

WASHINGTON NEIGHBORHOOD
Historic Context Survey
San José, Santa Clara County, California

Prepared for
City of San José
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- *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Guidelines for Local Surveys: A Basis for Preservation Planning* (National Register of Historic Places Bulletin #24)

*Washington Neighborhood Revitalization Plan
and Plan Update*
City of San José

Historical Overview and Context Statement for the City of San José
Department of Planning
City of San José

REPORT PREPARATION

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Photo previous page – 1891 Washington School

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INTRODUCTION

Cultural resource surveys and historic context statements are technical documents developed by communities throughout the United States. These documents provide a comprehensive planning tool for the identification, evaluation, registration, and treatment of historic properties. By developing and maintaining historic resource surveys and historic context studies, local governments are able to implement planning practices addressing historical and cultural resources, practices that have century-old roots in the United States. Preservation of the nation's heritage has long been part of the national purpose. Since 1966, when Congress called upon the Secretary of the Interior to give maximum encouragement to state governments to the development of statewide historic preservation, the National Park Service (NPS) has developed methodologies for survey planning and preservation programs that are outlined in a number of published guidelines, primarily within the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Cities such as San José rely on these federal standards for preservation planning.

Surveys, and their resulting resource inventories, provide a basis for sensitive and effective planning decisions. San José's surveys and inventories provide documentation that allows informed assessments of its built environment within the development review processes. With the information provided in these documents, San José planners and policy makers can understand the history of the city in a variety of ways, and San José's citizens can preserve and celebrate significant buildings that convey the past. The current San José Historic Resources Inventory and Citywide Historic Context Statement compile a variety of types of research, including historical patterns of development, identification of diverse community values associated with the built environment, and comprehensive evaluations of individual resources.

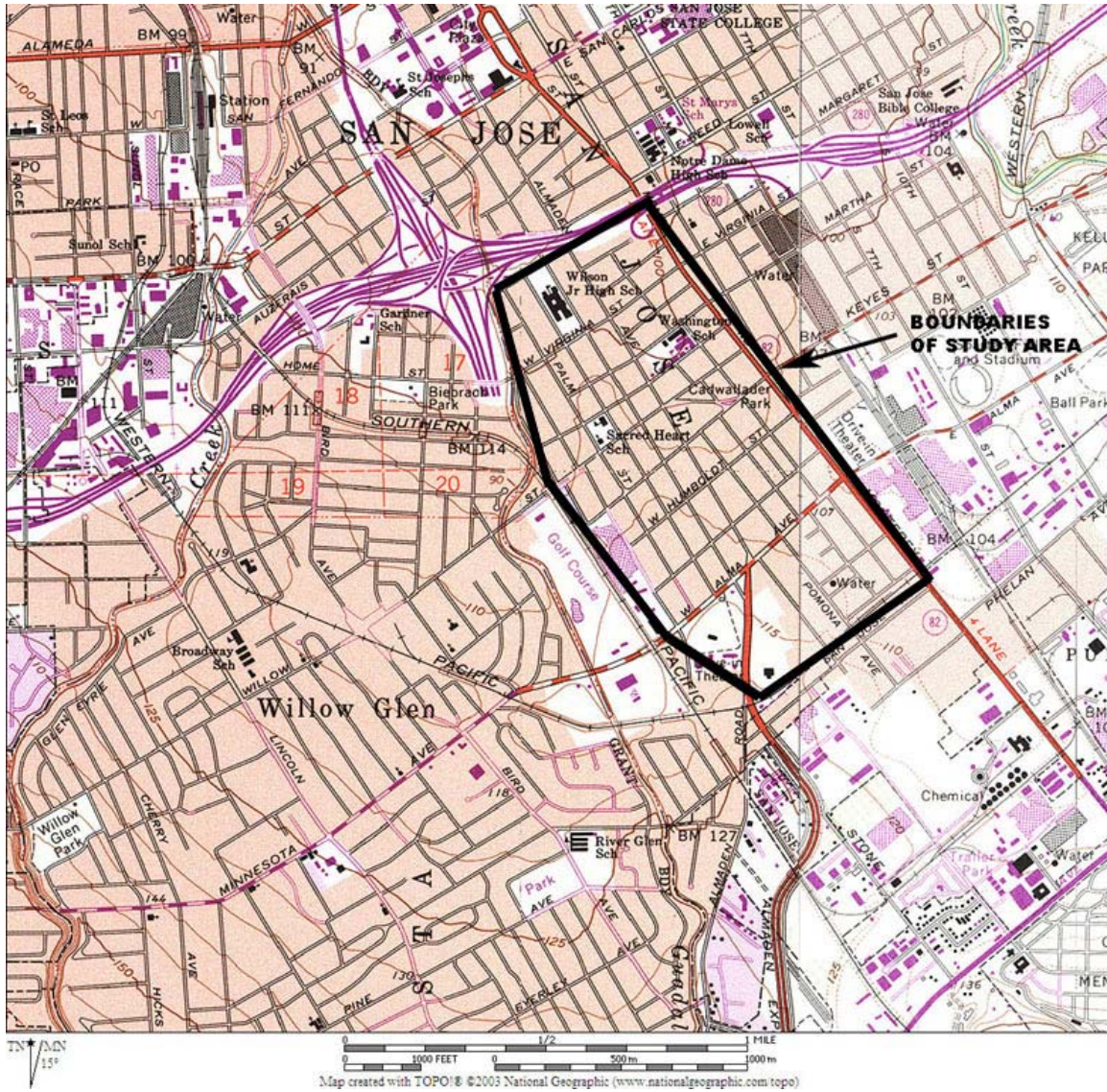
San José - California's first civil settlement following the 1769 introduction of European culture to the region - is one of the earliest non-indigenous communities established in historical times on the West Coast. It played a brief but important role during the late expansion of European Colonialism in the Western Hemisphere that concluded with the signing of territorial treaties at Madrid in the 1790s. The town was founded as a pueblo on November 29, 1777 under Spain. As one of two significant settlements at the edge of the frontier under both Spain and Mexico during the late eighteenth and first half of the nineteenth century (the other being the Pueblo de Los Angeles), San José was an agricultural center for the central coast area. The town had a large number of adobe buildings that have all been lost except for two; the Peralta and Roberto Adobes. During the last century and a half, San José evolved as a unique American city built upon its historic roots.

Community development during the first century of the American period, from 1846-1945, is discussed in many local history books at a citywide scale, but is less well understood at the neighborhood level. As an agricultural center, the resident population in San José began to diversify during the later part of the *Mexican Period* prior to 1846,, and over the next one hundred and sixty plus years, San José and the greater San Francisco Bay region has become a destination for diverse groups of immigrants, as well as for settlers from America's Midwest and East Coast.

This historic context survey is an attempt to place the development of the Washington neighborhoods within the larger framework of San José's history. By investigating the significant aspects and broad patterns of historical development at the neighborhood level, it is then possible to

identify the types of historic properties that represent important historic trends. With a better understanding of the roots of neighborhood development, planning for future change can occur that will facilitate the long-term vitality and sustainability of the type of older inner-city neighborhood that Washington has become.

Area Map

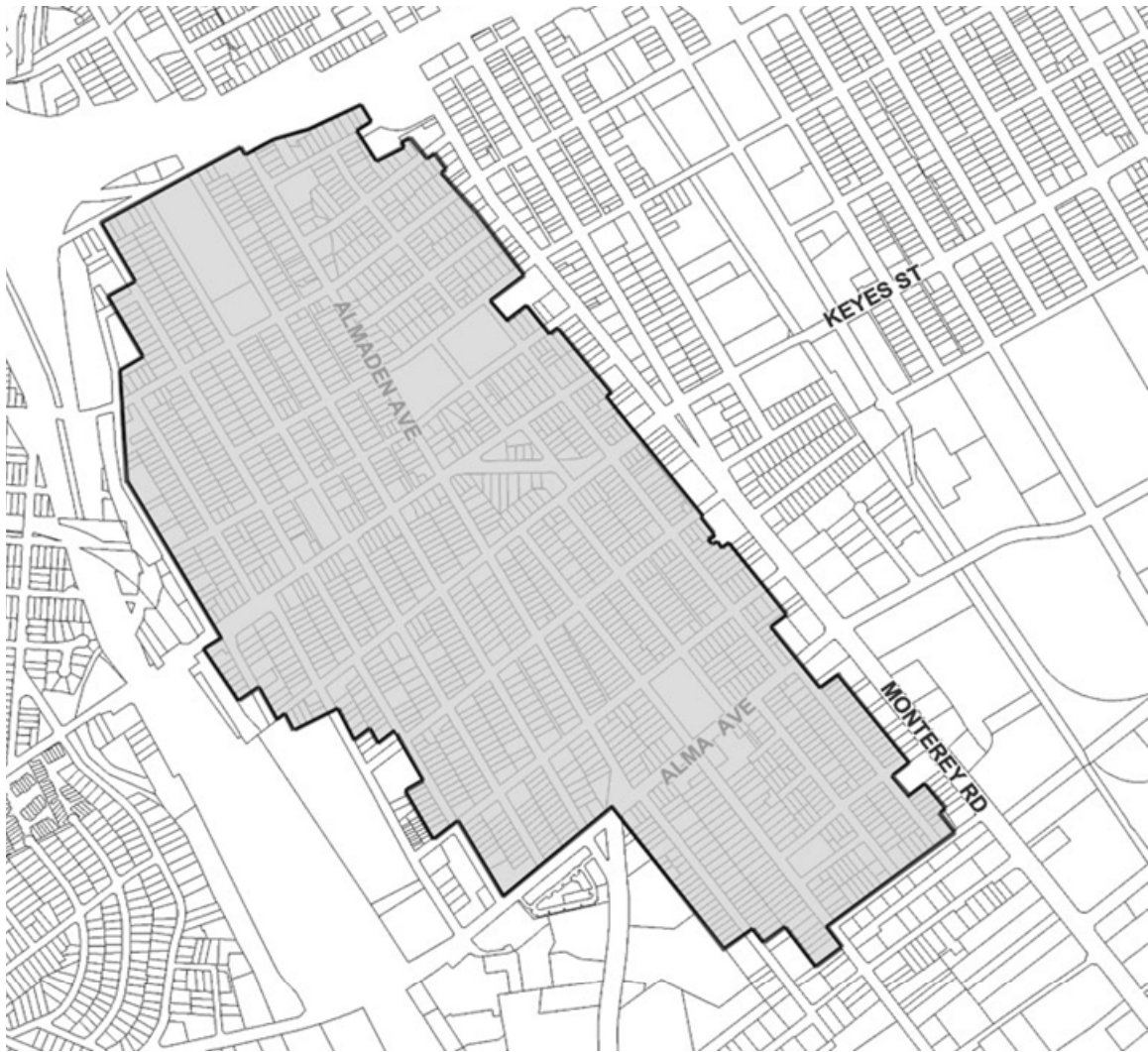


USGS San José West and East composite, 1980 photo revised (not to scale)

Boundaries of the Survey Area

The study area consists of the physical land within the jurisdictional boundaries of the City of San José, Santa Clara County, California, located to the south of the downtown and within what local planners call the urban frame – generally San José’s original city boundaries, established by 1850. More specifically, it can generally be described as bounded by Interstate 280 on the north, South First Street/Monterey Road on the east and the Southern Pacific Tracks south of Bellevue Avenue on the south, and Highway 87 to the west.

