

**From:** [Hill, Shannon](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: 374 W Santa Clara  
**Date:** Wednesday, September 9, 2020 12:45:16 AM  
**Attachments:** [image001.png](#)  
[Exhibit D HP16-002 Historic Eval from FID.pdf](#)  
[HP16-002 Approved Permit.pdf](#)  
[HP16-002 Stamped Approved Plan Set.pdf](#)

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**From:** Tu, John  
**Sent:** Friday, July 10, 2020 8:31 AM  
**To:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>; Peak, Dana <[Dana.Peak@sanjoseca.gov](mailto:Dana.Peak@sanjoseca.gov)>; Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Subject:** Re: 374 W Santa Clara

Dana,

This project is related to a site currently within the Downtown West (Google Project). This specific site has prior approval with the Trammell Crow Diridon TOD project for new office buildings and residential and work on the historic building. Google is not proceeding with the prior approval office building and residential but is proceeding the work on the historic building.

It is my understanding that they were trying to be consistent with the approved HP Permit and would like that work to be completed before their entitlement of the new project.

I've attached the Permit and Approved Plan related to the Historic Preservation Permit (File Nos. HP16-002 & PD15-061)

Best,  
Tong (John) Tu

Planner IV (Supervising Planner) | Planning Division | PBCE  
City of San José | 200 East Santa Clara Street  
Email: [john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov) | Phone: (408)-535-6818  
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

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**From:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>  
**Sent:** Thursday, July 9, 2020 4:48 PM  
**To:** Peak, Dana <[Dana.Peak@sanjoseca.gov](mailto:Dana.Peak@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Subject:** RE: 374 W Santa Clara

Hi Dana,

Unfortunately, I do not.

I just did a quick research on AMANDA:

1. **2020-117959:** This is reference file number HPAD20-006, Historical Preservation Permit Adjustment for the exterior modifications of the property. Exterior modification include replacements/openings for windows on main property. The status of this is still Pending and I see that the only process needed seems to be HPO review. This looks to be a stand-alone application that would've been processed on the permit center but probably needs HPO review as it is historic.
2. **2019-139685:** this is also a building permit for retrofitting the same building as the permit above and looks like plans have been approved and is currently under inspection.

I checked on the side with Shannon and John and they might have more context for these two projects so I am including them on this email to follow up with you directly. Based on my research, I think the 1<sup>st</sup> permit may need your review while the second is done.

Best regards,  
Thai

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**From:** Peak, Dana  
**Sent:** Thursday, July 9, 2020 4:08 PM  
**To:** Le, Thai-Chau <[Thai-Chau.Le@sanjoseca.gov](mailto:Thai-Chau.Le@sanjoseca.gov)>  
**Subject:** Fw: 374 W Santa Clara

Do you know which project this is?

**Dana Peak Edwards**

Historic Preservation Review Planner | Planning Division | City of San Jose

200 E. Santa Clara Street, 3<sup>rd</sup> floor

<http://www.sanjoseca.gov/planning>

---

**From:** Becky Urbano <BUrbano@esassoc.com>  
**Sent:** Thursday, July 9, 2020 10:35 AM  
**To:** Peak, Dana <[Dana.Peak@sanjoseca.gov](mailto:Dana.Peak@sanjoseca.gov)>  
**Cc:** Karl Heisler <[kheisler@esassoc.com](mailto:kheisler@esassoc.com)>  
**Subject:** FW: 374 W Santa Clara

[External Email]

Dana –

Congratulations on the new position and welcome to the Downtown West team! We are trying to wrap up a few loose ends including the status of work at the San Jose Water Works site.

Can you provide an update on the permit status for the exterior modifications to 374 West Santa Clara Street noted below (Permit 2020-117959) as well as the permit for demolition of the non-historic additions to the building (Permit 2019-139685)? We are including discussion of these permits in our Cultural Resources chapter for the Downtown West project.

Regards,

**Becky Urbano**  
Senior Architectural Historian

Please note that I am working from home during the shelter in place period and can be reached at the number below.

510.393.9274 mobile  
[burbano@esassoc.com](mailto:burbano@esassoc.com)  
NEW! [www.esassoc.com](http://www.esassoc.com)

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**From:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Sent:** Wednesday, July 8, 2020 2:38 PM  
**To:** Becky Urbano <[BUrbano@esassoc.com](mailto:BUrbano@esassoc.com)>  
**Subject:** RE: 374 W Santa Clara

Sorry for the delayed response. According to the City's permit [website](#), the HP permit for exterior alterations, including "replacements/openings for windows on main property," has been applied for but is not yet approved (status = "Pending") – see screen shot below. Approved permits (saved [here](#)) include for hazardous materials remediation and interior non-structural demolition, along with demolition of the non-historic buildings on the SJW site.

## Project Summary

Disclaimer: Information regarding this permit or permit application is presented in summary format and may not contain all of the information associated with the project.

Reference Number	Number	Address	Type	Sub Type	Status	Description
HPAD20-006	2020 117959 CO	374 W SANTA CLARA ST SAN JOSE	Over the Counter	Historic Pres Permit Adjustment	Pending	Historical Preservation Permit Adjustment for the exterior modifications of the property. Exterior modification include <a href="#">replacements/openings for windows on main property.</a>

Retrieve documents about this project

[Documents](#)

Submit comments about this project

[Submit Comments](#)

## Project Location

Address
374 W SANTA CLARA ST SAN JOSE

## People Associated with the Project

Payee	BOBBY MACEY MAI CONSTRUCTION, INC 105 BONAVENTURA DR SAN JOSE CA 95134-2138	Work: (408)434-9880
-------	--	---------------------

## Project Information

Planning Project Manager Name	Juliet Arroyo
Zoning	A(PD)
General Plan 2040	Downtown
Council District	3
Historic Resources Inventory	Yes
Historic Conservation Area	No
Existing Use	Office -General
<a href="#">More Project Information...</a>	

## Permit Process

Group	Description	Status	Date Started	Date Ended	Staff Assigned
Counter Staff	<a href="#">Application Submittal/Review</a>	Closed	5/4/2020 10:33:15 AM	5/4/2020 10:33:15 AM	Jacqueline Guerrero

You may click on the description column links above to see the attempts for the process.

## City Target Days

Folder Indate	Director's Hearing Date	City Target Days
5/4/2020	Not Specified	N/A

Karl F. Heisler

ESA | Environmental Science Associates

**Note that I am working remotely – call or text my mobile at (415) 377-5303.**

550 Kearny Street, Suite 800  
San Francisco, CA 94108-2512  
phn 415.896.5900 | fax 415.896.0332

**From:** Becky Urbano <[BUrbano@esassoc.com](mailto:BUrbano@esassoc.com)>

**Sent:** Tuesday, July 7, 2020 11:22 AM

**To:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>

**Subject:** 374 W Santa Clara

Karl –

When you get a moment, can you point me toward the project info for the current work at 374 West Santa Clara? We have general info in the cultural chapter that I need to update. Hillary said they plan to replace windows and whatnot. We have to separate that work from the Downtown West work as thoroughly as possible.

**Becky Urbano**

Senior Architectural Historian

**Please note that I am working from home during the shelter in place period and can be reached at the number below.**

510.393.9274 mobile  
[burbano@esassoc.com](mailto:burbano@esassoc.com)  
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# **HISTORIC EVALUATION REPORT**

**SAN JOSE WATER WORKS  
DELMAS AVENUE PROJECT**  
CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

FOR

**DAVID J. POWERS & ASSOCIATES**  
1885 The Alameda, Suite 204  
San Jose, CA 95126

ATTN: Ms. Judy Shanley

BY

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

And

**BASIN RESEARCH ASSOCIATES, INC.**  
1933 Davis Street, Suite 210  
San Leandro, CA 94577

MAY 2002  
Revised March 2003

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## ATTACHMENTS

### Figures

- Figure 1: General Project Location Map
- Figure 2: Location Map (USGS San Jose West, 1980)
- Figure 3: Aerial Photograph With Land Use Plan
- Figure 4: Project Area Existing Conditions Plan
- Figure 5: Land Use Plan
- Figure 6: Illustrated Site Plan
- Figure 7: Illustrative Exterior Elevations Site A
- Figure 8: Illustrated Landscape Plan

### 45 Delmas Avenue

DPR 523 Forms (Primary Records & Building, Structure  
& Object Records) and City of San Jose Historic  
Evaluation Forms

### San Jose Water Works Building (374 West Santa Clara Street)

National Register Nomination Forms

### Photographs (April 30, 2002)

Photos 1-7: San Jose Water Works Building  
Photos 8-9: 45 Delmas Avenue

## I. INTRODUCTION

The Delmas Avenue project proposes rezoning of the project area to Planned Development (PD), to allow a mixed-use commercial and residential development on the project site [see Figures 1-8]. The project area in the City of San Jose includes parcels adjacent to Delmas Avenue between West San Fernando Street and West Santa Clara Street and is currently zoned CN-Commercial Neighborhood. The project proposes the phased development of up to 1.025 million square feet of commercial and retail uses east of Delmas Avenue (Site A on Figure 5), and up to 325 residential units and up to 15,000 square feet of commercial and retail uses west of Delmas Avenue (Site B on Figure 5), subject to specified design guidelines that will be part of the project.

All of the proposed uses will be over and at the exterior edge of structured and below-grade parking. Parking for the commercial space east of Delmas Avenue will be provided in structured garages with up to two levels of below-grade and up to five levels of above-grade parking. Parking for the residential space west of Delmas Avenue will also be provided in structured garages with up to one level below-grade and up to five levels above grade. Access to the parking will be from Delmas Avenue and West San Fernando Street.

For the entire project site, maximum heights for the buildings will be within a proposed envelope of 218 feet above-grade (approximately 10 stories) at the northern project boundary at West Santa Clara Street, and rising to a maximum height of 268 feet above-grade (approximately 14 stories) at the southern project boundary along West San Fernando Street [Figs. 4-8]. The proposed project includes a minimum 50-foot riparian setback from the edge of the Los Gatos Creek and Guadalupe River riparian corridors. No permanent building structures, other than landscaping structures, will be included within the 50-foot setback. Uses within the setback areas will include landscaping, pedestrian trails (up to 8-feet wide), and seating areas. In addition to the riparian setback, a the primary setback zone form the San Jose Water Company building will be 40 feet. No permanent buildings other than landscape structures will be constructed in this setback area. The buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company building, will not exceed 45 feet in height. The buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height. Beyond 100 feet from the San Jose Water Company building, the tower heights will conform to the building envelope requirements (maximum height of 213 feet).

The historic San Jose Water Company headquarters building is located at the northeast corner of the site at 374 West Santa Clara Street [Fig. 3; Photos 1-7; APN 259-38-127,128]. The main, rectangular building (approx. 15,900 SF) fronting Santa Clara Street will remain within the proposed project and will have commercial and/or retail uses, subject to market demand. All other existing buildings will be removed from the site. The Queen Anne Style house at 45 Delmas Avenue [Fig. 3; Photos 8-9; APN 259-38-039] will be offered for sale for one dollar to anyone willing to finance moving the building to a new location off the project site.

While maintaining the existing intersections at Santa Clara and San Fernando streets, a slight bend of Delmas Avenue to the west is proposed by the project, to orient pedestrian and vehicle traffic to the adjacent waterways and create a visual link between the park to the north and proposed train station to the south.

Mr. Ward Hill<sup>1</sup>, consulting Architectural Historian, conducted a detailed survey of the buildings on the project site April 30, 2002. During the survey, Mr. Hill physically examined and photographed the exterior of the San Jose Water Works buildings and the house at 45 Delmas Avenue. Mr. Hill prepared the historic context statement for this report.

### *Existing Buildings*

The two buildings in the project area have already been documented and evaluated as a result of previous projects within the past 12 years. The San Jose Water Works building (374 West Santa Clara Street) was determined eligible for the National Register of Historic Places (National Register) in 1990 (see Attachments for form). A building eligible for the National Register is automatically eligible for the California Register of Historical Resources (California Register). The building was considered to be significant under criterion A, for its association with the oldest water privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The 1913 transformer house was also identified as a significant contributing feature of the Water Works property.<sup>2</sup> The other Water Works buildings were built or remodeled in the 1980s and are not identified as historically significant. The San Jose Water Works is also listed as a "City Landmark" in the City of San Jose Historic Resources Inventory. The project impacts are analyzed and mitigation measures are proposed to reduce project impacts on the transformer house since this is the only historically significant building that will be affected by the proposed project.

The house at 45 Delmas Avenue [Fig. 3] was determined to be ineligible for the National Register in 1999 as part of the Section 106 review completed for the Vasona Corridor Light Rail Project (Basin Research Associates 1999; see Attachments for DPR 523 forms). The house is included in the City of San Jose Historic Resources Inventory as an "Identified Structure" and appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit." It will be removed as part of the proposed project.

1. Mr. Hill (M.A. Architectural History, University of Virginia, 1983) has worked as an architectural historian and in the historic preservation field for 18 years. He has completed numerous reports evaluating historic buildings under both CEQA and Section 106 of the National Historic Preservation Act.
2. Personal communication with Woody Minor, architectural historian, author of the National Register nomination for the San Jose Water Works Building with Basin Research Associates, April, 2002.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 259 PAGE 38

R.O.S. 666 / 5  
GUADALUPE RIVER

P.M. 567-M-46

PCL. B  
4.53 AC.

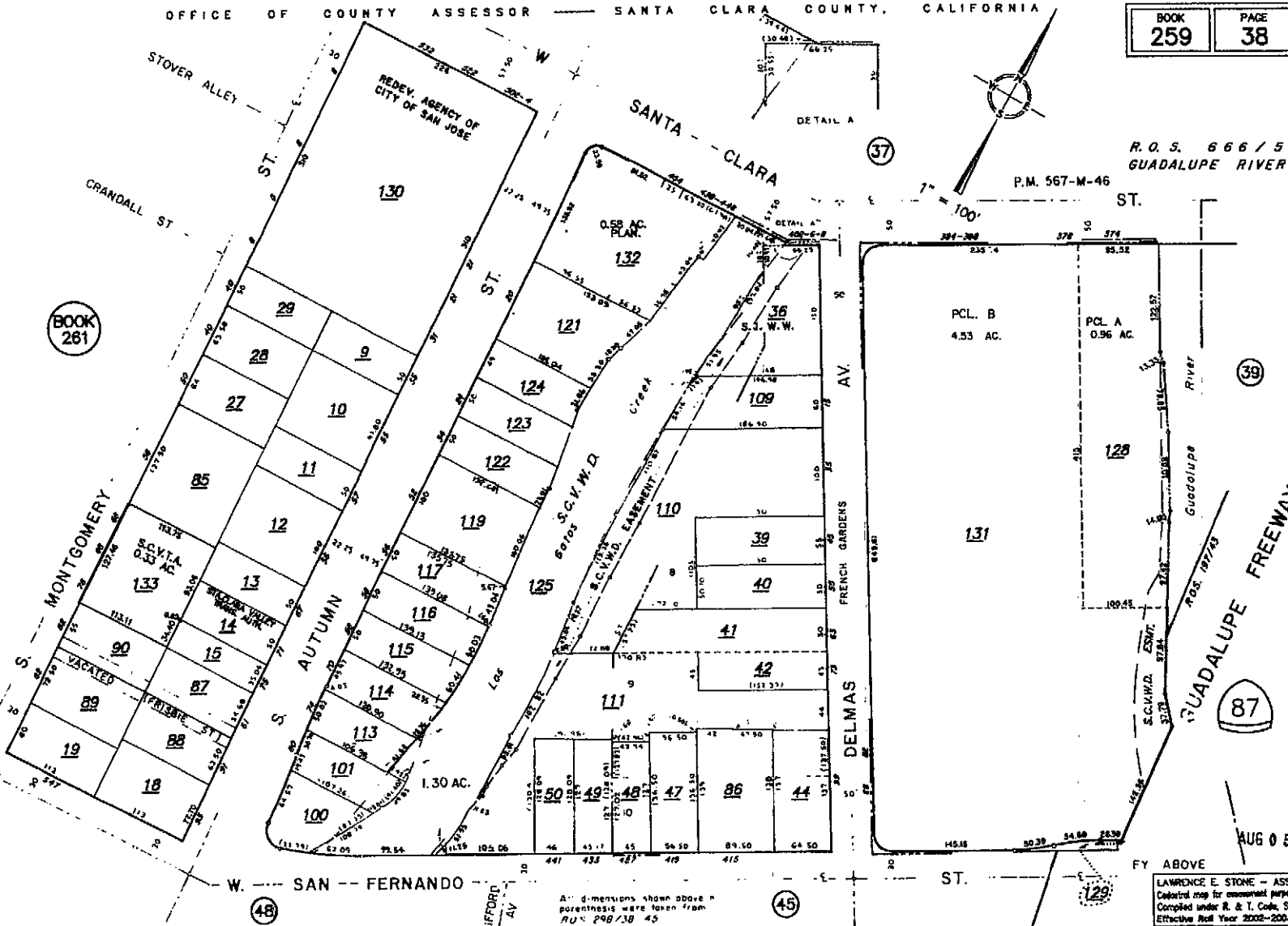
PCL. A  
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(87)

AUG 05 2002

LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2002-2003



## II. HISTORICAL BACKGROUND

### CITY OF SAN JOSE - GENERAL BACKGROUND

#### *Spanish — Mexican Period*

*Mission Santa Clara de Asis*, the eighth of the 21 missions founded in California would have been the mission with the greatest impact on the aboriginal population in the vicinity of the project area. A flood in 1779 destroyed the first mission near the Guadalupe River, after which the mission moved to an interim site. The mission later moved to its third site, what is today the Santa Clara University campus (just west of the APE). The padres dedicated the new adobe church in 1784. *The Pueblo San Jose de Guadalupe* was one of the three towns founded to administer and coordinate the missions and presidios of the province of Alta California. The pueblos also established a resident civilian population in the area (Hendry and Bowman 1940:750). "The Alameda" to the west of the APE joined the Pueblo to the Santa Clara Mission.

The Mexican revolt against Spain (1822) followed by the secularization of the missions (1834) changed land ownership patterns in the Santa Clara Valley. The Spanish philosophy of government was directed at the founding of presidios, missions, and secular towns with the land held by the Crown, whereas the later Mexican policy stressed individual ownership of the land (Findlay 1980:6). During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands which had reverted to public domain. In the Santa Clara Valley, 17 parcels were granted from Pueblo Lands, and 13 from the lands of Mission Santa Clara. The project area was included the *El Potrero de Santa Clara* rancho granted to James Alexander Forbes in 1844. Forbes sold the 1,934 acre rancho to Commodore Robert Stockton in 1847 (Arbuckle 1968:15). The general trend for granting land in the Mexican Period was to give away the land farthest from the Pueblo and Mission first. Each grant also usually contained both valley and uplands acreage as well as access to a water supply (Broek 1932:44-45). During this period, the raising of cattle for tallow and hides was the major economic pursuit in the Santa Clara Valley.

North First Street (east of the project) was the principal transportation link from the Pueblo of San Jose to the *Embarcadero de Santa Clara* and the town of Alviso. The waterfront of the *Embarcadero de Santa Clara*, originally developed to allow the early Spanish settlements water access, functioned as one of the foremost points of access for the trade that coursed up and down the Guadalupe River. Native Americans were employed in the trade and often manned large boats to reach ships at anchor to exchange hides and tallow, lumber, quicksilver and agricultural products for imported trade goods. Hides and tallow, and later ore from the New Almaden Mines were loaded on rafts or other flat boats and shipped down the Guadalupe.

#### *American Period*

In 1848, California became a United States territory as a result of the Treaty of Guadalupe Hidalgo ending the war with Mexico. California was not formally admitted as

a state until 1850. After California was admitted as a state, Santa Clara County was one of the original 27 counties created by the California legislature. 1848 was also the year of the Gold Rush that brought a massive influx of immigrants to California from all parts of the world. California's 1848 population of less than 14,000 (exclusive of Native Americans) increased to 224,000 in four years. With the beginning of the American Period, the population explosion resulting from the Gold Rush created a market for a wide range of agricultural products. As more and more gold seekers became discouraged with mining, they turned to farming as a livelihood. Farmers started to raise crops and livestock for sale, not just to be self-sufficient.

The population of the Santa Clara Valley expanded as a result of the Gold Rush (1848), followed later by the construction of the railroad to San Francisco (1864) and the completion of the transcontinental railroad in 1869. Throughout the late nineteenth century in the Santa Clara Valley, rancho, Pueblo, and mission lands were subdivided as the result of population growth, the Anglo-American takeover, and the confirmation of property titles. Prior to the legal resolution of titles, the transfer of real estate was extremely risky. Large cattle ranches were converted to farming varied crops, and this agricultural land-use pattern continued throughout the American Period. The City of San Jose grew to be the primary service, financial and transportation center for the surrounding agricultural community.

Upon the transfer of California government from Mexico to the United States in 1848, American settlers in San Jose promoted a survey of the town in the typical American grid pattern. The lands west of Market Street were not included in the American surveys of 1847 and 1848 (e.g., Lyman 1848), but were included on the Lyman & Bestor map of the pueblo. On March 27, 1850, the Pueblo de San Jose became the City of San Jose (Christiansen et. al. 1996:77). In the early 1850s, San Jose had a population of about 2,500. Frame buildings replaced the early adobes or tents of the early residents. In the first three years, 300 hundred houses were built, primarily near Santa Clara and First streets.

The San Jose-Alviso Road or Alviso Road, remained a major thoroughfare from the 1850s onward as a result of regular steamer service, the principal means of transporting goods and passengers between San Jose and San Francisco. The 1865 arrival of the railroad in San Jose, bypassed Alviso (Findlay 1980:11-15). Built during the Civil War years of 1861-1864, the San Francisco and San Jose Railroad was the second railroad constructed in California (the first was between Sacramento and Folsom). The railroad reached Redwood City at the end of September 1863 and began regular service between San Francisco and Mayfield (currently Palo Alto) on October 18, 1863. The railroad finally reached San Jose on January 18, 1864 (Miller 1948:47, 54, 58-60, 68 99). The original San Jose Station was in the vicinity of San Pedro, Bassett and Market streets (Thompson & West 1876:39). The railroad was consolidated into the original Southern Pacific Railroad Company in March 1869.

The Central Pacific's monopoly on rail service was not challenged until the South Pacific Coast Railroad was constructed from Alameda to San Jose (and later Santa Cruz). The South Pacific Coast reached San Jose late in 1877 and Los Gatos in June, 1878 (Arbuckle

1986: 106). The Central Pacific's successor company after 1885, the Southern Pacific Railroad, eventually purchased the South Pacific Coast Railroad lines in 1887, reasserting its monopoly over the railroads in the Bay Area (Arbuckle 1986:107).

In the early American Period, the main agricultural product in California was wheat and the type grown in the Santa Clara Valley was considered to be higher quality than other areas of California. The County's wheat production increased from 600,000 bushels to a peak of almost three million bushels in 1878. Wheat farming declined in California by the 1880s because yields dropped from not rotating crops and the development of competing wheat growing areas like Australia and Argentina (Hilkert and Lewis 1984:2). The development of irrigation and new transportation systems in California also led to wheat being replaced by more lucrative crops, like fruit and vegetables. The opening of the transcontinental railroad also made it easier to ship fresh and canned products to the major cities in the east coast.

The drop in wheat production coincided in Santa Clara County with a shift to fruit growing as the basis of the local agricultural economy. Horticulture had early roots in San Jose with the work of Louis Pellier, Antoine Delmas and William Daniels in developing orchards and fruit varieties for the growing conditions. The 1853 Pioneer Horticultural Society founded in San Jose provided a forum for nurseryman to meet and to promote of local horticulture. The First State Agricultural Fair was held in 1856 in San Jose with the Santa Clara County orchardists winning most of the awards. In the 1870s, prunes became the predominant crop in the Santa Clara Valley, with other fruits, like apricots and cherries, and grape vineyards, also contributing to the economy. Dried fruit production exceeded fresh fruit because of its ease of shipping and low spoilage. The fruit canning industry began in 1871 when Dr. James Dawson founded the area's first commercial cannery, later known as the San Jose Fruit Packing Company.

Many major government and commercial buildings were constructed in San Jose as the city matured during the last thirty years of the 19<sup>th</sup> century. Santa Clara County built a new courthouse in 1868, adding a new county jail in 1871 and a County Hall of Records in 1892. Local architect Theodore Lenzen designed a new San Jose City Hall at Plaza Park in 1887. A major structure of the boom years of the 1880s was the Hotel Vendome, which opened in 1889. The elegant four-story hotel had 150 rooms, beautifully landscaped grounds and a golf course. The Sainte Claire Club, an exclusive men's club built in 1894, was designed by the renowned San Francisco architect, A. Page Brown, who designed the San Francisco Ferry Building. San Jose's first federal building was the 1892 Richardsonian Romanesque Style post office (now the San Jose Museum of Art) at Market and San Fernando Streets. The first city library opened in 1878 when a private library at First and Santa Clara streets was donated to the City of San Jose.

### *The Twentieth Century*

In 1900, San Jose, with a population of 21,500, had become a major food processing and commercial center. While San Jose avoided the fires that devastated San Francisco, the 1906 earthquake, nevertheless, took a great toll on the downtown commercial district. The buildings destroyed by the temblor included St. Patrick's Church on Santa Clara

Street, San Jose High School, the Phelan Building, the Horace Mann School, the State Normal School, the First Methodist Church and the Rucker Building. After 1906, new construction in the downtown replaced the destroyed buildings as the commercial district also expanded to the east and south.

The seven-story Garden City & Trust Company building at San Fernando and First streets, considered to be San Jose's first high-rise, was completed in 1906, built by local entrepreneur Thomas Montgomery. Montgomery developed many important buildings in downtown San Jose, including the 1911 Montgomery Hotel on South First Street, the Twohy Building across the First Street, the Sainte Claire Building, and the 1926 Sainte Claire Hotel (now a Hyatt) at Market and San Carlos streets. James Phelan constructed the Lion & Sons Furniture Store at South Second and San Fernando streets in 1908. Lazard Lion was the founder of the famed City of Paris in San Francisco. Pacific Telephone built their main San Jose office and switching building at 80 South Market Street in 1910. The First National Bank constructed what was the tallest building in San Jose at First and Santa Clara streets in 1911. A major landmark of the 1920s was the 13-story, Italian Renaissance style Bank of Italy (later Bank of America) building completed in 1926 at First and Santa Clara Streets, the banking center of San Jose.

The Southern Pacific Railroad's monopoly control over rail service in Santa Clara County was unchallenged for three decades after they bought out the South Pacific Coast Railroad. Incorporated in 1903, a new Western Pacific Railroad (unrelated to the 1860s company) built its line through Decoto, Niles and Niles Canyon in 1910. The railroad later considered a branch line from Niles to San Jose. The Western Pacific entered the Santa Clara County market to take advantage of freight business not served adequately by the Southern Pacific. Despite the efforts of the SP to stop its expansion, the Western Pacific obtained a franchise to build a rail line from Niles to San Jose in 1917 (the Union Pacific Railroad still uses this line, the original transcontinental railroad route having been abandoned in the 1980). The rail line hooked around San Jose from Santa Clara Street to 27<sup>th</sup> Street.

By 1930, the population of San Jose had grown to 61,000. Food processing was still the main source of livelihood into the Depression years of the 1930s. The Santa Clara Valley had 120,000 acres in prunes worth \$ 15 million, and the dehydrators produced 100 million tons a year (Christiansen et. al. 1996:159). There were 22 canneries in San Jose in 1930, most locally owned, and 13 fruit drying plants. Migrant workers picked the fruit and seasonal cannery workers canned it for shipment all over the world. The vast majority of orchards in the valley were 100 acres or less, tended by families from southern European countries, some of who had their fruit stands. The relationship between growers and processor was often hostile during the 1930s, with many growers forming cooperatives to negotiate prices with the canneries. In 1939, the growers went on strike against the canneries protesting the low prices offered for their fruit. The cannery workers went on strike in 1931 because of wage reductions.

Construction began on the new San Jose Water Works building in March, 1934 and the building was completed in December, 1934. The construction of the nearby Southern Pacific depot in 1935 at 65 Cahill Street in San Jose, Santa Clara County, was the

culmination of a 30-year effort to relocate 4.5 miles of the South Pacific Coast line of the Southern Pacific Railroad away from the heavy traffic of the downtown area around the Market Street Depot to the west side of the city, an industrial neighborhood area in the nineteenth century and the location of rail facilities and the freight depot of the Western Pacific Railroad. Moving the SP Depot to its new location involved the construction of a complex system of grade separations, heralded as models of safe design. The Southern Pacific Depot relocation was the first major railroading change in San Jose in nearly three quarters of a century. A commemorative train left the old Market Street depot, traveling a loop through San Jose to the new Cahill Station on December 30, 1935. Regular passenger service (including regular service to Los Angeles) began on New Years Day of 1936.

A major change in the focus of the Santa Clara Valley economy occurred in 1933 with the opening of the Naval Air Station in Sunnyvale. The base resulted in the startup of a variety of other military related industries. The military presence also helped reduce the impact of the economic downturn of the 1930s on the local populace. The beginning of World War II brought a huge influx of population and investment by the federal government because of Moffitt Field or other military research facilities. At least \$ 35 billion was invested in California during the war years.

The Depression and war era "... marked the beginning of economic dependence on military contracts and the business of war" (Ignoffo 1994:60). Originally producing equipment for the canning industry, the Food Machinery Corporation (FMC) in San Jose shifted its focus to the production of military equipment. The company remained a supplier to the Defense Department after WWII. The change in the economic focus led to eventual demise of the agricultural economy and the rise of the electronics industry in Santa Clara County. The post-war years were also characterized by the construction of transportation infrastructure to serve the new economic growth. The San Jose Municipal Airport was dedicated February 1, 1949 and the first Southwest Airways flight arrived and departed at the airport. The DC-3 landed on the new 4500-foot runway carrying seven passengers. About 2,500 passengers used the airport in its first year. When the site near the Airport for the new City and County government center (at Hedding and North First Street) was purchased in 1949, the land was still planted with broccoli and cauliflower.

