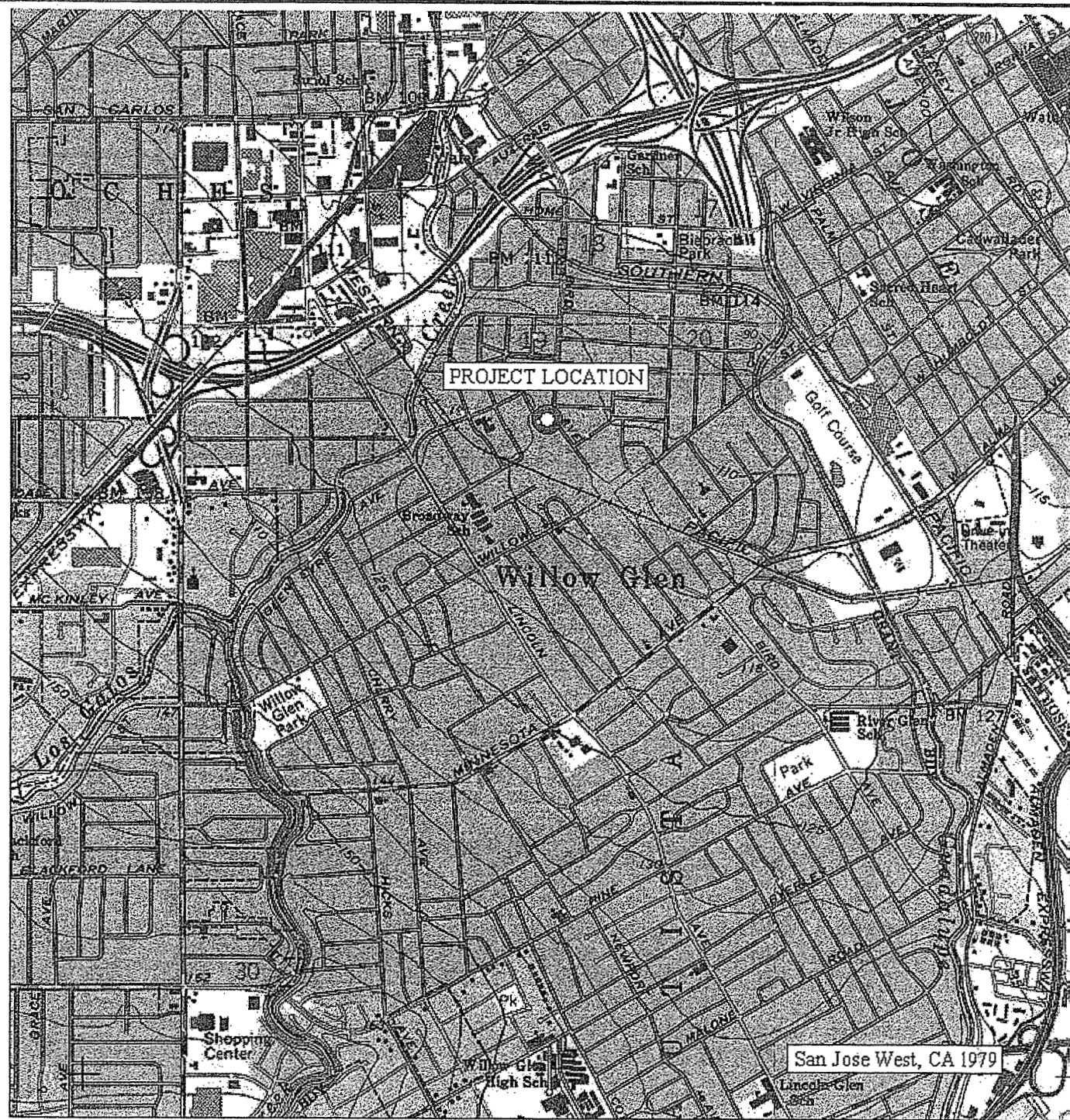
Page 3 of 5

Resource Name or # (Assigned by recorder) 1023 Bird Avenue

*Map Name: San Jose West

*Scale: 7.5 Minute

*Date of Map: 1979



TN/MN
15°

0 1000 FEET 0 500 1000 METERS

Printed from TOPOI ©2001 National Geographic Holdings (www.topo.com)

CONTINUATION SHEET

Page 4 of 5

*Resource Name or # (Assigned by recorder)

1023 Bird Avenue

*Recorded by Archaeological Resource Management

Date 2/2/06

☒ Continuation

Update

Continued from P3a:

The exterior walls are surfaced with horizontal shiplap siding and patterned wood shingle wall-surface. Fenestration includes double-hung and casement sash windows, a wide shallow bay, and one large fixed pane window surrounded by a pattern of smaller leaded glass window panes.

Continued from B6:

The interior of the home has been heavily modified, however this modification was carefully designed to match the design/style of the period. In the kitchen, cabinets, counters, and fixtures have all been replaced with historically appropriate modern materials. The bathrooms feature tubs, sinks, and toilets of complimentary historic design. Throughout the home, many of the original moldings and other pieces of woodwork have also been replaced. New wallpaper in Victorian patterns has been added to many rooms, as well as flooring, light fixtures, and other decorative detailing.

A previous owner added a new foundation and electrical system approximately sixteen years ago. Robert and Deanna Escorcio (now Deanna Owens), previous owners, replaced the front porch in 1995 and made repairs to the second story deck which had been added above the porch at some unknown date (Owens, personal communication 1998). Deanna Owens also noted that at some point in the past there was a second fireplace in the parlor of the home (that is now walled off but is visible on the roof). The immediately previous owner, Mr. Stan Davis, added six small new dormers to the roof of the residence in after 1998. He also remodeled the interior of the home, replacing all major fixtures with historically appropriate modern materials. During his ownership of the property Mr. Davis also upgraded the plumbing, made additional upgrades to the electrical system, and moved the plumbing and electrical, where previously visible on the exterior of the house, to the interior as well as adding two new forced-air heating systems and removing the original fireplace and chimney.

Continued from B10:

At the time of the home's construction in 1876, Bird Avenue was an extension of Lincoln Avenue called Willow Glen Avenue (see attached 1887 Parcel Map), and the residence was situated on what has been identified as Hop Ranch in what was then North Willow Glen (Giarratana 1977). Attempts have been made to trace the original ownership of the home and its architect; however, the earliest records for the home go back only as far as 1887. It is possible that the home was built by the Fleming brothers -- George A. and Charles F. Fleming -- who, according to tax and bank records, owned the home in 1887. Charles Fleming is noted as residing in the home by the year 1889 according to City Directories; there is no record of George Fleming ever occupying the home. During the time that the Flemings owned the house, the property was listed as being located within the Fleming Subdivision which was part of the Odd Fellows Savings Bank Tract. The Fleming brothers owned the home for at least five years; they sold the property to H. C. Christensen on February 18, 1892 for \$1250.00 in gold coin.