The earliest American surveys of San José platted the city from the old pueblo east to the Coyote Creek. Within a few decades, new tracts to the west and south of the pueblo had defined the urban frame. This frame was soon divided into four political districts divided into quadrants by First and Santa Clara Streets; this study addresses portions of the southwest quarter, known as the Fourth Ward.



Boundaries of the Washington neighborhoods survey area

PLANNING BACKGROUND

Use of the Washington Neighborhood Historic Context Survey

It is the intention that this neighborhood context survey be used by the Washington neighborhoods and the City of San José in considering future revitalization planning projects. The study will serve as the foundation for future intensive level studies and designations that will be coordinated within the City of San José historic preservation program.

Methodologies for Surveys and the Development of Context Statements

The methods for conducting surveys are specified in National Register Bulletin 24, *Guidelines for Local Surveys: a Basis for Preservation Planning*. The Secretary of the Interior, through the National Park Service, has developed the National Register program and prepared a number of associated bulletins that address the study and registration of the full range of cultural resources that community planners may encounter.

Surveys should be prepared to be consistent with the *Secretary of Interiors Standards for Identification*. The standards provide a procedural baseline as follows:

- Standard I. Identification of historic properties is undertaken to the degree required to make decisions.
- Standard II. Results of identification activities are integrated into the preservation planning process.
- Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

The recommended research methodology for inventories undertaken in the City of San José is outlined in the *Survey Handbook*, dated March 1992. This handbook was prepared by the firm of Archives & Architecture as a part of San José's 1991/1992 Update to the Historic Resources Inventory.

Historic resource surveys link resources to their associated historic contexts. To evaluate buildings, structures, objects, sites and districts for historical significance, a statement of context must first be defined. An historic context statement establishes the background chronology and themes of a specified area. In doing so, it describes the significant characteristics and patterns of that area's history and cultural development. This report is a result of the Washington Neighborhoods Context Survey, and briefly summarizes the history of the area within specific historic periods and themes that are relevant to understanding the geographical area and the goals of the study. A preliminary mapping of the area based on recorded and unrecorded surveys, tracts, and subdivisions was done to better understand the larger patterns of development. The historic period of the context statement begins in 1769, when Euro-Americans first entered the region with the intent of establishing permanent settlement. Occupation of central California by indigenous peoples had begun over 10,000 years previously, but the historic survey and context statement does not contain an overview of the prehistoric past. Development planning that involves archaeological resources must conform to a separate set of methodologies for investigation, identification, recordation and treatment.

The methodology for creating a historic context statement consists of five steps:

- Identify the concept, relevant time period and geographical limits of the study area
- Review existing contemporary information such as past surveys, recorded information about the study area on file at the local, state and national level
- Perform original research using available primary and secondary sources of information
- Synthesize the historical information gathered into a written narrative
- Define existing property types within the study area and group them based on shared physical and/or associative characteristics. These property types should be understood by character-defining features associated with extant resources, patterns of development, and a statement of current conditions and the levels of integrity necessary for a resource to be a contributor to a significant historic pattern of development.

Historic context surveys are not intended to result in static planning documents, but should evolve as additional information is acquired by planning agencies that might affect future historic evaluations of properties within the study area. The development of a historic context statement must therefore include a description of adopted community preservation goals and strategies, as well as defining what individual property research might be necessary in the future to better evaluate specific development proposals within the study area. The historic context statement is the foundation for decision-making regarding the planning, identification, evaluation, registration and treatment of historic properties. The criteria for historical significance are the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the City of San José Evaluation Rating System and criteria for Historic Landmark designation and listing on the San José Historic Resources Inventory.

The California State Historical Resources Commission has identified nine general themes covering the entire range of California's diverse cultural heritage. These themes are: Aboriginal, Architecture, Arts/Leisure, Economic/Industrial, Exploration/Settlement, Government, Military, Religion, and Social/Education. In 2006 a *Comprehensive Statewide Historic Preservation Plan for California, 2006-2010* (Plan) was adopted that describes the vision for California for historic preservation. The Plan identifies new preservation partners, considers all cultural resources, and provides goals and objectives for future preservation planning. Within this Plan, goals were adopted to understand better the historic and cultural property types that had been little recognized in the past. These included post-World War II architecture and suburban development, Cold War era structures, cultural landscapes and traditional cultural properties, and the inclusion of cultural properties associated with the diverse communities that are found throughout the state.

<http://www.ohp.parks.ca.gov/pages/1069/files/State%20Plan-fd.pdf>

Using these broad California themes as a guide, the City of San José has adopted a Citywide Historic Context Statement, Periods of Significance, and Interpretive Themes. Nine distinct themes are identified, although not all of the themes have been developed within the City's own Historic Context Statement. These themes are briefly discussed in a subsequent section, but for the purposes of this study, the focus has been on *Architecture and Shelter*.

The Washington Strong Neighborhoods Initiative (SNI) Planning Area

The Washington neighborhoods are located south of downtown and include five identified residential areas with two active neighborhood associations, as well business areas along Willow and

South First Streets, and West Alma Avenue. The properties along South First Street are also within the Monterey Corridor Redevelopment Project Area. The Washington SNI Neighborhood Advisory Committee (NAC) comprises a coalition of community interests, and is a participant in the larger SNI program under the auspicious of the SNI Project Area Committee.

The Vision for Revitalization, adopted by the Washington SNI NAC is as follows:

The vision of revitalizing the Washington Neighborhood includes creating and maintaining a safe, high quality living environment, where residents are secure from the threat of crime, streets are safe and attractive, residents have quality affordable housing, and there are safe places for the community to interact and children to play.

Within the Washington neighborhoods are a number of sub-areas that have been defined in the recent past for planning purposes. Washington contains a portion of the Tamien Station Specific Plan area, which is generally bounded by Willow Street, Lick Avenue, Alma Avenue, Little Orchard Street, the Union Pacific railroad tracks, and the Guadalupe River. The central focus of the Specific Plan area is the Tamien Multi-Modal Station, an important transit hub containing light rail, heavy rail, bus, and freeway transportation facilities. The Willow Street Neighborhood Business District is located along Willow Street and coordinates with the Redevelopment Agency of the City of San José (RDA). The RDA also coordinates with the Strong Neighborhood Initiative Neighborhood Advisory Committee within the study area – the Washington NAC.

The Washington neighborhoods are composed of five identified neighborhoods: Guadalupe-Washington, Tamien, Goodyear-Mastic, Cottage Grove/Pomona, and Alma-Almaden. Residential neighborhood associations include the Guadalupe/Washington Neighborhood Association (GWNA), Goodyear/Mastic Neighborhood Association, the Alma Neighborhood Association, and the Tamien Neighborhood Association (formerly the Almaden-Vine Neighborhood Association).

Performance of the Context Survey

An *historic context survey* identifies resource types to be investigated further in *reconnaissance* and *intensive* surveys. A *reconnaissance* survey identifies resources that may have significance for their architecture, and will generally include the preparation of DPR523a Primary Record survey forms or equivalent information. If a potential district or districts are identified during this process, DPR523d District Record forms are also prepared that summarizes the historic context and articulate contributing properties to that context.

Intensive level surveys record information about properties that includes information about historic context, personages, and events in addition to architectural information, and includes technical evaluations for historical significance according to national, state, and local criteria. This form of recordation includes both DPR523a forms, and the more detailed DPR523b forms.

DPR523 forms are a state-developed format for recording historic information. These forms comprise a single system for documenting the full range of values present in a given location. The kinds of resources that merit recordation and the different levels of information that may be appropriate to gather about them are established within a set of guidelines that have been prepared by the State and are available from the Office of Historic Preservation, called *Instructions for Recording Historical Resources*.

The preparation of this *historic context survey* is the first step in the development of a complete historic resources inventory for the study area. Although a brief history of neighborhood development has

been presented in this report, and the architectural aspects of the built environment have been noted, the issue of associations that historic personages give to extant properties has not been addressed.

Identifying dates of construction for historic resources within the study area as a part of *reconnaissance* and *intensive level* studies are problematic, as building permits are available for only some time periods, and the related indexes and primary records are dispersed in a number of local archives. Early maps and aerials can be used to place building construction dates within narrow frames of time that can then be confirmed by on-site evaluations.

Within the methodologies of the conduction of both *reconnaissance* and *intensive level* surveys, are other types of studies that can be useful for the development of planning data. These hybrid studies, that identify construction dates, architectural typology, and obtain photographs of buildings and other information, can be useful when merged with existing land use data sets to provide additional planning tools for the management of historic resources within the city. This limited resource studies can identify potential conservation and historic district areas, as well as individual properties that may qualify for listing on San Jose's Historic Resources Inventory.

Research on applicable subdivisions for this study was undertaken at the County of Santa Clara Records Office. Additional resources were utilized at the California Room at the Martin Luther King Jr. Library in Downtown San José and the San José archives at History San José on Senter Road. The California Room maintains original sets and microfilm copies of some versions of the Sanborn Fire Insurance Maps, which are the most useful tool in conducting primary building research. Additionally, city directories are available for the years 1870-1979.