In 1950, San Jose had a population of 95,000 on 17 square miles. By 1960, the population had doubled and the City's area quadrupled. The expanding urbanization of San Jose in the 1940s and early 1950s helped spur the development of new housing for a non-farm population of working families, cannery and railroad workers, plumbers, carpenters, drivers and construction workers. Under City Manager Dutch Hamann, San Jose had over 1,400 annexations continuing into the 1960s. By 1970, 400,000 people resided in San Jose, now with an area of 136 square miles. In recent decades, San Jose has become an urban center with multi-unit housing, commercial centers, and many growing businesses in the electronics industry as "Silicon Valley" has grown. San Jose became the largest city in the Bay Area in the 1980s. The Silicon Valley boom of the 1980s and 1990s has dramatically altered the regional landscape; industrial parks, commercial districts and housing subdivisions have taken the place of the orchards that

once flourished in the project area and in the Santa Clara Valley as a whole.

#### **374 W. Santa Clara Street (San Jose Water Works)**

Historical background is included in the National Register nomination forms for 374 W. Santa Clara Street (the San Jose Water Works buildings; see Attachments).

#### **45 Delmas Avenue**

Historical background for the 45 Delmas Avenue house is included in the DPR 523 forms (Building, Structure and Object Record; see Attachments).

### **III. DESCRIPTIONS OF HISTORIC RESOURCES (see Photos 1-9)**

#### **374 W. Santa Clara Street (San Jose Water Works)**

The descriptions of the San Jose Water Works buildings are included in the National Register nomination forms (see Attachments).

#### **45 Delmas Avenue**

A description of the house at 45 Delmas Avenue is included in the DPR 523 forms (Primary Record; see Attachments).

### **IV. HISTORIC EVALUATION**

#### *National Register of Historic Places*

The National Register of Historic Places is the official list of properties significant in American history, architecture, archaeology, engineering and culture and was designed to be used by the general public, local communities, state governments and federal agencies in their preservation planning efforts. The following criteria are used to evaluate a historic property's eligibility for the National Register of Historic Places.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our pasts; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

To meet the National Register standards, a property must possess the above criteria, be associated with an important historic context, and retain the historic integrity of features that conveys its significance (National Park Service 1992:2-3).

### *California Register of Historical Resources*

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.<sup>3</sup> In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria:

1. A property must be significant at the local, state or national level, under one or more of the following four criteria of significance (these are essentially the same as National Register criteria with more emphasis on California history):
  - a. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
  - b. the resource is associated with the lives of persons important to the nation or to California's past.
  - c. the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
  - d. the resource has the potential to yield information important to the prehistory or history of the state or the nation (this criteria applies primarily to archaeological sites).
2. the resource retains historic integrity (defined below); and,
3. it is 50 years old or older (except for rare cases of structures of exceptional significance).

3. California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

The California Register regulations define "integrity" as ". . . the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance," that is, it must retain enough of its historic character or appearance to be recognizable as an historical resource. Following the National Register integrity criteria, California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association.<sup>4</sup> A property must retain most of these qualities to possess integrity.

The use of the phrase ". . . appears potentially eligible or not eligible" for the California Register is standard practice in an evaluation discussion. Only the State Office of Historic Preservation can make an actual determination of eligibility for the California Register.

### *City of San Jose Historic Evaluation*

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state and national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with:
  - a. a distinctive, significant or important work or vestige;
  - b. an architectural style, design or method of construction;
  - c. a master architect, builder, artist or craftsman;
  - d. high artistic merit;
  - e. the totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - f. . . . has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked;
  - or,
  - g. the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

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4. The definition of integrity under the California Register follows National Register of Historic Places criteria. Detailed definitions of the qualities of historic integrity are in National Register Bulletin 15, *How to Apply National Register Criteria for Evaluation*, published by the National Park Service.

3. The factor of age alone does not necessarily confer a special historical architectural, cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

Based on the above criteria, the San Jose Historical Landmarks Commission has established a process by which historical resources are evaluated for significance. A numerical evaluation system has been devised establishing the following categories of significance:

67-134	Candidate City Landmark
33-66	Structure of Merit
33-66	Contributing Structure to an Historic District
0-32	Non-significant

### **374 W. Santa Clara Street (San Jose Water Works)**

The San Jose Water Works building was determined eligible for the National Register in 1990 (see Attachments). A building eligible for the National Register is automatically eligible for the California Register. The building was considered to be significant under criterion A, for its association with the oldest water privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The 1913 transformer house was also identified as a significant contributing feature of the Water Works property<sup>5</sup>. The other buildings associated with the Water Works were either built or remodeled in the 1980s. They are not historically significant. The San Jose Water Works is also listed as a "City Landmark" in the City of San Jose Historic Resources Inventory.

### **45 Delmas Avenue**

The house at 45 Delmas Avenue was determined to be not eligible for the National Register in 1999 as part of the Section 106 compliance for the Vasona Corridor Light Rail Project (Basin Research Associates 1999; see DPR 523 in Attachments). The house is included in the City of San Jose Historic Resources Inventory as an "Identified Structure." The house appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" since it received 57 points under the City of San Jose Historic Evaluation Criteria (see Attachments).

## **IMPACTS ON HISTORIC RESOURCES OF THE PROPOSED PROJECT**

CEQA Guidelines define a "significant effect" as a project that leads to a "substantial adverse change" such as "demolition, destruction, relocation, or alteration that impair the

5. Personal communication with Woody Minor, architectural historian, author of the National Register nomination for the San Jose Water Works Building with Basin Research Associates, April, 2002.

significance of the historic resource."

The *San Jose General Plan* (Horizon 2000 General Plan 1990, 1996) *Goal and Policies for Historic, Archaeological and Cultural Resources* recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process.

For purposes of this project, a significant effect would occur if the project would have an effect on one or more properties listed on, or potentially eligible for inclusion on, the California Register of Historical Resources, as a California Historical Landmark, or at the local level, as a "Candidate City Landmark" in the City of San Jose Historic Resources Inventory. Such an effect could occur through the demolition of or other substantial adverse change to an individually listed or eligible property; and/or to those properties contributory to a district or through the implementation or other adverse effects as a whole in a manner such that the district's integrity could be compromised or its eligibility diminished.

**Impact 1.1-1:** The proposed project may move the 1913 transformer house or it may be retained in its historic location as a part of the project. The transformer house is a significant feature contributing to the San Jose Water Works main office building.

### Impacts Evaluation

374 West Santa Clara Street has been determined eligible for the National Register. The nominated site includes the main office building and associated buildings and structures. National Register properties are also automatically eligible for the California Register. To determine if a project will have a substantial adverse change on historic resources (thus a significant effect under CEQA), one must determine whether or not the project will significantly compromise the historic integrity of a particular historic resource. The seven aspects of historic integrity include "setting" in addition to aspects of "design" and "materials" related to specific structures (like the main office building) <sup>6</sup>. Setting is described in *National Register Bulletin 15* as "the physical environment of a historic property." Setting "refers to the *character* of the place in which the property played its historic role." It involves a property's relationship to surrounding features. "Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve."

The San Jose Water Works office building is part of a complex that includes the pump house, the transformer house, the data processing building, and the suction basin. All of these buildings are potentially significant as part of the setting of the main building. The only building in this complex that dates from the construction of the main building or earlier *and* retains historic integrity is the transformer house. The other buildings and features were either extensively remodeled in 1984-85, thus lacking historic integrity, and they are modern structures. Consequently, the transformer house appears to be the only surviving structure that is significant feature contributing to the main office building.

<sup>6</sup> The seven aspects of integrity are described in *National Register Bulletin 15 - How to Apply the National Register Criteria of Evaluation* (pg. 44-47).

Nevertheless, relocation or even demolition of the transformer house would not diminish the historic integrity of the main office building to such a degree that it would become ineligible for the National Register.

Consistent with the goals and policies of the San José General Plan and CEQA statutes and guidelines in regard to historic properties to be affected by a development, the following measures are recommended to reduce project impacts on the transformer house at 374 West Santa Clara Street.

## MITIGATION MEASURES

One of the two following mitigation measures shall be implemented in a future project-specific development on the site to reduce impacts to the buildings at 374 West Santa Clara Street to a less-than-significant level:

### **Mitigation Measure 1.1-1(a)**

Retain the transformer house on its historic site and rehabilitate it according to the *Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings* (U.S. Department of Interior 1990). New construction in the vicinity of the buildings should be consistent with their historic character. This mitigation measure would reduce the impact to a less-than-significant level.

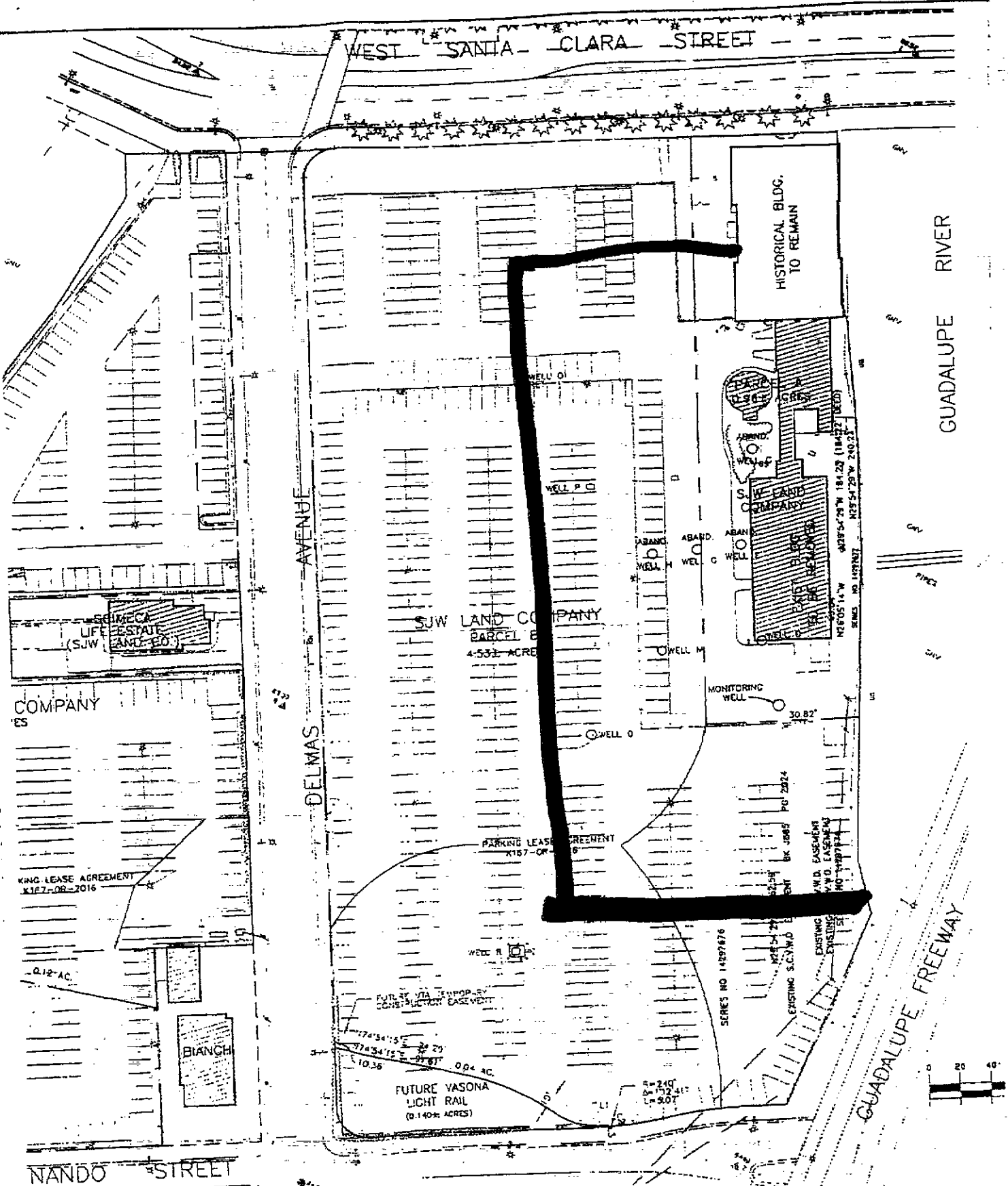
### **Mitigation Measure 1.1-1(b)**

Move the transformer house to a different location on the current parcel. Moving the transformer house to a location within the area marked on the attached map would retain the association between the main office building and the transformer house and, therefore, would not result in an adverse impact to the historic integrity of the transformer house. The transformer house is a small, wood-frame structure and has been determined feasible to move. The relocated structure would be rehabilitated according to the *Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings* (U.S. Department of Interior 1990). This mitigation measure would reduce potential impacts to the transformer house to a less-than-significant level.

**Impact 2.1-1:** Under the proposed project, high-rise commercial/residential structures are planned in the vicinity of the San Jose Water Company buildings.

### Impact Evaluation

The San Jose Water Company main office was determined eligible for the National Register in 1990. The two-story building was considered to be an exceptional example of the Moderne Style in San Jose. The final designs for the new buildings proposed on San Jose Water Company site have not yet been prepared. A number of setback zones will be included as part of the design guidelines for the project. The proposed project includes a



RECOMMENDED RELOCATION AREA FOR TRANSFORMER HOUSE

minimum 50-foot riparian setback from the edge of the Los Gatos Creek and Guadalupe River riparian corridors. No permanent building structures, other than landscaping structures, will be included within the 50-foot setback. Uses within the setback areas will include landscaping, pedestrian trails (up to 8-foot wide), and seating areas. Given that the San Jose Water Company building is adjacent to the Guadalupe River, buildings will not be allowed in back of much of the building.

In addition to the riparian setback, the primary setback zone from the San Jose Water Company building will be 40 feet. No permanent buildings other than landscape structures will be constructed in this setback area. The buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company building, will not exceed 45 feet in height. The buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height. Beyond 100 feet from the San Jose Water Company building, the tower heights will conform to the building envelope requirements (maximum height of 213 feet).

The buildings in the second setback zone should be compatible with the architecture, materials, color, etc. of the existing San Jose Water Company building. A compatible design would respect the major design features of the historic building, such as its pale color, overall scale and mass (including the form of the low pitched hipped roof), the vertical division of the walls, the window bay rhythm and ratio of wall surface to window openings. Assuming these general guidelines are followed, no mitigation would be required. The final design for the project should be reviewed and approved by the San Jose Historic Preservation Officer and the San Jose Historic Landmarks Commission.

#### RECOMMENDED CONDITIONS OF APPROVAL

Under the proposed project, the house at 45 Delmas Avenue will be offered for one dollar to anyone who will move it to a new site. If no one offers to move the house, it will be demolished.

#### Impacts Evaluation

45 Delmas Avenue has been determined not eligible for the National Register of Historic Places nor does it appear eligible for the California Register. Although it retains historic integrity, the house is a good but not exceptional example of the Queen Anne Style in San Jose. The house appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" since it received 57 points under the City of San Jose Historic Evaluation scoring criteria developed by the San Jose Historical Landmarks Commission. A score of 57 is relatively high under the City of San Jose Historic Evaluation scoring criteria (67 or higher qualifies for "City Landmark" status). Under CEQA Statutes and Guidelines, no mitigation measures are required.

However, consistent with the goals and policies of the San Jose General Plan that recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process, the following "Conditions of Approval" are recommended to reduce project impacts on 45 Delmas

Avenue which qualifies as a "Structure of Merit" under the City of San Jose Historic Evaluation Criteria. The City of San Jose will make the final decision whether or not to require the one or both "Conditions of Approval" of the project applicant in the event 45 Delmas Avenue is not relocated to a new site.

**Recommended Condition of Approval 1.1-1(a)**

If the house is to be demolished because it is determined infeasible to move it, the salvage of materials and features of 45 Delmas Avenue is recommended. Representatives of the San Jose Planning Department, the San Jose Historic Landmarks Commission, the San Jose Historical Museums and other interested parties (e.g., Preservation Action Council of San Jose) should be given the opportunity to examine the house and provide suggestions for salvaging and relocating elements of the building.

**Recommended Condition of Approval 1.1-1(b)**

If the house is to be demolished because it is determined infeasible to move it, it is recommended that 45 Delmas Avenue be documented prior to demolition or salvage. This documentation should include archival quality, medium format photographs of the exterior and interior of the building. The documentation, including written historic documentation and the original photo prints and negatives, should be placed in a historical archive or history collection accessible to the general public (e.g., California Room, City of San Jose Martin Luther King, Jr. Library; History Museums of San Jose archives, etc.). Four additional copies should be produced for distribution to other local and regional depositories. The documentation materials can be used to prepare an exhibit on the house at an appropriate on the project site or other location in San Jose.

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## ATTACHMENTS

### Figures

- Figure 1: General Project Location Map
- Figure 2: Location Map (USGS San Jose West, 1980)
- Figure 3: Aerial Photograph With Land Use Plan
- Figure 4: Project Area Existing Conditions Plan
- Figure 5: Land Use Plan
- Figure 6: Illustrated Site Plan
- Figure 7: Illustrative Exterior Elevations Site A
- Figure 8: Illustrated Landscape Plan

### 45 Delmas Avenue

DPR 523 Forms (Primary Records & Building, Structure & Object Records)  
and City of San Jose Historic Evaluation Form

### San Jose Water Works Building (374 West Santa Clara Street)

National Register Nomination Forms

### Photographs (April 30, 2002)

Photos 1-7: San Jose Water Works Building  
Photos 8-9: 45 Delmas Avenue

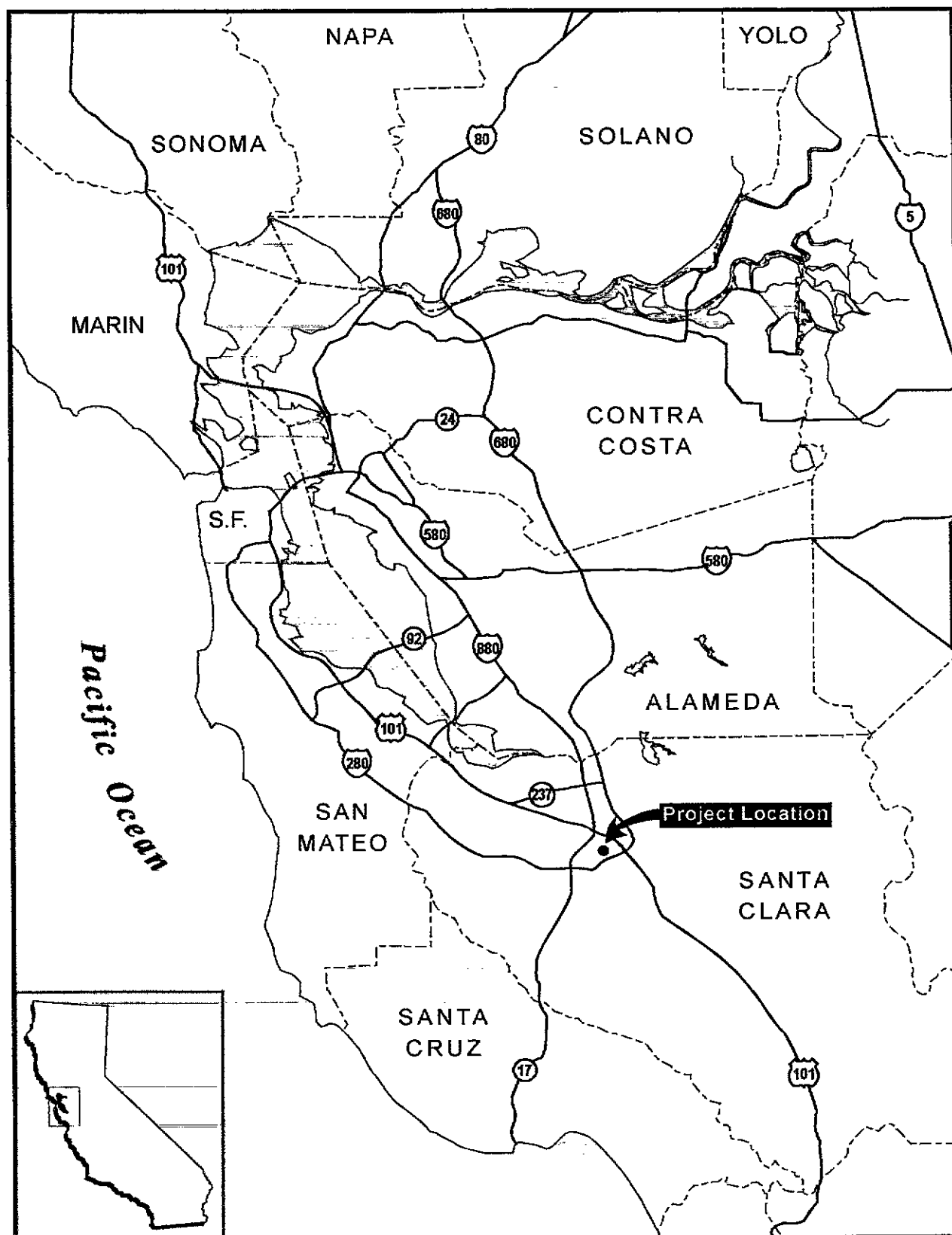


Figure 1: General Project Location

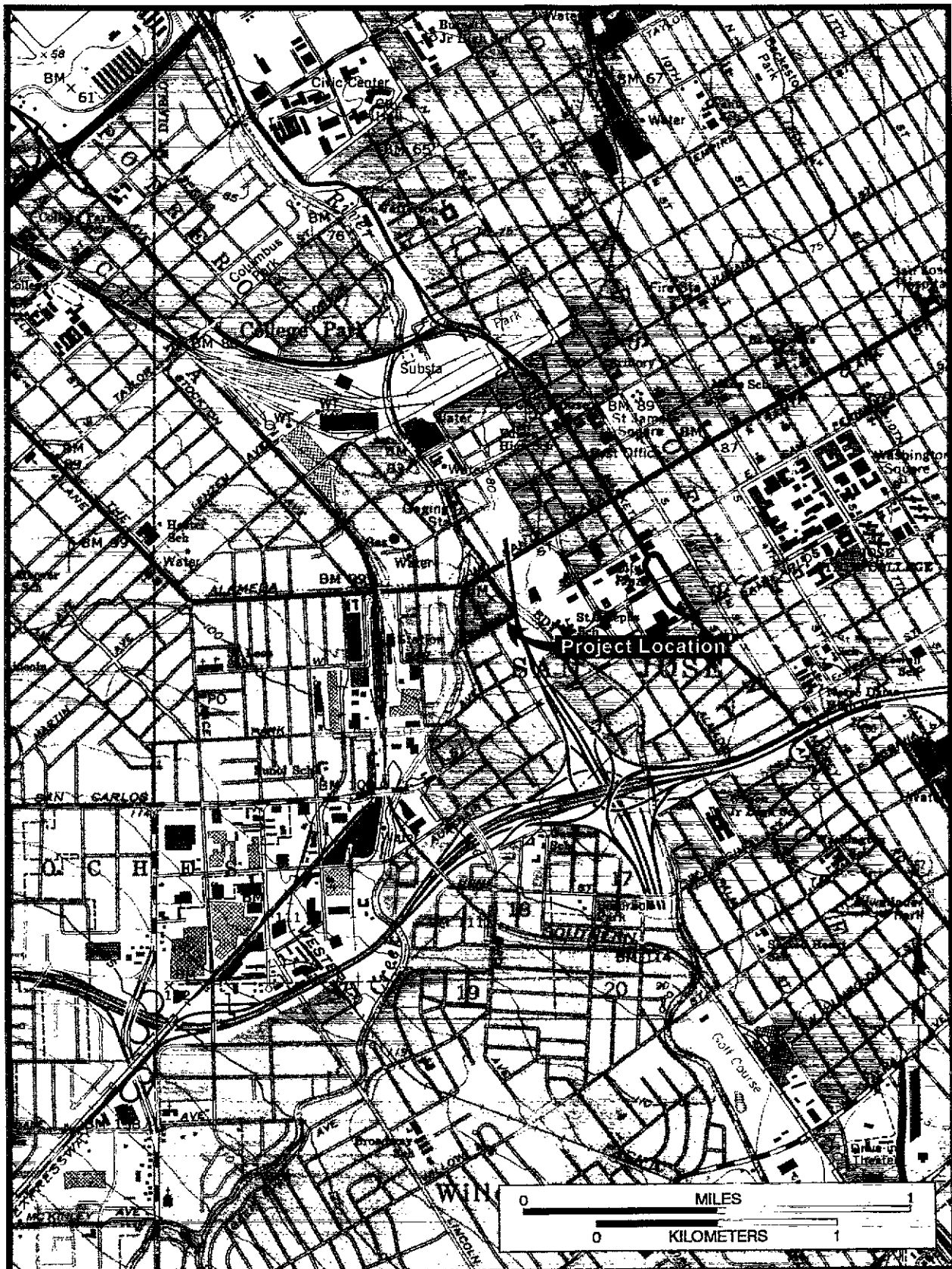


Figure 2: Project Location (USGS San Jose West, Calif. 1980)

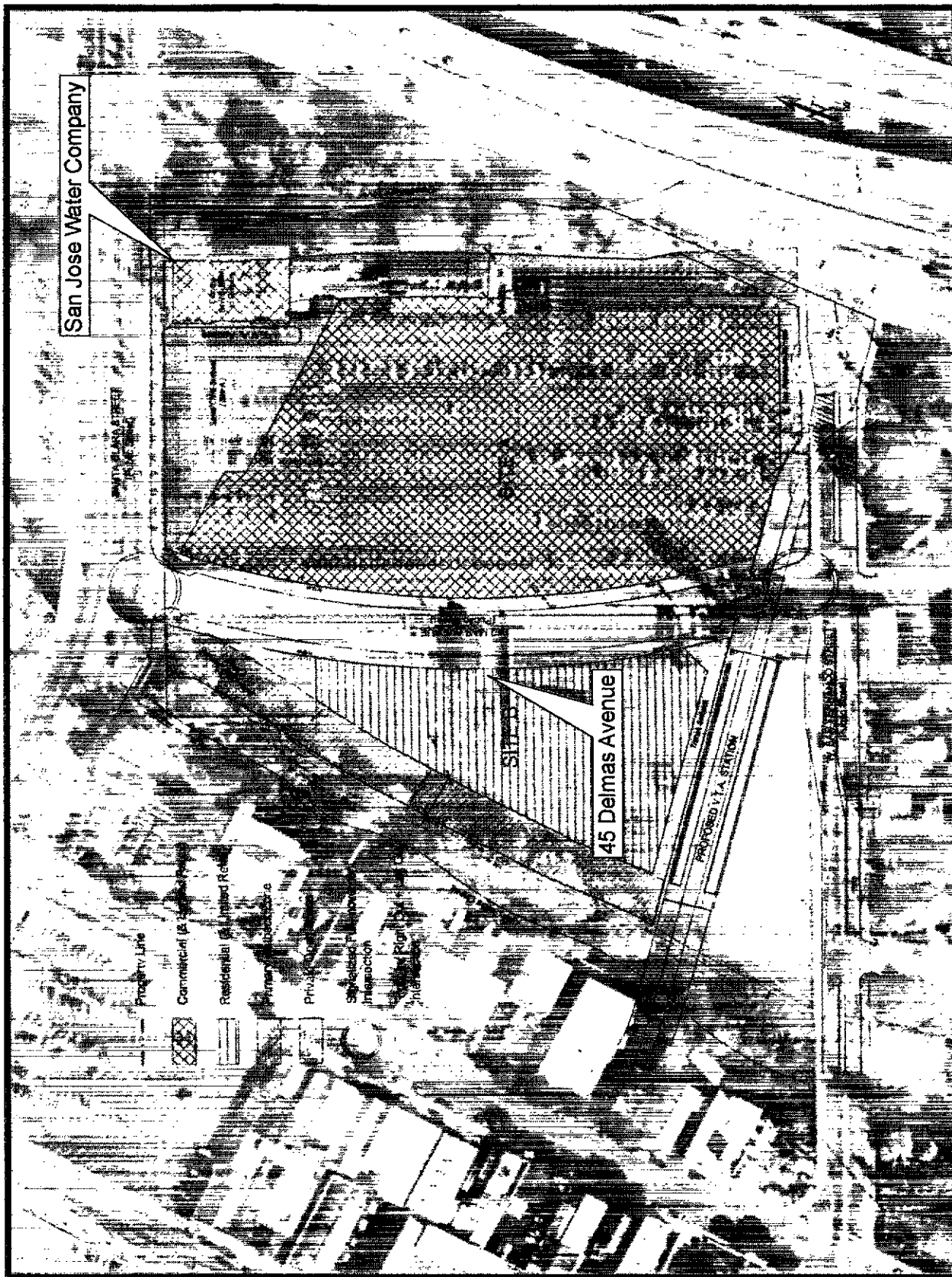


Figure 3: Aerial Photograph with Land Use Plan



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.76	N63°06'55"E
L2	9.70	S36°06'21"E
L3	1.29	S36°06'21"E
L4	3.59	S15°05'47"E
L5	14.90	N74°54'13"E
L6	8.93	N15°05'47"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.32	154.86	23°25'42"
C2	36.09	45.93	45°01'01"
C3	20.83	35.93	33°13'05"

 BUILDINGS TO BE REMOVED

WEST SANTA CLARA STREET

GUADALUPE RIVER

DELMAS AVENUE

LOS GATOS CREEK

SAN FERNANDO STREET

GUADALUPE FREEWAY

HELLMUTH, OBATA + KASSABAUM, INC.

**hok**

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Thompson Residential, LLC  
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FX: (415) 331-7903

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MacKay & Somp's  
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**RESIDENTIAL ARCHITECT**  
MVE & Partners  
1900 Main St., 8th Floor  
Irvine, CA 92614  
TL: (949) 808-3338  
FX: (949) 808-3399

Project:

**Delmas Avenue Development Site**

Planned Development Zoning  
City of San Jose, California

Owner:

**SJW Land Company**

374 West Santa Clara Street, San Jose, CA 95106

Figure 4

**MACKEY & SOMPS**  
CIVIL ENGINEERS, INC.

CIVIL ENGINEERING/PLANNING/LAND SURVEYING

1155 THE ALAMEDA, SAN JOSE, CA 95126 (408) 985-0580 FAX (408) 985-8668

SAN JOSE	NYS	05/06/02	11303
OFFICE	1"=40'	DATE	JOB NO.