The Fleming brothers were significant individuals in the local history of San Jose and Willow Glen, as George Fleming was one of the pioneers in the process of drying fruit. At the time that George began experimenting with fruit drying technology, American fruit did not rival imported fruit. George believed that there was a method by which fruit could be dried effectively, allowing American dried fruit markets to expand (Foote 1888: 538). After successfully creating a method of drying fruit in 1877, George enlisted the help of his brother, Charles, in operating a fruit drying business. The company expanded, and in 1887 they organized the George A. Fleming Company. This company was operated under the guidance of five individuals: George A. Fleming, President; Charles F. Fleming, Vice President and Treasurer; Thomas Cadwallader, Secretary; and R. D. Shaw and George T. McLaughlin who acted as superintendents at the Willows plant and the Campbell Station plant. The George A. Fleming Company produced raisin-cured prunes and several other dried fruits under the Black Diamond brand label (Foote 1888: 539).

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or # (Assigned by recorder) 1023 Bird Avenue
*Recorded by Archaeological Resource Management Date 2/2/06 ☒ Continuation ☐ Update

Continued from B12:

Assessor's Office, County of Santa Clara

1998 Record search of assessed value and associated taxes for the structure at 1023 Bird Avenue for the years 1990-1998.

City Directories, County of Santa Clara

1876- Record search of City Directories on file at the California Room, Dr.

1893 Martin Luther King, Jr. Main Library, San Jose Public Library, San Jose, California.

City of San Jose

2002 *San Jose's Historic Resources: An Inventory.*

Davis, Stan

1998 Personal communication with Archaeological Resource Management on the historical background of and current renovations to the structure at 1023 Bird Avenue in the City of San Jose.

Foote, H. S.

1888 *Pen Pictures from the Garden of the World.* Chicago: Lewis Publishing Company.

Giarratana, Elizabeth

1977 *Old Willow Glen: A Photographic Sketchbook.* Palo Alto, California: Consolidated Publications, Inc.

Owens, Deanna

1998 Personal communication with Archaeological Resource Management on the historical background of the home at 1023 Bird Avenue in the City of San Jose.

Parks and Recreation Department, City of San Jose

1975 *San Jose: An Inventory of its Historical and Architectural Heritage by San Jose Historic Landmarks Commission.* Parks and Recreation Department, City of San Jose, California, publishers.

Recorder's Office, County of Santa Clara

1998 Record search of recorded property information for the structure at 1023 Bird Avenue.

Shukait, Pam

2005 Personal communication with Archaeological Resource Management regarding modifications to the home at 1023 Bird Avenue in the City of San Jose.

Thompson and West

1876 *Historical Atlas Map of Santa Clara County, California.* San Francisco: Thompson and West.

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

Primary #
HRI #
Trinomial _____
NRHP Status Code 3S

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House

333P1. Other Identifier: Victorian House

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad San José West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 1023 Bird Ave. City San José Zip 95125

d. UTM: (Give more than one for large and/or linear resources) Zone 10S.; 597621mE/ 4130247mN

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

Assessor's Parcel Number: 264-55-049,
west side of Bird Avenue 525 feet south of intersection of Coe and Bird Avenues.

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

The two-story residence at 1023 Bird Ave. in the North Willow Glen neighborhood of San Jose is a Queen Anne style Victorian house with some Eastlake detailing, built c. 1894 for Civil War Union veteran Josephus A. Waldo of Iowa and his wife Julia. The land on which the house was built was originally part of the Fleming's Subdivision, a tract owned and subdivided by George and Charles Fleming, brothers who pioneered fruit-drying techniques in the Santa Clara Valley.

This Primary Record is a replacement of the 2006 document that was used when the subject property attained its current status as City of San José Historic Landmark HL06-157 in 2007. Additional information has been found about the house and its original owner, leading to this revision.

The subject property is a fine example of simplified Queen Anne architecture, with distinctive shapes characteristic of that style. The form is a basic rectangle with a gablet

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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



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

Eastern corner, viewed with camera facing west, March 2019.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

c. 1894, deeds/city directories.

*P7. Owner and Address:

Keith and Pam Shukait
1023 Bird Ave.
San José CA 95125

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

Krista Van Laan
Archives & Architecture, LLC
PO Box 1332
San José, CA 95109-1332

*P9. Date Recorded: December 8, 2019

*P10. Survey Type: (Describe) Intensive

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

*Attachments: ☐ NONE ☒ Location 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)

Page 2 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

at the top and deeply hipped projecting gables with bay windows containing stained glass panes. The front elevation features a dominant front-facing gable and asymmetrical wraparound porch with a Mansard roof. The porch is an example of the Eastlake style, named after British architect and furniture designer Charles Eastlake and characterized by lathe-turned and jigsaw-cut wood formed into curved brackets, scrolls, and beaded spindles.

The exterior is sheathed with horizontal redwood v-groove siding. The gables, dormers, and porch roof are covered with wood shingles in a scalloped pattern. A previous owner added appliqued wood scroll-cut garlands and other decorative elements to the exterior as well as dormers to the roof.



Front facade of the subject property. Viewed with camera facing southwest.

(Continued on next page)

Page 3 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

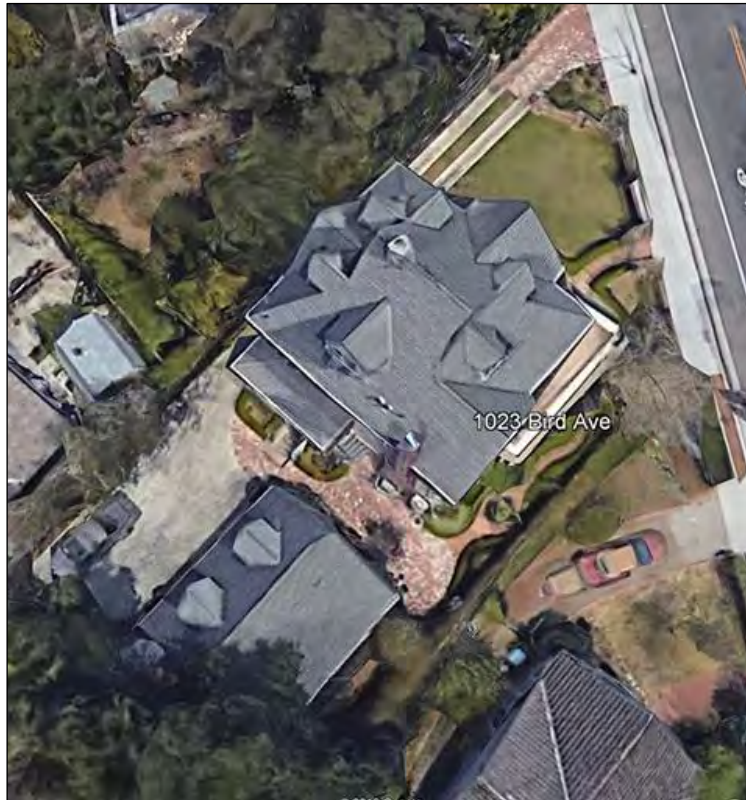
*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

The roof has boxed eaves with a fairly deep overhang and is covered with composition shingles. Six dormers were added to the roof in 1998. (Permit SP98-026)



Satellite view of the subject property. Google Earth.