SUMMARY OF FINDINGS

The Washington neighborhoods consist of about 900 properties, of which the majority has structures over 50 years in age. Little identification activities have occurred to date to determine the quantity and significance of historic properties in this large inner-city neighborhood. The Washington neighborhoods are an intact representation of San José's historic growth for almost a century beginning with the *Early American Period* and continuing to the end of World War II. It embodies, within the boundaries of the neighborhood study area, architectural styles and vernacular building types that represent the breadth of design of the period and the residential architecture found throughout California.

The Washington neighborhoods present a unique understanding of the visual aspects of neighborhood life in a community over most of the historic period, a place that is distinct from much of the larger urban setting that presently encompasses the City of San José. This large, mostly single-family residential area that contains some pockets of commercial use and an overlay of multi-family residential development that occurred during the 1950s and later, is diverse in both visual and demographic aspects.

San José's broader history is represented by this extensive area, in a uniquely eclectic series of overlaid time periods. A historic ethnic Italian neighborhood existed in much of the study area during the first half of the twentieth century.

The fabric of the residential buildings in the Washington neighborhoods is undergoing modification in the present, primarily due to envelope replacement projects (ERPs). In some areas of the Washington neighborhoods, these often-irreversible changes are starting to cumulatively affect the historic character of the setting. Utilization of planning tools, such as designation of conservation areas, can positively assist in helping direct the revitalization of the neighborhoods in the future in a way that respects the values inherent in the historic resource that the neighborhood represents.

HISTORICAL OVERVIEW

San José was the first pueblo to be established in Spanish California, settled on November 29, 1777 on the eastern bank of the Guadalupe River. This area, about two miles north of the Washington neighborhoods, was the town center until sometime in the 1790s, when, due to flooding problems, the pueblo was moved south to an area centered at what is now Market and Santa Clara Streets. Within the pueblo, the settlers (*pobladores*) were granted house lots (*solares*) and cultivation plots (*suertes*). The undeveloped lands surrounding the pueblo were suburbs or common lands (*ejidos*), used for the grazing of livestock and retained for future residential growth of the pueblo.

During the later part of the Spanish/Mexican Period of San José's evolution, the area that would eventually become the Washington neighborhoods was made up of *suertes* in the northern portion, and grazing lands in the southern portion. A pond was located just north of present day Union and State Streets, which fed water into the *Acequia Madre*, a large ditch that meandered northward roughly parallel to Market Street. The *acequia* carried water for domestic use and to supply irrigation to the *suertes* along the Guadalupe River. The *pobladores* placed their homes in close proximity to the *acequias*, and planted the *suertes* with small orchards, vineyards and vegetable crops. The pond, later to be called City Pond, was originally fed by water from Arroyo Tulares de los Canoas, to be named Canoas Creek during the later part of the nineteenth century. The creek originated in the Blossom Valley area and snaked along the west side of Communications Hill before entering the Washington neighborhoods near the intersection of present day Cottage Grove Avenue and South First Street. The creek bisected much of what are now the Washington neighborhoods until diverted and filled during the early parts of the twentieth century.

During this early period, adobe homes were built as far south as Grant Street. South First Street follows closely the original alignment of the *El Camino Real* into the pueblo. This "road to Monterey" served as the major communication route between the bay area settlements of Alta California and the Monterey Presidio and points south. Historic maps show this old alignment just to the west of present-day South First Street.

Early American Period (1846-1869)

During American territorial control, prior to the concession of Upper California by Mexico in the Treaty of Guadalupe Hidalgo of 1848, residents in San José began to plan the future city based on the traditional grid pattern found throughout the West. By 1848, the grid as we know it now had been formally established based on the work of William Campbell and engineer Chester Lyman; it is known as the area of the Original Survey. It extended from Market Street to Eleventh Street, and from what is now called Julian Street on the north to Reed Street on the south. The completion of these surveys paved the way for future development, traffic flow, land speculation, and expansion. By 1850, the Original Survey had evolved into the Original City, a much larger area extending from Rosa (Hedding) Street on the north, to about Keyes Street and Almaden Road (West Alma Street) on the south, and from the Coyote River on the east, to a north-south line just to the west of the Guadalupe River.

At this time, the portion of the Washington neighborhoods south of Willow Street was largely an area of public lands that had been distributed by lottery in 1847 and known as the Pueblo Farm Lots.

The early City Council, then known as the *Junta*, had the public lands of the pueblo surveyed by James D. Hutton, and divided them up in what was then thought to be seventy-seven 500-acre lots. The lots were distributed to heads of household by lottery. This plan went forward, but with unsatisfactory results, as most lots were later discovered to be smaller than 500 acres. In 1848, a new surveyor, Chester Lyman arrived, who resurveyed most of this area, and since title to these lands had been conditional, in 1850 the council declared them forfeited. It was also determined by the Governor of California that the *Junta* had no authority to dispose of these lands. In spite of their invalidity, however, references to the Five-Hundred-Acre Lot titles continued to be mentioned in deed records for many years to come, and many early owners deriving from this lottery eventually obtained legal title to their lands.

To the north of Willow Street and south of Interstate 280, most of the area was under private ownership of pueblo residents at the beginning of the *Early American Period*. Early unrecorded surveys of this area show intent to expand the city southward into this area. It appears that Chester Lyman may have surveyed some of the area along South First Street as early as 1849, later called the Overbaugh and Robert's Addition and the Acequia Lots, Two large surveys west of Canoas Creek are identified as Sheller's and Mace's. Most of this area was re-surveyed in the 1870s after title was cleared on these lands. This area of the city has some of the oldest residential buildings, some from the *Early American Period*, when the area began slowly to develop.



San Jose Bird's Eye View – 1869 (facing southeast)

Much of the land between Willow Street and West Alma Avenue was within what was known as Lot 5 of the Pueblo Farm Lots and was first owned by Charles White after the completion of the lottery. White was a pioneer of 1846 who came to San José from Missouri with his wife and two children. He was active in the early affairs of San José during the *Early American Period*, elected as *alcalde* (mayor) in 1848, and a prime mover in trying to secure the location of the State Capital in San José. He was also an unfortunate victim of the April 1853 explosion of the steamship *Jenny Lind* in Alviso, dying of his injuries the day after that tragedy.

Lot 5 was 153 acres, and appears to be the land between what is now Willow Street on the north to West Alma Street on the south, and between South First Street and the Guadalupe River. By 1851, Charles White had apparently sold most of this land to Miles M. Goodyear and James Lick. It is not known who acquired the lands west of what is now Lick Avenue, but by 1876, this area had been divided into six or seven smaller properties containing early orchards.

To the south of White's Lot 5 was Lot 4. The original owner of this lot has not been determined, but by 1876, this 360-acre property had been subdivided into a number of rural properties; some orchards were planted in the southern portions of the future Washington neighborhoods.

Although some houses may have been built in the area as early as the 1850s, it appears that by the end of the *Early American Period*, the area was still primarily agricultural, with a mix of small farms and early orchards. The presence of Canoas Creek and the City Pond provided easily obtainable water for the agricultural uses, although the introduction of wells in the town in the early 1850s made dependence on rainwater runoff less critical.

Horticultural Expansion (1870-1918)

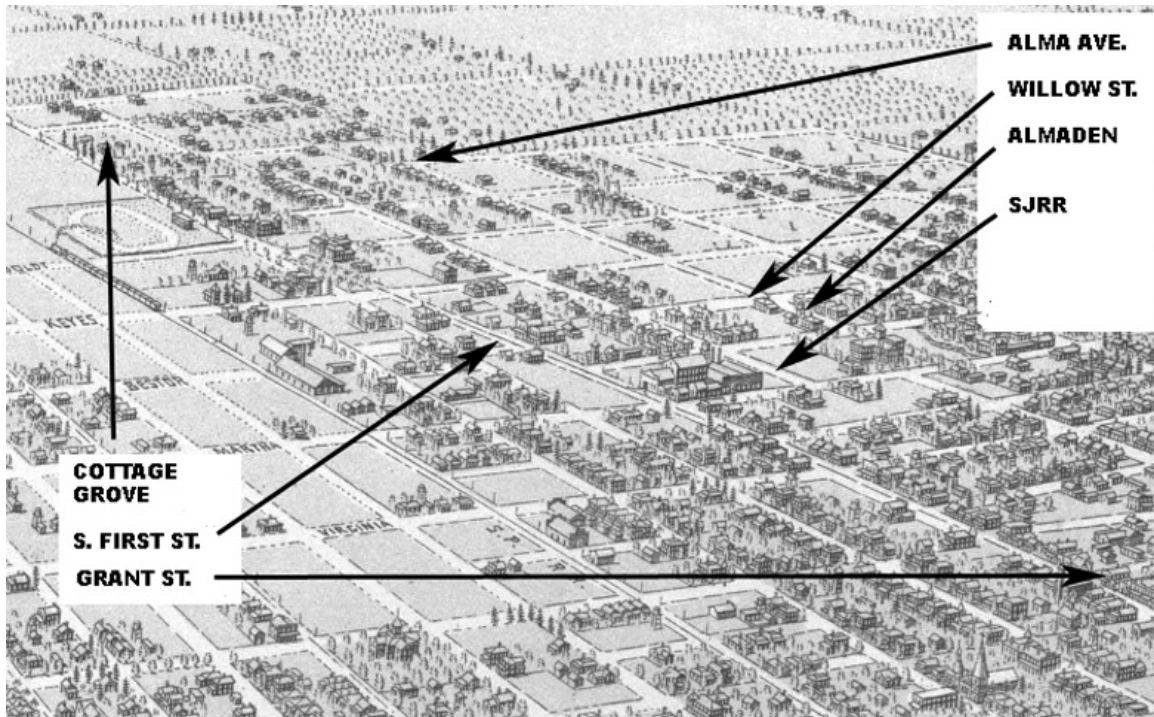
The Washington neighborhoods developed rapidly during this period, particularly during the late 1870s and 1880s. With re-surveys of the lands north of Willow Street, and new subdivisions to the south within the Lick Homestead and Goodyear Tracts, the neighborhood soon established itself as the Fourth Ward, one of four political districts of early urban San José.