Drawn by: DVF Reviewed by:

Project No: 02-0158-12




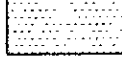

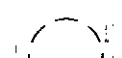
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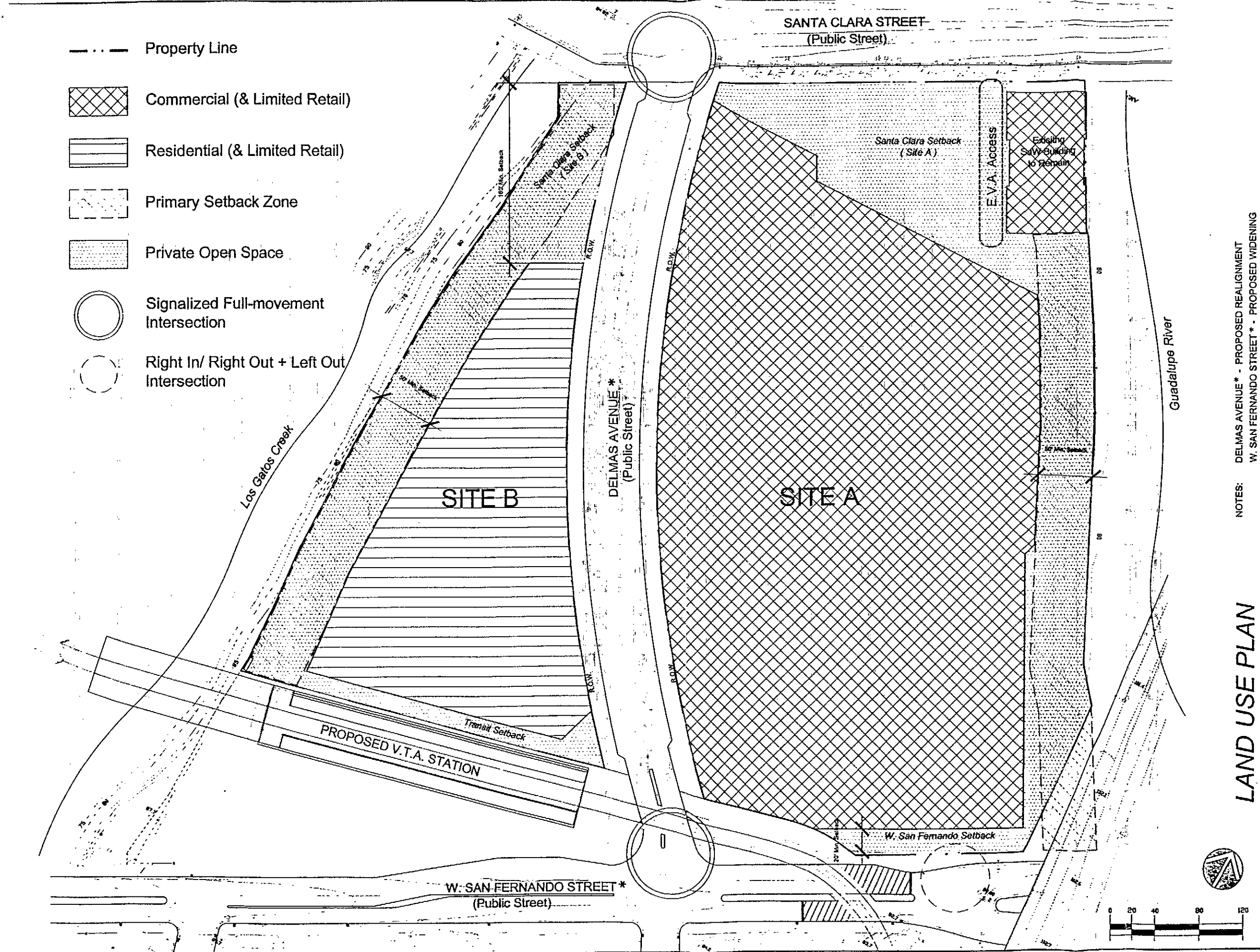
Sheet Title:

**Existing Conditions Plan**

Original drawing is 24" x 36" Scale within accordingly if reduced

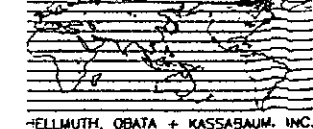
Sheet Number:

- Property Line
-  Commercial (& Limited Retail)
-  Residential (& Limited Retail)
-  Primary Setback Zone
-  Private Open Space
-  Signalized Full-movement Intersection
-  Right In/ Right Out + Left Out Intersection



NOTES: DELMAS AVENUE \* - PROPOSED REALIGNMENT  
W. SAN FERNANDO STREET \* - PROPOSED WIDENING

LAND USE PLAN



HELLMUTH, OBATA + KASSABAUM, INC.  
ARCHITECTURE, ENGINEERING, PLANNING,  
INTERIORS, GRAPHICS, CONSULTING

71 Stevenson St., Suite 2200, San Francisco, CA 94105  
Voice: 415 243-2255  
Fax: 415 862-7763  
Internet: <http://www.hok.com>

COMMERCIAL DEVELOPER: SRM Associates  
3278 Lakeshore Ave.  
Oakland, CA 94618  
Tel: (510) 622-8307  
Fax: (510) 453-2699

RESIDENTIAL DEVELOPER: Thompson Residential, LLC  
One Harbor Dr., Suite 100  
San Jose, CA 95128  
Tel: (415) 337-3004  
Fax: (415) 331-7921

CIVIL ENGINEER: MacKay & Scopus  
1805 The Alameda  
San Jose, CA 95126  
Tel: (408) 985-0950  
Fax: (408) 985-8564





RESIDENTIAL ARCHITECT: MVE & Partners  
1500 Main St., 8th Floor  
Irvine, CA 92614  
Tel: (949) 805-3386  
Fax: (949) 805-3399

Owner: SJW Land Company  
374 West Santa Clara Street, San Jose, CA 95104

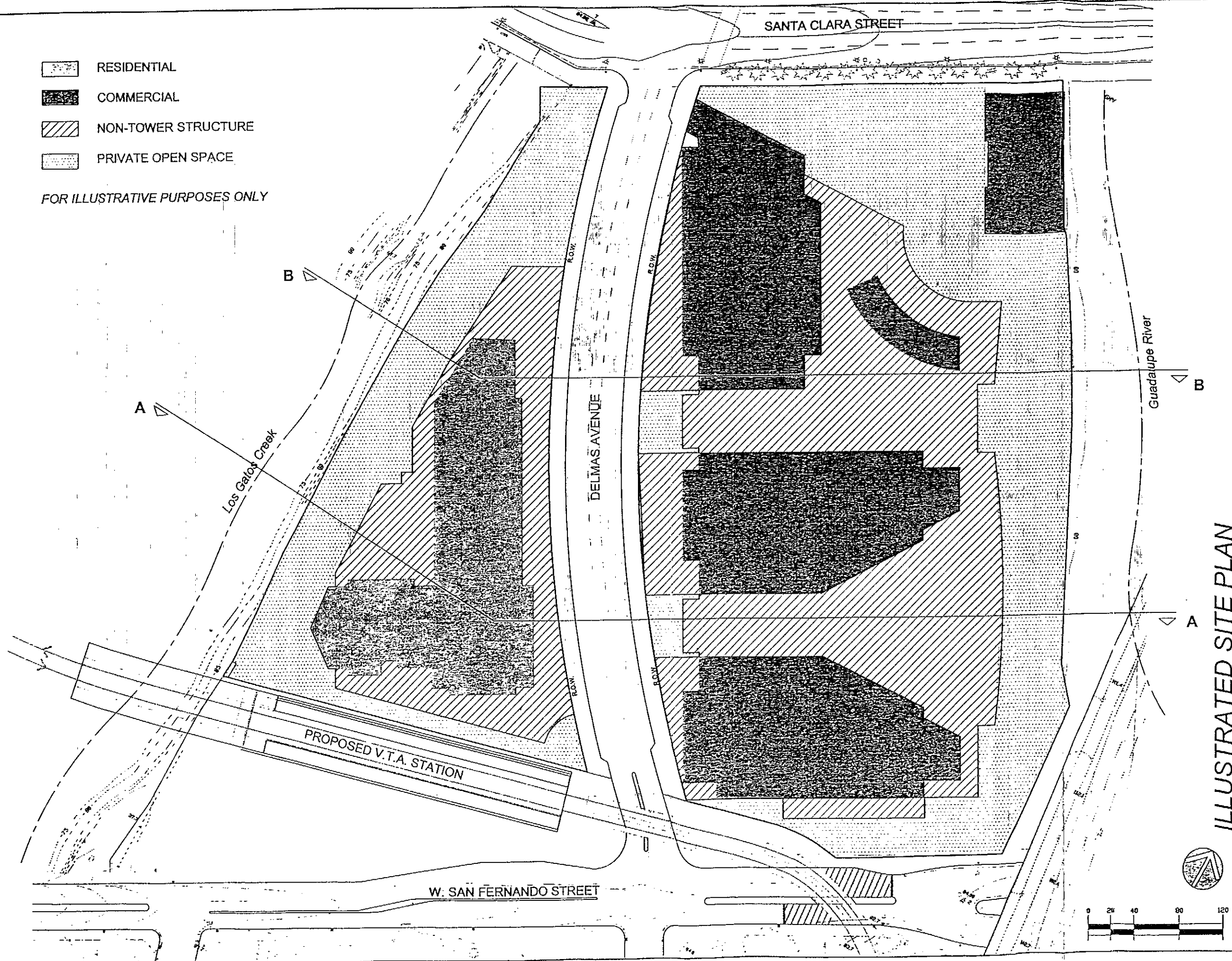
Figure 5

Drawn by: BVF  
Project No: 02-0158-12  
02\_A\_LUP.DWG  
Sheet Title: Land Use Plan

Original drawing is 24" x 36" Scale: as shown  
Sheet Number: 2a-1

-  RESIDENTIAL
-  COMMERCIAL
-  NON-TOWER STRUCTURE
-  PRIVATE OPEN SPACE

FOR ILLUSTRATIVE PURPOSES ONLY



HELLMUTH, OBATA + KASSABAUM, INC.

**hok** ARCHITECTURE, ENGINEERING, PLANNING, INTERIORS, GRAPHICS, CONSULTING

71 Stevenson St., Suite 2200, San Francisco, CA 94105  
 Voice: 415 243-0555  
 Fax: 415 862-7763  
 Internet: <http://www.hok.com>

**COMMERCIAL DEVELOPER**  
 SRM Associates  
 3270 Lakeside Ave.  
 Oakland, CA 94618  
 TL: (510) 622-8307  
 FX: (510) 452-2809

**RESIDENTIAL DEVELOPER**  
 Thompson Residential, LLC  
 One Harbor Dr., Suite 100  
 San Jose, CA 95135  
 TL: (415) 331-3004  
 FX: (415) 331-7903

**CIVIL ENGINEER**  
 MacKay & Somp  
 1555 The Alameda  
 San Jose, CA 95126  
 TL: (408) 985-0980  
 FX: (408) 985-8668

**RESIDENTIAL ARCHITECT**  
 MVE & Partners  
 1500 Main St., 8th Floor  
 Irvine, CA 92614  
 TL: (949) 809-3388  
 FX: (949) 809-3395

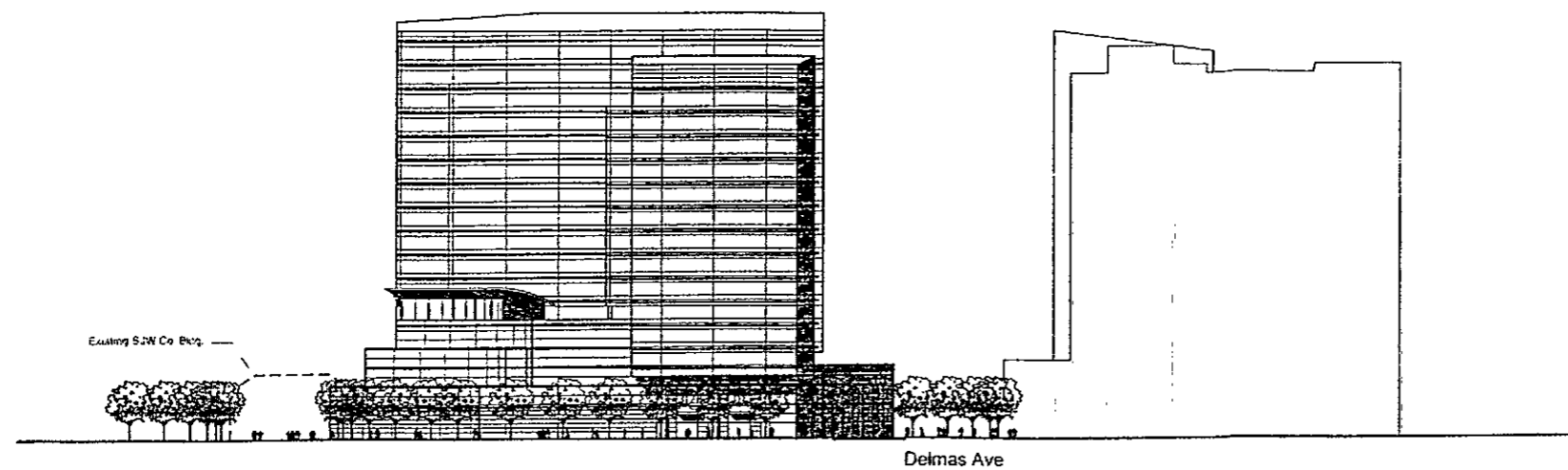
Project:  
**Delmas Avenue Development Site**  
 Planned Development Zoning  
 City of San Jose, California

Owner:  
**SJW Land Company**  
 374 West Santa Clara Street, San Jose CA 95196

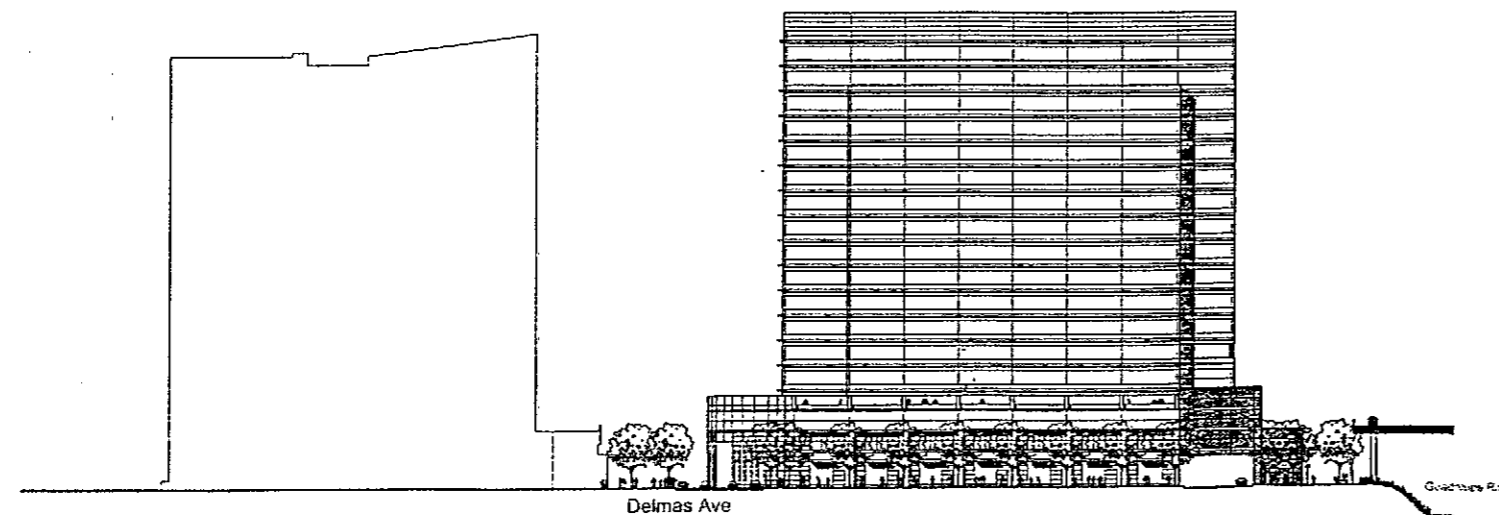
Figure 6

Drawn by: BVF Reviewed by:  
 Project No: 02-0158-12  
 03\_CSP.DWG 05/14/02  
 Sheet Title:  
 Illustrated Site Plan

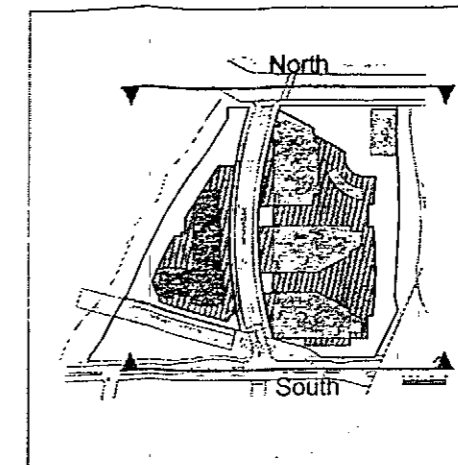
Original drawing is 24" x 36" Scale unless otherwise indicated  
 Sheet Number:



North Elevation (Santa Clara Street)



South Elevation (W. San Frenando Street)



KEY PLAN

**MATERIALS LIST:**

- Architectural Precast
- GFRC
- Natural Stone
- Vision Glass
- Spandrel Glass
- Finished Metal Panels
- Finished Corrugated Metal
- Finished Aluminum
- Wood/Metal Trellises/Detail
- Stainless Steel
- Glass & Metal Canopies
- "Green Wall" (Vertical Planting)

HELLMUTH, OBATA + KASSABAUM, INC.  
**hok**  
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 INTERIORS, GRAPHICS, CONSULTING  
 71 Stevenson St., Suite 2200, San Francisco, CA 94105  
 Voice: 415 243-0555  
 Fax: 415 882-7763  
 Internet: <http://www.hok.com>

**CIVIL ENGINEER**  
 SRM Associates  
 3275 Lakeshore Ave.  
 Oakland, CA 94610  
 TL: (510) 622-4337  
 FX: (510) 452-2589

**RESIDENTIAL DEVELOPER**  
 Thompson Residential, LLC  
 One Harbor Dr., Suite 100  
 San Mateo, CA 94405  
 TL: (415) 331-3004  
 FX: (415) 331-7900

**CIVIL ENGINEER**  
 MacKay & Somp  
 1856 The Alameda  
 San Jose, CA 95126  
 TL: (408) 985-0969  
 FX: (408) 985-3808

**RESIDENTIAL ARCHITECT**  
 MVE & Partners  
 1900 Main St., 8th Floor  
 Irvine, CA 92614  
 TL: (949) 809-1386  
 FX: (949) 809-3399

Project:  
**Delmas Avenue  
 Development Site**  
 Planned Development Zoning  
 City of San Jose, California

Owner:  
**SJW** SJW  
 Land  
 Company  
 374 West Santa Clara Street, San Jose CA 95196

Figure 7

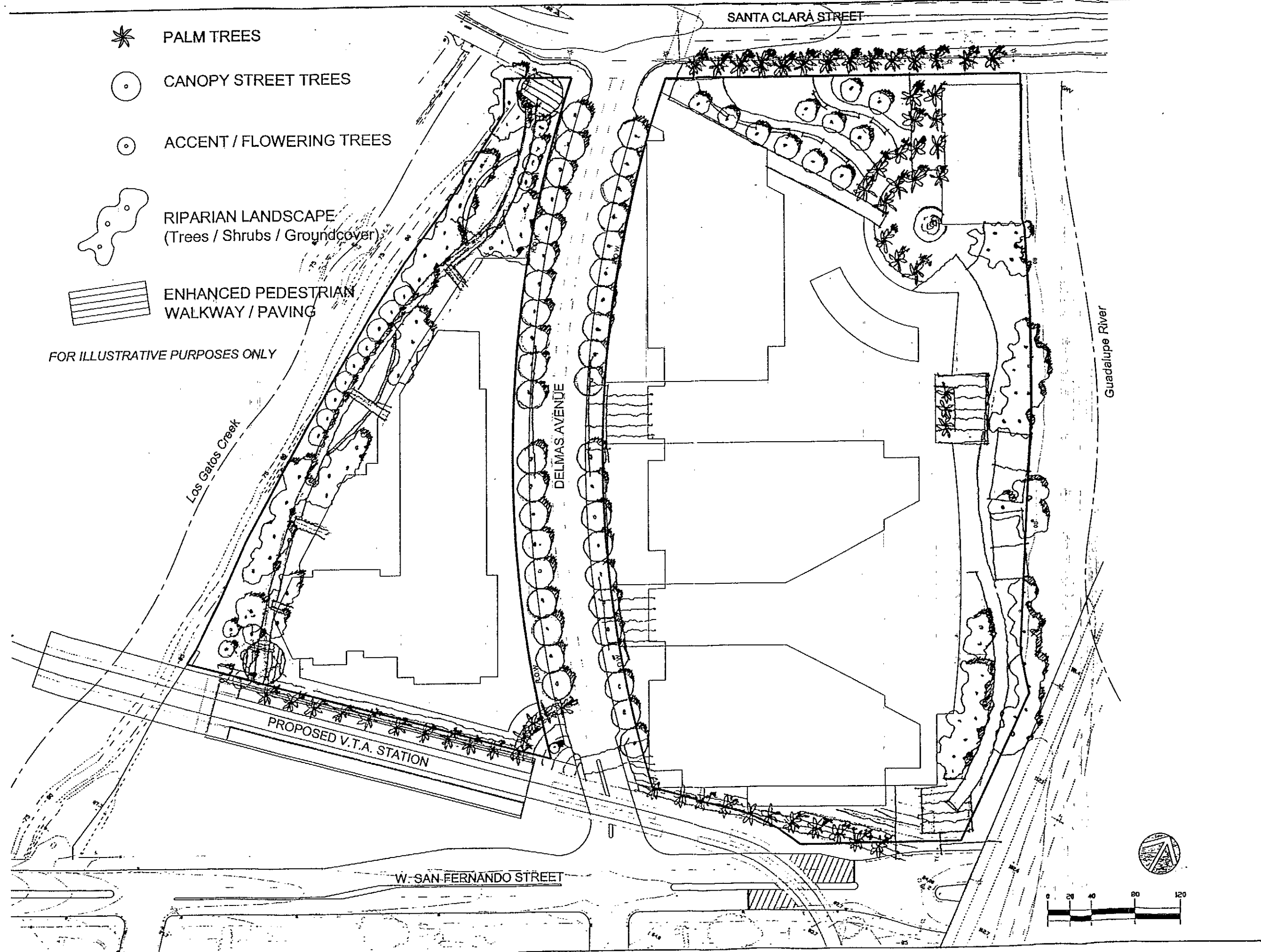
FOR ILLUSTRATIVE PURPOSES ONLY

Drawn by: Reviewed by:  
 Project No. 02-0158-12  
 5a-2 DWG 05/14/02  
 Sheet Title:  
 Illustrative  
 Exterior Elevations  
 Site A

Original drawing at 24" x 36". Scale unless otherwise noted.  
 Sheet Number:

5a-2

**Figure 8**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (assigned by recorder) 45 Delmas Avenue

P1. Other Identifier: Dario Della Maggiore Residence Ref. No. 19  
P2. Location: ☐ Not for Publication ☒ Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)  
a. County Santa Clara  
b. USGS 7.5' Quad San Jose West Date 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; Mount Diablo B.M.  
c. Address 45 Delmas Avenue City San Jose Zip 95110-2503  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-039

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

This one-story, high-basement Queen Anne style house faces east on a mid-block parcel. The front yard, bordered by a concrete coping, is landscaped with lawn and hedges. Except for one other parcel, the remainder of the block has been cleared and paved for a municipal parking lot. The house has a generally rectangular plan with a hipped roof and a front gable over a three-sided bay window. The bay is flanked by a recessed corner porch. There is a recessed entry with transom and an entry-hall window with stained-glass flashing. Walls are clad in rustic siding. Ornament includes carved brackets with pendants, fish-scale shingles in the gable, paneled molding on the bay, and turned posts and a spindled frieze on the porch. Most of the windows have been replaced with aluminum sash; otherwise the house appears intact.

P3b. Resource Attributes: HP2-Single family property

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

P5a. Photo or Drawing

(see continuation sheet)

P5b. Description of Photo:

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1892

P7. Owner and Address

Scimeca Anthony D & Azelia  
45 Delmas Avenue  
San Jose, CA 95110-2503

P8. Recorded by:

(Name, affiliation, and address)  
Ward Hill and Glory Anne Laffey,  
Archives and Architecture,  
353 Surber Drive,  
San Jose, CA 95123

P9. Date Recorded February 1999

P10. Survey Type: (Describe)  
Intensive for Light Rail Corridor

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

Historic Properties Survey Report - Santa Clara Valley Transportation Authority Vasona Light Rail Corridor by Basin Research Associates, Archives and Architecture and W. Hill

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  
☒ Photograph Record ☐ Other (List) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 2 of 4

Resource Name or #: (assigned by recorder) 45 Delmas Avenue

B1. Historic Name: Dario Della Maggiore Residence

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Queen Anne Style

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

This 1892 house appears to be unaltered, except for the replacement of most windows with aluminum sash.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: None

B9b. Builder: Unknown

B10. Significance: Theme Residential Architecture

Area San Jose

Period of Significance 1892-1918, 1920-1934

Property Type residential

Applicable Criteria \_\_\_\_\_

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

This property was acquired in the 1880s by Wilbur Justus Wilcox, who built this house in 1892. Born in Connecticut in 1837, Wilcox came to California in 1858 and immediately settled in San Jose where he took a job as superintendent of Santa Clara Mill and Lumber Company. In 1861 he married Jane Stevenson and the couple had two sons. He left the lumber company in 1876 and from 1880 to 1918 he was the superintendent of the San Jose Water Company. From 1913 onward, Wilcox also served as the consulting engineer for the water company. The family resided at the new Delmas home, across the street from the water company, from 1893 until Wilcox's death in 1918.

Upon Wilcox's death, the house was sold to Dario and Lucia Della Maggiore who resided at this location through the 1920s. A native of Italy, Dario was a fruit peddler and later a grocer in San Jose for many years. During the 1930s, the Della Maggiore family lived over their grocery store at 1001 Delmas Avenue and rented the house at 45 Delmas. After World War II, the Della Maggiores returned to live at 45 Delmas. Dario died in the early 1950s and his widow continued to reside in the house until her death on August 16, 1963. A daughter, Azelia Scimeca, and her husband currently occupy the house. In 1984 they secured a life estate when the property was acquired by the City of San Jose for an arena parking lot.

Dario and Lucia had several children, the best known being Sabatino Paul ("Sam") born in 1911. Sam attended the Fourth Ward schools and entered Santa Clara University on a football scholarship, but an injury terminated his career early. He eventually graduated from San Jose State College in 1940, and taught physical education and coached wrestling and baseball in local high schools and colleges until 1958. In 1942, he successfully ran for county supervisor, an office he held until 1969. He is noted for his efforts to increase federal funding for mentally and physically challenged students. The county's center for the intellectually challenged is the first facility of this type in the area and named in his honor.

Listed in the City of San Jose Inventory as an Identified Structure. (see continuation sheet)

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

B12. References:

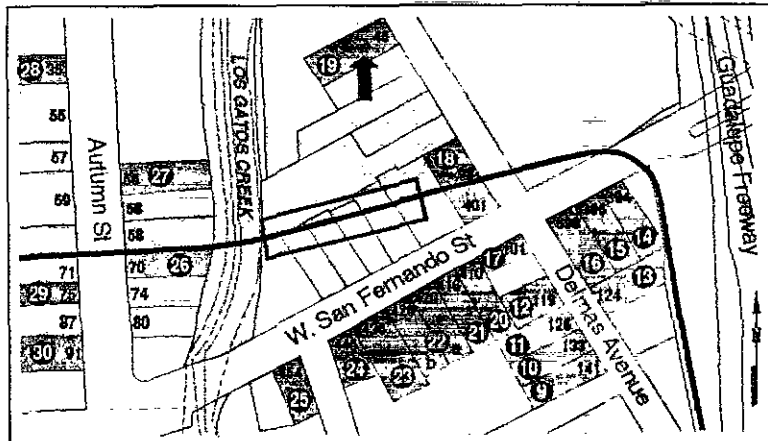
(see continuation sheet)

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian and Glory Anne Laffey, Historian

Date of Evaluation: February 1999

(This space reserved for official comments)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: (assigned by recorder) 45 Delmas Avenue

Recorded by Ward Hill and Glory Anne Laffey

Date: February 1999

☐ Continuation

☒ Update

Item B10. Continued

45 Delmas Avenue appears to retain a high level of historic integrity. The house is not an exceptional example of a Queen Anne style house in San Jose, and thus it does not appear to be individually eligible for the National Register under Criterion C. Although Wilbur Wilcox held a prominent position with the San Jose Water Department, he does not appear to be a sufficiently significant historic figure for the building to be eligible under Criterion B. While Sam Della Maggiore appears to be of some local significance, his residence during his years a county supervisor would have the strongest association with his contributions to San Jose, not the house at 45 Delmas Avenue. Consequently, 45 Delmas Avenue does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B and C. Given its physical isolation today in a large parking lot, the house lacks the visual linkages to the adjacent Delmas residential area. Thus 45 Delmas Avenue does not appear to be a contributing structure to the potentially National Register eligible residential historic district in the Delmas area.

Item B12. Continued

Laffey, G.A.

1992 Historic Resources Inventory Survey Phase II. Report prepared for the Planning Department, City of San Jose, by Archives & Architecture.

1995 County Leadership: Santa Clara County Government History. San Jose: County of Santa Clara Heritage Commission.

San Jose Assessor's Block Books

1883-1924 Various books.

San Jose City Directories

1880-1970 Various editions.