Fenestration consists mostly of vertical sash windows with simple square framing, with curvilinear brackets below the stools of the window frames. There are bay windows on the front (eastern) façade and southern façade and casement windows on the upper story of the northern and western sides where there had originally been a sleeping porch.

The property is in a compatible residential setting, with some nearby houses that were built during the same period, including the distinctive Jeremiah Wolfe home at 1060 Bird Ave. Most of the other surrounding homes were built between 1904 and 1930.

The house sits on an irregularly shaped lot nearly .2 acres in size on the west side of Bird Avenue. The lot is 62.5 feet wide, fronting Bird Avenue and angling to the southwest. The house is not parallel to the street because of the angled shape of the lot, as is shown in the satellite view above. The northern corner of the front façade is set back approximately fifty feet from the sidewalk and the southern corner approximately twenty feet.

The front yard is neatly landscaped, with grass, shrubbery, and flowers and is fenced in with a brick and wrought-iron fence with a wrought-iron arched gate. A brick path leads from the front gate to the porch steps. The northern side of the lot has a narrow setback between the house and fence. The driveway, also gated with a wide arched wrought-iron gate and brick pillars, consists of brick pavers between the gate and sidewalk. Behind the gate is a concrete ribbon driveway with a grass median.

(Continued on next page)

Page 4 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)



Northwestern façade and driveway. Viewed with camera facing south-southwest.

The rear yard is mostly brick and concrete surface with trees and fence lining the edges of the property. Behind the house in the southwest portion of the yard is a 912-square-foot detached garage that was built in 1998. The 1998 building is not under consideration as part of the landmark status.

(Continued on next page)

Page 5 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)



Front façade of the subject property. Viewed with camera facing west-southwest.

The house's predominant features are its front façade with a dominant projecting centered gable, and wraparound porch with Mansard roof. The gable is covered in scalloped wood shingles and has a small central window in a simple square wood frame. On the gable's incline is a bargeboard with flared ends which has been decorated with applied scalloped molding and bullseye rosettes. A boxed eave wraps around the house, below which is a wide frieze board that has been trimmed with ornamental wood onlay wreaths and garlands. The tops of the upper-story windows' frames meet the lower edge of the frieze board.

Two vertical double-paned windows are in the center of the gabled wall. The frame between the window pair features a decorative effect of three inset narrow panels arranged vertically. The first-story window to the north of the porch has had a piece of arched molding with a

(Continued on next page)

Page 6 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

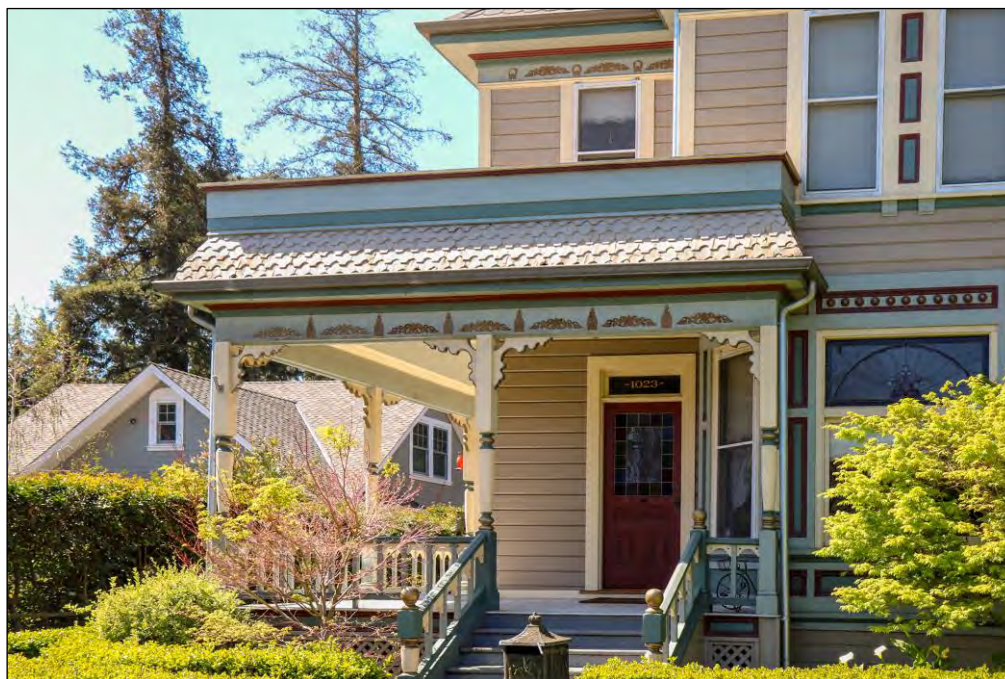
dentil edge affixed to the top of the frame. This molding does not appear to be original to the house.



Window with decorative molding. The frame and brackets are typical of the sash windows on all four sides of the house.

There is a bay window on the first floor of the front façade. The bay window is framed with paneled trim and has brackets in the cutaway. The front wall of the bay window contains an upper fixed pane of stained glass.

The porch wraps around the eastern and southern sides of the house. The porch has a Mansard roof, very unusual for a porch roof, covered with the same scalloped shingles as are on the upper story gable. The top of the porch roof was made into a deck sometime before 1995 and a parapet was added to the porch roof between 1998 and 2005.



Front porch closeup with main entrance.

(Continued on next page)

Page 7 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

The porch supports, balustrade, and brackets are all in the Eastlake style. The supports are slender lathe-turned columns; the square upper and lower segments of the columns have chamfered corners. The columns sit on a balustrade with delicately cut arched panels between the balusters. The brackets are jigsaw-cut with elaborate curves.

The front entrance is recessed under the porch roof, offset to the south. The front door is wood paneled with a leaded glass pane and a transom above. It is a replacement, installed in 2013, of a door that was not original.

On the south side of the house is another entrance, set at an angle at the western end of the porch. The angled wall it is set into is that of a bay window on the southern façade. The southern elevation also includes a projecting gabled wall with a bay window and upper pair of windows with centered panels on the frame, and a bargeboard with flared ends and appliqued ornamentation.



Southern entrance, set into angled wall of bay window.

(Continued on next page)

Page 8 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)



Southern facade. Viewed with camera facing northeast.