The 1880s was a decade of rapid development in the Fourth Ward with over 16 residential subdivisions recorded. This growth was stimulated by the formation of Samuel Bishop's electrical streetcar line which was established in 1871 along First Street to Oak Street as a horse car line. It was electrified in 1887-1888.

The 1880s was a period of horticultural expansion in San José, with existing orchards producing crops in new communities such as the Willows, Berryessa, Los Gatos and Saratoga as well as additional orchards expanding into new areas such as Campbell, Evergreen and Edenvale. New packinghouses and canneries also became major employers during this time, processing the fruit from the abundant orchard production. The combination of the electrical railroad as well as the orchard and cannery production contributed to the growth of the Fourth Ward. The San Jose and Pajaro Railroad had opened in 1870 just three blocks to the east along Fourth Street, eventually providing a rail connection to national markets for the products of the local horticultural industry.

While growth continued unabated into the early 1890s, the Wall Street Panic of 1893 temporarily slowed development in this era. In the early years of the twentieth century, development increased again in the Fourth Ward as an influx of immigrants from Italy provided a work force for the booming horticultural industries. Much infill of partially built-out subdivisions that had been created in the late nineteenth century took place during the years before World War I, as the area matured as a part of the downtown San José frame.

(see bird's eye view next page)



San José Bird's Eye View - 1901 (facing south)

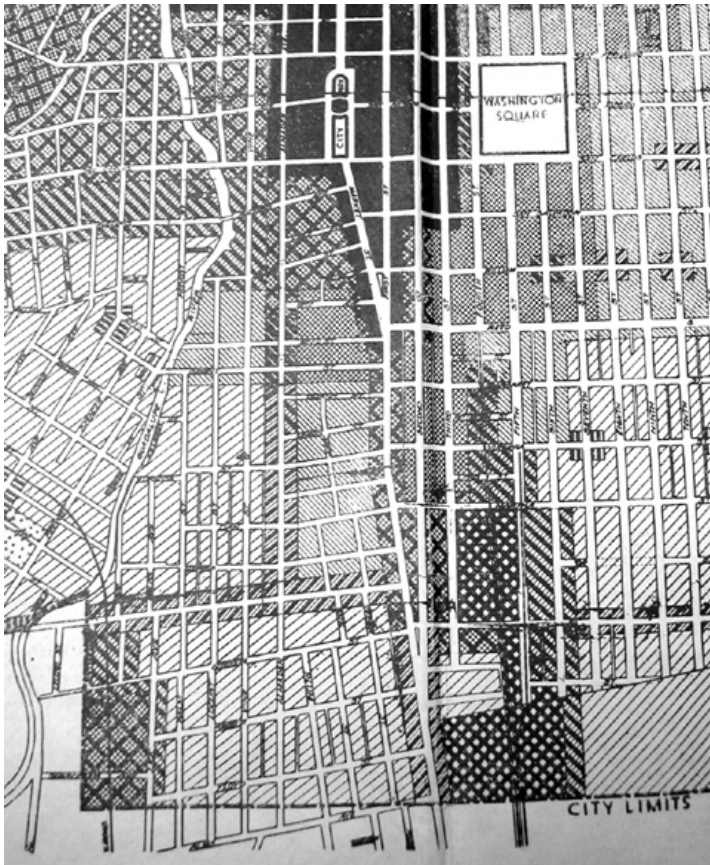
Inter-War Period (1918-1945)

After World War I, San José entered a period of great prosperity, with population growth continuing through the twenties as the city expanded outward. During this period, most of the subdivisions had been created in the Washington neighborhoods, and with the abandonment of the District Wards, the area had matured as an identified residential district framing Washington School. Commercial corridors emerged on Willow Street and South First Street, which had been primarily residential until the early part of the twentieth century. Other commercial uses had also been appearing along Almaden Avenue, as it functioned as a collector street to the downtown.

During this period, most new development was occurring in the suburban areas of San José, as the automobile enabled suburban expansion throughout Santa Clara Valley.

In 1929, zoning was introduced in San José, and most of the older downtown areas were targeted for future intensification of land uses. Within the Washington neighborhoods, land use designations included commercial strips along Willow Street, Almaden Street, and South First Street, with light industrial allowed on South First Street north of Goodyear Street, and office uses along West Alma Avenue. North of Willow Street, the residential area between South First Street and Almaden Avenue was designated for high-density multi-family uses, and the remaining areas north of West Alma Avenue were designated for two-family land uses. South of West Alma Avenue, some areas were designated for continued one-family uses, while other residential areas were designated for two-family, and the corridors along South First Street and San Jose Avenue were planned for light industrial.

By the end of the Depression, the Washington neighborhoods saw the first introduction of apartment buildings on vacant lots, to be followed by more infill of this building type after the war and continuing into the present. In the years following World War II during San José's period of *Industrialization and Urbanization*, the now built-out neighborhoods changed little. The neighborhoods are now characterized by a diverse population base that has replaced the predominately-Italian immigrant population found during the first half of the twentieth century. Recent reinvestment in the neighborhoods has run parallel to increased property values in the region, providing new changes to the existing historic fabric of the greater Washington neighborhoods.



LEGEND			
USE	DISTRICT	SYMBOL	HEIGHT DORIES FEET
ONE-FAMILY 1-FAMILY DWELLINGS- SCHOOLS- CHURCHES- LIBRARIES- ETC.	A	[Symbol: Dotted pattern]	2½ 35'
TWO-FAMILY 1 & 2 FAMILY DWELLINGS- SCHOOLS- CHURCHES- LIBRARIES- ETC.	B	[Symbol: Diagonal lines /]	2½ 35'
APARTMENT USES PERMITTED IN "B" DISTRICT - MULTIPLE DWELLINGS- ROOMING & FRATERNITY HOUSES- HOSPITALS- CLINICS- INSTITUTIONS - CLUBS- HOTELS- ETC.	C	[Symbol: Horizontal lines]	3 45'
	D	[Symbol: Vertical lines]	6 75'
COMMERCIAL USES PERMITTED IN APARTMENT DISTRICTS- RETAIL STORES- BANKS- THEATERS- OFFICES- RESTAURANTS- FILLING STATIONS- ETC.	E	[Symbol: Diagonal lines \]	2½ 35'
	F	[Symbol: Horizontal lines]	3 45'
	G	[Symbol: Vertical lines]	6 75'
CENTRAL BUSINESS DIST. USES SAME AS LIGHT INDUSTRIAL	H	[Symbol: Diagonal lines /]	4 TIMES STREET WIDTH WITH SETBACKS ABOVE
LIGHT INDUSTRIAL ANY USE NOT OFFENSIVE BECAUSE OF EMISSION OF ODOR- DUST- SMOKE GAS OR NOISE	I	[Symbol: Diagonal lines \]	3 45'
	J	[Symbol: Diagonal lines /]	8 100'
HEAVY INDUSTRIAL ANY USE	K	[Symbol: Dotted pattern]	8 100'

NOTE - FOR FULL DETAILS OF ZONING REGULATIONS
SEE TEXT OF ZONING ORDINANCE

CITY PLANNING COMMISSION
City of San Jose, Calif.
Michael H. Antonacci, Engineer

1929 zoning map and legend

HISTORICAL THEMES of the Washington neighborhoods

The City of San José Historic Context Statement includes Interpretive Themes that have been defined that help understand the historic development of the city. Subsets of these themes that are associated with the Washington neighborhoods are provided below:

- *Manufacturing and Industry*
- *Communication and Transportation*
- *Commerce*
- *Religion and Education*
- *Social, Arts, and Recreation*
- *Population and Cultural Groups*
- *Architecture and Shelter*

The research and presentation of a detailed thematic history of the Washington neighborhoods is beyond the scope of this initial historic context survey. The neighborhoods have a rich and diverse history as a residential area with related commercial, industrial, and institutional uses that have served both the local community and the city as a whole. Property types beyond residential use exist throughout the neighborhoods, which are directly associated with the evolution of the communities with the area. Detailed research into the historical context of these property types should accompany any future intensive level survey of the neighborhood, as few of these historic properties have been recorded or listed within local and state historic resource inventories.

Additionally, the area was home or place of business to a number of important personages that lend significance to individual properties. Early local residents such as James Lick, Frank and Martha Lewis, Andrew P. Hill, John Christian, Marcos and Ignatius Rancadore, Vito LoBue, the Spivey brothers, and many others provide insight to the evolution of a community and its accomplishments.

The following sections address some of this thematic context, followed by a more detailed overview of the theme of *Architecture and Shelter*. These sections establish a framework for planning of future survey work and historic district considerations.