San Jose Historic Landmarks Commission

1998 Historic Resources Inventory. Adopted 1987. Revised December 1998.

San Jose Mercury Herald

1918 Superintendent of San Jose Water Co. to be Buried Today. December 4.

Sanborn Fire Insurance Maps for San Jose

1884-1970 Various years.

Santa Clara County Great Registers

1867-1896 Various registers.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 4 Resource Name or #: (assigned by recorder) 45 Delmas Avenue  
Recorded by Ward Hill and Glory Anne Laffey Date: February 1999 ☒ Continuation ☐ Update

Item P5a. Photo. continued



Historic Resource Name: 45 Delmas Avenue

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

- |                        |                                 |   |    |          |           |
|------------------------|---------------------------------|---|----|----------|-----------|
| 1. EXTERIOR            | <u>turned ornamental detail</u> | E | VG | <u>G</u> | FP        |
| 2. STYLE               | <u>Queen Anne</u>               | E | VG | <u>G</u> | FP        |
| 3. DESIGNER            | <u>not known</u>                | E | VG | G        | <u>FP</u> |
| 4. CONSTRUCTION        | <u>ornamental details</u>       | E | VG | <u>G</u> | FP        |
| 5. SUPPORTIVE ELEMENTS | <u>landscaping</u>              | E | VG | <u>G</u> | FP        |

B. HISTORY/ASSOCIATION

- |                        |                    |   |           |   |           |
|------------------------|--------------------|---|-----------|---|-----------|
| 6. PERSON/ORGANIZATION | <u>Wilcox</u>      | E | <u>VG</u> | G | FP        |
| 7. EVENT               |                    | E | VG        | G | <u>FP</u> |
| 8. PATTERNS            | <u>Water works</u> | E | <u>VG</u> | G | FP        |
| 9. AGE                 | <u>1893</u>        | E | <u>VG</u> | G | FP        |

C. ENVIRONMENTAL/CONTEXT

- |                 |                          |   |    |          |           |
|-----------------|--------------------------|---|----|----------|-----------|
| 10. CONTINUITY  | <u>not in a district</u> | E | VG | G        | <u>FP</u> |
| 11. SETTING     | <u>residential area</u>  | E | VG | <u>G</u> | FP        |
| 12. FAMILIARITY |                          | E | VG | <u>G</u> | FP        |

D. INTEGRITY

- |                          |                  |          |    |   |    |
|--------------------------|------------------|----------|----|---|----|
| 13. CONDITION            | <u>good</u>      | <u>E</u> | VG | G | FP |
| 14. EXTERIOR ALTERATIONS | <u>none</u>      | <u>E</u> | VG | G | FP |
| 15. STRUCTURAL REMOVALS  | <u>none</u>      | <u>E</u> | VG | G | FP |
| 16. SITE                 | <u>not moved</u> | <u>E</u> | VG | G | FP |

E. REVERSIBILITY

- |              |  |          |    |   |    |
|--------------|--|----------|----|---|----|
| 17. EXTERIOR |  | <u>E</u> | VG | G | FP |
|--------------|--|----------|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- |                                     |                       |   |    |          |           |
|-------------------------------------|-----------------------|---|----|----------|-----------|
| 18. INTERIOR/VISUAL QUALITY         | <u>not accessible</u> | E | VG | G        | <u>FP</u> |
| 19. HISTORY/ASSOCIATION OF INTERIOR | <u>Wilcox</u>         | E | VG | <u>G</u> | FP        |
| 20. INTERIOR ALTERATIONS            | <u>not accessible</u> | E | VG | G        | <u>FP</u> |
| 21. REVERSIBILITY/INTERIOR          | <u>not accessible</u> | E | VG | G        | <u>FP</u> |
| 22. NATIONAL OR CALIFORNIA REGISTER |                       | E | VG | G        | <u>FP</u> |

REVIEWED BY: Ward HillDATE: 5/23/2002

		VALUE				
		E	VG	G	FP	
<b>A. VISUAL QUALITY/DESIGN</b>						
1.	EXTERIOR	16	12	6	0	6
2.	STYLE	10	8	4	0	4
3.	DESIGNER	6	4	2	0	0
4.	CONSTRUCTION	10	8	4	0	4
5.	SUPPORTIVE ELEMENTS	8	6	3	0	3
					<b>SUBTOTAL:</b>	17
<b>B. HISTORY/ASSOCIATION</b>						
6.	PERSON/ORGANIZATION	20	15	7	0	15
7.	EVENT	20	15	7	0	0
8.	PATTERNS	12	9	5	0	9
9.	AGE	8	6	3	0	6
					<b>SUBTOTAL:</b>	30
<b>C. ENVIRONMENTAL/CONTEXT</b>						
10.	CONTINUITY	8	6	3	0	0
11.	SETTING	6	4	2	0	2
12.	FAMILIARITY	10	8	4	0	4
					<b>SUBTOTAL:</b>	6
					<b>"A" &amp; "C" SUBTOTAL:</b>	23
					<b>"B" SUBTOTAL:</b>	30
					<b>PRELIMINARY TOTAL:</b>	53
						(Sum of A, B & C)

D. <u>INTEGRITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
13. CONDITION	0	.03	.05	.10	_____ X * _____ = 0
					*from A, B, C Subtotals
14. EXTERIOR ALTERATIONS	0	.05	.10	.20	_____ X * _____ = 0
					*from A and C Subtotals
	0	.03	.05	.10	_____ X * _____ = 0
					*from B Subtotal
15. STRUCTURAL REMOVALS	0	.20	.30	.40	_____ X * _____ = 0
					*from A and C Subtotals
	0	.10	.20	.40	_____ X * _____ = 0
					*from B Subtotal
16. SITE	0	.10	.20	.40	_____ X * _____ = 0
					*from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 0

ADJUSTED SUBTOTAL: 53 - 0 = 53  
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
17. EXTERIOR	3	3	2	2	3
					<u>TOTAL:</u> 3

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VALUE</u>		<u>FP</u>	
		<u>VG</u>	<u>G</u>		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	0
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	1
20. INTERIOR ALTERATIONS	4	4	2	0	0
21. REVERSIBILITY/INTERIOR	4	4	2	0	0
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0

BONUS POINTS SUBTOTAL: 4

ADJUSTED TOTAL (Plus Bonus Points): 57

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name San Jose Water Works Building

other names/site number San Jose Water Company Building

## 2. Location

street & number 374 West Santa Clara Street

city, town San Jose

state California

code CA

county Santa Clara

code 085

zip code 95196

☐ not for publication

☐ vicinity

## 3. Classification

### Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

#### Contributing

1

1

2

#### Noncontributing

2 buildings

sites

structures

objects

2 Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National Register. ☐ See continuation sheet.  
☐ determined not eligible for the National Register.  
☐ removed from the National Register.  
☐ other, (explain:)

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

commerce/businessindustry/waterworks

Current Functions (enter categories from instructions)

commerce/ businessindustry/waterworks**7. Description**

Architectural Classification

(enter categories from instructions)

Modern movement: ModerneLate 19th and 20th century revivals:Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Concretewalls ConcreteStuccoroof Terra Cottaother IronSteel

Describe present and historic physical appearance.

(See Continuation Sheet for Section Number 7)

### 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Industry

Architecture

Period of Significance

1888-1939

1913-1934

Significant Dates

N/A

1934-1913-1940

Cultural Affiliation

Significant Person

Architect/Builder

Curtis, Ernest N. (Binder and Curtis)/

Thomas, Charles A.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

(See Continuation Sheet for Section Number 8)

☒ See continuation sheet

## 9. Major Bibliographical References

### Published Materials

Arbuckle, Clyde. Clyde Arbuckle's History of San Jose. San Jose, Smith & McKay Printing Co., 1985.

California History Center. Water in the Santa Clara Valley: A History. San Jose, De Anza College, 1981.

Herrmann, F. C., and Elliot, G. A. Report on the Appraisal of Properties of the San Jose Water Company. San Francisco, 1914.

SJW Corp. Annual Report, 1988.

☒ See continuation sheet

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of property 0.96

### UTM References

A 11 0 15 19 7 17 2 0 4 1 13 2 0 0 0

Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_

Zone Easting Northing

D \_\_\_\_\_

☐ See continuation sheet

### Verbal Boundary Description

Assessor's Parcel Number 259-38-128, as indicated by dashed boundary line on sketch map.

☐ See continuation sheet

### Boundary Justification

The boundary includes all associated buildings and structures of the San Jose Water Works Building. Although the San Jose Water Co. now owns the entire block, the remainder of the land (constituting a separate Assessor's Parcel) is utilized primarily for parking and is not integral to the historic significance of the property.

☐ See continuation sheet

## 11. Form Prepared By

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city or town San Leandro

date 13 September 1989

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DESCRIPTION

The San Jose Water Works Building (indicated as "A" on sketch map) is an excellent local example of a 1930s office building combining elements of the Moderne and Spanish Colonial Revival styles. A prevailing sense of order and symmetry imparts a classical feeling to the design. The two-story, rectangular-plan building, built in two phases in 1934 and 1940, is of reinforced-concrete construction. End wings have hip roofs clad in red terra-cotta tile. Original, steel-sash windows are set in bays demarcated by fluted piers. Cast-stone ornament includes a Moderne frieze band and a sculptural pediment over the entry. Some windows have ornamental cast-iron panels and wrought-iron grilles. The building's exterior retains a high degree of integrity. The interior has been largely altered, although original detailing survives in the vestibule and main public space. The property also includes two buildings which serve as rear wings or annexes. The attached pump house and transformer house ("B" and "C" on sketch map) were built in 1913 in the Mission Revival style. The Data Processing Building ("D"), as well as an entry lobby and breezeway ("E" and "F"), were built in 1984-85; the latter serve to link all three buildings together into a single complex. The pump house has been remodeled to blend with the stucco-and-tile styling of the 1980s additions, while the transformer house retains its original appearance. Finally, there is a detached, concrete cistern ("G"), dating from ca. 1920 - ca. 1940. The site includes a manicured lawn west of the main building, plantings of shrubbery, and an asphalt parking lot on the south.

The San Jose Water Works Building has a rectangular plan. Its ground dimensions are approximately 68 feet by 122 feet, with the long axis perpendicular to West Santa Clara Street. (Although the long axis is oriented roughly northwest by southeast, for convenience the respective elevations shall be referred to as "north," "east," "south," and "west.") The front facade faces north to West Santa Clara Street. The very similar but not identical side elevations face east to the Guadalupe River and west to a landscaped area consisting of lawn and trees. The rear elevation faces south to the pump house/transformer house and Data Processing Building. Low hedges and shrubs flank the building.

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The reinforced-concrete structural system of the building includes the foundation, partial basement, floors, interior posts, and exterior walls. The roof system combines reinforced-concrete beams and steel trusses. The hipped portions of the roof are capped with three-inch concrete slabs and exterior walls are clad in a three-inch coating of concrete. Roofs are clad in red terra-cotta tile. Interior partitions are primarily hollow-metal studs and plaster, with ceilings also finished in plaster.

Although the building was built in two phases, both phases were designed by the same architect and the resulting structure appears to have been built in a single phase. The front, or north, two-story section and the first story of the central section were built in 1934; the rear, or south, two-story section and the second story of the central section were built in 1940. The overall composition is balanced, consisting of two-story, hip-roofed end sections joined by a slightly lower two-story central section with shed-roofed parapets concealing a flat roof.

The symmetrical front elevation displays five equal bays which are slightly recessed and separated by fluted piers. The central bay contains the entry--with original glass-panelled wood doors, sidelights and transoms--which is reached by a short flight of stairs flanked by fluted concrete cheeks. Each of the remaining bays contains a large, tripartite window with operable casements and transoms at the first-floor level, with paired casement windows at the second-story level of every bay. Mullions and sash are steel.

Each of the very similar side elevations exhibits a three-part horizontal composition consisting of end sections flanking the central section. Each end section contains three bays separated by fluted piers, with the central bay narrower than the flanking bays. The first story of the central section is divided into three bays by smooth, pilaster-like elements, while the second story, which steps back slightly, contains a continuous fenestration band. Windows, all with steel sash and mullions, are of three types: those on the first story of the north end section are identical to first-story windows on the front elevation; those on the second story of the end sections are identical to second-story windows of the front elevation; and those in the central section and on the first story of the south

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end section are thin-mullioned steel casements. The major differences between the side elevations are in certain details of the west elevation, all original: The middle bay of the north end section has larger windows (lighting an interior stairwell), while its south bay contains no windows (interior lavatory and stairs); the first-story middle bay of the central section contains a small transomed doorway (originally leading to the foreman's office), while its south bay contains no window (interior vault); finally, the first story of the south end section originally contained an open loggia at its southwest corner (since altered, discussed below).

The rear (south) elevation displays a row of thin-mullioned, steel-sash casement windows on the second story. A total of twelve windows are arranged in three groups of four, each group joined by a continuous sill.

Exterior ornament is primarily of molded concrete, also known as cast stone. This includes a Moderne-style frieze band of rondels and chevrons running along the top of the piers on the front and side elevations; Moderne-style diamonds with flanking chevron panels projecting above the frieze band in the end sections and above first floor windows in the central section; undulating molding over the entry and the ground-floor windows of the north end section; and a sculptural pediment over the entry in the form of a ship's prow. Tripartite cast-iron panels over ground-floor windows in the north end section exhibit a replicated bas-relief pattern on the theme of water (clouds, raindrops and waves). Wrought-iron grilles over the sidelights and transom of the entry, and at the base of ground-floor front windows, display curved and wavy patterns. Signage consists of painted letters above the frieze band of the central section on the east and west elevations, reading "SAN JOSE WATER COMPANY."

Exterior alterations are minor. A recessed signage panel over the frieze band on the front elevation, containing the words "SAN JOSE WATER WORKS" in Moderne-style concrete lettering, has been covered over with concrete. A ground-level loggia at the southwest corner of the building, dating from 1940, was enclosed with steel-sash windows in 1952-53. Two first-story windows on the east elevation, located in the middle bay of the north end section and the north bay of the south end section, have been

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enclosed with concrete. Otherwise the building appears as it did following its enlargement in 1940.

The interior is used primarily for administration, accounting and customer service; secondary uses include a meeting room for the board of directors, a small library, an employees' lounge and kitchen, storage rooms and lavatories. A small vestibule at the north entrance leads to a second set of doors with sidelights and transoms opening into the major space of the interior: a large hall with six free-standing piers. The front portion of this hall serves customers (walk-in payments and inquiries). Offices are grouped along the walls around this central space. A rear corridor leads to the south entrance (a recent addition, discussed below). Two stairways, on the east and west sides, lead to the second story, where offices and corridors are grouped around a small light court. A partial basement, beneath the central section of the building, contains boilers for heating and space for storage. Original ceiling heights on the first floor were eleven feet (offices) and thirteen feet six inches (customer-service hall), with a uniform ceiling height of ten feet on the second story.

The interior has been altered continually as programmatic needs, tastes and technologies have changed. Alterations have taken the form of reconfigured spaces (old partitions removed, new ones built), dropped acoustic-tile ceilings, the removal of decorative trim, and the addition of new hardware, fixtures and flooring. Significant original detailing and trim include diamond-pattern beige-aggregate terrazzo flooring (vestibule and front portion of customer-service hall); plaster cornice molding and corbelled ceiling panels (vestibule); smooth plaster ceilings (front offices); and wood wainscot (north wall of hall). An ornamental plaster cornice, partially obscured by a dropped ceiling, extends around the perimeter of the north portion of the customer-service hall; it consists of reeded and fluted bands incorporating two identical plaster panels (on the north and south), each depicting a stylized fountain of water.

The pump house ("B" on sketch map), originally built in 1913, is a wood-frame, rectangular-plan building with concrete foundation, containing one story with an attic. A continuous hipped parapet is clad in red terra-cotta tile. Walls are --

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sheathed in stucco. Three fixed-pane windows are at the north end of the east wall, with two small louvered vents on the south wall. Ground dimensions are 24 feet by 61 feet, with the long axis parallel to that of the main office building. The interior is partitioned into two rooms: the larger, to the south, contains three electric booster pumps in a concrete pit; the north room is used for storage. A low extension and an entry/lobby addition connect the building to the main office building on the north. Originally designed in the Mission Revival style, with a gable roof and parapets identical to the transformer house (see below), this building has undergone two major alterations: the first (ca. 1920s) extended the walls to the height of the parapets and replaced the gable roof with a flat roof, creating a boxy structure with an added attic space; the second (1984-85) modified the exterior and roof to harmonize with the entry/lobby addition and the Data Processing Building, both built at that time (see below).

The transformer house ("C" on sketch map), built in 1913, is a small rectangular structure projecting off the south wall of the pump house, with ground dimensions of nine feet by 17 feet. It is of reinforced-concrete construction, buttressed along the base, with a gable roof clad in red terra-cotta tile. A single set of double wood doors is set into the south end of the west wall. The south facade, incorporating a round louvered vent and a plaque bearing the date "1913," flares out at the level of the eaves and terminates in a stepped, Missionesque parapet with heavy coping. Originally housing an electrical transformer, the building is now vacant and used for occasional storage. It is intact except for the enclosing of two openings on the west side and the addition of terra-cotta tile to the roof (originally clad in asbestos shingles).

The Data Processing Building ("D" on sketch map) was built in 1984-85, replacing an 1895-96 brick building that originally housed steam-powered Holly Pumps. It is a one-story, wood-frame, rectangular-plan building with a flat-topped hip roof clad in red terra-cotta tile. Ground dimensions are 48 feet by 112 feet, with the long axis parallel to that of the main office building. Walls are clad in stucco. The principal entry is set in a recessed glass vestibule on the north wall, with a secondary entry and three fixed-pane windows on the west wall. A loading

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dock with double metal doors and a dumpster bay project from the south wall. The building houses the company's computers and its meter-reading and billing departments, as well as its mail room.

The entry/lobby addition ("E" on sketch map) and breezeway ("F"), both built in 1984-85, provide an entrance to the main office building from the parking lot and a covered passageway linking the three primary buildings of the property. The entry/lobby addition projects from the south wall of the main building, adjoining the pump house. Of wood-frame construction, with stucco veneer and a hip roof clad in red terra-cotta tile, it has fixed-pane windows and two sets of glass doors, one facing west to the parking lot, the other facing south, on-axis with the breezeway. The breezeway, extending south from the entry/lobby addition to the main entry to the Data Processing Building, is wood-framed with a veneer of stucco; it consists of round columns supporting a flat roof which is concealed by a fascia-parapet.

The suction basin ("G" on sketch map), dating from ca. 1920-1940, is a round, reinforced-concrete cistern seven feet high and 17 feet in diameter, with a capacity of 52,000 gallons. A stairway projects to the south. The ribbed metal roof is recent, and the structure is obscured by a high hedge. Its function is to collect well water which is then sucked out by booster pumps.

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## SIGNIFICANCE

The San Jose Water Works Building appears to be eligible for the National Register under criterion A, for its association with the oldest privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The property embodies the theme of water utilities in the San Francisco Bay Area, of paramount importance in the urban development of the region. The San Jose Water Company, established in 1866 to provide water to San Jose and neighboring communities, remains in business under private ownership--highly unusual for a water utility. The impoundment and distribution system, initially developed between the 1870s and the 1890s, represents an ambitious and highly successful undertaking. The site of the San Jose Water Works Building has been occupied by a well field and pumping station since ca. 1880, and the company's offices have been located there since 1888. The present office building, built in two stages in 1934 and 1940, represents a melding of the Moderne, Spanish Colonial Revival and vestigial classicism in a distinctive manner that is characteristic of the period and region. Its exterior retains a high degree of integrity. The architect, Ernest N. Curtis of the firm of Curtis & Binder, was perhaps San Jose's leading architect between the 1920s and the 1950s. The building serves an important urban-design function as a "gateway" structure to downtown San Jose--a dignified monument at the principal west entrance to the city proper. Finally, the significant date of 1940 will be 50 years in the past within several months of this writing.

The primary historic context of the property concerns the development of municipal water supplies in the San Francisco Bay Area in the late 19th and early 20th centuries. The secondary historic context relates to the design qualities of the San Jose Water Works Building, a distinctive regional blending of the Spanish Colonial Revival and the Moderne styles in a spirit of classical order, appropriate for public-oriented office buildings. A corollary to this secondary context is the local prominence of the architect, who was representative of a recurring pattern in medium-size American cities prior to World War II, in which one or two prominent architectural firms handled most major commissions of a civic and commercial nature.

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The residents of the burgeoning towns and cities of the Bay Area in the 1850s depended on private wells, springs, creeks and small rivers for their water supply. Water companies began to be organized in the 1860s to meet the demand of rapidly expanding populations. The Spring Valley Water Company built reservoirs and flumes to bring water from San Mateo County into San Francisco. Anthony Chabot's Contra Costa Water Company created a reservoir in the East Bay hills to serve the city of Oakland. By 1900, San Francisco's water system was municipally owned, and East Bay cities began being served by the East Bay Municipal Utility District in 1923. The Marin Municipal Water District and the Contra Costa Water District are also long-established public utilities. The complexity and cost of supplying water to major population centers have led almost universally to the creation of public entities. The privately-owned San Jose Water Company is a rarity in this regard; it has the further distinction of being the oldest private water utility remaining in California.

The San Jose Water Company had its origin in a small waterworks established in 1864 by Donald McKenzie, owner of a local foundry. McKenzie's artesian well and two wooden tanks, located at First and San Antonio streets, supplied water to the city's fire cisterns. In 1865, McKenzie secured a franchise to supply the entire city with water. Prior to this, inhabitants of the area obtained water from private wells.

McKenzie and three partners--John Bonner, Peter Carter and Anthony Chabot--incorporated the San Jose Water Company on November 21, 1866, with a capitalization of \$100,000. McKenzie was made president; Chabot was a prominent and experienced figure in such enterprises, having established Oakland's first water system in the 1860s, as he would Vallejo's in the 1870s. Artesian wells soon proved inadequate to meet the demand, and the company was reincorporated on December 12, 1868, with a capitalization of \$300,000, in order to enhance its water supply. In 1869-70, water rights were purchased on Los Gatos Creek north of Los Gatos; the first of a series of dams, reservoirs, flumes and conduits were constructed in 1870-71. Expansion of the system continued steadily through the 1870s, 1880s and 1890s. By 1900, the company's assets exceeded \$1,000,000; it owned over 4,000 acres of watershed in the Santa Cruz mountains, maintained

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four mountain lakes impounding over 280,000,000 gallons, and operated a distribution system of seven intermediary reservoirs, conduits and mains. The supply was supplemented by nine artesian-well pumping stations in San Jose. The service area included the cities of San Jose, Los Gatos, Saratoga and Alma.

The system has expanded in tandem with the growth of the metropolitan area. Major additions include a reservoir and distribution system east of San Jose, installed in the 1920s, and the construction of Austrian Dam south of the city in 1951, creating Lake Elsan. The increase in service connections reflects the systems dramatic growth: 400 (1866); 14,000 (1920); 23,000 (1930); 132,800 (1967); 201,000 (1988). A rising water table since the 1930s, due to the extensive conservation program of the Santa Clara Valley Water District, has resulted in a shift in water supply sources. Today the San Jose Water Company supplies a 134-square-mile area of metropolitan San Jose with water from the following sources: groundwater pumped from wells (55%), water imported from the Sierra Nevada (38%), and surface water extracted from reservoirs in the Santa Cruz mountains (7%).

The site of the San Jose Water Works Building has served three primary functions over the years: since ca. 1880, as a pumping station fed by artesian wells, pumping directly into the San Jose distributing system; since 1888, as the business office of the water company; and from the 1880s to the early 1980s, as the storage and maintenance facility for the company. As such, the overall site is commonly referred to by its traditional name of "Main Station." The name given for the purposes of this nomination, however, is the "San Jose Water Works Building." This is because the primary property being nominated is the office building, not the entire site; in addition, the "San Jose Water Company" was officially known as the "San Jose Water Works" between the 1920s and the 1970s, the period in which the building was built and first named.

In 1877, a portion of the site of the San Jose Water Works Building was purchased, comprised of a narrow strip of land between the Guadalupe River and a cul-de-sac called Avy Avenue. By 1884, this parcel contained (from north to south) a repair shop, a pump house with a capacity of 960,000 gallons/day, two elevated water tanks, six artesian wells, and a pipe yard. The

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site was expanded to the north, south and west in 1886; a new pump house was built on the south which more than doubled the capacity of the station; Avy Avenue became a private drive serving the waterworks. In 1888, a one-story wood-frame building was built on the West Santa Clara Avenue frontage of the property to house the water company's offices. The pump house was replaced in 1895-96 with a substantial brick structure housing boilers and steam-driven Holly Pumps with a capacity of 5,000,000 gallons/day, and additional wells were bored. A new pump house with attached transformer was built in 1913, housing four electric pumps with a capacity of 6,000,000 gallons/day; the Holly pump house reverted to reserve status.

By 1915, the complex comprised (from north to south) the West Santa Clara Street office building, a small parking shed and a carpentry shop (all three attached); the electric pump house with attached transformer house; the Holly pump house, with two interior wells and an exterior cistern adjoining on the west; and ten wells on the southern and western portions of the site. By 1917, the site was expanded west to Delmas Avenue, where a reinforced-concrete shop building was constructed; it was enlarged in 1923 with a meter-room addition. Parking sheds were built along the southern and eastern perimeters of the property. The present office building was built in 1934, enlarged in 1940, on the site of the old office building. By 1943, the existing cistern west of the electric pump house was in place, and the Holly pump building was being used primarily for storage.

By 1950, the San Jose Water Works occupied the entire block bounded by West Santa Clara Street, Delmas Avenue, West San Fernando Street, and the Guadalupe River, with the exception of a row of houses along West San Fernando Street and several business structures at the northwest corner of the block, west of the office building. Between 1980 and 1985, the site underwent considerable change. All non-company buildings were demolished, as were the shop building and parking sheds; that portion of the block west of the office building was landscaped with lawn and trees, with the remainder of the block paved in asphalt for parking. The Holly pump house was demolished and replaced with the existing Data Processing Building; the electric pump house was remodeled to match, and a new breezeway and entry built linking these buildings to the front office building. This is

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the present status of the site. For the purposes of this nomination, the nominated site includes only that portion of the block containing the San Jose Water Works Building and associated buildings and structures (assessor's parcel number 259-38-128, indicated by a dashed boundary line on the sketch map).

Construction began on the San Jose Water Works Building in March 1934. It was completed at a cost of approximately \$50,000, opening for business on December 10, 1934. During construction, the company offices were housed in temporary quarters at 315 West Santa Clara Street. The architect was Ernest N. Curtis of the firm of Binder & Curtis (discussed below). General contractor was Charles A. Thomas, a San Jose builder who was associated with Curtis on a number of important projects, including the San Jose Civic Auditorium of 1934-36. In 1940, the building was doubled in size, based on the designs of Curtis; minor alterations in 1952-53, including the enclosing of a loggia, were also designed by Curtis.

The firm of Binder & Curtis, and its partners, William Binder and Ernest N. Curtis, were dominant forces in the practice of architecture in the San Jose area from the turn of the century until the 1950s. The senior partner, William Binder (1871-1953), was born in San Francisco and came to San Jose as a youth. He began an apprenticeship as an architect in San Jose in 1890, establishing his own practice several years later. By 1910, he was one of San Jose's most prominent architects. Among his many local buildings were the Carnegie Library Building and the seven-story Garden City Bank Building (1906), one of the city's first skyscrapers. His work embraced schools, theaters, hotels, apartment buildings and commercial structures; his practice extended to neighboring communities like Gilroy, Milpitas, Palo Alto and Pleasanton. He helped introduce reinforced-concrete construction to San Jose in the period after the earthquake of 1906. Binder retired from active practice by 1930.

Ernest N. Curtis (1888-1956), a native of San Jose, was the son of Frederick A. Curtis, a leading San Jose contractor of the period ca. 1890-1906. He apprenticed in the office of San Jose architect William Page for about five years before going to work for William Binder in 1910 (his father had built several buildings designed by Binder, including the Carnegie Library).

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The firm of Binder & Curtis was formed by 1918 and remained in existence until Curtis' death in 1956. With Binder's retirement from active practice in the 1920s, Curtis became the firm's designer. Important local works by Binder & Curtis included several large theaters in the late teens and twenties, the ten-story Commercial Building of the 1920s, the Benson Building (1933), the San Jose Water Works Building (1934;1940), the San Jose Civic Auditorium (1934-36), the Administration and Law buildings at Santa Clara University, and the main buildings of the Santa Clara County hospital.

Many of Curtis' designs of the period ca. 1930-1950 employ the imagery of the Spanish Colonial Revival, with white planar surfaces and red-tiled roofs. The outstanding example is the Civic Auditorium. The San Jose Water Works Building combines this recurring stylistic impetus with a feeling of classical order, and is further distinguished by well-executed ornament derived from Moderne and programmatic sources.

Regional examples of the Spanish Colonial Revival and the Moderne applied to public and quasi-public buildings are legion. Vestigial classicism with Moderne detailing is exemplified in two federal buildings in San Francisco by Gilbert Stanley Underwood: the new U.S. Mint (1935-37) and the Rincon Annex Post Office (1939-40). The former building, in particular, is severely abstract in its massing and detailing. More typical are the works of a Bay Area architect like Henry H. Meyers; his series of Veterans Memorial Buildings for Alameda County municipalities, built between 1927 and 1934, are closely analagous to Curtis' San Jose Water Works Building, in which the severity of classical order is softened by Moderne ornament and Spanish Colonial Revival detailing like red-tiled roofs. Finally, Curtis' use of programmatic ornament is inspired and lively, comparing well with other examples in a regional context; his variations on water themes are realized with delightful effect.

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Sharon Israel, Public Relations Specialist, San Jose Water Company; September 6, 1989.

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Note: Items #1 through #5 are the same for all photographs.