(Continued on next page)

Page 9 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

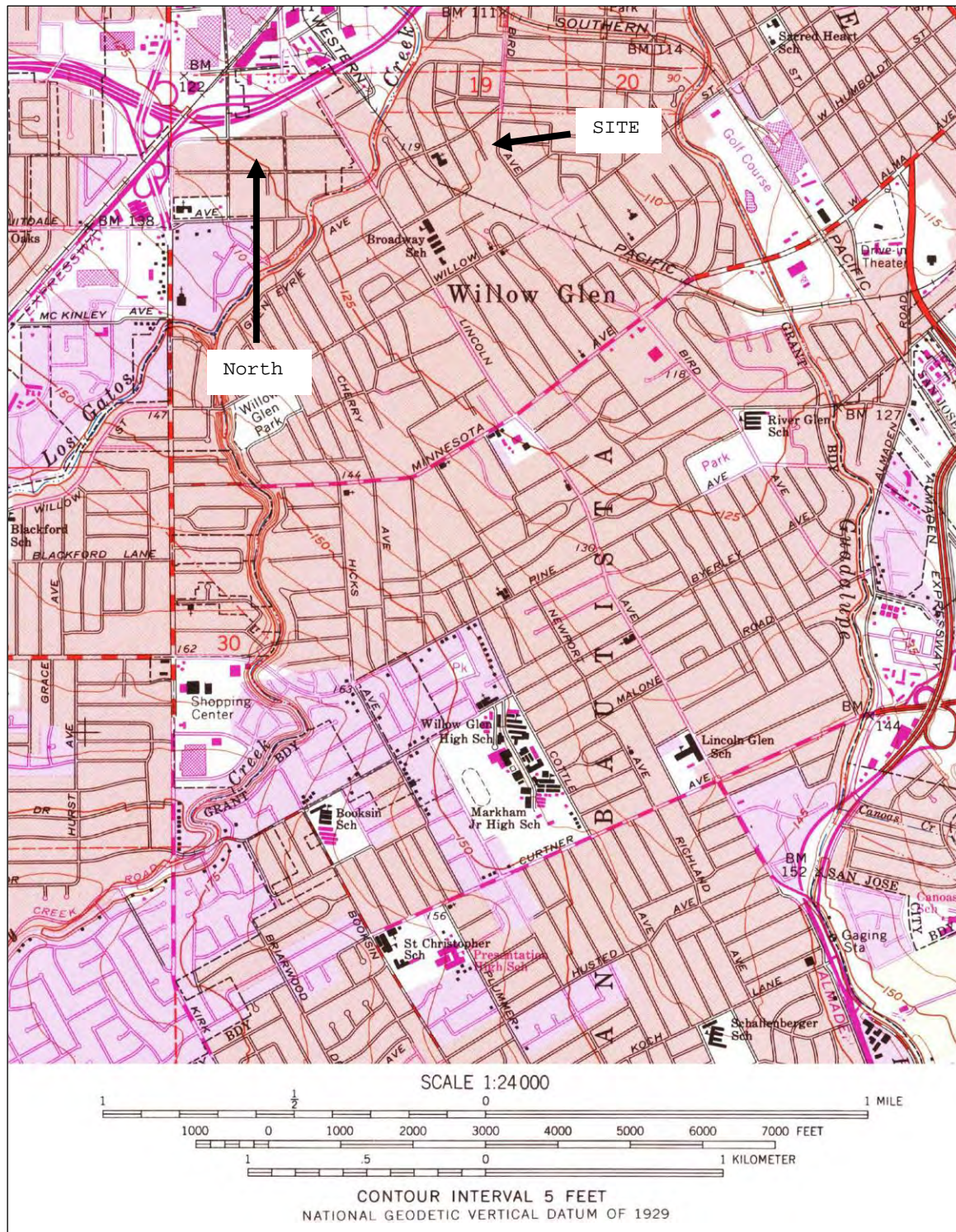
The rear (western) elevation is free of embellishment. This side includes a one-story projecting wing which was part of the original design of the house. It has a shallow hipped roof and four casement windows with transoms. A staircase and door lead into the basement. Above this wing is a row of four vertical casement windows marking the original sleeping porch; a single sash window in wood frame similar to those on the front is on the southern portion of the façade. Next to it is a high brick exterior chimney. This chimney was replaced in 1998.

The detached garage in the back yard was built in 1998 and is not included in this assessment.



Rear (western) façade of the house. The chimney and garage were rebuilt in 1998.

The house appears to be in excellent condition.



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

Primary #
HRI #

Page 11 of 24

*NRHP Status Code 3S/5S1

*Resource Name or # (Assigned by recorder) Josephus and Julia Waldo House

B1. Historic Name: Joseph and Julia Waldo House

B2. Common Name: 1023 Bird Ave.

B3. Original use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Queen Anne Victorian, Eastlake

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

Constructed c. 1894. See page 21 for a list of alterations.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: c. 1924

Original Location: Same site, but further back on property

*B8. Related Features: None

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area North Willow Glen

Period of Significance 1894-1907

Property Type Residential

Applicable Criteria C (3)

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

The two-story single-family residence at 1023 Bird Ave. in the Willow Glen neighborhood of San José was constructed for Josephus Alamander Waldo and his wife Julia, who moved from Iowa to California in 1893. The build date is estimated to have been early 1894.

This Building, Structure, and Object Record is a replacement of the 2006 document that was used when the subject property attained its current status as City of San Jose Landmark HL06-157 in 2007. Additional information has been found about the house and its original owner, leading to this revision.

The subject property lies within the original boundaries of the *Rancho Narváez*, also known as *Rancho San Juan Bautista*, land that had been granted to José Agustín Narváez in 1844 by Manuel Micheltorena, the last non-Californian Mexican governor. Starting in 1821, after Mexico gained independence from Spain and secularized the missions in California, the Mexican government offered large land grants to encourage Mexicans to settle in California. Forty-one grants were given for rancho property, most of them several thousand acres, with two of them—Rancho San Juan Bautista and Rancho de Los Coches—covering the area that is today known as Willow Glen. Narváez's grant was about 8,900 acres in size.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

Archives & Architecture, *Historic Context Survey: Greater Gardner Neighborhoods*. Updated March 10, 2019.

"Beautiful Home in The Willows." *San Jose Mercury News*, November 4, 1921. p. 7.

California State Library, *News Notes of California Libraries*, Volume 5. Sacramento: January, 1910.