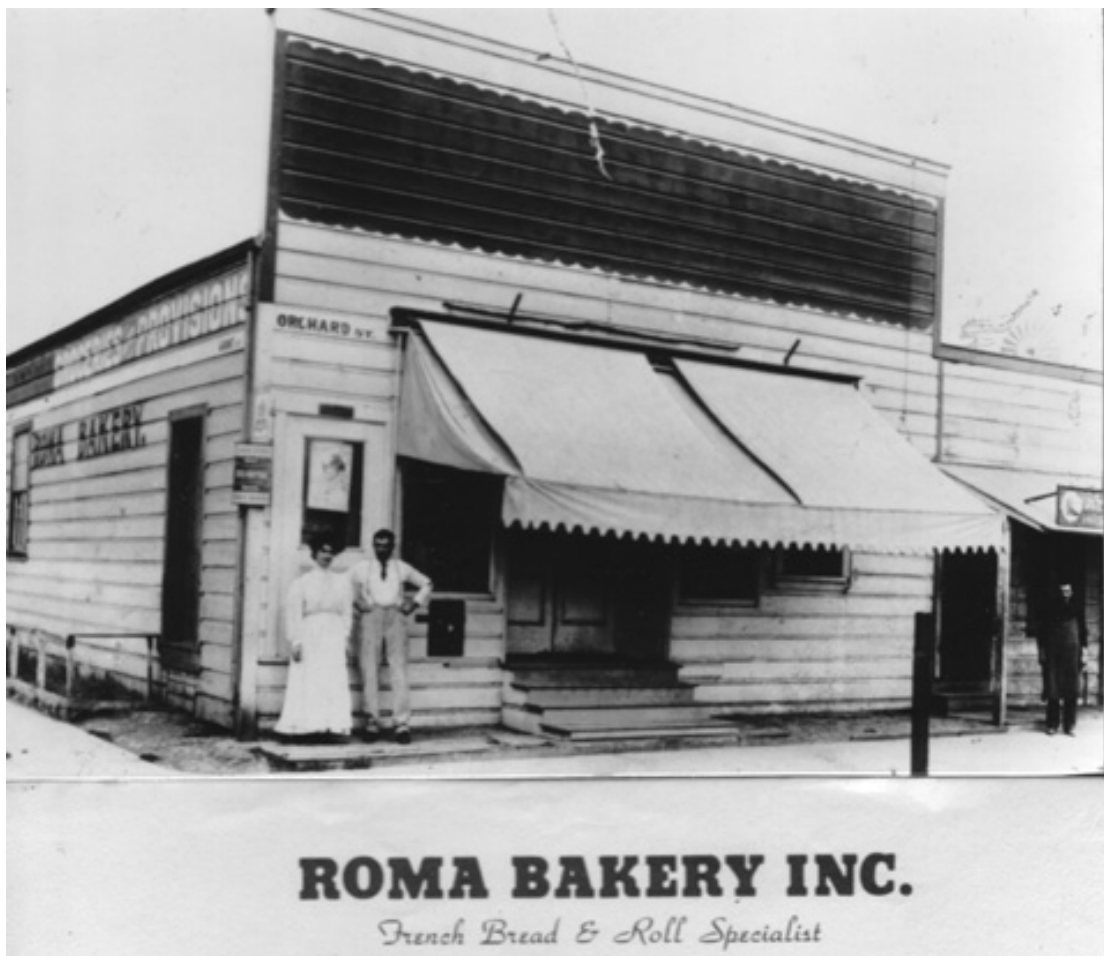
(DeVincenzi Collection)

Ignatius Rancadore



Manufacturing and Industry

During the period of *Horticultural Expansion*, a number of canning industrial facilities opened near the Washington neighborhoods to the east, adjacent to the Southern Pacific Railroad tracts along South Fourth Street. In the early part of the twentieth century, additional industrial uses appeared in this area including construction materials fabricators and distributors. Within the Washington neighborhoods, following World War I, some industrial development occurred near Lick Avenue and to the south at San Jose and Bellevue Avenues. Additionally, a number of small neighborhood food processing plants opened within the neighborhood that catered specifically to the growing Italian immigrant population. On Willow Street, Gallo Macaroni Manufacturing Company had a facility, and nearby Badalamente Sausage had a small sausage plant that continues today. On Grant Avenue, ROMA bakery built its plant in 1907 and continues to operate near that location 100 years later.



Original Roma Bakery building of 1907 at Orchard and Grant Streets
Shown with founders Rizieri and Rosa Pera (DeVincenzi Collection)

In 1920, John Christian Manufacturing Company moved from South First and William Streets to a larger structure on 1194 Lick Avenue, at the corner of Lick Avenue and Humboldt Street. John Christian came to San José in the 1850s, working as an apprentice with local blacksmiths - Bonner & McKenzie. In 1861, by then a master blacksmith, he opened his own business on South First Street, and produced the first steel-laid replacement teeth for agricultural harvesters, considered at that time the best on the market. John Christian died in 1909, but his family continued his manufacturing business with his son Charles as president of the company, and various other relatives working as blacksmiths, secretaries and mechanics in the 1930s. The family lived nearby, many living on Palm Street. The business continued to prosper in the same location until recent times; the original building is extant today as West Coast Marble and Granite.

John Christian Manufacturing Company
(from *A Century of Service*)



At about the same time that the John Christian Manufacturing Company was located on Lick Avenue, the San Jose Cannery Company Inc. was constructed on the west side of the street. It was founded by father and son, Marco and Ignatius Rancadore, and relatives Mariano and Vito LoBue. Marco Rancadore, who died in 1935, is credited with being the first person to introduce growing of prickly pears in San José. The San Jose Canning Company canned string beans and tomatoes, supplying jobs for many of the residents of the Washington neighborhoods during the *Intervar Period* and later. The cannery also engaged in general food canning, preserving, freezing and storage. The Rancadore family lived on Lick Avenue just north of the cannery.

San Jose Canning Company – Gene Filice,
manager, in center
(DeVincenzi Collection)



Rancadore is also credited with opening a funeral home in the area with Alan A. Alameda. The funeral home continues to exist today at 730 South Second Street and is called Rancadore & Alameda. The LoBues were also an enterprising business family, opening the LoBue Packing Company and LoBue Farms located just south of the cannery at 1301 Lick Avenue in the late 1950s. By 1932, a small café/lunch room, called Patricia Café by 1952, had opened across the street from the cannery to serve the cannery workers. Rancadore served as president and general manager of the cannery until it was sold in 1960 to California Cannery and Growers. The LoBue packing company and farm were also sold during this time to the Alma Development Corporation, who built the Alma Bowl on the site in 1960. The cannery operated until 1983 under the Cal Can name. The cannery was demolished as a part of the Tamien Station project, and the site is currently open land north of the parking lot for the Tamien Childcare Center, owned by the Santa Clara County Transit District.

Vincent Badalamente, sausage maker

KNOWN FOR HIS FOOD AND COMEDIC TALENT

By Betty Barnacle
Mercury News

Vincent Badalamente made Italian sausages that were ordered by customers as far away as New York and Hawaii — they also graced pizzas from San Francisco to Los Angeles.

The native and lifelong San Jose resident, who died Tuesday, two days after he turned 86, first started mixing pork with spices from his Sicilian grandfather's secret recipe to help his father in the Willow Street Market & Sausage Co.

His immigrant parents, Antonio and Serafina Badalamente, started the family business in 1918 at Willow Street and Lick Avenue. The roads were unpaved then, and the streetcar line to Saratoga and Congress Springs ran by the front door of the family's grocery store.

More than a dozen years after their father died in 1952, Mr. Badalamente and his brother, Joseph, persuaded their mother to let them concentrate on the sausages, which had been drawing the bulk of their customers for three generations.

"My brother made the sausages, and I did the retail," Joseph Badalamente said.

Until 1977, when the brothers sold the business that still bears the family name, Mr. Badalamente's day started at 6 a.m. and finished around 3 p.m. when he twisted the casings around the last batch of sausages. Most were the mild, version, although he turned out enough hot ones to please the customers.

Joseph Badalamente, who still lives next door to the old store and — like his brother and three of their five sisters — was born a short walk away on Palm Street, says, "If I go two blocks, I'm lost."

But the brothers would go to San Francisco to see the Giants play. Joseph Badalamente still chuckles when he recalls how his brother would celebrate the opening day of the baseball season by putting on a pantomime show for the Candlestick crowd.

"We'd dress up as Carmen Miranda with a couple of grapefruit in a bra," Joseph Badalamente said. "He bounced around the stadium, up and down the stairs, jumping in everybody's lap. He had a ball."

Mr. Badalamente also would pull on the costume to entertain at the old Hawaiian Gardens on Almaden Avenue in San Jose, the family said.

Mr. Badalamente was active in the Native Sons of the Golden West and a member of the BPOE Elks, Chapter 522 of San Jose.

As grown-ups, the brothers and sisters made a point of keeping in close touch with one another.

They'd talk about a lot of things — the old days, sausage making and Mr. Badalamente's act at Candlestick.

"My brother was always joking," Joseph Badalamente said. "He had a good sense of humor."

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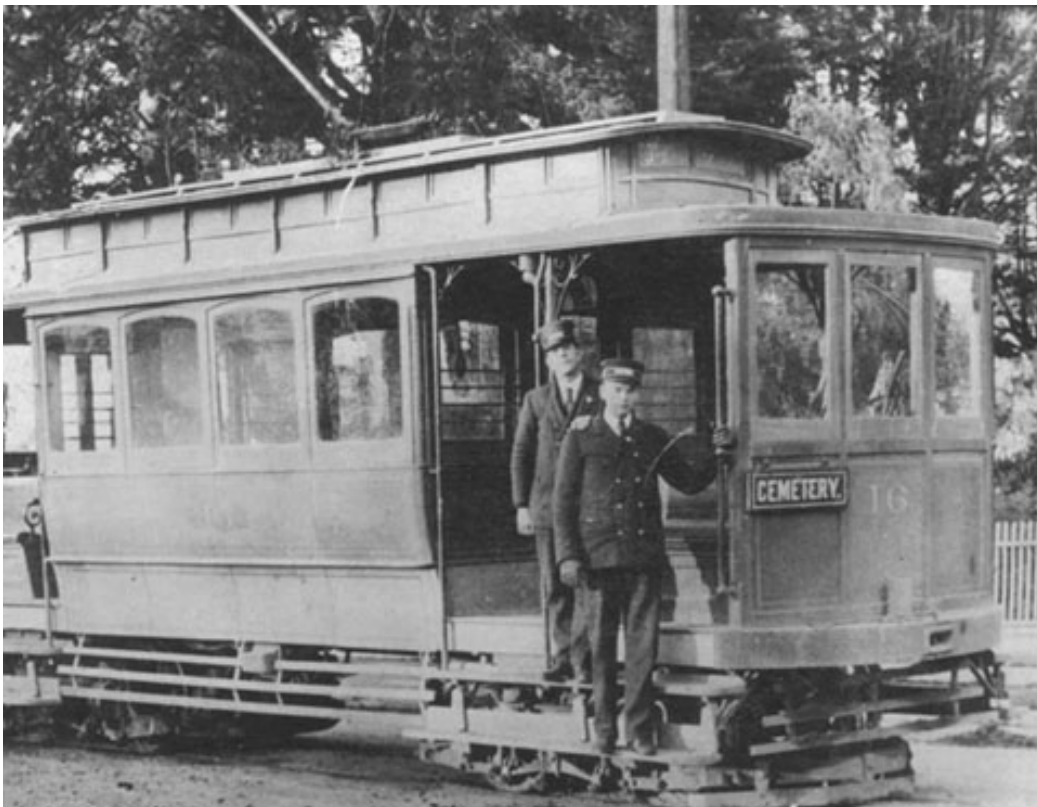


Vincent Badalamente, left, and his brother, Joe, were still making sausage according to the family's secret recipe in 1977, but they sold the business that year. Their product was enjoyed as far away as New York and Hawaii.