PHOTOGRAPH 1 OF 19

1. Building: San Jose Water Works Building
2. Location: 374 West Santa Clara Street  
San Jose, California
3. Photographer: Woodruff C. Minor
4. Date: August 1989
5. Negative at: Department of the Army  
Sacramento District  
Corps of Engineers  
650 Capitol Mall  
Sacramento, CA 95814-4794
6. View: Exterior, looking southwest:  
West Santa Clara Street (north) elevation
7. Photograph #: 1 (negative #25)

PHOTOGRAPH 2 OF 19

6. View: Exterior, looking east:  
west and north elevations
7. Photograph #: 2 (negative #28A)

PHOTOGRAPH 3 OF 19

6. View: Exterior, looking north:  
west and south elevations
7. Photograph #: 3 (negative #20A)

PHOTOGRAPH 4 OF 19

6. View: Exterior, looking west:  
east and south elevations
7. Photograph #: 4 (negative #4A)

PHOTOGRAPH 5 OF 19

6. View: Exterior detail, north elevation:  
entry and flanking window bays
7. Photograph #: 5 (negative #36A)

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PHOTOGRAPH 6 OF 19

6. View: Exterior detail, north elevation:  
sculptural ornament over entry  
7. Photograph #: 6 (negative #23A)

PHOTOGRAPH 7 OF 19

6. View: Exterior detail, west elevation:  
north window, first story  
7. Photograph #: 7 (negative #35A)

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7. Photograph #: 8 (negative #24A)

PHOTOGRAPH 9 OF 19

6. View: Exterior detail, west elevation  
ornament and windows, central bay  
7. Photograph #: 9 (negative #21A)

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6. View: Exterior detail, west elevation:  
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7. Photograph #: 10 (negative #34A)

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6. View: Exterior detail, south elevation:  
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6. View: Exterior, looking north:  
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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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7. Photograph #: 13 (negative #11A)

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PHOTOGRAPH 16 OF 19

6. View: Exterior, looking east:  
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7. Photograph #: 16 (negative #15A)

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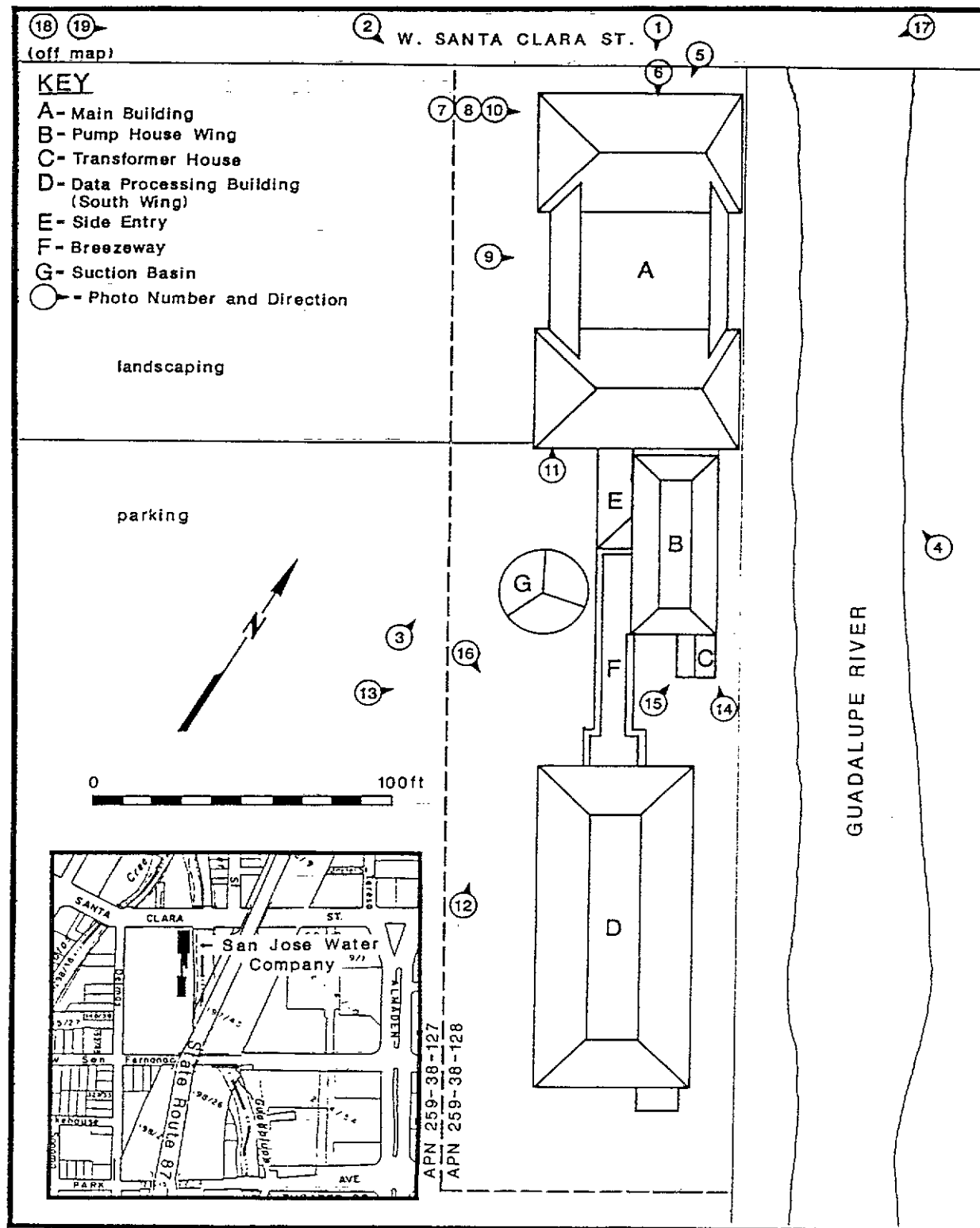
6. View: Looking south from West Santa Clara Street:  
setting, relation of building to bridge
7. Photograph #: 17 (negative #33A)

PHOTOGRAPH 18 OF 19

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PHOTOGRAPH 19 OF 19

6. View: Looking east from West Santa Clara Street:  
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7. Photograph #: 19 (negative #31A)







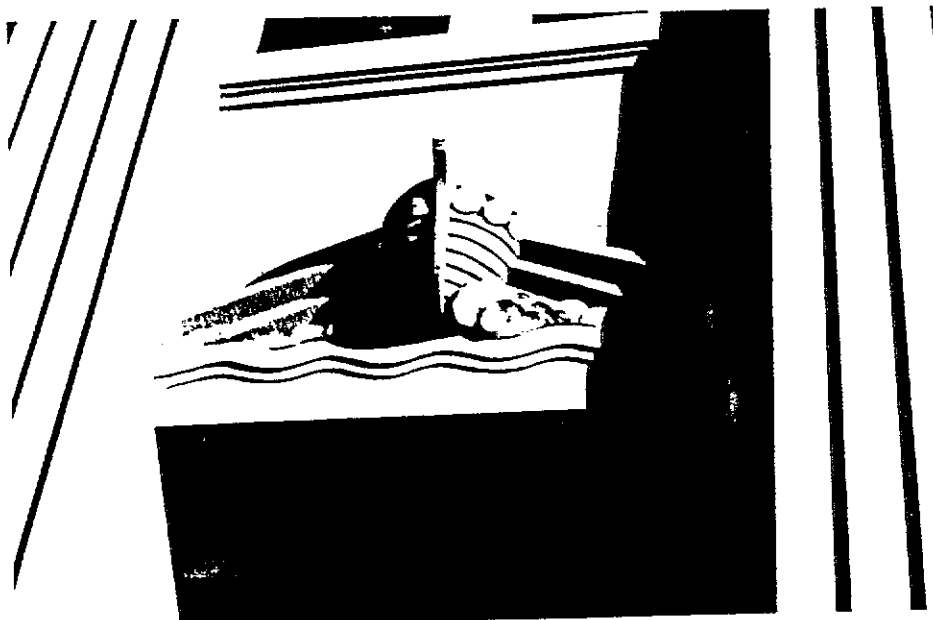
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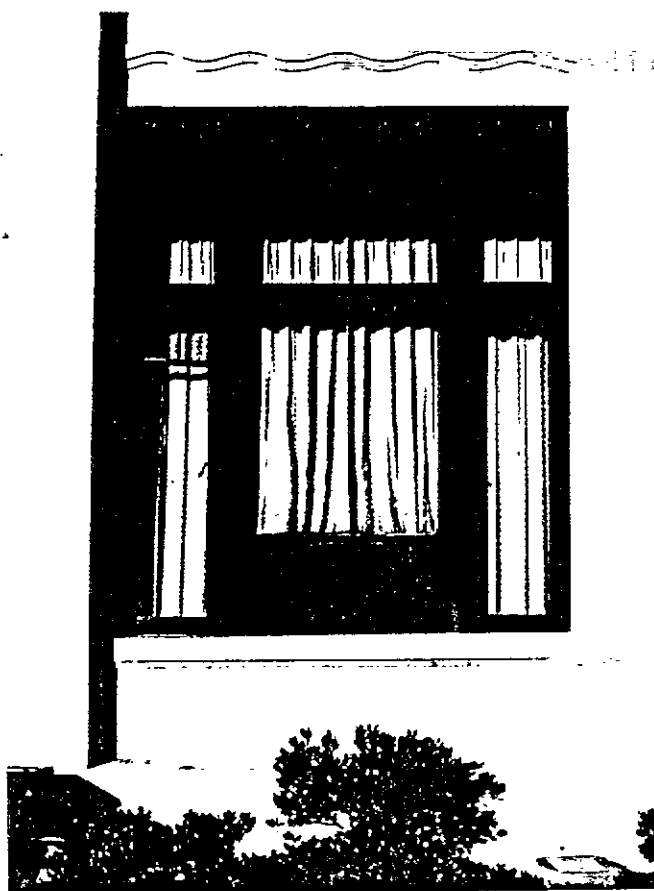
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7



8



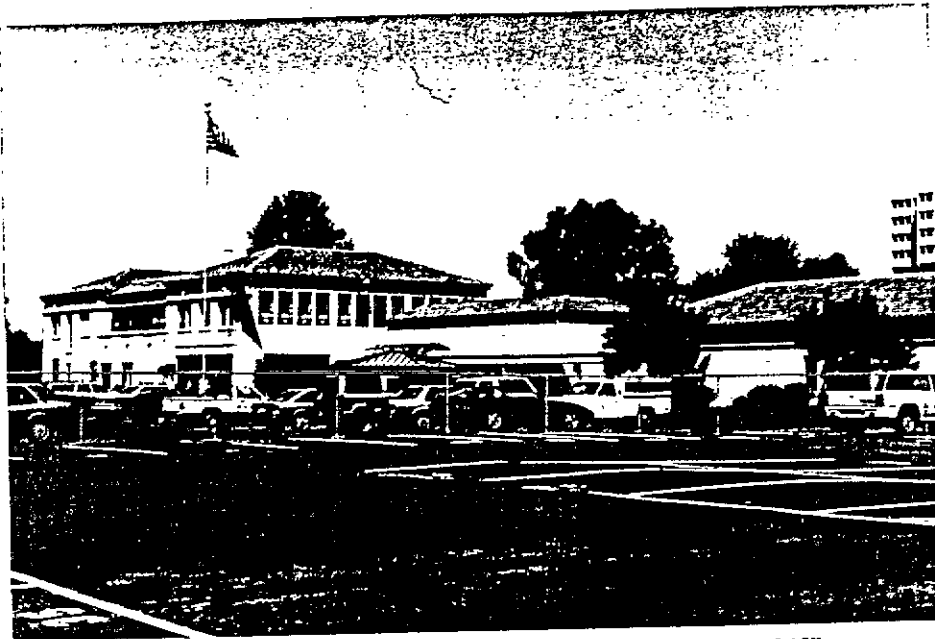
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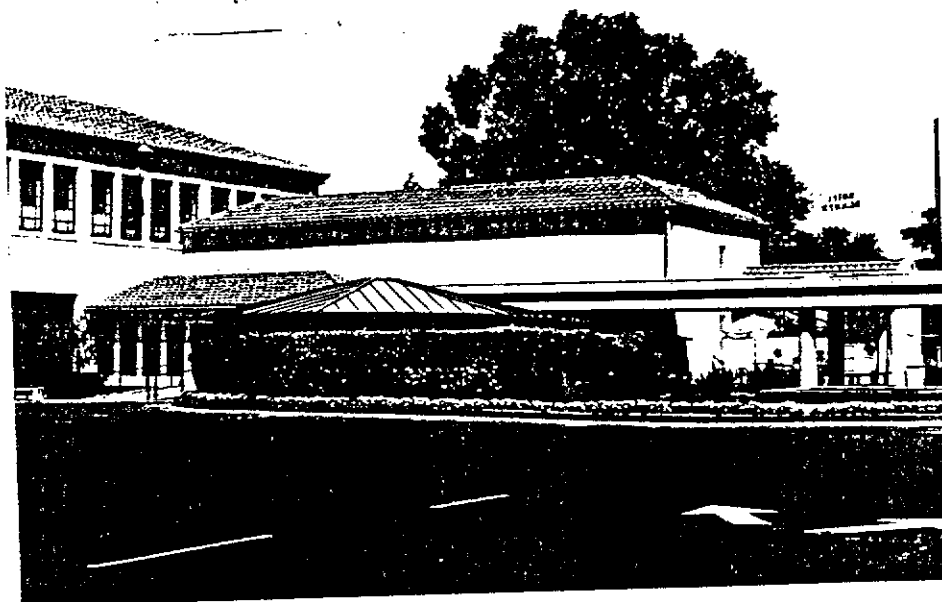
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12



13



14



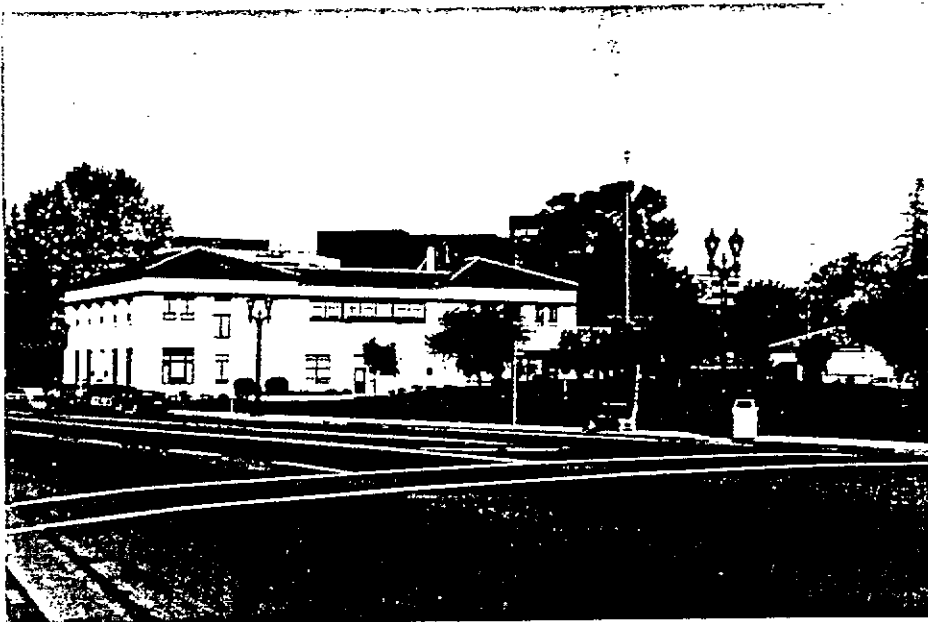
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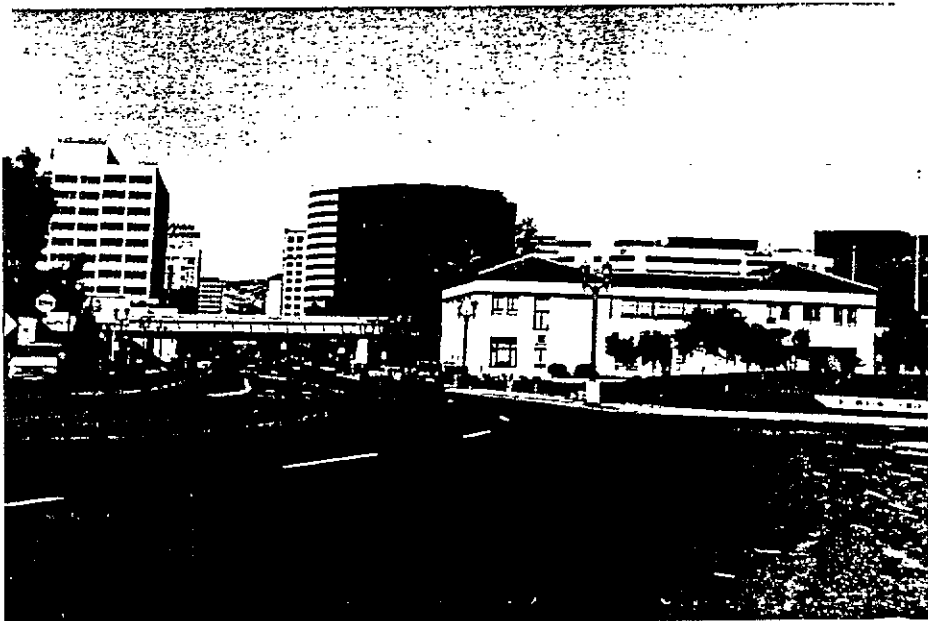
16



17



18



19

# INDEX TO NEGATIVES AND PROOF SHEETS

Building: San Jose Water Works Building  
Location: 374 West Santa Clara Street  
San Jose, California  
Photographer: Woodruff C. Minor  
Date: August 1989

Frame	View
0A	Exterior, looking south from W. Santa Clara St. Bridge: east elevation, main building
1A	Exterior, looking southwest from Guadalupe River: east elevation, main building
2A	Exterior, looking west from Guadalupe River: east and south elevations, main building
3A	Exterior, looking west from Guadalupe River: east and south elevations, pump house/transformer wing
4A	Exterior, looking west from Guadalupe River: east and south elevations, main building
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9A	Exterior, looking north from parking lot: west and south elevations of building group
10A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin
11A	Exterior, looking north from parking lot: west and south elevations, pump house/transformer wing; breezeway; suction basin in foreground
12A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin

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Frame View

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- 13A Exterior, looking north:  
south and west elevations, transformer house
- 14A Exterior detail, south elevation, main building:  
second-story windows
- 15A Exterior, looking east from parking lot:  
north and west elevations, south wing (Data Processing  
Building); breezeway in foreground
- 16A Looking northwest from parking lot:  
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- 17A Looking north from parking lot:  
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- 18A Looking northeast from Delmas Street:  
building group
- 19A Exterior, looking north from parking lot:  
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- 20A Exterior, looking north from parking lot:  
west and south elevations, main building
- 21A Exterior detail, west elevation, main building:  
ornament and windows, central bay
- 22A Exterior detail, front (north) facade, main building:  
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- 23A Exterior detail, front (north) facade, main building:  
sculptural ornament over entry
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- 25A Exterior, looking southwest from W Santa Clara Street:  
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- 26A Exterior, looking southwest from W Santa Clara Street:  
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west and north elevations, main building
- 28A Exterior, looking east from W Santa Clara Street:  
west and north elevations, main building
- 29A Setting, looking east from W Santa Clara Street:  
showing landscaping

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Frame	View
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- |     |  |
|-----|--|
| 30A | Setting, looking east from W Santa Clara Street:<br>showing axial vista to building          |
| 31A | Setting, looking east from W Santa Clara Street:<br>showing relation of building to downtown |
| 32A | Exterior detail, front (north) facade, main building:<br>frieze ornament and windows         |
| 33A | Setting, looking south from W Santa Clara Street:<br>showing relation of building to bridge  |
| 34A | Exterior detail, west elevation, main building:<br>frieze ornament and windows               |
| 35A | Exterior detail, west elevation, main building:<br>north window, first story                 |
| 36A | Exterior detail, front (north) facade, main building:<br>entry and flanking window bays      |