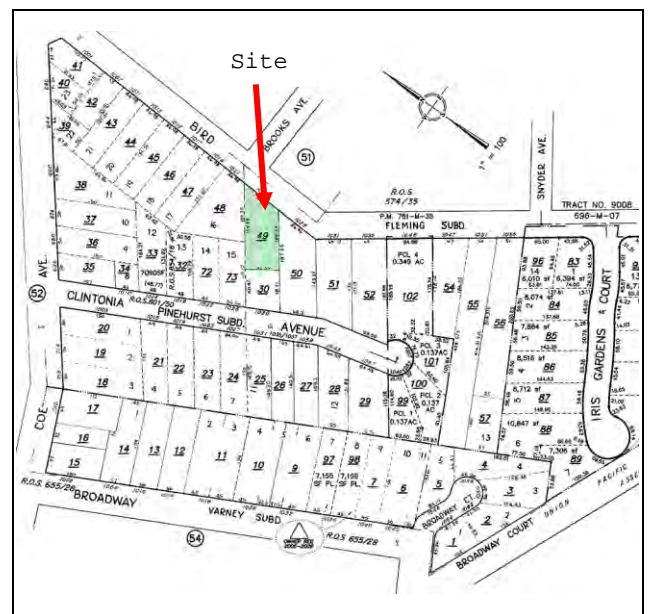
(Continued on page 23)

B13. Remarks: Proposed revision to San José Historic City Landmark documentation

*B14. Evaluator: Krista Van Laan

*Date of Evaluation: December 8, 2019.

(This space reserved for official comments.)



Page 12 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)

In the 1850s, Narváez began selling off large parcels of 100 or 200 acres in the area then known as The Willows (now Willow Glen). Around 1860, rancher Henry Willard Coe, Sr. and his wife Hannah acquired 70.58 acres at the northernmost part of the Rancho San Juan Bautista. Coe, born in New Hampshire in 1820, had lived in Cooperstown, New York where he owned a cotton manufacturing plant. In 1847, he came West, enduring a six-month trip that took him to Oregon and then to California, where he made his fortune in mining, both in quartz and gold, then going into business dealing in mining equipment. Around 1860, Coe purchased 150 acres in The Willows.

Coe's land was swampy and he and his neighbor, rancher Isaac Bird, had work to do to make the land suitable for farming and to determine what type of crops would best grow. Coe was said to have been the first to plant fruit trees and hops in The Willows, as well the first to grow tobacco. He was also the first to use sulphur in drying fruit and hops [Sawyer].

Both Coe and Bird suffered financial hardships. In 1871, they each took out mortgages with the Odd Fellows Savings Bank, a San Francisco firm incorporated in 1866 for the benefit of members of that fraternal order. Each added a second mortgage by the spring of 1873.



The Odd Fellows Savings Bank took ownership of what had been Henry Coe's hops ranch.

The 1876 map from the Thompson & West Atlas shows the area that had been the Rancho San Juan Bautista, colored in green. The arrow points to the 70.58 acres that had been Henry Coe's hops ranch and by this time was owned by the Odd Fellows Savings Bank.

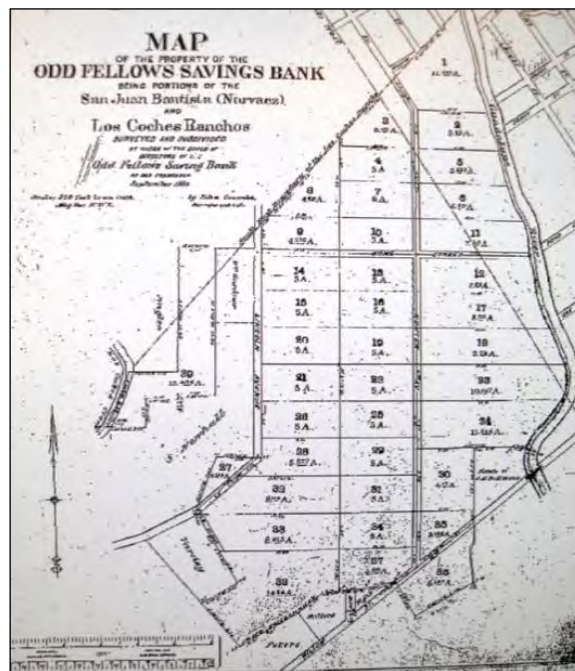
(Continued on next page)

Page 13 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

Coe was unable to make the hops ranch succeed. In 1874, the Odd Fellows Savings Bank foreclosed on his mortgage and the following year took his 70.58-acre hops ranch. (The bank later foreclosed on most of Bird's property as well.) The Coes bought a 479-acre cattle ranch in the San Felipe Valley where they lived out their lives. Coe died there in 1896.

In the fall of 1884, the Odd Fellows Savings Bank surveyed and recorded the Odd Fellows Savings Bank tract, consisting of what had been Coe and Bird land. The bank divided the property into thirty-nine lots and began selling them immediately.



The Odd Fellows Savings Bank Tract was surveyed in 1884.
In 1887, the Fleming brothers bought lots 28, 32, 33, and 38 for \$14,007.

In 1887, Lots 28, 32, 33, and 38, a total of about forty acres originally part of the Coe hops ranch, were sold to brothers George A. and Charles F. Fleming. The land was surveyed in February 1887 and the purchase recorded on March 10 and named the Fleming's Subdivision. The subdivision broke the four lots into thirteen lots of one to three acres. Each lot fronted on what was mapped as Willow Glen Avenue, now Bird Avenue.

The Fleming brothers, originally of Rock Island, Illinois were launching a business that would change the way fruit was dried in the Santa Clara Valley. The Santa Clara Valley had been producing dried fruit since the 1850s, its specialty the prune that Louis Pellier had introduced to San José at that time, which flourished in the local soil. The completion of the railroad in 1869 had opened up the market to the eastern United States but the quality of the dried fruit, using sun and sulfur as drying methods, had not been able to compete with that from Europe. George Fleming, a fruit-grower in The Willows, was one of those who believed that California could become a leader in the dried fruit business.

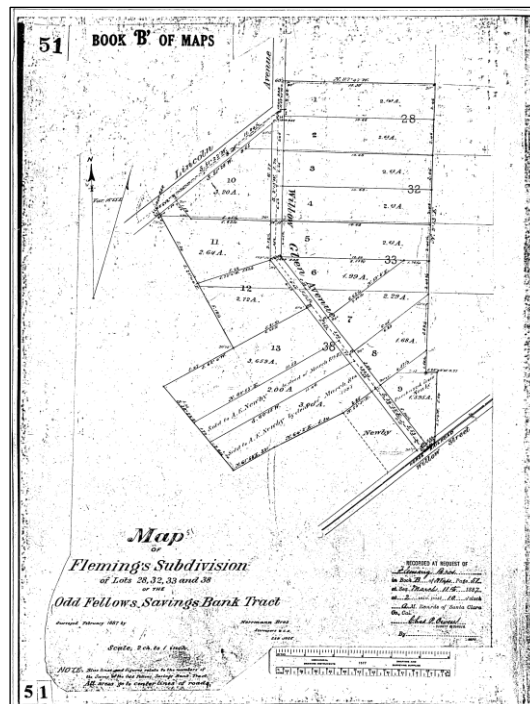
On May 10, 1887, the Fleming brothers received a patent for their first invention for a fruit-drying machine and founded the George A. Fleming Company with business headquarters in Illinois and drying establishments in The Willows and Campbell Station. Their fruit

(Continued on next page)

Page 14 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

dryer was superior to previous such machines, and their business became enormously successful, selling "raisin-cured prunes" and dried fruit under the Black Diamond brand. The Flemings expanded into the Central Valley where they bought more than one thousand acres of orchard land and formed a new company called the Mineral King Fruit Company. The brothers continued to invent and over the next five years George and Charles obtained patents for many pieces of equipment used in the drying of fruit.