VINCENT BADALAMENTE
Born: March 11, 1915, in San Jose
Died: March 13, 2001, in San Jose
Survived by: Brother, Joseph Badalamente of San Jose; sisters, Frances Scarpelli and Marie Badalamente of San Jose, and Sister Ann Carmel SND of Saratoga.
Services: Have been held.
Memorial: Donations may be made in Mr. Badalamente's name to the Sisters of Notre Dame, 14800 Bohannon Rd., Saratoga, Calif. 95070.

Communication and Transportation

The creation of the First Street Railway Company in April of 1872 spurred growth in the Second Ward during the period of *Horticultural Expansion*. Samuel Bishop established the headquarters for this horse-car line on First and Oak Streets, which was the predecessor for an electric line established in 1890. The horse-car franchise was granted by the San Jose Common Council with the intention of connecting the Southern Pacific Depot at San Pedro and Dame Streets to the downtown and areas in the Third and Fourth Wards. The tracks were laid on First Street from the train depot south to Oak Street where the company's stables were located on the northeast corner of South First and Oak Streets. As Bishop had hoped, property values increased wherever horse cars were located, thus creating a rush to secure routes to all corners of the city. Bishop's ownership was short lived and by 1881, George F. Baker was owner and gained the right to extend the line southward along Monterey Road to Oak Hill Cemetery. Subsequent owner Jacob Rich electrified the line in 1890, which extended from Taylor Street to Almaden Avenue (West Alma Avenue). The company built a new car barn and powerhouse at First and Oak Streets where Hazel-type boilers and Crockton generators were used to produce 500-volt power for the overhead system. By 1894, Rich was operating 20 single-motor cars and over more than 17 miles of narrow-gauge electric lines on the various railways in San José.



City of San Jose Archives – courtesy of History San Jose

The First Street Railroad proved successful for a time; however, the 1893 financial crash resulted in a reincorporation of the line into the San Jose Railroad Company. The San Jose Railroad continued to

operate out of the Oak and First Streets property until 1905 when a fire from an electrical short completely destroyed the company's car barns and 28 streetcars stored on the site. Attempts to reconstitute the site were derailed by the 1906 Earthquake. Eventually, the San Jose Railroad was absorbed by Southern Pacific Railroad, and the First Street Car Barns were still extant in 1915, with a few old cars being stored on the site. By the mid 1930s, with the end of the era of electrified rail in Santa Clara Valley, the land had been assumed by McElroy–Cheim Lumber Company for their lumberyard. In 1962, then Cheim Lumber Company relocated to West San Carlos Street and the site became the home of a Safeway grocery store designed by the prestigious architectural firm of Wurster, Bernardi, & Emmons. This building was short-lived, however, and it was demolished in the late 1990s to make way for the new City of San José Biblioteca Latinoamericana Branch Library that opened in 1999 on South First Street.

Commerce

As noted in the previous Historical Overview, commercial strip development began to occur in the Washington neighborhoods during the early part of the twentieth century. These buildings are diverse and have included over time a variety of neighborhood commercial uses. The properties have not been the subject of an area specific *reconnaissance* or *intensive level* historic resource survey. Two properties have been designated as San José City Landmarks, the Troy Steam Laundry at 722-724 Almaden Ave., which was destroyed by fire and demolished, and the 5-Spot Drive-In still extant at 869 South First St., founded by brothers Thomas and Russell Spivey. Commercial rehabilitation and development along Willow Street and South First Street has been recently underway as a part of the Neighborhood Business District façade improvement programs of the San José Redevelopment Agency.



The 5-Spot – 2001
(Dill Design Group)

Religion and Education

The Washington neighborhoods are home to a number of churches, the largest being Sacred Heart Church on Willow Street. The area had previously been home to a Methodist Episcopal Church that had been located at Willow and Locust Streets, but was demolished by mid-century.

Sacred Heart Church

In 1900, the Catholic Diocese of San Francisco first opened a mission in the area, then beginning to evolve as an ethnic Italian neighborhood. The early mission located at the northeast corner of Willow and Palm Streets was replaced in 1920, when Sacred Heart of Jesus parish was established and the present church constructed. The church served primarily the Italian-American community which populated the surrounding area. In 1989, the Loma Prieta Earthquake severely damaged the church and the building underwent extensive repairs. Today the church, the school and the parish house utilize most of the land on the block between Edwards and Willow Streets. Sacred Heart School was constructed in the 1930s at the corner of Locust and Edwards Streets, and replaced an earlier St. Francis Xavier School that had been located at West Virginia and Palm Street. It is currently called Sacred Heart Nativity School and provides boys of the Washington/Gardner neighborhood with middle school education.

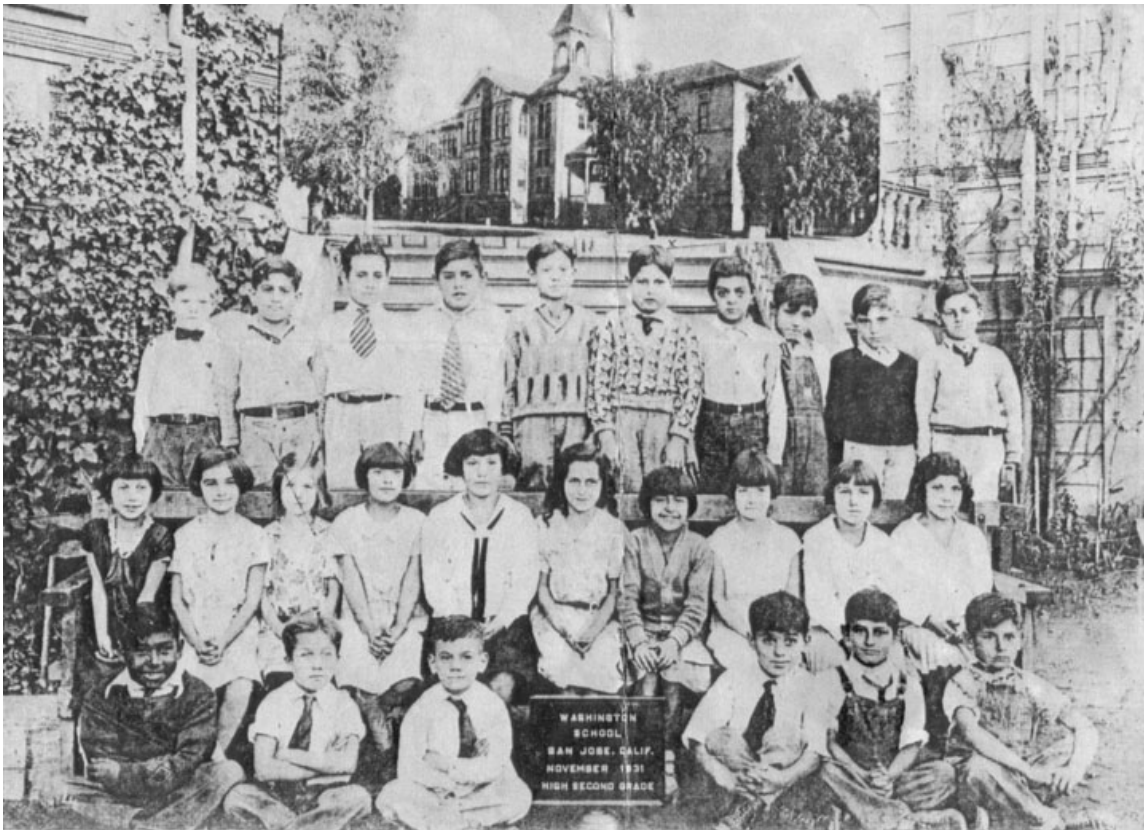


(DeVincenzi Collection)

Public Schools

In concert with a city-wide interest in public education in the later part of the nineteenth century, and as the Fourth Ward became more populated with families, the Fourth Ward became the home of the second large “Ward School”, built to served K1-12. Built in 1874, this two-story building, known unofficially as the “Bloody Fourth Ward,” was named the Lincoln School in 1892. Located north of present Interstate 280, it was supplemented in 1889 with the construction of the Oak Street School at Oak and Prospect Streets. Oak Street School was renamed the Washington School in 1892. The original building was designed by noted local architect Theodore Lenzen (see cover photo). It was the last large local elementary school created in the nineteenth century and was only one of two schools to survive the 1906 earthquake. In 1946, the school was demolished to make way for the existing building.

Woodrow Wilson Jr. High School was constructed in 1925 at Vine and Locust Streets. It was designed by architect William Weeks, and served the area until 1971 when it was closed. In 1983, it was reopened by the Center for Employment Training and used as a vocational training center.



Second grade class at Washington School in 1931
(Archives & Architecture collection)

Social, Arts, and Recreation

Other than downtown San José's two plazas and Alum Rock Park, little public park development occurred in San José during the nineteenth century. In 1889, Nirum Cadwallader, a wealthy local mining man, presented to the City the sliver of land that formed the gore of South First and Second Streets just south of the Keyes/Goodyear Street intersection. The park remained undeveloped until 1913. No other neighborhood park development occurred in the area until the recent construction of Bellevue Park at Bellevue and Pomona Avenues. However, beginning in 1932, the area was the home of a public baseball field called the Graham Field Ballpark. It replaced the private Solidarity Park that had been located outside the area on West San Carlos Street. The Graham Field Ballpark was located from 1932-1947 on the land currently bounded by Mastic Street on the east, Goodyear on the south, Almaden Avenue on the west and Willow Street on the north, all of which today is bisected by Graham Avenue, the connector of Willow and Keyes Streets. This 1,200-seat wooden grandstand and baseball field served the city until the San Jose Municipal Stadium was constructed in 1941-42. The grandstand was constructed as a project of the SERA (State Emergency Relief Administration), a state-level equivalent of the Public Works Administration, at a cost \$9,000.00. The ballpark hosted many semi-pro ball teams and summer softball leagues, as well as bocce-ball courts that reflect the Italian-American presence in the community. The ballpark was named after Jack Graham, a local sportswriter for the *Mercury Herald*. On October 21, 1947, a fire started in the right-field stands, which spread rapidly and soon engulfed the entire ballpark.