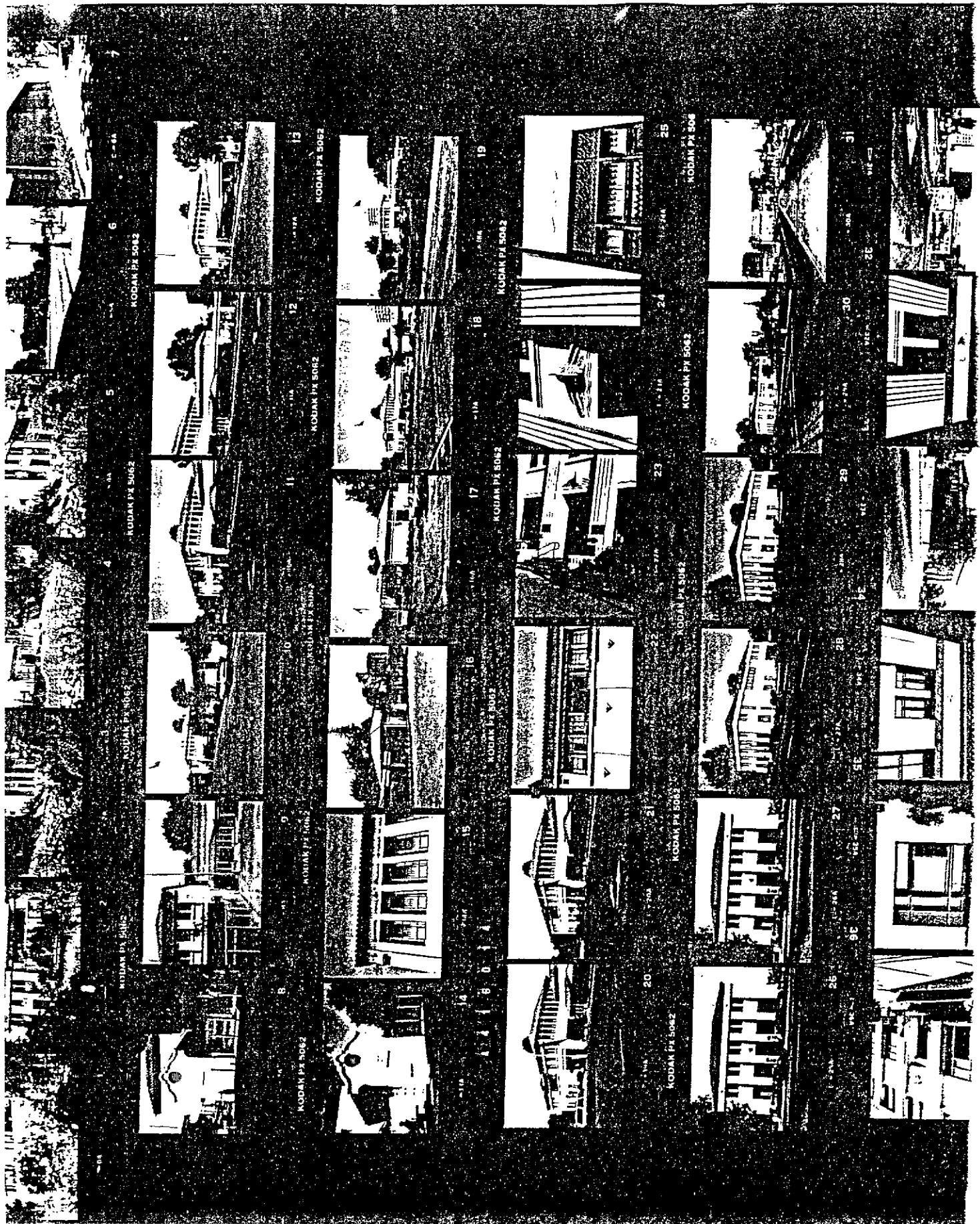




Photo 1: Main Office - View from NW

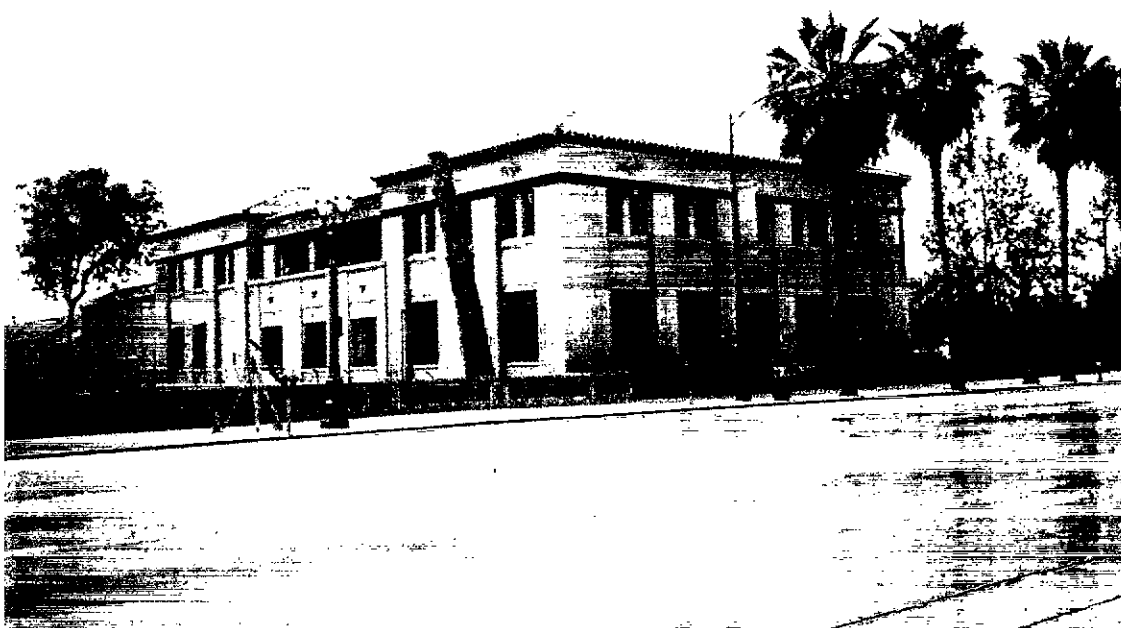


Photo 2: Main Office - View from NE



Photo 3: Main Office - View from SW



Photo 4: Power House and Related Buildings - View from NE

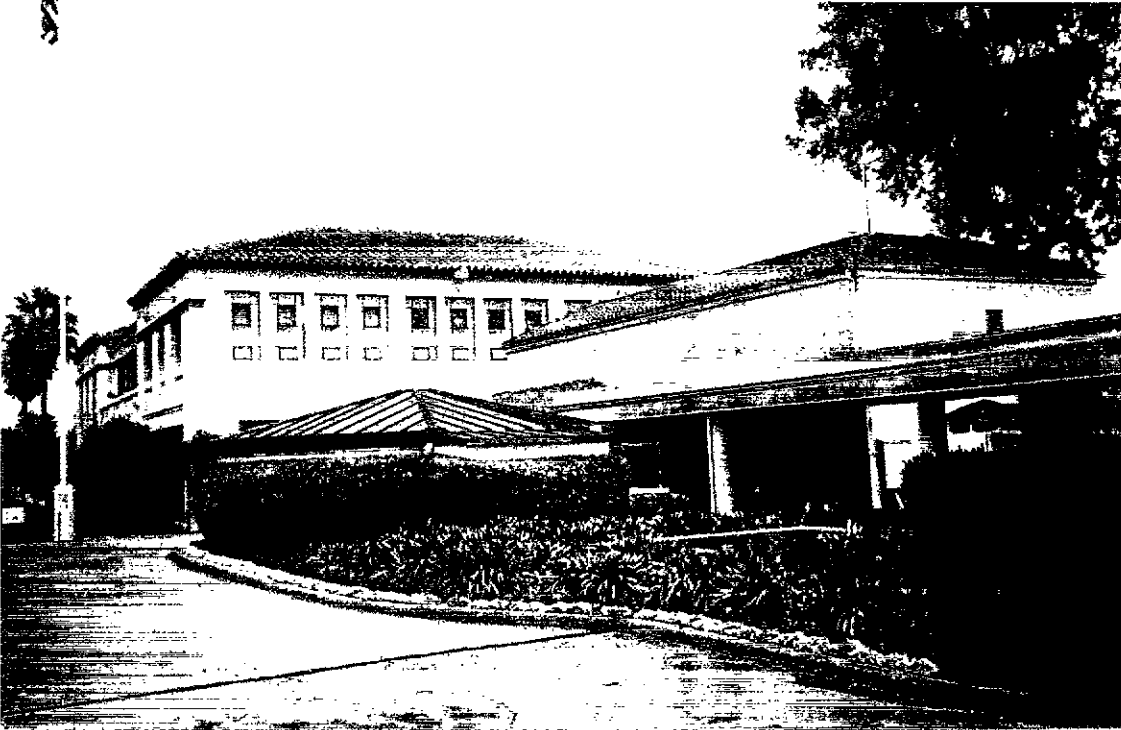


Photo 5: Main Office and Power House - View from SW

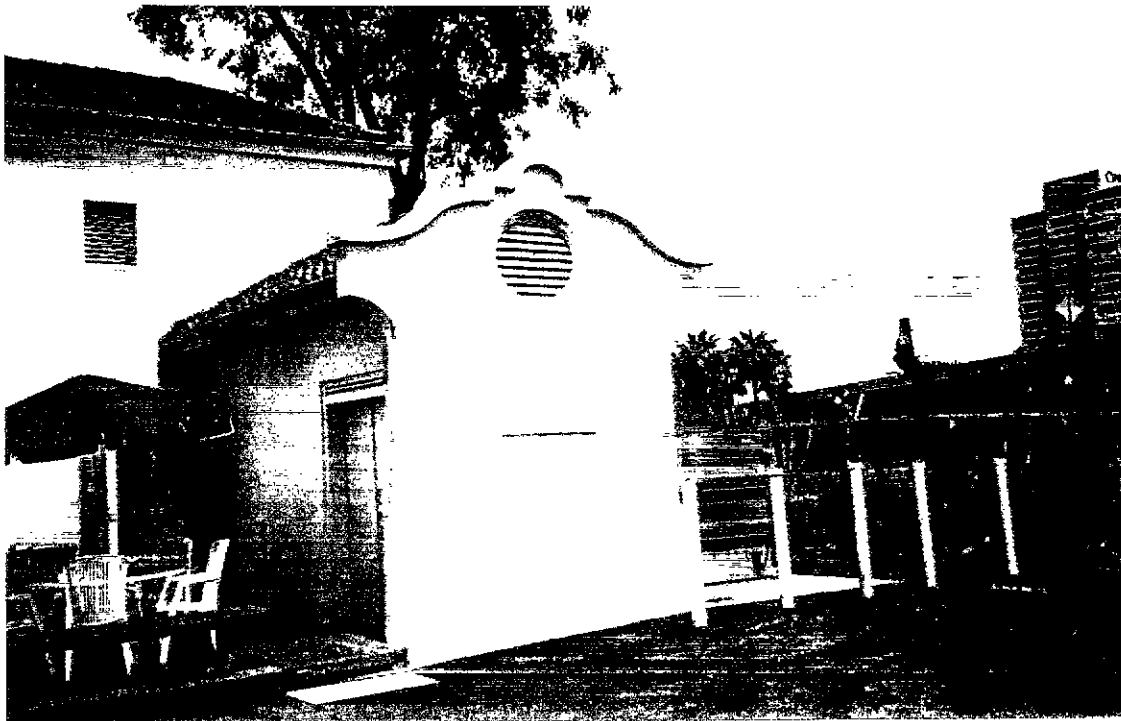


Photo 6: Transformer House - View from SW

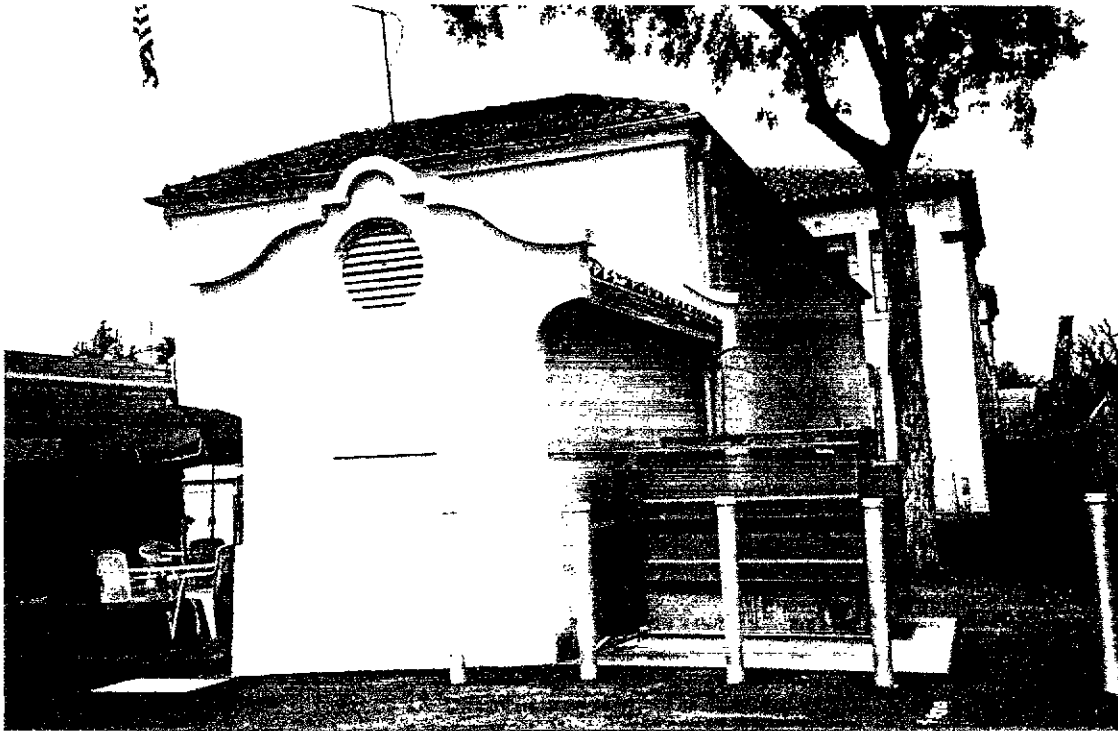


Photo 7: Transformer House - View from SE

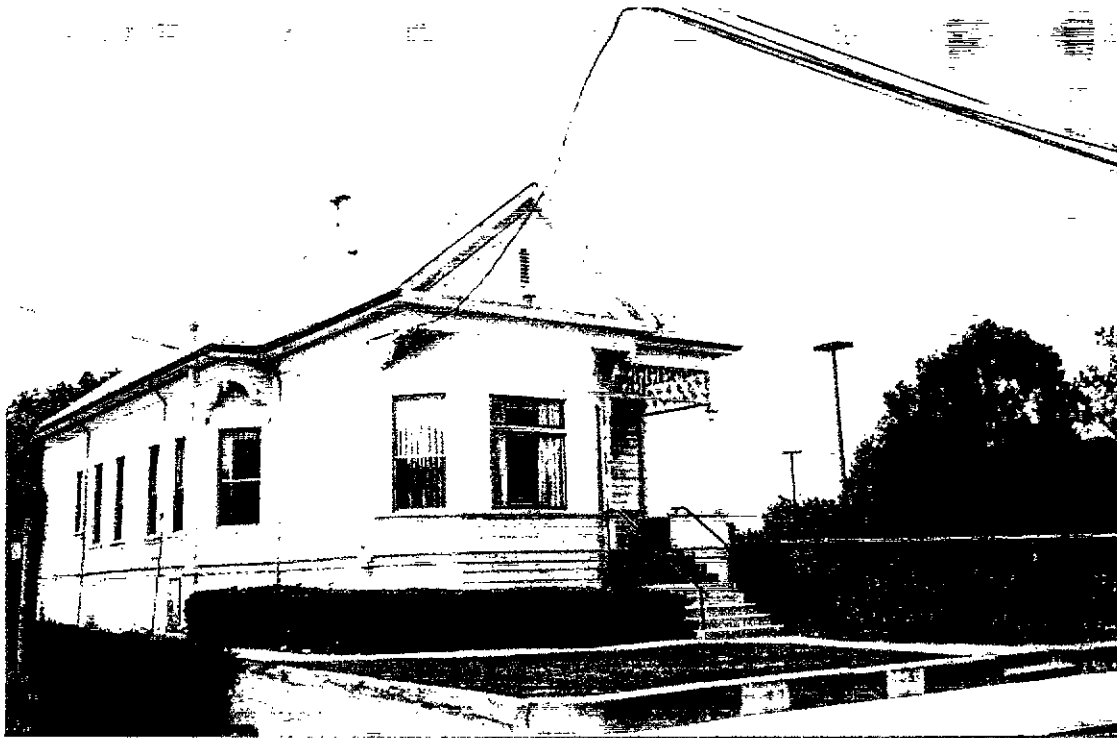


Photo 8: 45 Delmas Avenue - View from SE



Photo 9: 45 Delmas Avenue - View from NE

# City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **Southside of West Santa Clara Street, approximately 300 feet northerly of the intersection of West Santa Clara Street and Delmas Avenue. (374 W SANTA CLARA ST)**

Permit/Project No.: **HP16-002** Issuance Date: **05/11/16**

Prepped By: **JTU** Closed By: **EZEPEDA** RSN: **1661229**

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
<input checked="" type="checkbox"/> (DR) Development Review (207)	<input checked="" type="checkbox"/> (PR) Projects (207-02, 207-03, etc.)	<input type="checkbox"/> (ZN) Zoning <input checked="" type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans <input type="checkbox"/> ST Approved Storm-Water Ctrl Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input type="checkbox"/> (AD) Adjustments (207-12)	<input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans <input type="checkbox"/> SW Approved Storm-Water Ctrl Plan <input type="checkbox"/> PK Parking Analysis
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs

May 13, 2016

Trammel Crow Company  
101 California Street, 22nd Floor  
San Francisco, CA 94111

Dear Trammel Crow Company:

RE: **Historic Preservation Permit, File No. HP16-002**, located at **374 West Santa Clara Street**.

The enclosed is your copy of the Planning Director's action on this Historic Preservation Permit.

*This permit may contain one or more conditions, such as revised plans, which must be met within a specific deadline. If conditions are not met the permit will automatically expire. Please read your permit carefully!*

The Planning Director's action taken on this permit or any of the conditions of this permit may be appealed by the applicant to the Planning Commission by filing a Notice of Appeal and a \$2,232.00 fee. The appeal must be submitted in person and presented on the Notice of Appeal form available from this department on or before **5:00 p.m., May 23, 2016**. If you have any questions, please feel free to contact your Project Manager, John Tu at (408) 535-6818 or by e-mail at [john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov).

Sincerely,



Steve McHarris  
Deputy

Enclosures

JT:ez

## **HISTORIC PRESERVATION PERMIT**

<b>FILE NO.</b>	<b>HP16-002</b>
<b>LOCATION OF PROPERTY</b>	<b>374 West Santa Clara Street</b>
<b>ZONING DISTRICT</b>	<b>A(PD) Planned Development (File No. PDC15-051)</b>
<b>GENERAL PLAN DESIGNATION</b>	<b>Downtown</b>
<b>PROPOSED DESCRIPTION</b>	<b>Historical Preservation Permit to allow the demolition of the non-historic building additions to the San José Water Works building, relocation of the transformer house on site, construction of an underground garage near the historic building, garage access structure, a paved plaza, and landscaping on the 1.02 gross acre San José Water Works historic landmark site.</b>
<b>ENVIRONMENTAL STATUS</b>	<b>Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report (Resolution No. 71952), the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report (Resolution No. 77617).</b>
<b>HISTORIC SITE DESIGNATION</b>	<b>City Landmark Structure/Site</b>
<b>OWNER/APPLICANT</b>	<b>Trammel Crow Company 101 California Street, 22<sup>nd</sup> Floor San Francisco, CA 94111</b>

### **FACTS**

The Director of Planning, Building, and Code Enforcement finds that the following are the relevant facts regarding this proposed project:

1. A Historic Preservation Permit would allow for the demolition of the non-historic building additions, relocation of the transformer house on site, and construction of a garage access building structure and landscaping on the historic landmark site.
2. On the surrounding site, a Planned Development permit could allow the construction of a 1.04 million square foot commercial office building with ground floor retail and a 325 unit multi-family residential building on an approximately 8.93 gross acre site.

3. The historic landmark site is an approximately 1.02 gross acre site in the A(PD) Planned Development Zoning District.
4. The existing Planned Development Zoning (File No. PDC02-046) allows the demolition of the non-historic portion of the San José Waters Work Building, relocation of the transformer house, and building and landscaping within the historic parcel with the approval of a Historic Preservation Permit.
5. The City Landmark site is located at the corner of West Santa Clara Street and the Guadalupe River/Flood Channel and located on the northwest of the portion of the project site (File No. PD15-061).
6. This site has a land use designation of Downtown on the adopted Envision San Jose 2040 General Plan Land Use/Transportation Diagram.
7. The subject Historic Preservation Permit was referred to the Historic Landmarks Commission for comment and which hearing was held on May 4, 2016.
8. The Historic Landuse Commission recommended approval of the Historic Preservation Permit.
9. CEQA: Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report, the Downtown Strategy 2000 Final Program Environmental Impact Report, and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report and Supplemental Environmental Impact Report, was prepared for the project under the provisions of the environmental review requirements the California Environmental Quality Act of 1970, as amended (CEQA), including the state and local implementing regulations.
  - a. Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report, the Downtown Strategy 2000 Final Program Environmental Impact Report, and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report and Supplemental Environmental Impact Report, was prepared for the project under the provisions of the environmental review requirements the California Environmental Quality Act of 1970, as amended (CEQA), including State and local implementing regulations. The Addendum is available for review at <http://www.sanjoseca.gov/index.aspx?NID=2435> .

The CEQA Guidelines Section 15162 states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that either (1) substantial changes are proposed to the project which will require major revisions to the previous EIR due to new or substantially more severe significant effects, (2) substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to new or substantially more severe significant effects, or (3) new information of substantial importance that was not known and could not have been known previously with the exercise of reasonable diligence shows that the project will have one or more significant effect or substantially more severe effect than disclosed in the previous EIR, or a mitigation measure or alternative that is new or is now feasible, when previously found infeasible, would substantially reduce a significant effect and the project proponent declines to adopt it. An addendum to a previously certified EIR shall be prepared if some changes or additions are needed to the EIR but none of the conditions described in Section 15162 have occurred. Project specific mitigation measures addressing cultural resources are described in the Historic Preservation Ordinance section of this staff report.

10. This Historic Preservation Permit was reviewed in conformance with the Secretary of the Interior's Standards for Rehabilitation in that:

- a. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
  - i. The proposed project will be limited to non-historic building additions and on-site relocation of the historic transformer house. The construction of the surrounding elements and building will not be part of the historic structure and will not remove any historic elements of the landmark structure.
- b. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
  - i. The architecture for the proposed buildings and structures does not mimic the historical landmark and does not strive to create faux-historicism by copying the architecture of the landmark.
- c. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - i. The proposed building will not dominate or detract from the historic building, nor does it mimic the architecture of the landmarked building. The historic building will be surrounded by landscaping and public plaza with the closest major building structure at least 100 feet away.
- d. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
  - i. The proposed project is not modifying the historic building, except for the removal of the non-historic additions and relocation of the transformer house. Therefore the form and integrity of the Landmark is not compromised. The new building does not impair ingress or egress onto the site, and the construction of the project will not impair the value or utility of the Landmark.

## FINDINGS

The Director of Planning, Building, and Code Enforcement concludes and finds, based on the analysis of the above facts, that:

1. The proposal is consistent with the adopted Envision San Jose 2040 General Plan designation of Downtown, and the Historic Preservation Goals promoting the preservation of historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living in that:
  - a. The project is consistent with Historic Preservation Goal LU-13 in that the project will enhance the historic landmark site by giving the site a more complete feeling which will improve the overall site.
  - b. The project is consistent with Historic Preservation Policy LU-13.3 in that the proposed building will not replicate the architecture or design structure, but will speak on its own through design

elements that do not conflict with the structure. Moreover, the new building will be built in such a way that respects the integrity of the structure by being located over 100feet away from the Landmark structure.

- c. The project is consistent with Historic Preservation Goal Lu-16 in that the development of this project will help preserve the overall site's historic nature.
  - d. The project is consistent with Historic Preservation Policy LU-16.5 in that the new proposed project respects the significance of the San José Water Works building by being mindful of height, location, and massing. By maintaining the integrity of the overall site through these elements, the applicant is supporting this resource's ability to promote San Jose as a historically-aware City, which will ultimately promote San Jose as a desirable place to live, work, and play.
2. Subject to conditions, the work will not be detrimental to a structure or feature of significant architectural, cultural, historical, aesthetic, or engineering interest or value and is consistent with the spirit and purposes of Chapter 13.48 of the San Jose Municipal Code in that the proposed project is not proposing to alter the historic portions of the building in any way.
  3. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, stormwater runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties in that the proposed project is consistent with the Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report, the Downtown Strategy 2000 Final Program Environmental Impact Report, and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report and Supplemental Environmental Impact Report. Additionally, the construction of this building is being done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **Acceptance of Permit.** Per Section 20.1 00.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
  - a. Acceptance of the Permit by the applicant; and
  - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Building Permit.** Obtainment of a Building Permit is evidence of acceptance of all conditions specified in this document and the applicant's intent to fully comply with said conditions.
3. **Conformance with Plans.** Construction and development shall conform to the conditions in this Permit and the approved Historic Preservation Permit plans, entitled "Diridon Transit Orientated Development," dated April 24, 2016, on file with the Department of Planning Building, and Code Enforcement. If there are inconsistencies between the Permit and the plans, this Permit takes precedence.
4. **Deadline for Commencing Construction.** This Historic Preservation Permit shall automatically expire four years from and after the date of issuance hereof by said Director if within such four-year period construction of buildings, pursuant to and in accordance with

the provisions of this Historic Preservation Permit, has not commenced. The date of issuance is the date this Permit is approved by the Director of Planning. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.

5. **Exterior Alterations.** No demolition or construction may be implemented unless and until this Historic Preservation Permit is released to the Building Division.
6. **Revocation.** This Historic Preservation Permit is subject to revocation for violation of any of its provisions or conditions.
7. **Conformance with Municipal Code.** No part of this approval shall be construed to permit violation of any part of the San Jose Municipal Code.
8. **Conformance to Other Approvals.** This permit can only be implemented in conjunction and in full compliance with all conditions contained in the associated Planned Development Permit, File No. PD15-061.
9. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
  - a. *Construction Plans.* This permit file number, *HP16-002*, shall be printed on all construction plans submitted to the Building Division.
  - b. *Americans with Disabilities Act.* The applicant shall provide appropriate access as required by the Americans with Disabilities Act (ADA).
  - c. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
10. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning
11. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
12. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 24 hours of defacement.
13. **Nuisance.** As required by Title 20 of the San Jose Municipal Code, construction on this site shall be conducted in a manner, which does not create a public or private nuisance. The property owner must abate any such nuisance immediately upon notice.
14. **Revocation, Suspension, Modification.** This Planned Development Permit may be revoked, suspended or modified by the Planning Director, or by the Planning Commission on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San Jose Municipal Code it finds:
  - a. A violation of any conditions of the Historic Preservation Permit was not abated, corrected or rectified within the time specified on the notice of violation; or

- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

**APPROVED** and issued this **11<sup>th</sup> day of May, 2016.**

Harry Freitas, Director  
Planning, Building and Code Enforcement

A handwritten signature in black ink, appearing to read "Steve McHarris", is written over the word "Deputy".

Deputy



## HISTORIC LANDMARKS COMMISSION STAFF REPORT

<b>File No.</b>	<b>HP16-002 and PD15-061</b>
<b>Application Type</b>	<b>Historic Preservation Permit and Planned Development Permit</b>
<b>Applicant</b>	<b>Trammell Crow Company</b>
<b>Location</b>	<b>The project site is bounded by the Los Gatos Creek to the west and the Guadalupe River/Flood Channel to the east. The northern edge of the site is bounded by West Santa Clara Street and the southern edge of the site is bounded by West San Fernando Street. Bisecting the site north to south is Delmas Avenue (374 West Santa Clara Street)</b>
<b>Existing Zoning</b>	<b>A(PD) Planned Development (File No. PDC02-046)</b>
<b>Proposed Zoning</b>	<b>A(PD) Planned Development (File No. PDC15-051)</b>
<b>Council District</b>	<b>3</b>
<b>Historic Area</b>	<b>N/A</b>
<b>Historic Classification</b>	<b>City Landmark Site</b>
<b>Annexation Date</b>	<b>March 27, 1850 (Original City)</b>
<b>CEQA</b>	<b>Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report (Resolution No. 71952), the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report (Resolution No. 77617)</b>

### APPLICATION SUMMARY:

The proposed Historic Preservation Permit would allow for the demolition of the non-historic building additions to the San José Water Works building, relocation of the transformer house on site, construction of an underground garage near the historic building, garage access structure, a paved plaza, and landscaping on the 1.02 gross acre San José Water Works historic landmark site.

In addition, the project is a referral of the design of a Planned Development Permit (File No. PD15-051) to allow the construction of a mixed use development with up to 1.04 million square feet for office/retail and up to 325 multi-family residences on the remaining portion of the site that is not within the San José Water Works Landmark site and how it conforms to the design guidelines as outlined in the Development Standards of the proposed and existing Planned Development Rezoning (File Nos. PDC15-051 & PDC02-046).

### RECOMMENDATION:

Staff recommends that:

- 1) The Historic Landmarks Commission provide comments and recommend that the Director of Planning **approve** the proposed Historic Preservation Permit; and
- 2) Review PD15-061 for conformance with design guidelines. Recommend **approval** of PD15-061 to the City Council as described above

### PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Downtown <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		LU-13 & LU-13.3	
Inconsistent Policies		None	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Open Space, Parklands and Habitat	CO(PD) Planned Development (File No. PDC73-098) & Light Industrial	Arena Green Public Park
South	Open Space, Parklands, Habitat & Mixed Use Neighborhood & Residential Neighborhood	R-2 Two-Family Residence & Light Industrial	MTA Lightrail
East	Open Space, Parklands and Habitat	LI Light Industrial	Guadalupe River / Flood Channel
West	Open Space, Parklands and Habitat	CN Commercial Neighborhood & LI Light Industrial	Los Gatos Creek

RELATED APPROVALS	
<b>Date</b>	<b>Action</b>
<b>03-27-1850</b>	Annexation Original City
<b>12-3-91</b>	Designated the San José Water Works Building and Site as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature. (File No. HL91-057)
<b>11-2-93</b>	Relocation and expansion of surface parking lot (File No. CP93-047)
<b>2-3-04</b>	Planned Development Rezoning from CN Commercial Neighborhood District to A(PD) Planned Development District to allow up to 1.04 million square feet for office/retail and 325 multi-family residences on an 8.93 gross acre site. (File No. PDC02-046).

## PROJECT DESCRIPTION

On March 15, 2016, the applicant, Trammel Crow Company, applied for a Historic Preservation Permit that would allow demolition of non-historic building additions to the San José Water Works building, relocation of the transformer house on site adjacent to the rear of the San José Water Works building, and the construction of an underground garage near the walls of the remaining San José Water Works building. This work is part of a larger project consisting of the construction of a 1.04 million square foot commercial office building with ground floor retail (Figure 1, Site A) and a 325 unit multi-family residential building on the adjacent site (Figure 1, Site B). Concurrently being reviewed with the Historic Preservation Permit is an application for a Planned Development Rezoning (File No. PDC15-051) and Planned Development Permit (File No. PD15-061) that would allow for the demolition and construction of the proposed project. The site plan depicts the proposed building layout and uses on the 8.93 gross acre site (See Figure 1).

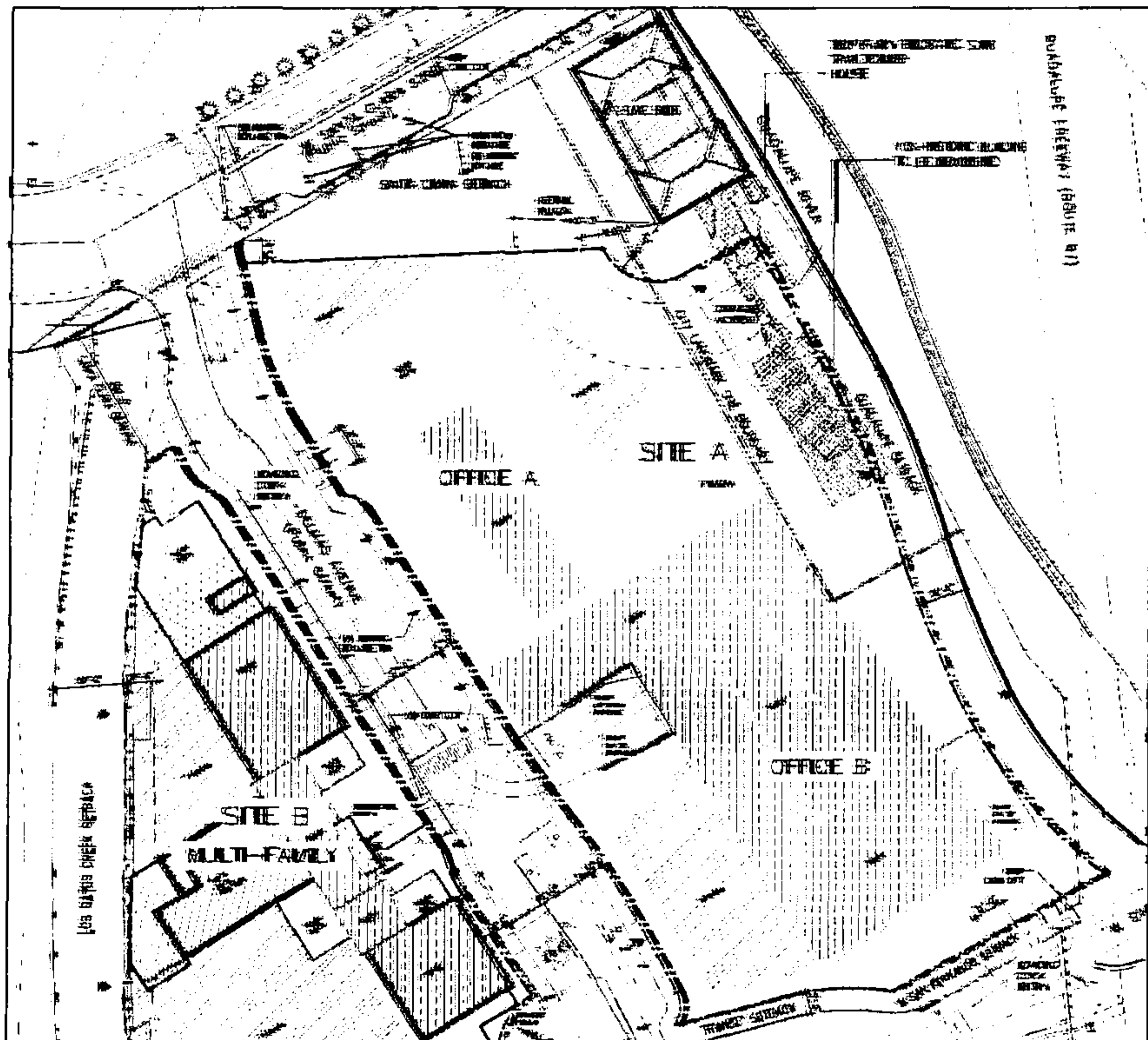


Figure #1 (Site Plan)

### Site and Surrounding Uses

The project site is bounded by the Los Gatos Creek to the west and the Guadalupe River/Flood Channel to the east. The northern edge of the site is bounded by West Santa Clara Street and the southern edge of the site is bounded by West San Fernando Street. Bisecting the site north to south is Delmas Avenue (See Figure 2). The entire project site is 8.93 gross acre. Of the 8.93 gross acre, the San José Water Works historic landmark site is located on the northeast portion of the larger development site, at the corner of West Santa Clara Street and the Guadalupe River/Flood Channel and is approximately 1.02 gross acre.



Figure 2: Aerial of Entire Project Site and Historic Landmark Site

## BACKGROUND

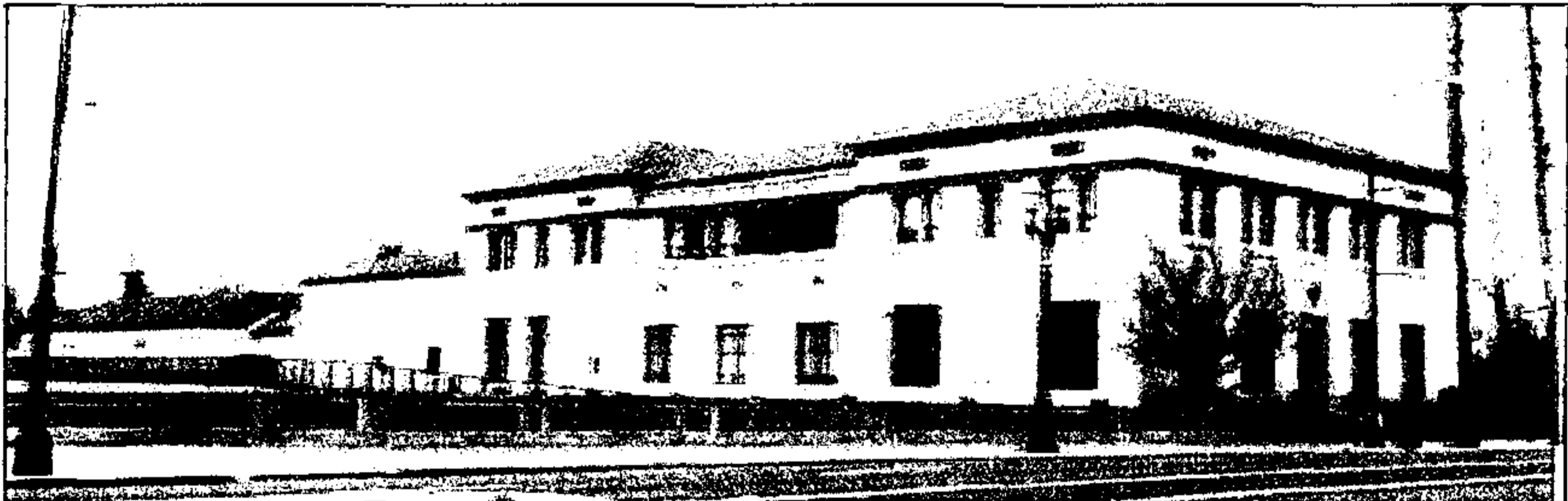
### City Landmark Designation

On December 3, 1991, the City Council designated the San José Water Works building and the entire parcel that it resides on as a City Landmark (Resolution No. 63381). The site was home to the San José Water Works since 1888, with the existing building replacing the original wooden structure in 1934. The San José Water Works structure is a two-story building in the Moderne and Spanish Colonial Revival architectural style. Elements of the Modern style architecture can be found in the streamlined appearance in both form and detailing and the linear relief on the rectangular columns, geometric designs within the frieze and typical coping outlining the edge of the roof. The building was designed by the local architectural firm of Binder and Curtis, who were dominant forces in the practice of architecture in the San José until the 1950s. The

significance of the building includes its historic contribution to the development of utilities and its associated relationship to the growth of the agriculture industry and the City's expansion. The transformer house built in 1913 is the only building in this complex that dates earlier than main building and retains historic integrity. The site is eligible for the State and National Register for its association with the oldest privately owned water utility in California.

### **Existing Planned Development Zoning**

On February 3, 2004, the City Council approved a rezoning to the A(PD) Planned Development Zoning District (File No. PDC02-046), to allow a mixed use project with up to 1.04 million square feet of office/commercial space and up to 325 multi-family residences. As part of the rezoning, the historic analysis included as part of the Environmental Impact Report for said Planned Development Zoning District confirmed that the main building and transformer house were of historic value and that the additions to the main building were lacking historic integrity and not historically significant (*for reference see the attached cultural resource analysis*). As such, the Development Standards of this zoning district allows for the on-site relocation of the transformer house and demolition of later, non-historic additions to the main San José Water Works building. Prior to the approval of any work on the City Landmark Site, the project must obtain a Historic Preservation Permit. In addition, prior to the approval of a Planned Development Permit, the Planned Development Zoning required that the project must be referred to the City's Historic Preservation Office and Historic Landmark Commission for their design comments remaining portion of the development not within the Historic Landmark Site.