The Fleming's Subdivision

George Fleming (1850-1935) and his wife Fannie had lived since 1876 close by on what is today Newport Avenue. Charles Fleming (1852-1927) and his wife Lillie had moved to Benicia, California in 1879 and in 1884 to San José, where they may have lived with George while the brothers launched the business. Charles earmarked a portion of Lot 12 of Fleming's Subdivision property for himself, and in 1888, spent \$5,000 to have a home built that was big enough to accommodate not only himself and Lillie and their children, but his parents, younger brother, and occasionally his in-laws.

On April 26, 1892, the Fleming brothers sold 1.25 acres, containing parts of both Lots 11 and 12, to Reverend Haydn Christian. This parcel is the land that today contains the subject property. Christian, presiding elder in the Methodist Episcopal Church, resided on nearby Delmas Avenue and does not appear to have ever lived on nor developed the property purchased from the Fleming brothers.

On November 4, 1893, Christian sold the property to Josephus Alamander Waldo and his wife Julia, recent arrivals from Iowa. Voter records show that by July of 1894, the Waldos were living in Willow Glen in the home that is today 1023 Bird Ave.

The Charles Fleming house had been built in 1888 and was next to the parcel on which the Waldos lived. This must be noted because previous research has erroneously indicated that the subject property was the home of Charles Fleming. According to the Sanborn maps, the

(Continued on next page)

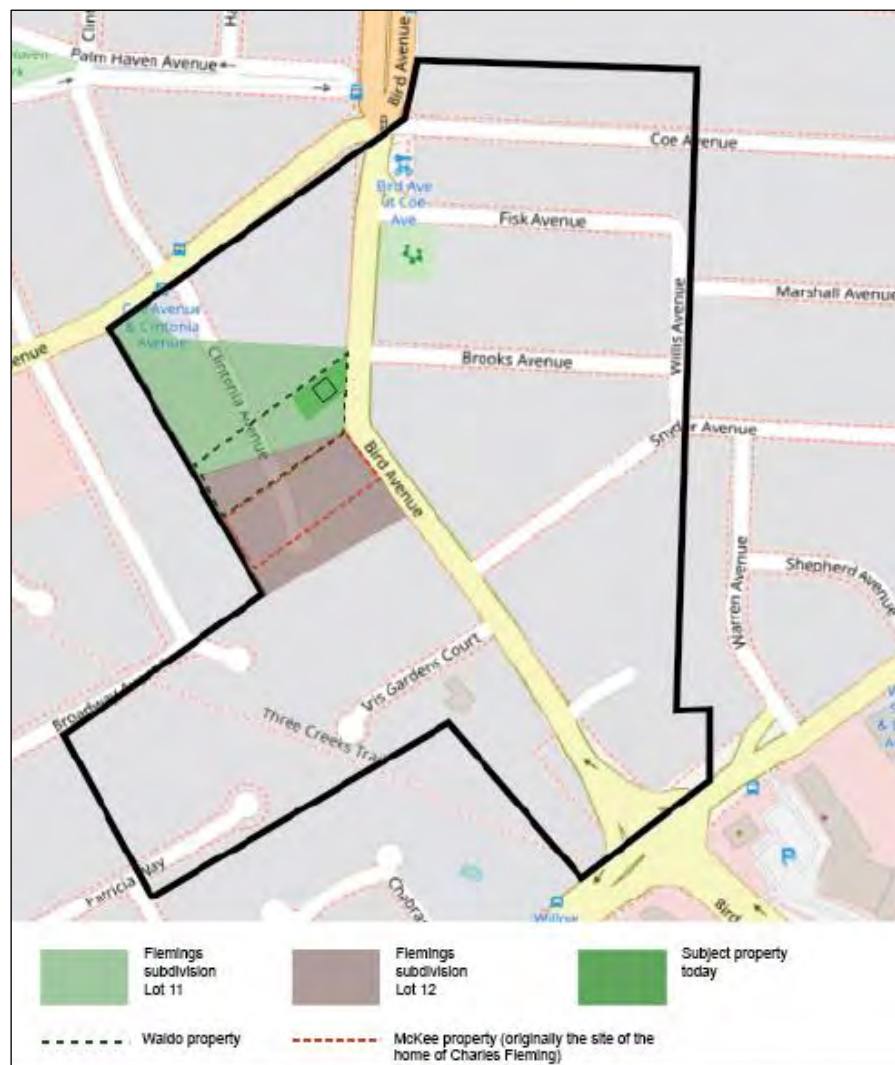
Page 15 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

Charles Fleming house was demolished before 1932. By 1950, two single-story houses were built on that land.

The following figure shows the boundaries of the property between 1887 and today. The solid black line is the Fleming's Subdivision. The green and dark grey lots are Lots 11 and 12 as they were originally laid out in the Fleming's Subdivision. In 1888, Charles Fleming changed the boundaries of Lot 12 and had a home constructed on the parcel that is indicated by the dashed red line. Charles and Lillie Fleming and their children and Charles's parents and youngest brother Harris lived there until 1896, when the Flemings sold the property to farmer James F. McKee. Charles and Lillie then moved to downtown San José, and Harris married Alice Northrup and bought a house at 1070 Bird Avenue.

The black dashed line represents the boundaries of the Waldo land of which the subject property is a part. The dark green block is today 1023 Bird Ave.



(Continued on next page)

Page 16 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

Records indicate that the Waldos had the house built between November of 1893 when they bought the land and the summer of 1894 when they settled in Willow Glen, probably in early 1894. When they bought the parcel from Reverend Christian in 1892, it did not appear to include a house: Reverend Christian paid \$1250 for the parcel when he bought it from the Flemings in 1892 and in 1893, he sold the land to the Waldos at a loss for a price of \$1,000, not enough to cover the cost of a house had he had one built.

It is unknown whether the Waldos hired an architect to design their house. It is very likely that they used the services of builder and contractor Jeremiah Wolfe, who lived just up the street at 1060 Bird and was the builder of record on at least one other similar house, the San José City Landmark Geer House at 795 Coe Ave.