Washington School baseball players (*DeVincenzi Collection*)

The area was also home to one of San José's most significant artists, Andrew P. Hill. Hill was a professional photographer and landscape artist during the late nineteenth and twentieth centuries, who lived at 1053 Sherman Street. The products of his technical and artist works are well known today, and both his photos and paintings are treasured reminders of early San José and the natural

environment of early California. He is also commemorated for his extensive work in saving the coastal redwoods, as he was relentless in his advocacy with the Semprevirons and his lobbying helped create Big Basin State Park. In the late 1990s, the house was re-discovered, and through the joint effort of San José's Victorian Preservation Association, Sacred Heart Community Services, owner Joe Zanger, and the City of San José, his landmark house was relocated to the San José Historical Museum as a part of a Habitat for Humanities project on Sherman Street. Within this museum setting today at History Park, Andrew P. Hill's life is commemorated.



City Landmark Andrew P. Hill House
on the way to the San José Historical
Museum
(Archives & Architecture collection)

In 1960, Alma Bowl was constructed near the corner of West Alma and Lick Avenue. Allan M. Walter & Associates designed the 34,000 square foot building with 32-lanes of bowling, a restaurant, cocktail lounge and a children's recreation area. It was operated by Leonard Macchiarella and later Jack Flanagan. Closed in 2002, the building was demolished for a multi-family residential project as a part of the implementation of the Tamien Specific Plan.

Population and Cultural Groups

The Washington neighborhoods are often referred to in early histories as "Goosetown." The area evolved as a primarily ethnic neighborhood of Italian immigrants and first- and second-generation Italian-Americans from the 1890s until after World War II. The exact boundaries of what constitutes Goosetown vary with the source. Some say it was all of San José's old Fourth Ward, others say it was south of San Carlos Street and East of Almaden Blvd., or that it was south of Reed Street between South First Street and the Guadalupe River. The origins of the name Goosetown, is not known. Some historians attribute the name to the adjacency of the City Pond from the late nineteenth century, which attracted migrating waterfowl. At the national level, the neighborhood name has been associated with other ethnic immigrant groups. The name "Goosetown" exists all over the country, primarily referring to areas founded by nineteenth-century German immigrants. In San José, Goosetown was first inhabited by German and Irish immigrants in the early 1870s.

Upper photo: Tom Tomasello's Market
on Vine Street in 1935

Lower photo: Phillip Tomasello & Sons Grocery
at South First at Humboldt Streets in 1930.

(DeVincenzi Collection)



In the 1890s the Italians arriving in San José were quick to make Goosetown their own, settling southward from the early River/St. John Streets neighborhoods along the west side of the downtown beside the Guadalupe River. They soon dominated the area that had previously been occupied by other population groups. During the first half of the twentieth century Italian-American, businesses and residential properties associated with Italian surnames dominated the area. As recently arriving Italians came into the neighborhood, they brought with them their tradition of bread making and thus, outdoor ovens were located in the rear yards of many homes in the southern portion of the Washington neighborhoods. Throughout the area can be found older buildings that functioned as “corner stores,” providing groceries and serving other domestic needs for the local population. The primary employers of the laborers that lived in the neighborhood were the orchards and fruit packing and canning plants that were the basis of San José’s economy in the late nineteenth and first half of the twentieth century.

1925 family photo of Joe Guerra family with his grocery truck to the rear. The store was located at 881 South First Street

(DeVincenzi Collection)



After World War II, the Italian-American residency thinned as second and third generations of these early families followed San José urbanization, seeking new homes in the expanding suburbs. As an older area zoned for higher densities and ultimately providing lower-cost housing and rental opportunities, the area became home to new immigrants from Mexico and Central America - the neighborhood today remains mainly Latino.

1944 photo of Scioto Store at 15 52 Pomona Ave. with owner's family

(Courtesy Leonard Espinosa)



Architecture and Shelter

Most of the property in the Washington neighborhoods has been developed with single-family homes - diverse in age, style, and massing – built mostly before World War II. Infill and replacement housing construction continues to the present. Although the area has not been subject to extensive demolition and replacement projects, the pace of remodeling of older houses has picked up in the recent years due to housing demand in the region.

In addition to single-family houses, there are also duplexes and apartment buildings throughout the area; a majority of these were constructed beginning in the late 1940s. By the 1960s, the single-family character of the study area had begun to change in its physical makeup with more division of existing houses into rental units and flats, and the construction of multi-family housing on empty lots or as replacements to older vernacular houses. This infill housing was less clearly representative of specific styles; the designs were primarily vernacular examples of what is now referred to as the “stucco box”, characteristic of common building materials and methods of the period.

The early street grid established by the early subdivisions limit the size and massing of buildings in the neighborhood; further subdivisions only tightened the lot sizes. Traditional single-family residences of a variety of styles and ages form the main character of much of this area of the city. Both one and two-story houses are found, as are both vernacular and stylistically elaborate designs. Although there was a transition from single-family residences to multi-family housing in the area during the second half of the twentieth century, most apartment buildings and duplexes in the study area are similar in massing and scale with the surrounding houses even though later apartments took a more boxy form.

Because of their age of construction, as well as the constraints of the parcels, most of the houses in the area have detached garages, some of which were modified from earlier outbuildings. The scale of the parcels prohibits large outbuildings, so most of these garages and sheds are modest in size and form and set well to the rear of the properties. The area also has a large number of alleys that bisect the blocks; the garages are accessed from these alleys. While reflective of a particular form of urban development during the late nineteenth and early twentieth centuries, these alleys have had long-term maintenance problems.

Many parcels continue to include other outbuildings such as storage sheds, and a very few parcels may still have historic structures that were built as carriage houses. Few original agricultural structures are visible in the area; however, some residential-scale agricultural structures, such as chicken-houses and agricultural-use sheds, are shown on Sanborn maps, and some may still remain.

Within the building types noted below are representative examples of many major residential architectural styles popular between the 1850s and the present day in the Washington neighborhoods. The residences in the area include styles as diverse as early-American farmhouses, Victorian-era single-family residences, later Neoclassical and Craftsman bungalows and cottages, Ranch-style houses and apartments, as well as stripped-down-Modern “stucco-box” apartments and duplexes. Regardless of style, almost all of the residential buildings within the neighborhood are of conventional wood-frame construction; however, there are also a few board-wall houses and a few hollow-core masonry houses. The dates that are included in the following analysis are not firm; the popularity of specific styles tends to cross timelines.

*Pre-American-era Structures
Prior to 1850*

There are no known extant resources associated with the Spanish and Mexican Periods (1769-1846) in the study area. The area in the vicinity of West Virginia Street was occupied during these periods in conjunction with the *acequia* pond, along with *suertes* to the north, but are not known to have contained structures.

*National Style and other early pre-railroad vernacular forms
1850s to early 1870s*

Of the earliest American-era buildings in the study area, only a few may still be extant and are of the vernacular National style. These buildings are modest in size and plain in appearance, so are not always recognized as potentially significant. Many of these mid-nineteenth-century vernacular houses are of board-wall construction. They have simple, steeply gabled roofs and rectangular footprints, and their board-and-batten siding is integral with their structure although they may have been clad with lapboard or channel rustic siding. The houses are referred to as National style, representing the simplicity and universality of their forms. National style houses can have added detailing that shows some stylistic influences, such as turned porch posts, Tudor headers, or Gothic Revival eave trim, but most in the area are very plain. Early vernacular wood-frame residences—usually balloon frame—also most often took a National-style form; these simple houses also had moderately to steeply pitched, gabled roofs covering simple rectangular floor plans or “L”-shaped plans; however, changes in construction techniques and the availability of locally milled materials allowed somewhat larger footprints and provided a more polished exterior siding material. In addition to a widespread use of channel-rustic siding, the houses had the boxed eaves, simple projecting porches, and plain, flat-board trim characteristic of this era. Windows, if they haven’t been replaced, are usually two-over-two or six-over-six double hung wood sash. Many have been re-clad with stucco, asbestos shingles, aluminum, or plywood envelopes. The re-clad houses are generally reversible to their earlier character,

although recent remodeling trends that include new window inserts reduce the integrity of these rare houses to where they no longer can convey their historic character.



Italianate and Western False-front houses
1860s and 1870s

As American influence in the area increased after California statehood, construction of wood-frame houses increased throughout the area. The first Sanborn Fire Insurance maps for the area, after this period, cover about half of the study area, as much of the land in the southern portions of the city were still in agricultural use on large lots. Much of the materials and detailing were similar to those of the earlier National-style houses, such as channel-rustic siding and boxed eaves; however, fashionable buildings became Italianate in style, and vernacular buildings started to incorporate Italianate elements. The construction methods were sturdier, utilizing redwood lumber for balloon framing. The larger houses in the area took on a distinctive Italianate form: two stories on a raised pony wall, with a concealed low-slope roof, often hipped. They have wooden quoins outlining their vertical front façades and rows of Italianate corbels accenting their high, square cornices. Some of these houses have symmetrical façades; however, even the later asymmetrical versions have a strong, centralized focus rather than an impression of complexity and multiple parts. Some have projecting wall bays with additional quoins, and some have gabled pediments. Their porches are small in footprint, so they are vertical in appearance, with classical columns or turned posts supporting pediments or balustrades.

One vernacular form from this time period is the Western False-front house. The intent is to create a strong rectangular front façade while the house behind it is a smaller, and more traditional gabled- or hipped-roof structure.