**Figure 3: Street view from West Santa Clara of San José Water Works building**



**Figure 4: Image of the transformer house that is being proposed to be relocated.**

## Current Applications

In addition to the subject Historic Preservation Permit, the applicant has filed an application for a Planned Development Rezoning (File No. PDC15-051) and Planned Development Permit (File No. PD15-061). The Rezoning and Planned Development Permit would allow an underground garage to be near the San José Water Works building and within the boundary of the Landmark site and temporarily relocate the transformer house. The current zoning allows the transformer house to be relocated beside or behind the main office building to retain the association between the main office building and transformer house. The transformer house is a small, wood-frame structure and has been determined feasible to move. The proposed Planned Development's scope includes work within the Historic City Landmark Parcel Site; therefore the Historic Landmark Commission will provide comments for the Director's Hearing about the proposed project in regards to consistency with the historic preservation ordinances and policies. A Historic Preservation Permit is required prior to the approval of a Planned Development Rezoning and Planned Development Permit. Both the Rezoning and Planned Development is schedule for hearing before the City Council on May 17, 2016.

## ANALYSIS

The proposed Historic Preservation Permit is analyzed with respect to conformance with: 1) the Envision San Jose 2040 General Plan; 2) the Historic Preservation Ordinance; 3) CEQA: Mitigation Monitoring and Reporting Program (MMRP); and 4) the Planned Development Zoning Development Standards.

### Envision San Jose 2040 General Plan Conformance

The proposed project has an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Downtown. Properties with this designation are intended for a mix of office, retail, services, residential, and entertainment uses. In addition, new development should enhance the "complete community" in downtown in which people can live, work, and play. The downtown designation also encourages the integration of new developments with existing historic resources and buildings.

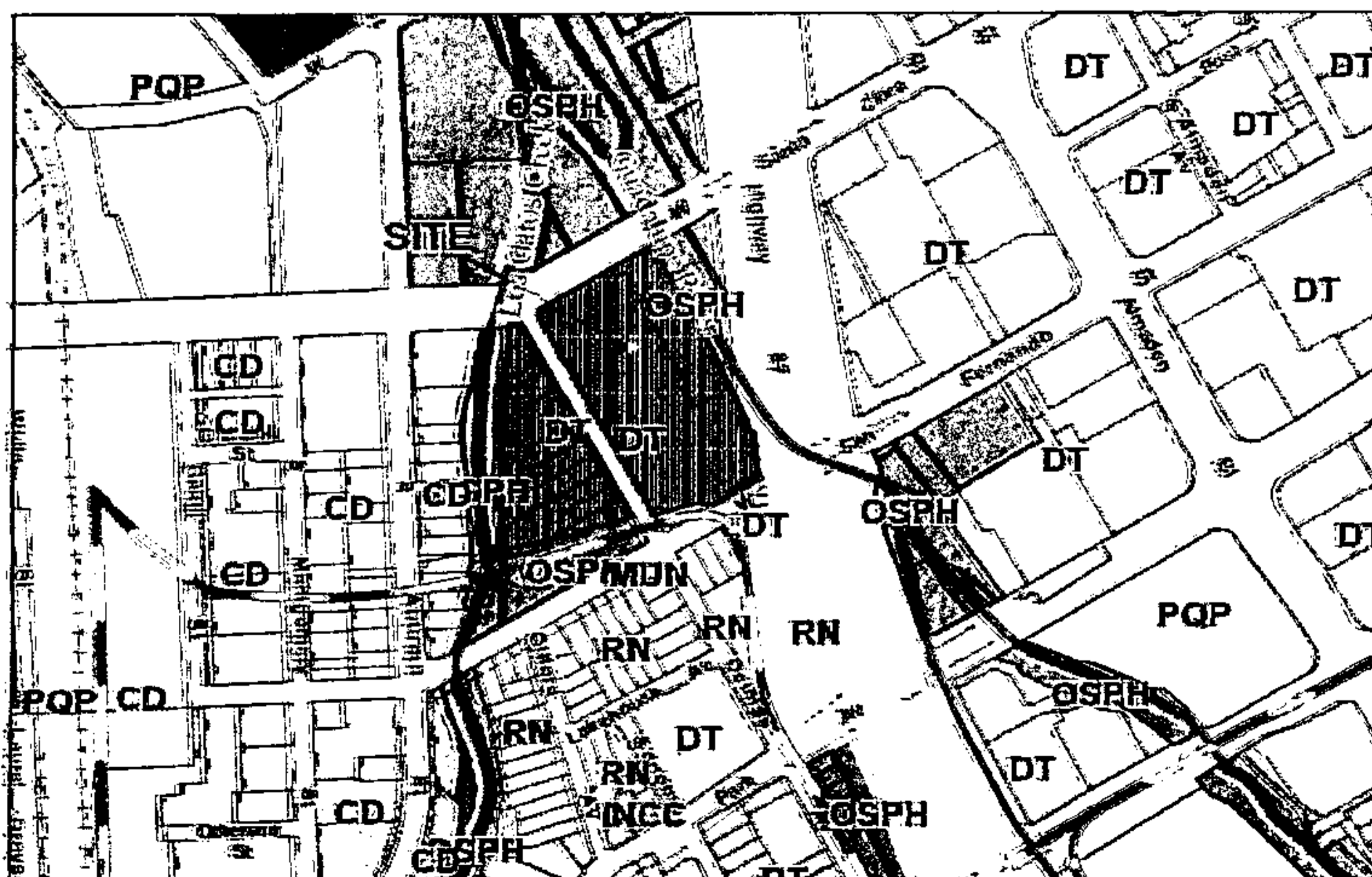


Figure 5: General Plan Map

Additionally, the proposed project promotes the following policies of the General Plan with respect to historic preservation:

Historic Preservation Goal LU-13 – Landmarks and Districts: Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

Historic Preservation Policy LU-13.3: For Landmark structures located within new development areas, incorporate the landmark structure within the new development as a means to create a sense of place, contribute to a vibrant economy, provide a connection to the past and make more attractive employment, shopping and residential areas.

*Analysis: The Historic Preservation Permit is in conformance with the above policies in that the project's modification will keep the historic portion of the San José Water Works building mostly intact and the historic transformer building will be preserved, but relocated from its original position on the site. As the entire parcel was designated as a landmark, this project will alter portions of the site with the removal of the non-historic building additions and the addition of a plaza and landscaping. The historic San José Waters Work building will be surrounded on two sides by a large public plaza and will be the first building viewed from the public right-of-way as one traverses down West Santa Clara Street. The proposed project will enable residential, commercial and office uses to enjoy the historic relationship with the San José Water Works building, as it functions as a focal point for events and plaza activity.*

*In order to incorporate the Landmark structure, the adjacent proposed office building will not replicate the architecture or design of the historic structure, but will speak on its own through design elements that do not conflict with the structure. Moreover, the new building will be built in such a way that respects the integrity of the structure on the Landmark site by being located over 100 feet behind it with a public plaza in between. (Rendering of project below)*



Figure 6: Rendering of proposed office and San José Water Works Building

***Historic Preservation Ordinance Conformance***

The Historic Preservation Ordinance states that no person shall perform any work on a City Landmark except pursuant to, and in compliance with, the terms and conditions of a Historic Preservation permit. "Work" shall include: Construction, reconstruction, alteration, rehabilitation, restoration, demolition, removal, or relocation of any structure or portion thereof.

In taking action on an application for an HP Permit, the Director of Planning shall consider:

1. The comments of the Historic Landmarks Commission;
2. The purposes of the Historic Preservation Ordinance, including the preservation of historic landmarks and historic districts, and compatible design of new construction (Municipal Code Section 13.48.010);
3. The historic architectural value and significance of the landmark or district;
4. The texture and materials of the building in question, and the relationship of such features to similar features of other buildings within an historic district;
5. The position of such buildings within an historic district;
6. The position of such buildings in relation to the public right of way and other buildings on the site.

The Director, or Council on appeal, shall find that, subject to such conditions as they may impose, the work will not be detrimental to an historic district or to a structure or feature of significant architectural, cultural, historical, aesthetic, or engineering interest or value, and is consistent with the spirit and purposes of the Historic Preservation Ordinance. Furthermore, Section 13.48.250 states that in making the determination, the application shall be reviewed in accordance with the approved standards and guidelines. There are no specific guidelines adopted by the City in this case; therefore, the project is reviewed for conformance with the zoning as it relates to construction and compatibility with the historic structure. In addition, the demolition, rehabilitation, and preservation of the structure must adhere to the Secretary of the Interior's Standards for such modifications.

The proposed HP Permit application has been reviewed in light of the language excerpted from the Historic Preservation Ordinance, above. Based on the standards and guidelines discussed below, the proposed project will not be detrimental to the historic San José Water Works Building, and is consistent with the spirit and purposes of the ordinance.

*Analysis: In an effort to remain secondary to the Landmark structure, the proposed plaza and garage access building that will be located on the Landmark site itself will not replicate the architecture or design structure, and will speak on its own through design elements that do not conflict with the structure. The new garage access building will be located outside the first and second setback zone away from the Landmark structure and will not overpower the historic elements of the San José Water Works building (Additional discussion about setbacks in the Zoning Development Standard Conformance section). A pedestrian corridor for retail activity and public gathering space will be located between the historic structure and the new landscaped plaza. The effort to maintain the Landmark structure as a focal point of the site is consistent with the spirit and purpose of the Historic Preservation Ordinance.*

**CEQA: Mitigation Monitoring and Reporting Program (MMRP)**

As part of the environmental clearance document Mitigation Monitoring and Reporting Program (MMRP), vibration and ground movement monitoring and building survey should be undertaken prior to, during and after project construction to document the building conditions and provide appropriate level of protection for the San José Water Works building. If cracking or other damage is detected during construction, construction shall cease and shoring, bracing or other methods should be implemented to minimize further damage before construction resumes.

### Zoning Development Standards Conformance

The site is currently in a Planned Development Zoning District (File No. PDC02-046) that requires the San José Water Works main building remains in place. The zoning allows the on-site relocation of the transformer house and the demolition of later non-historic additions to the building. The proposed rezoning and development permit project retains the building on the project site and allows for the development of new commercial and residential uses and underground parking on the remainder of the site, which is currently a surface parking lot.

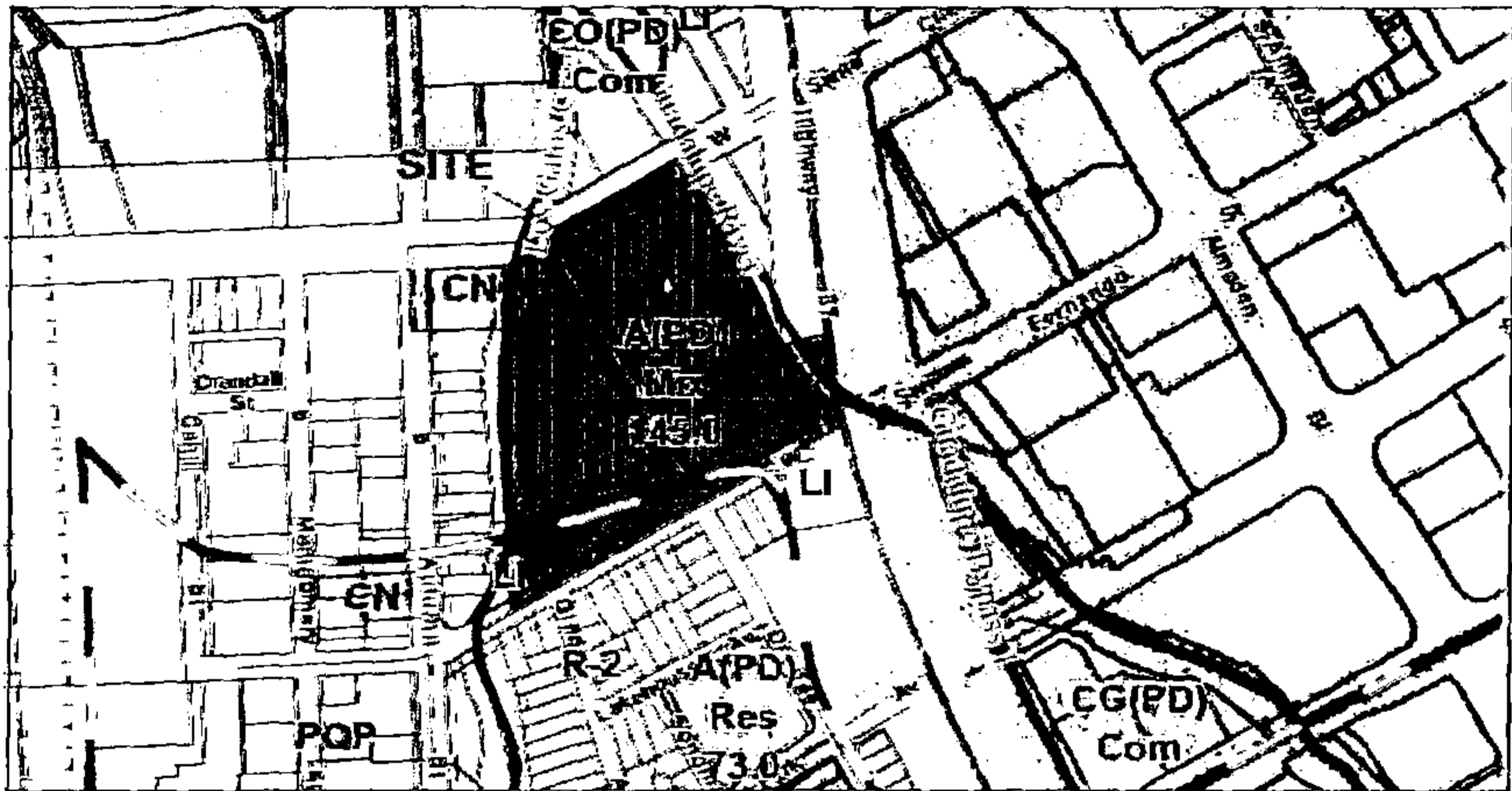


Figure 7: Zoning Map

The subject site is being proposed for a conforming rezoning to allow for a reduced Guadalupe River flood channel setback, and to allow four floors of underground parking. The existing and proposed Planned Development Zoning Development Standards require that no new above ground structures are allowed within a 40 foot setback from the main San José Water Works building and that the setback area is to be used as a landscaped plaza (*See figure 8 for setback zones*). The Standards also include a secondary setback zone, extending from 40 to 55 feet from the San José Water Works building, new construction will not exceed 45 feet in height, and a third zone, between 56 and 100 feet from the historic building, new construction will not exceed 70 feet in height, and buildings in the second setback zone will be compatible with the existing San Jose Water Works building's architectural, design, and materials.

The proposed Planned Development Zoning District will maintain the existing language related and/or affecting the historic San José Water Works structures. A 15 foot tall access building to the underground parking garage is proposed in the third zone, but will not exceed the 70 foot maximum building height. Therefore, as depicted in the figure below and attached Planned Development Permit Plan Set, the proposed project is consistent with the existing development standards in regards to setback and design of structures within the historic San José Water Works Landmark Site. All modifications to landscaping and the plaza is to emphasis the San José Water Works building and create usable and activated pedestrian public space and corridor. All major building structures are being proposed outside the Historic Landmark Site and designed in a way to not mimic the existing architecture of the City Landmark, while providing sufficient buffer for each architectural style to exist without conflicting.



Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report, the Downtown Strategy 2000 Final Program Environmental Impact Report, and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report and Supplemental Environmental Impact Report, was prepared for the project under the provisions of the environmental review requirements the California Environmental Quality Act of 1970, as amended (CEQA), including State and local implementing regulations. The Addendum is available for review at <http://www.sanjoseca.gov/index.aspx?NID=2435> .

The CEQA Guidelines Section 15162 states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that either (1) substantial changes are proposed to the project which will require major revisions to the previous EIR due to new or substantially more severe significant effects, (2) substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to new or substantially more severe significant effects, or (3) new information of substantial importance that was not known and could not have been known previously with the exercise of reasonable diligence shows that the project will have one or more significant effect or substantially more severe effect than disclosed in the previous EIR, or a mitigation measure or alternative that is new or is now feasible, when previously found infeasible, would substantially reduce a significant effect and the project proponent declines to adopt it. An addendum to a previously certified EIR shall be prepared if some changes or additions are needed to the EIR but none of the conditions described in Section 15162 have occurred. Project specific mitigation measures addressing cultural resources are described in the Historic Preservation Ordinance section of this staff report.

**PUBLIC HEARING NOTIFICATION**

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1000 feet of the project site, posted on the City website, and published in the local newspaper. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

**Project Manager:** John Tu

**Approved by:** *Rosalynn Hughey*, Rosalynn Hughey, Assistant Planning Director

**Date:**

**Attachments:**

Exhibit A: Plan Set

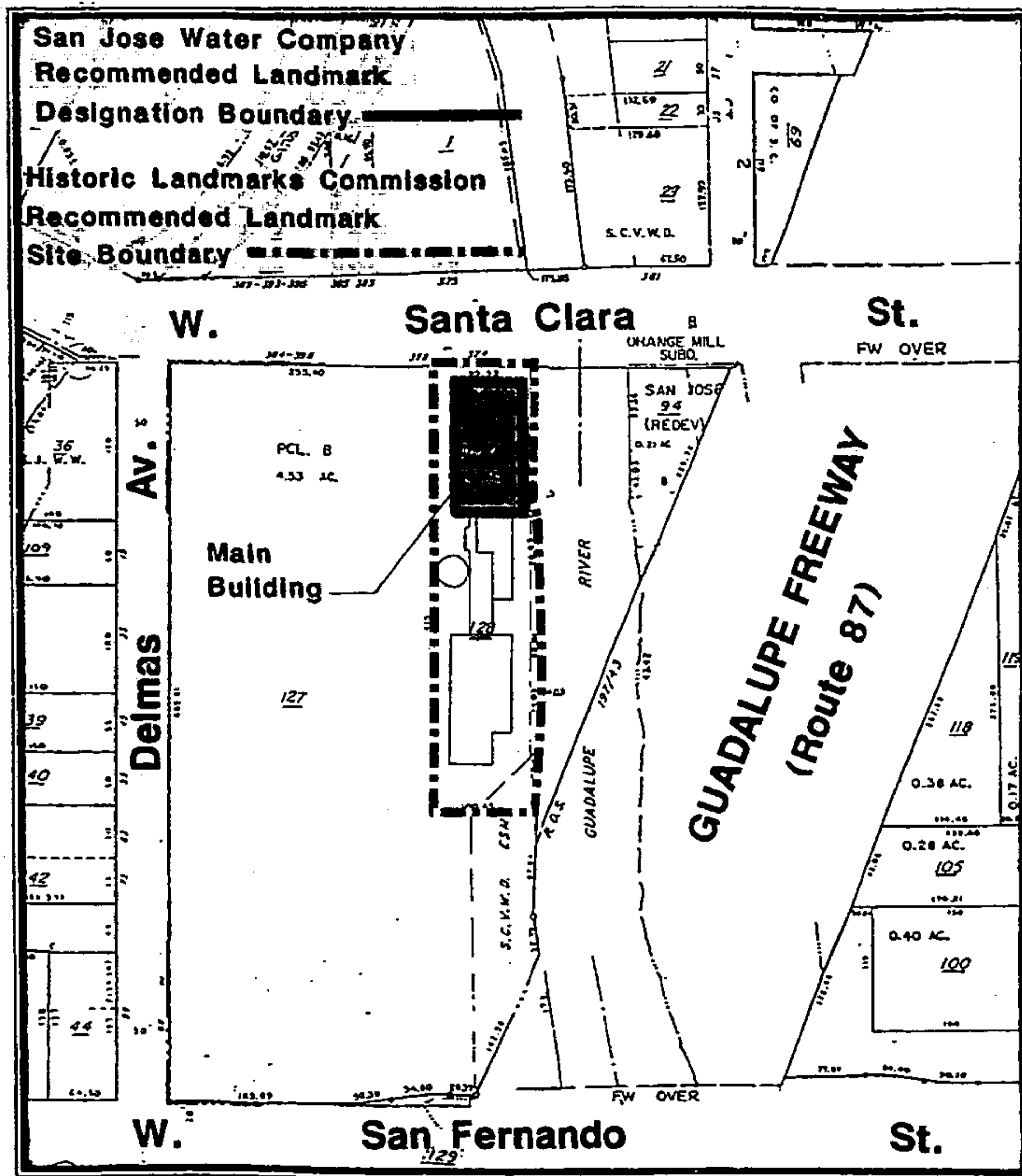
Exhibit B: Draft Historic Preservation Permit

Exhibit C: Proposed Planned Development Plan Set (PD15-061)

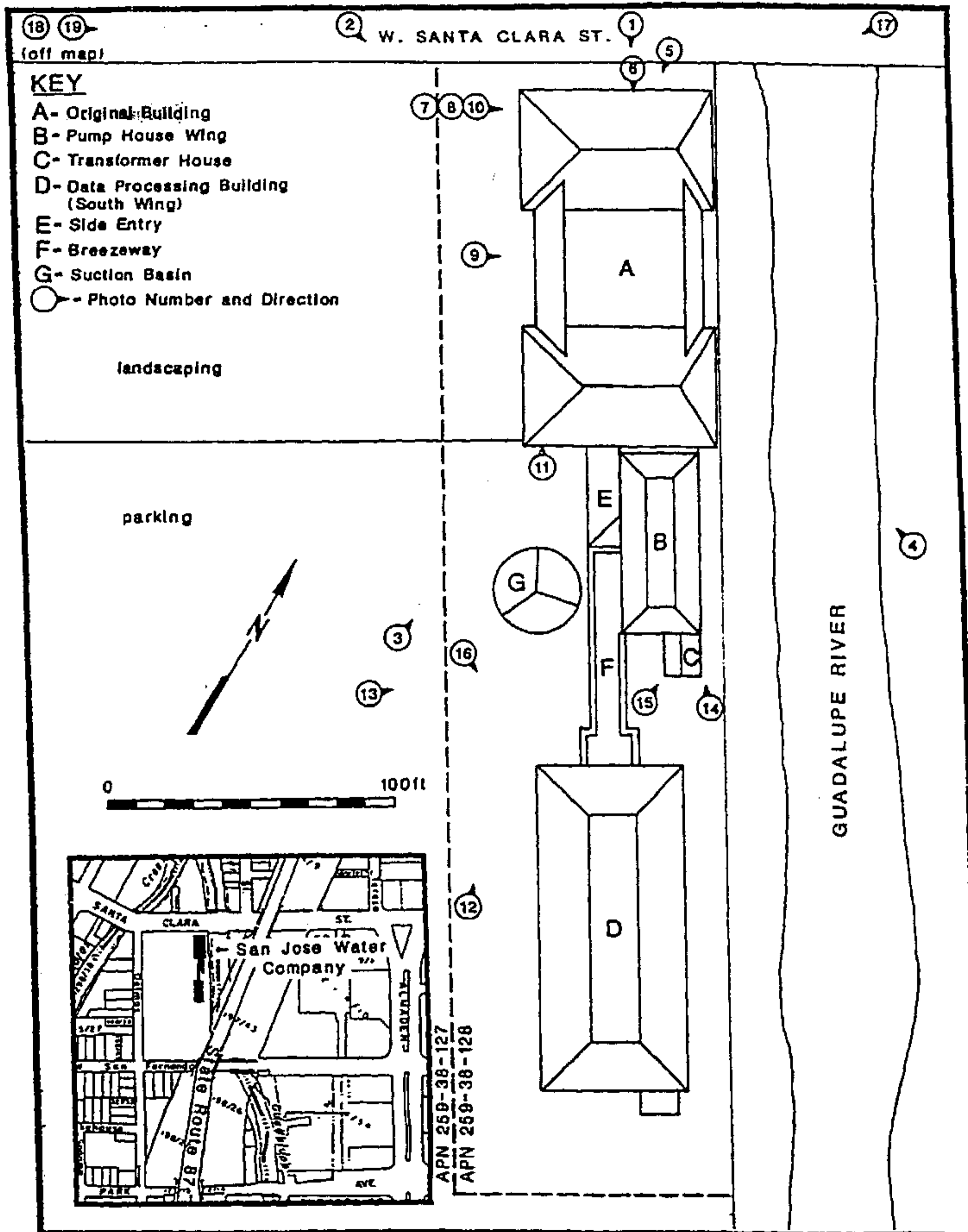
Exhibit D: Historic Evaluation Section of the Final EIR for File No. PDC02-046

Exhibit E: Proposed Development Standards (File No. PDC15-051)

<b>Owner:</b>	<b>Applicant:</b>
Trammel Crow Company 101 California Street, 22 <sup>nd</sup> Floor San Francisco, CA 94111	Trammel Crow Company 101 California Street, 22 <sup>nd</sup> Floor San Francisco, CA 94111

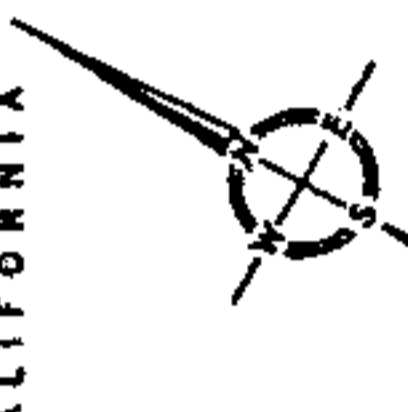


HS91-57



# San Jose Water Works

OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA



R.O.S. 666 / S  
GUADALUPE RIVER

P.M. 567-M-46

ST.

100'

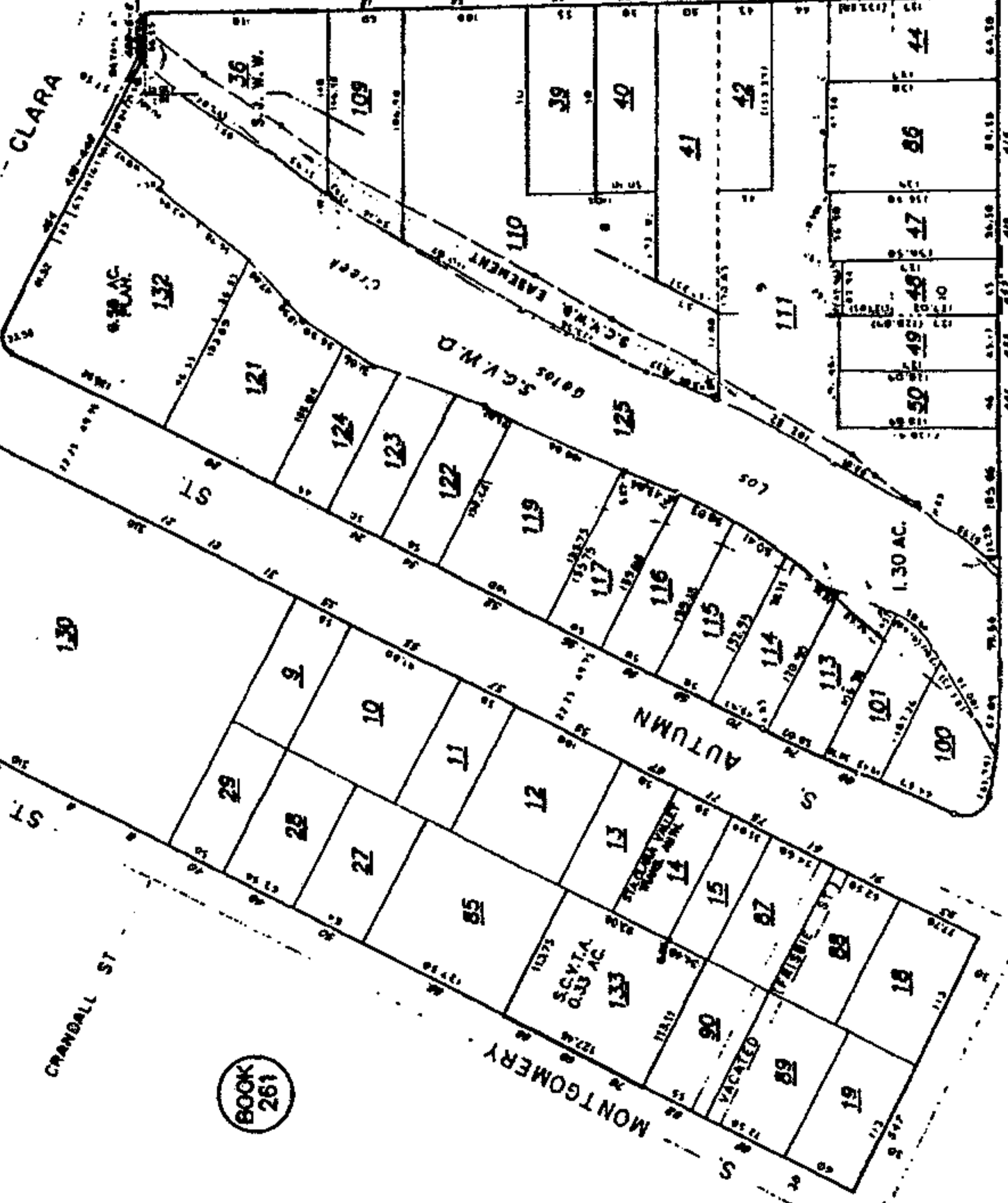
BOOK 261

STOVER ALLEY

CRANDALL ST

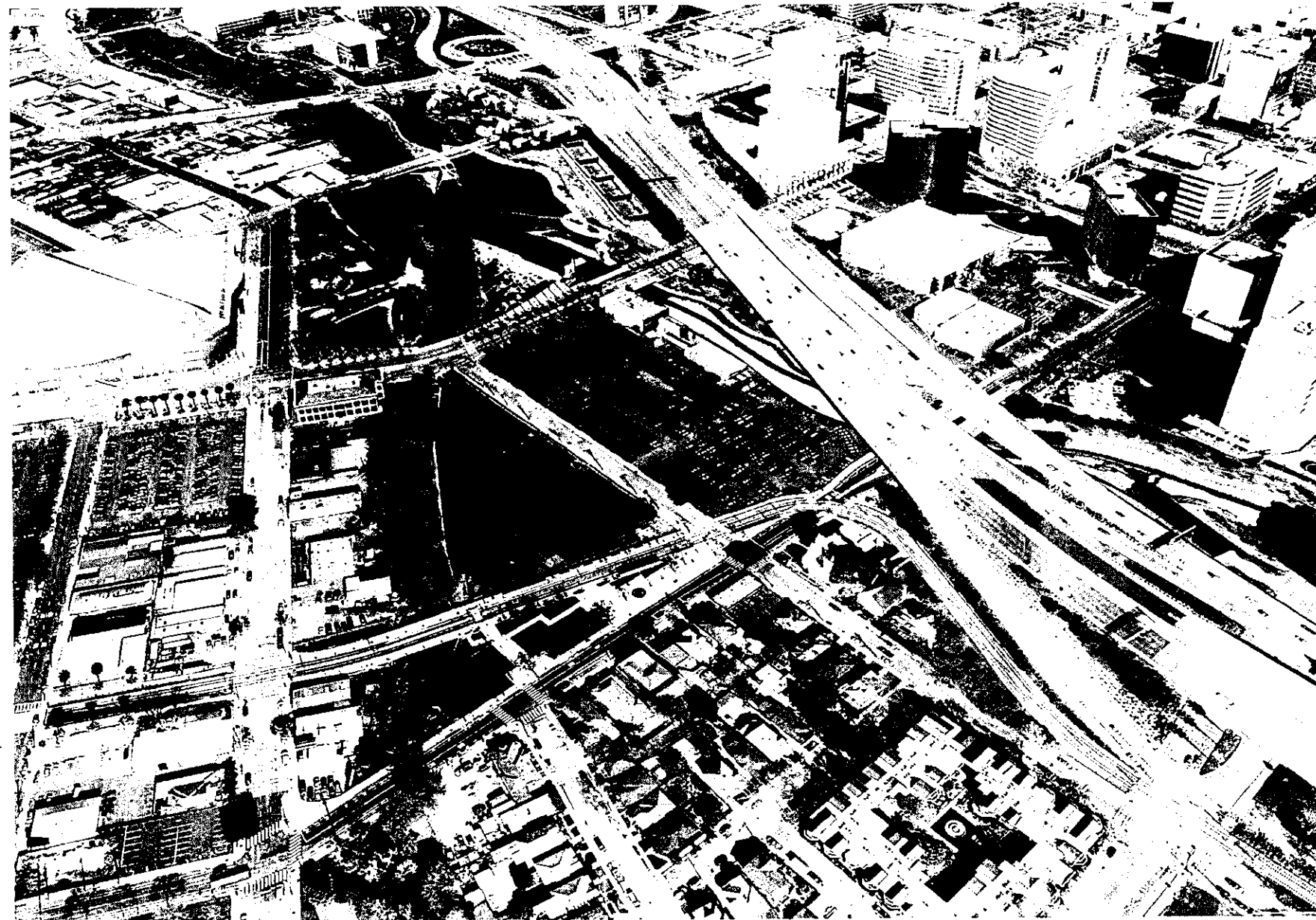
SANTA CLARA

REDEV. AGENCY OF  
CITY OF SAN JOSE



# DIRIDON TRANSIT ORIENTED DEVELOPMENT

## SAN JOSE, CALIFORNIA



OWNER	
ARCHITECT	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
STRUCTURAL ENGINEER	
MEP ENGINEER	
LIGHTING	

APPROVED  
City of San Jose  
PBO - PLANNING  
By: Tong (John) Tu  
Date: 5/17/16