Josephus Waldo was born in Columbus, Ohio on June 14, 1833 to parents Jeduthan Gray Waldo and Nancy Rosanna Newland. The family moved to Xenia in Dallas County, Iowa, where Jeduthan, a cooper, founded and taught in the school and Josephus grew up to become a farmer. In 1855, he married Mary Boone Godman of Missouri with whom he had three children, Nancy Rosalia, Charles Leroy, and William Norman.



Josephus A. Waldo. San Jose Evening News.

Waldo served as a corporal for the Union army in the Civil War from 1861 to 1864, where he saw distinguished service. He was in the battles of Shiloh, Corinth and Iuka and the surrender of Vicksburg. He was wounded in the Battle of Atlanta in 1864, during which General William Tecumseh Sherman defeated Confederate forces leading to the fall of Atlanta. Upon his discharge, Waldo returned to Perry, Iowa, where he bought a farm, later becoming a merchant and a bank president.

Mary Waldo died in 1872 at age thirty-two. Josephus remarried in 1874 to Julia Biggs, born in Iowa in 1856. Josephus and Julia had three children, the two oldest with illustrious names: Ralph Emerson (a play on the name of famous philosopher Ralph Waldo Emerson), born in 1875, Charlotte (Lotta) Bronte (after the famous author), born in 1877, and June Madeline, born in 1886.

In the years following the war, Waldo sought treatments for his health, making frequent visits to mineral springs in Iowa. In 1889, he and his family visited Lake County in California in 1889 and he decided that living in California would benefit his health. He

(Continued on next page)

Page 17 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

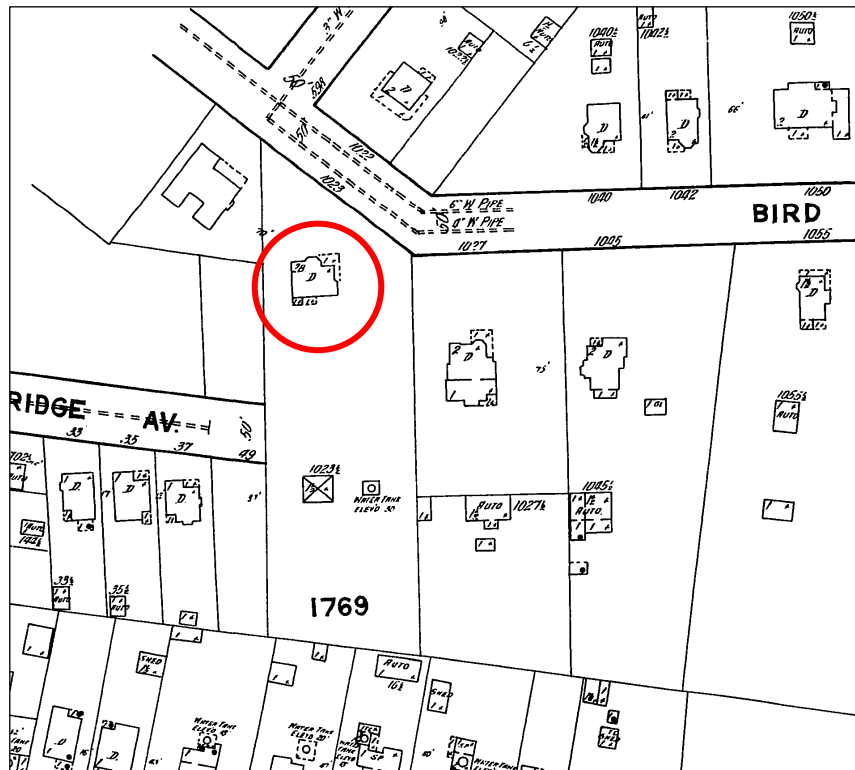
was fifty-six years old at this time and it is possible his war wounds may have contributed to his health issues.

In 1893, the Waldos sold their farm in Iowa and moved to San José where they purchased the 1.25-acre Willow Glen lot from Reverend Haydn Christian. Waldo called himself a fruit grower and an orchardist in city directories and the 1900 census. He kept chickens and sold eggs. The Waldo family also made money investing extensively in real estate and holding mortgages throughout San José. The Waldos, Julia in particular, fit smoothly into Willow Glen society. Julia was active in a number of local women's clubs, especially the Willows Reading and Improvement Club and hosted the club often in her home.

In 1907, the Waldos sold the subject property to J.A. and Antoinette Rodgers and moved nearby to 931 Willow Street, where they commissioned a house from architects Wolfe & McKenzie (since demolished). Josephus died in 1918 and Julia died in 1936.

The Rodgerses did not appear to live in the subject property and instead rented it out. From 1910 to 1911, renters James and Elizabeth Carter lived there with their daughter Ila. From 1912 to 1915, Fred and Maude Clute rented the home.

In 1914, the Rodgerses took out a mortgage with Herman and Suzanna Kleemeyer, a farming couple of German descent who lived on nearby Minnesota Avenue and frequently bought and sold real estate. The Rodgerses defaulted on their mortgage and lost the property to foreclosure in April of 1916.



The 1915 Sanborn map shows the house at 1023 Bird (circled) in its original location, more or less centered on the property.

A barn and a water tank are shown in the rear of the property.

The property next door at 1027 Bird Ave. had originally belonged to Charles Fleming, who lived there from 1888 to 1896 before selling it to James A. McKee.

(Continued on next page)

Page 18 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

On March 16, 1918, the Kleemeyers sold the property to Ralph and Eleanora McComish, who moved in with their two young children, Dan and Jean. It appears that in 1921, they began preparing to subdivide the property to build other houses on it. In November of that year, they put the house on the market advertising it with an unusually proportioned lot size—65 x 400 feet, just wide enough to align the southern edge of the house on the lot line. The McComishes did not sell the house.



November, 1921 real estate listing
for the subject property.

Ralph C. McComish, born in 1877 in Pennsylvania, was a prominent San José attorney, a graduate of Stanford University and a partner in the law firm Beggs & McComish and one-time president of the Santa Clara County Bar Association. McComish was an active member of the local Elks lodge in San José. On Christmas eve in 1923, he and two other members were distributing supplies in the Elks "Good Cheer" truck. Their intoxicated driver struck another car and the truck overturned. McComish died of internal injuries on January 1, 1924. His funeral, held at the Elks lodge, was said at that time to have had the greatest attendance of any funeral in the history of the order.

Eleanora McComish, only thirty-seven years old when her husband died, was said to be devastated. With two young children, she may have been worried about maintaining such a large house without her husband's income. She had a house with a separate address of 1025 Bird built next to hers. Around this time, the house at 1023 Bird was moved about fifty feet northeast, closer to Bird Avenue, and about twelve feet to the north-northwest, most likely to accommodate the newly built house at 1025 Bird Ave. McComish also had a house built toward the rear of her lot, which is today 1030 Clintonia Ave.

In 1944, Eleanora McComish sold the subject property to photographers Earl and Ella Leiter, and she moved to Pacific Grove. She died in Los Angeles in 1961.

(Continued on next page)

Page 19 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)



The 1932 Sanborn map shows the many changes that occurred to the property between 1915 and 1932.

The subject house (circled) was moved closer to Bird Avenue to accommodate the new house McComish had built at 1025 Bird Ave. A number of outbuildings remain on the lot.

Northridge Avenue (now Clintonia) cuts through the lot to further divide it. A house was built at 1030 Clintonia around 1924 and two more houses are on the west side of Clintonia.

Charles Fleming's house is gone and that parcel was also subdivided.

Owners and tenants of 1023 Bird Ave:

1893-1907: Josephus and Julia Waldo

1907-1916: J.A. and Antoinette Rodgers (owners)

1910 to 1911: James and Elizabeth Carter (renter)

1912 to 1915: Fred and Maude Clute (renter)

1916-1918: Herman and Suzanna Kleemeyer

1918-1944: Ralph and Eleanora McComish. (Eleanora rented to tenants after her husband's death but those tenants did not appear in city directories.)

1944-1956: Ella and Earl Leiter

1957-1961: Edmond Stevens

1962-64: George and Dorothea Wada

1965-66: Joel and Virginia Sedgwick

1967-1971: Loretta S. Gibson (Gibson turned the house into a boarding house during this time; residents unknown.)

1971-1987: Andrew and Vera McLean

1987-1994: David and Sherri Dutra

1995-1997: Robert Escorcio and Deanna Owens

1997-2005: Stan Davis

2005-Present: Keith and Pam Shukait

(Continued on next page)

Page 20 of 24

*Resource Name or #: (Assigned by recorder)

Josephus and Julia Waldo House

*Recorded by Krista Van Laan

*Date December 8, 2019

☒ Continuation

☐ Update

(Continued from previous page)



The three photographs above were taken in 1973. King Survey, courtesy of History San José.

(Continued on next page)

Page 21 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)



Photograph taken in 1995 before dormers were added. Courtesy Keith and Pam Shukait.

Survey Status

The house is listed as San José City Landmark HL06-157 in the *City of San José Historic Resources Inventory*.

Build History and Alterations

The subject property was built c. 1894.

The following alterations have been made to the exterior of the house:

Around 1924, the house was moved closer to Bird Avenue.

Between 1998 and 2006: Parapet added to porch roof and ornamentation (garlands, rosettes) applied to exterior.

1997 061924 RS: Chimney repair and replacement

1997-072247-000-RS: Alterations to accommodate basement and attic refinish

1997 PRE97-816 Dormers on roof. Enlarge rear access structure to 38X28 and include second unit in attic of access structure.

1998 067221 RS: Build new detached garage

1998 068016 RS: Demolish existing detached garage

(Continued on next page)

Page 22 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

1998 068643 RS: Chimney repair

1998 V98-017 Development Variance or Exception to allow a fence variance for a brick and wrought iron fence on the property line on 0.20 acres

1998 SP98-026 Special use permit To allow a accessory structure over 650 square feet and expand legal non-conforming attic permit

2007 028276 RS: Reversion of garage living space into attic space

2013 134402 RS and 2014 037610 RS: Interior changes to first and second floors. Kitchen remodel.

2013 AD13-1375: Front and rear door replacement.

Integrity

The subject property retains much of its integrity, with original features including its distinctive hipped roof, projecting front and side gables, original windows, stained glass, and wraparound porch with Mansard roof and Eastlake features.

Evaluation

The subject property is a Historic Landmark of the City of San José based on the following criteria as set out in Chapter 13 of the San José Municipal Code Section 13.48.110(H), Procedure for designation of a landmark:

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

This residential property contributes to the history of San José, its prominence reflecting a period of residential development during the valley's Period of Horticultural Expansion (1869-1918).

When the Fleming brothers bought the section of the Odd Fellows Savings Bank tract to turn it into the Fleming's Subdivision, it was the start of a period in Willow Glen during which the Santa Clara Valley became one of the world's leading providers of fruit, in particular, dried fruit.

This Queen Anne residence is distinctive within the setting of Bird Avenue and contributes to the historical neighborhood of North Willow Glen.

4) Its exemplification of the cultural, economic, social or historic heritage of the City of San José;

The subject property is one of the only three remaining pre-1900 houses remaining on the portion of Bird Avenue that was part of the original Fleming's Subdivision. When the house was built in the early 1890s, it was one of the early large orchard houses built in the Fleming's Subdivision. It was next door to the home of Charles Fleming, who, with his brother George Fleming, were tremendously successful in the fruit-drying business, which was key to San José's Period of Horticultural Expansion.

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

The property at 1023 Bird Ave. embodies distinguishing characteristics of the Queen Anne type within the Victorian era of architectural design, including complex roof forms and wall surfaces, and Eastlake details such as lathe-turned porch columns and brackets.

The subject property appears to be eligible for the California Register of Historical Resources under Criterion (3) as it is a well-preserved representative of Queen Anne architecture. It had also previously been found eligible for the National Register.

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 23 of 24 *Resource Name or #: (Assigned by recorder) Josephus and Julia Waldo House
*Recorded by Krista Van Laan *Date December 8, 2019 ☒ Continuation ☐ Update

(Continued from previous page)

Bibliography (continued from page 11)

City of San Jose: Memorandum to Historic Landmarks Commission. Subject: *Charles F. Fleming House - SP 98-04-26*. May 21, 1998.

City of San Jose: Memorandum: *Subject HL06-157. Historic Landmark Initiation for the Queen Anne Victorian House Located at 1023 Bird Avenue*. May 29, 2007.

"Good Cheer Pilot is Facing Arrest." *Santa Ana Register*, January 9, 1924. p. 3.

"J.A. Waldo, Civil War Veteran, Dies." *San Jose Evening News*. January 16, 1918.

"R.C. McComish, San Jose Lawyer, Is Dead." *San Francisco Recorder*, January 399, 1924.

Perry Daily Chief, Perry Iowa. 1884-1893

Polk Directories, San José and Santa Clara County Directories, 1890-1979.

San Jose Mercury News and Evening News, 1876-1922.

Santa Clara County Clerk-Recorder, deeds and maps.

"The Late J.A. Waldo Served Nearly Whole Period of Civil War." *San Jose Evening News*. January 19, 1918.

Waldo, Lincoln A.B. *Genealogy of the Waldo Family from 1647 to 1900, Volume 2*. Worcester: Press of Charles Hamilton, 1902.

Page 24 of 24

*Resource Name or #: (Assigned by recorder) 1023 Bird Avenue

Drawn by Krista Van Laan

*Date December 8, 2019