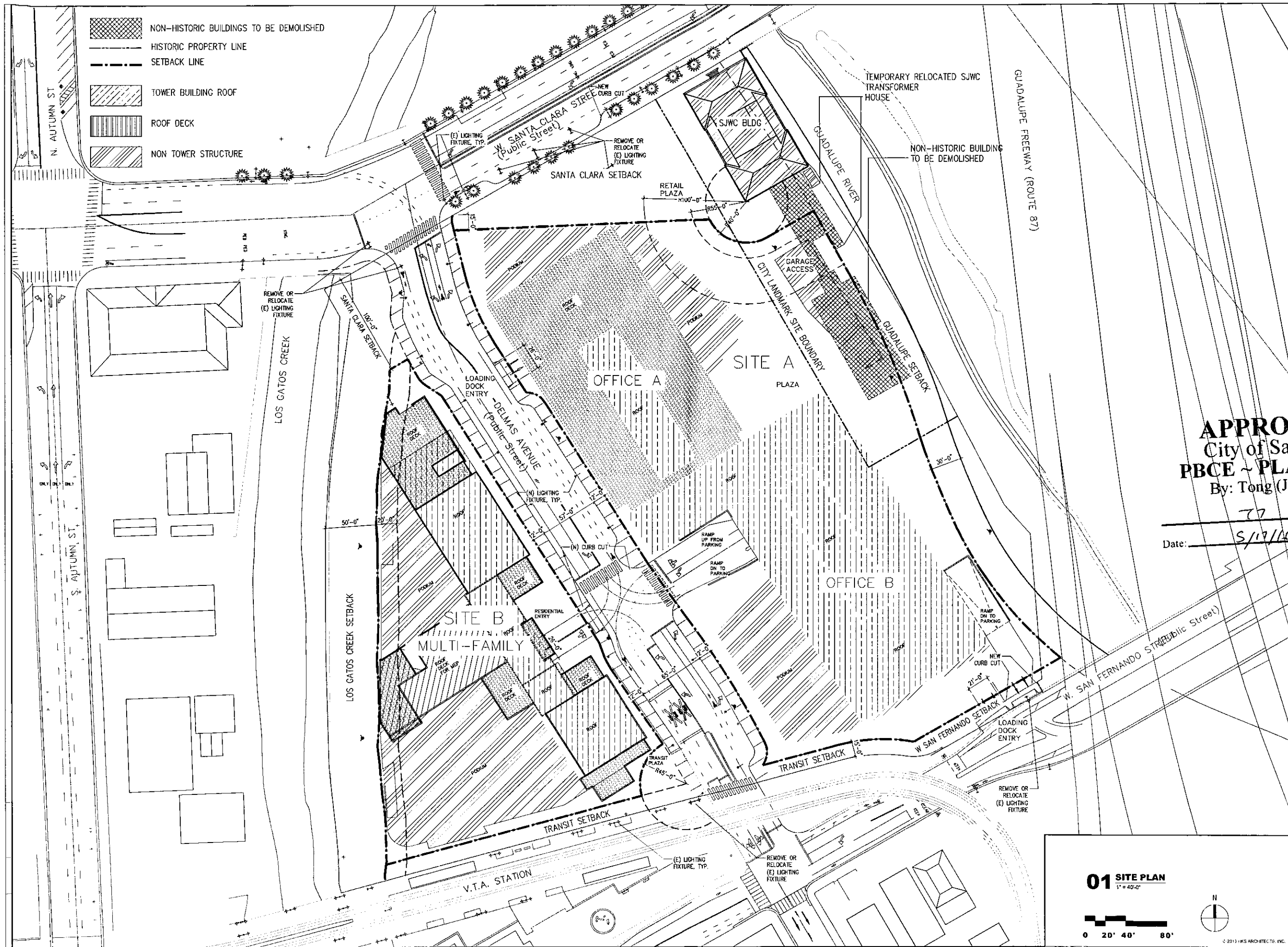
### THIS APPLICATION INCLUDES:

- 1) DEMOLITION OF NON-HISTORIC ADDITIONS AND THE TEMPORARY RELOCATION OF HISTORIC TRANSFORMER HOUSE TO MAKE WAY FOR NEW CONSTRUCTION SHOWN IN PD 15-061.
- 2) DEMOLITION OF SURFACE IMPROVEMENTS TO MAKE WAY FOR NEW LANDSCAPE AND GARAGE ENTRANCE.
- 3) IT ALSO CONSIDERS THE CONSTRUCTION OF A NEW GARAGE PARKING ENTRANCE.

ALL WORK SHALL CONFORM TO LOCAL CODE AMENDMENTS AND APPLICABLE ORDINANCES, FEDERAL REGULATIONS AND AMERICAN W/ DISABILITIES ACT (ADA).

NO HAZARDOUS MATERIALS WILL BE USED OR STORED AT THIS LOCATION.

**HP APPLICATION \_ HP16-002**  
**APRIL 04, 2016**



**Gensler**

ARCHITECT  
GENSLER  
2 Harrison Street, Suite 400  
San Francisco, CA 94105

OWNER  
Trammell Crow Company  
101 California Street, 22nd Floor  
San Francisco, CA 94111

**DIRIDON TRANSIT ORIENTED  
DEVELOPMENT  
SAN JOSE, CALIFORNIA**

**APPROVED**  
City of San Jose  
**PBCE ~ PLANNING**  
By: Tong (John) Tu

Date: 7/17/16

KEY PLAN

REVISION

UPDATE - PDP	02-12-2016
UPDATE - PDP	03-23-2016

GENSLER PROJECT NUMBER  
**01.1227.000**

DATE  
**04/04/2016**

ISSUE  
**HP APPLICATION**  
SHEET TITLE

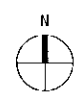
**SITE PLAN**

SHEET NO.

**A01-01**

**01 SITE PLAN**  
1" = 40'-0"

0 20' 40' 80'



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Gensler

ARCHITECT  
GENSLER  
2 Harrison Street, Suite 400  
San Francisco, CA 94105

OWNER  
Trammell Crow Company  
101 California Street, 22nd Floor  
San Francisco, CA 94111

DIRIDON TRANSIT ORIENTED  
DEVELOPMENT  
SAN JOSE, CALIFORNIA

GUADALUPE FREEWAY (ROUTE 87)

APPROVED  
City of San Jose  
PBCE ~ PLANNING  
By: Tong (John) Tu

KEY PLAN

Date: 5/17/15

REVISION

UPDATE - POP	02-12-2016
UPDATE - POP	03-23-2016

GENSLER PROJECT NUMBER  
01.1227.000

DATE  
04/04/2016

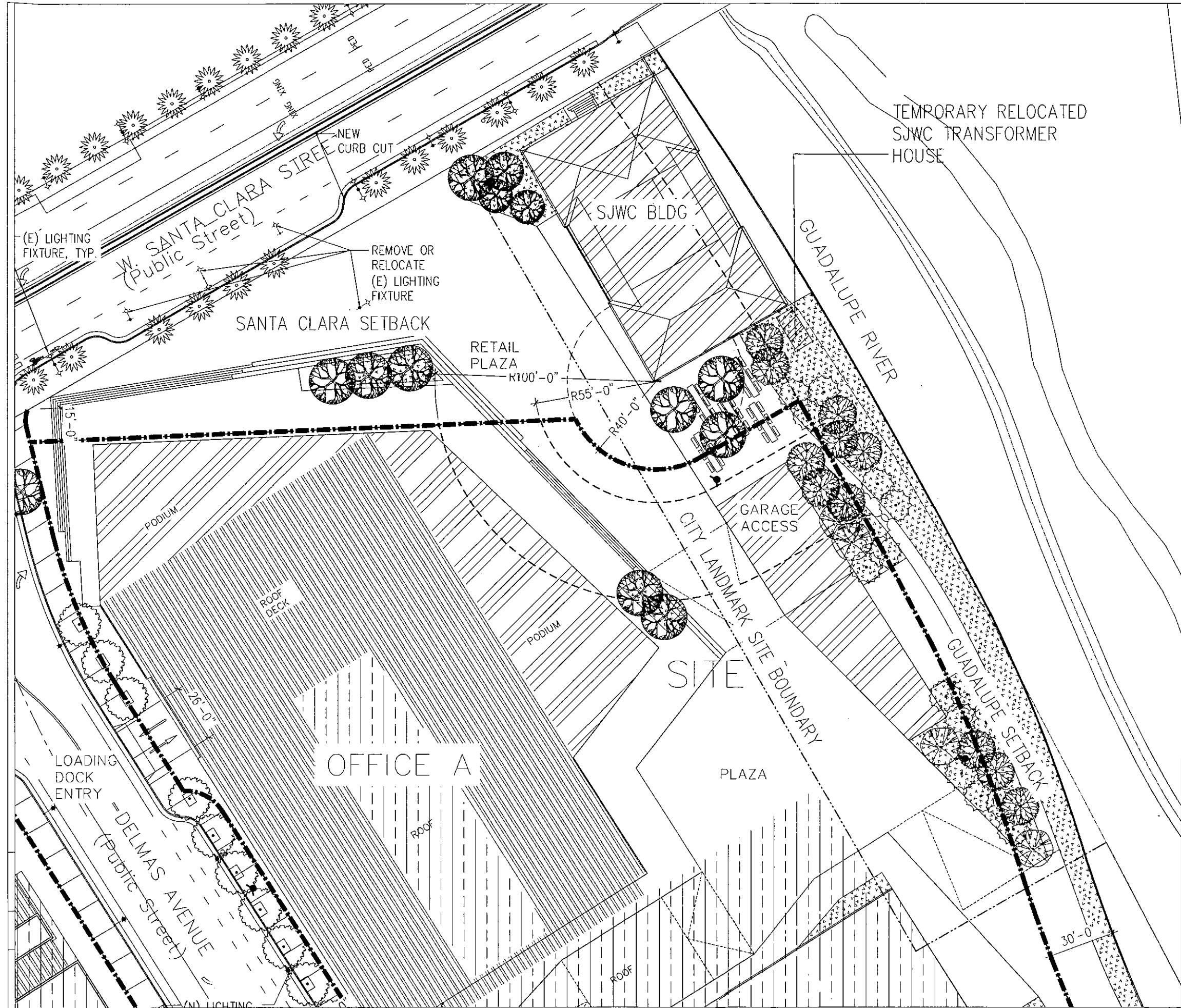
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HP  
APPLICATION

SHEET TITLE

ENLARGED PLAN

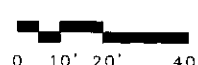
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A01-02

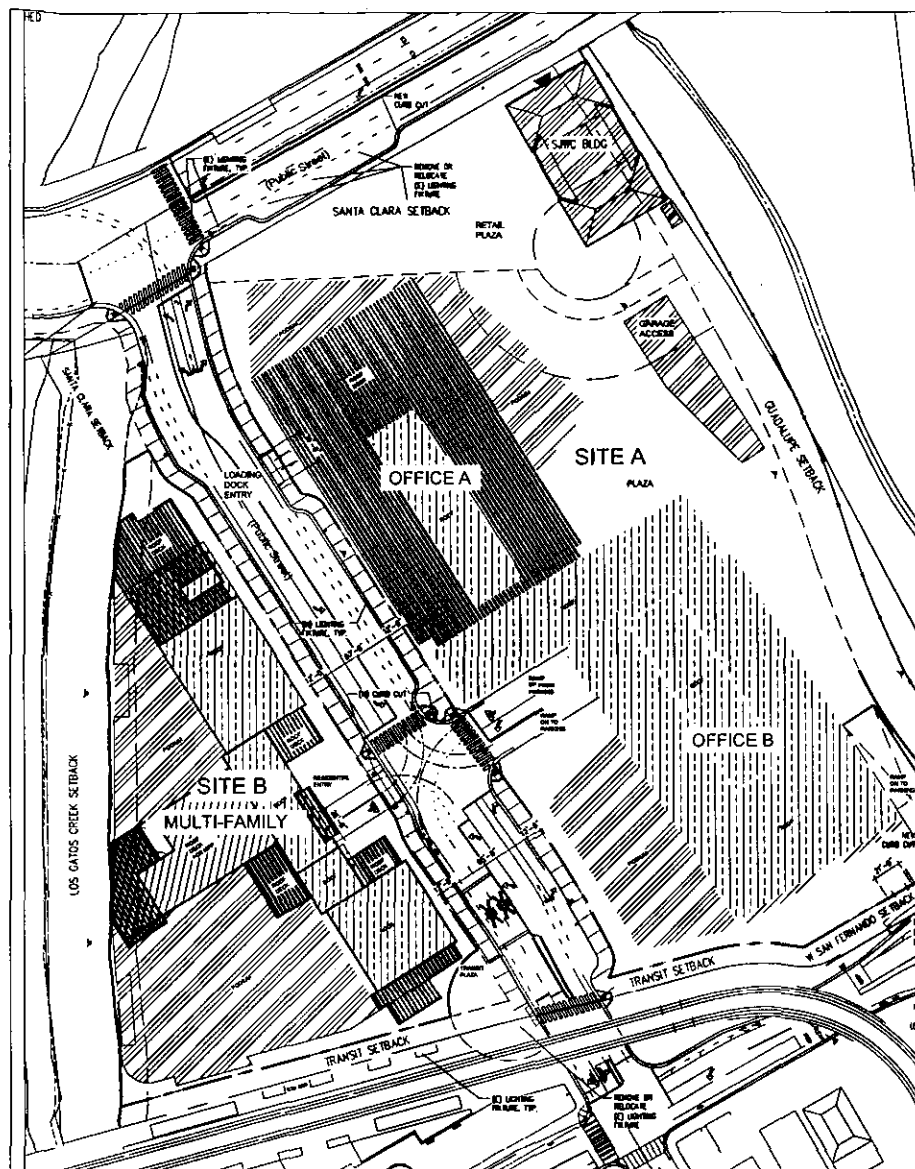


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- SETBACK LINE
- [Hatched Box] TOWER BUILDING ROOF
- [Vertical Lines Box] ROOF DECK
- [Diagonal Lines Box] NON TOWER STRUCTURE

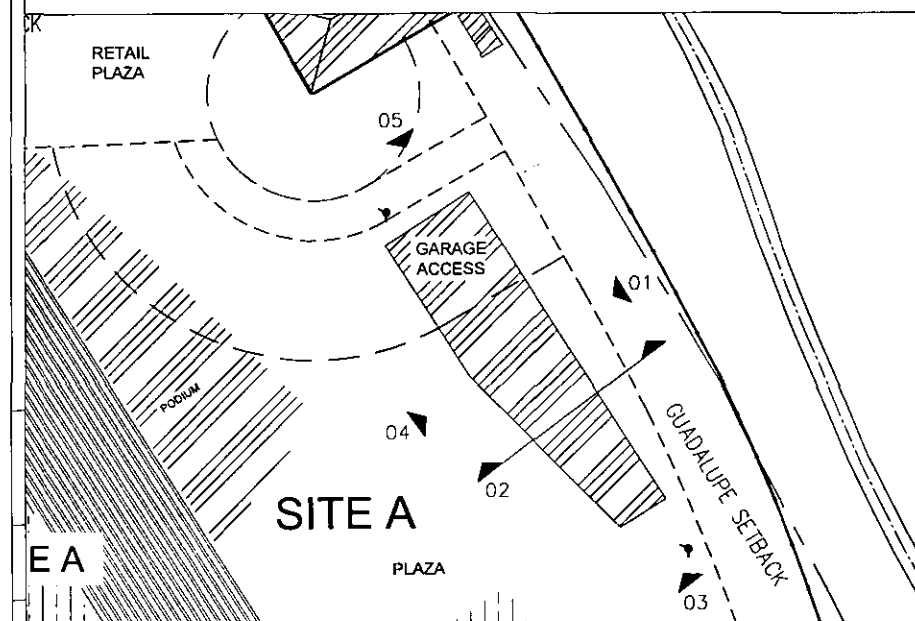
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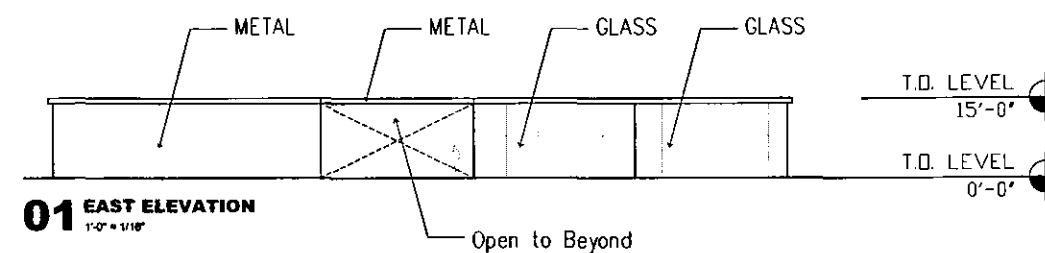
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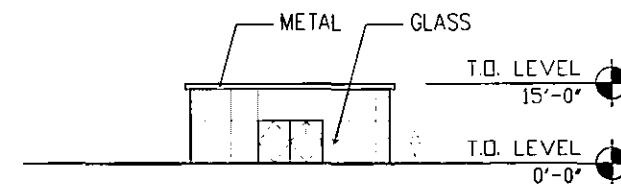
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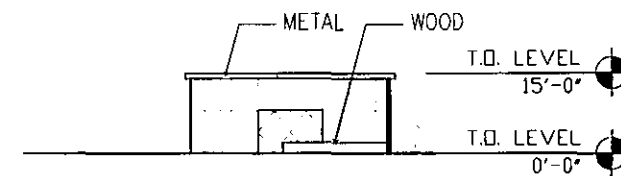
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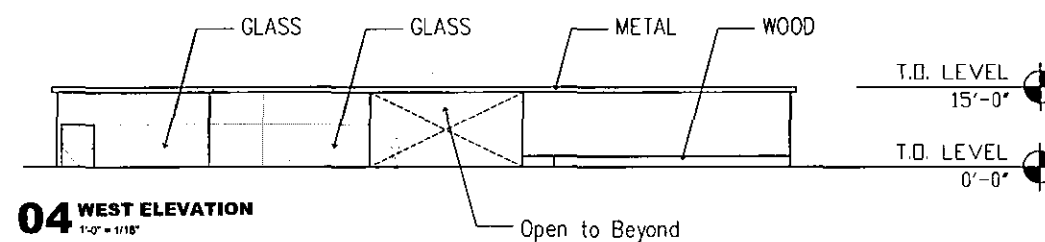
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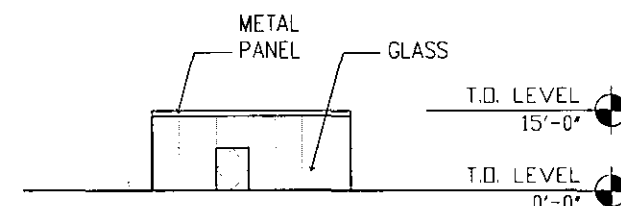
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**03 SOUTH ELEVATION**  
1" = 1/16"



**04 WEST ELEVATION**  
1" = 1/16"



**05 NORTH ELEVATION**  
1" = 1/16"

**APPROVED**  
City of San Jose  
**PBCE ~ PLANNING**  
By: Tong (John) Tu

Date: 5/17/16

**Gensler**  
ARCHITECT  
GENSLER  
2 Harrison Street, Suite 400  
San Francisco, CA 94105

OWNER  
Transit Crow Company  
101 California Street, 22nd Floor  
San Francisco, CA 94111

**DIRIDON TRANSIT ORIENTED  
DEVELOPMENT  
SAN JOSE, CALIFORNIA**

KEY PLAN

REVISION

UPDATE - POP	02-12-2016
UPDATE - POP	03-23-2016

HKS PROJECT NUMBER  
**01.1227.000**

DATE  
**04/04/2016**

ISSUE  
**HP APPLICATION**

SHEET TITLE

**BUILDING  
ELEVATIONS**

SHEET NO.

**A01-03**

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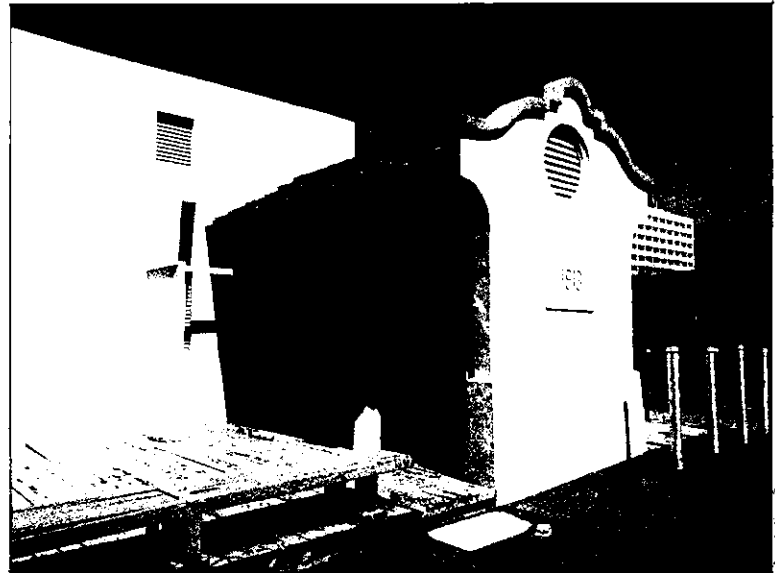
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EXISTING CONDITIONS



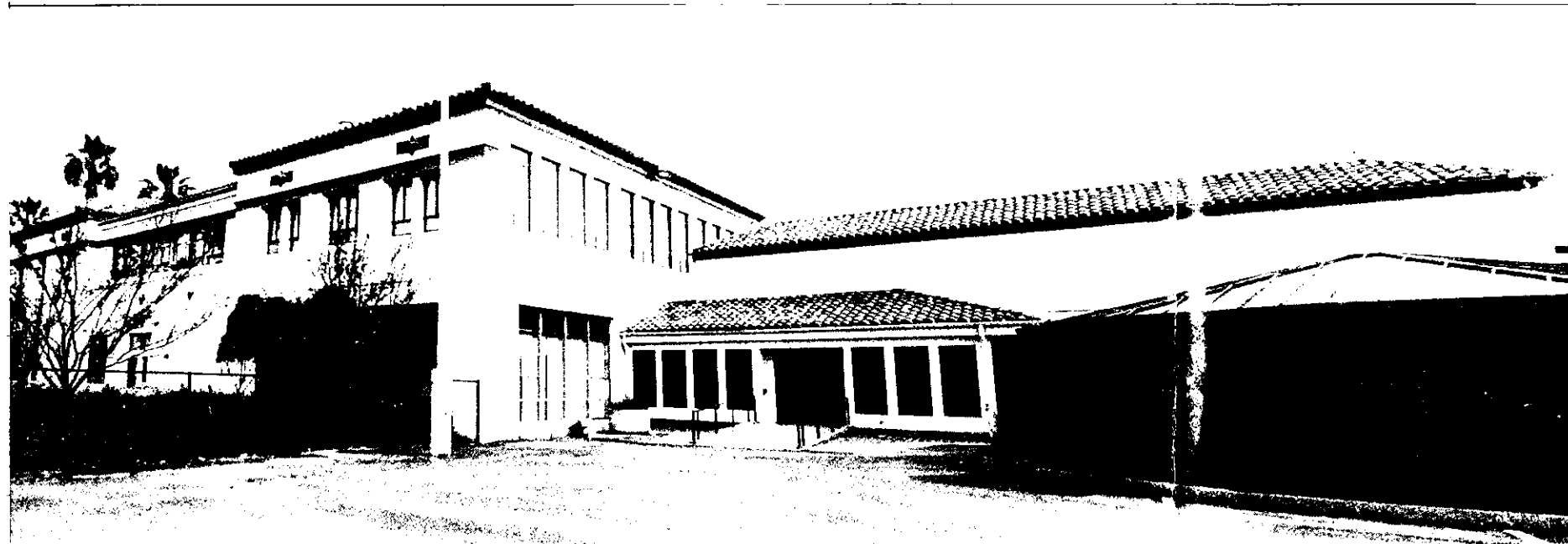
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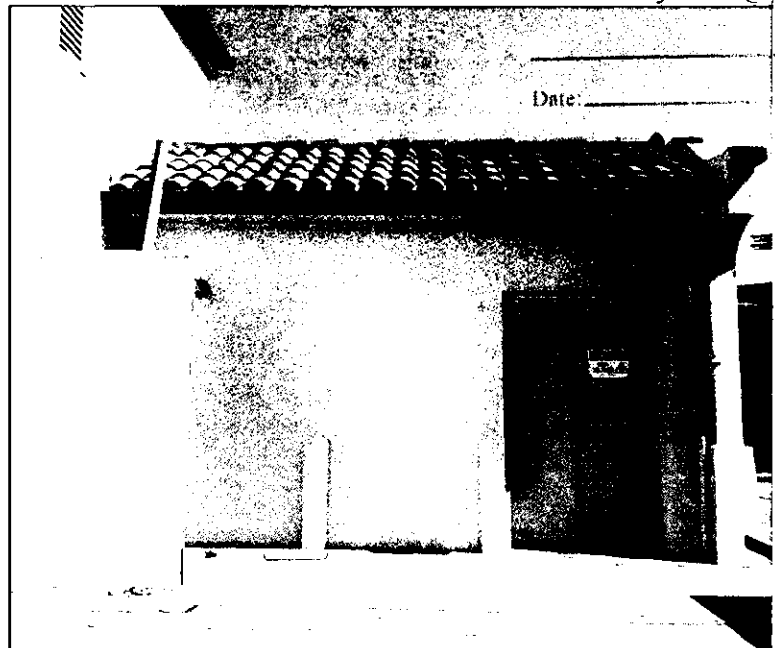
**02** VIEW WEST  
EXISTING CONDITIONS



**05** VIEW TRANSFORMER HOUSE. SOUTH-WEST  
EXISTING CONDITIONS



**03** VIEW WEST  
EXISTING CONDITIONS



**06** VIEW TRANSFORMER HOUSE WEST  
EXISTING CONDITIONS

**Gensler**

ARCHITECT  
2000 10TH AVENUE, SUITE 100  
SAN FRANCISCO, CA 94115

OWNER  
Transit & Crow Company  
101 California Street, 22nd Floor  
San Francisco, CA 94111

**DIRIDON TRANSIT ORIENTED  
DEVELOPMENT  
SAN JOSE, CALIFORNIA**

By: Tong (John)

REVISION  
5/17/16  
DATE: 04/04/2016  
UPDATE: FCP 03/23/2016

GENSLER PROJECT NUMBER  
**01.1227.000**

DATE  
**04/04/2016**

ISSUE  
**HP  
APPLICATION**

SHEET TITLE

**EXISTING  
CONDITIONS**

SHEET NO.

**A01-04**