Victorian-era Designs: Queen Anne, Eastlake, and Shingle-style houses and cottages
1880s to late 1890s

Victorian architecture refers to designs roughly associated with the period of the reign of Queen Victoria of Great Britain—approximately the last quarter of the nineteenth century. Within this catchphrase are a number of specific styles that have some commonality and some differences. Generally, the common traits include a sense of verticality expressed in the proportions of the massing, trim, windows and doors. Asymmetry is also an attribute of Victorian architecture; in particular, most houses from this era have asymmetrical towers, bay windows, gables, porches,

cantilevers and other projecting objects that interrupt the basic, underlying house form. Much of this era of design focuses on elaborate decorative elements such as brackets, spindlework, Eastlake carved trim, and complex shingled window surrounds. The various styles are built of frame construction, often platform-framed for differentiation between the first and second floor plans. This lightweight or “western” construction method slowly replaced the earlier “balloon framed” houses of the National and Italianate styles.

Queen Anne houses and cottages are present in both stylistically clear and vernacular forms in the Washington neighborhoods. Queen Anne houses typically feature asymmetrical façades with a combination of hipped roofs and decorative gables, as well as angled bay windows and turrets. The style is well known for ornate trim, including scroll-cut brackets and decorative window surrounds. Porches on Queen Anne houses usually project from the building mass and feature turned columns and additional ornate trim. Queen Anne cottages have traditional hipped main blocks with a single, projecting gable, often featuring angled bay windows; they have less ornate trimwork, but still include some porch brackets and other delicate features.

Shingle-style houses are recognized by their broad, gabled forms—often multiple stories or half-stories are protected by the same gabled roof. Shingle-style walls have cantilevers, bays, and eyebrow forms that are frequently shingled to cover these complex articulations. Shingle-style houses often include Neoclassical-style porch columns, window casings with pilaster trim, and heavy brackets and dentils.

Victorian Farmhouses are the later versions of National-style forms with vernacular “Victorian” elements utilized within the porches and eaves. The roof pitches, siding type, window proportions and sash types are subtly different from the earlier National-style buildings, although most of these utilize balloon framing like their predecessors.



Twentieth Century: Prairie-style and Foursquare houses
Late 1890s to mid-1920s

Traditional Prairie-style proportions include blocky massing with a horizontal emphasis, and the buildings are strongly grounded. The strength and solidity of these houses is most often expressed with a tall first floor—often created by a trim band or change of materials at the apron level of the second floor windows; not only does this create a substantial base, it also accentuates the horizontality of the upper portion of the elevations. Additional strength is conveyed by wide doorways and heavy posts. Additional horizontality is conveyed by deeply cantilevered, boxed eaves and ribbons of windows. Smaller details that express the Prairie style include geometric art-glass windows, windows with Prairie-style lite patterns (compositions of rectangles and squares), and stripes of trim. Foursquare houses are a practical, vernacular expression of this transitional time between Victorian-era verticality and Craftsman horizontality. Their exteriors are relatively unornamented, and their name refers to their room configuration. Some four-squares have recessed porches, but usually they have applied front stoops with simple porch roofs.

Craftsman and Neoclassical Bungalows
1905 to 1925

The Washington neighborhoods have areas that exhibit simple Craftsman-style residential design, and Neoclassical cottages. Most of the houses from this era are vernacular, but, nevertheless, embody the design aesthetics presented in such magazines as *Craftsman*. Craftsman bungalows built during the early twentieth century have a heavy, horizontal orientation that is often highlighted by long porch beams, broad eaves, and ribbons of windows. A majority of these houses in the Washington neighborhoods are one story or one-and-a-half stories. Craftsman-style houses include a variety of features that set them off from other buildings: knee braces at their gable ends, outlookers, massive porch posts and/or truncated posts that rest on solid, sided porch railings, exposed rafter tails and other expressions of joinery, and wide front doors, as well as double-hung and casement windows with

horizontal or square, rather than vertical, proportions. Often Craftsman bungalows have cantilevered, square-bay windows, including corner bays that step out in two directions. Neoclassical cottages have similar horizontal or cubical



proportions as Craftsman houses, and use similar materials; however, their distinctive features include the small hipped or gabled dormers at their usually hipped roofs that also sometimes have forward-facing gabled pediments. These houses have modest turned columns and solid porch railing, and a great many have recessed porches and shallow angled bay windows tucked under boxed eaves. The Washington neighborhoods also have a few shingled Craftsman-era houses with hipped roofs and recessed porches, but the common siding choices from this timeframe include tri-bevel siding, simple lap siding, and stucco.

*Eclectic Revival Styles: Spanish Eclectic, Normandy Cottage, and Tudor Revival
Colonial Revival - 1920s and 1930s*

Over time, Craftsman-style houses began to take on new exterior detailing reminiscent of historic and international examples, such as half-timbered gable ends, and after the First World War, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, French Eclectic, and others became popular. Even very modest residences included Eclectic Revival detailing, such as Spanish tile roofs, raised and inset plaster ornament, arched porches and arched picture windows, shaped buttresses, and the occasional ornamental column. In addition to including wood-framed houses, this period also included the occasional use of hollow-core masonry block. Following World War II, hollow-core concrete masonry block came into common use, but primarily for commercial and industrial buildings.

Growing out of a similar desire for traditional and historical forms, some houses from this era were Colonial Revival. Looking to colonial New England and the Middle-Atlantic states for design features, designers included gambrel roofs, cantilevered upper stories, blocky proportions, shuttered windows, and classical pediments over symmetrical front entries.

One of the new building types that emerged in this period is the automobile garage. Although early garages were sometimes based on carriage-house prototypes, and so were detached, had board walls and board-and-batten doors, garages soon were being built along with the primary residences, and so matched the materials and forms of the house.



Minimal Traditional
Late 1930s through 1950s

Some vernacular houses, particularly in the 1930s and early 1940s, were built very simply in what is referred to as “Minimal Traditional style.” In the study area, the style is most often displayed with one-story, unadorned, stucco houses with gabled roofs, shallow eaves and simplified porch designs. Within the Minimal Traditional style evolved a distinctive, 1940s, residence that features simplified roofs, often hipped, and horizontal window lites, often steel casements but also sometimes double-hung wood sash. Detailing in these later buildings is somewhat less traditional and more typically geometric, particularly accentuating horizontal lines, such as a pattern of horizontal rails between the porch posts. Interesting versions of houses from this era have corner windows with thin corner posts. Minimal Traditional buildings are a transition between the revival styles into post-war Ranch-style houses.



Art Deco, Art Moderne, and Early Modern
Mid-1930s to early 1950s

While Modern architecture began to appear in Santa Clara Valley in the mid-1930s, there are few examples of buildings with these stylistic characteristics in the study area.

Ranch Style

Late 1940s and 1950s

The thirties and early forties were a lean time for construction; the financial atmosphere and the need to use materials for the war effort diminished the ability of people to erect new buildings, but after World War II, the boom years began. Although a large proportion of Ranch-style houses in California are traditionally found in groupings of similar houses within large subdivisions, vernacular and custom Ranch-style residences—both large and small—were also built throughout the study area, interspersed with earlier parcels. The Ranch style, championed by *Sunset Magazine* in the late 1940s, included mostly single-story construction under hipped roofs, rooms that opened into the landscape, and attached carports or garages. Typical features of Ranch-style houses include simple posts at the recessed porches, horizontal ribbons of window sash, often steel casements, and geometric fascia gutters. Some houses of this genre have an oriental treatment, with especially broad or bell-cast eaves, gabled hips, and special front door designs. A decorative feature that often was used to create a more horizontal line was brick wainscoting. In the study area, Ranch-style design is represented as both single-family residences and apartment buildings. The apartment buildings tend to have hipped or low front-gabled roofs, two types of siding accenting the horizontality of the façade. Some have corner steel windows; some have details that refer back to the surrounding Eclectic Revival houses.



*Modernism: Stucco Duplexes, Ranch-style and Modern “Shoebox” Apartments
Late 1940s to the about 1980*

Mid-century Modernism began to reach widespread popularity, as its simplicity was both practical and aesthetically pleasing for commercial and industrial construction in the post-War economy. The character of this style comes from wide wall planes under flat roofs with little or no trim around large windows and simple doors. Ribbon windows and some angular trim or elements often accentuated the horizontality, but the primary focus was the overall rectilinear massing. Bay Regional style is a regional variation of Modernism, focused on the use of local materials for the exterior finishes; specifically, the forms of such buildings are geometric and Modernist, but the siding and trim might be wood, such as v-groove siding. Single-family residences in the study area seldom utilized this style; however, the multi-family residences were most often Modernist in style. Of particular note in San José, and in the study area specifically, are “shoebox” apartment buildings. Rectangular in plan and elevation, with flat roofs and little trim, the massing of these two-story, two-unit-wide buildings resemble their namesake. These apartments sometimes respect the front and side yard setbacks of the earlier parcels, and so have a front façade similar in size to surrounding houses; however, some apartments included parking at the front façade; these examples are less visually compatible with the neighborhood. Some duplexes and apartment buildings represent a subset of Modernism that is referred to as “Stucco Boxes.” These vernacular buildings, unlike the architect-designed examples of Modern residential architecture, are virtually devoid of all ornament or attention to design details.



*Envelope Replacement Projects
1950s to present*

Since the mid-twentieth century, many residential structures in the study area have been the subject of envelope replacement projects. Remodeling the exterior of buildings is not a new phenomenon although historically most renovation work has tended to focus primarily on re-roofing or replacement of deteriorated window sash. Buildings that were relocated during the early twentieth century often had their porches replaced, new foundations built, and additions added to expand the useable floor area. Starting about the mid-1930s, house renovators began to cover wood siding with asbestos shingles. Stucco re-cladding became more popular after World War II. Later, aluminum siding was promoted by large retailers, such as Sears, to cover wood siding, and sometimes aluminum windows, particularly aluminum sliders, replaced original wood windows. Vinyl siding was also used after the late 1950s. In recent times, envelope replacement projects continue in the Washington neighborhood. The most common cladding types used today for envelope replacement projects are sprayed stucco and textured plywood. While simple over-cladding with a modern material is often reversible, many remodeled structures lose their historic character permanently when new siding is combined with either window frame replacements or the removal of trim features from the house or porch. The changes in vinyl window technology in the last 10 years, along with intensive marketing of inserts to the general public, has resulted in the recent transformation of much of the historic building fabric of the Washington neighborhoods.

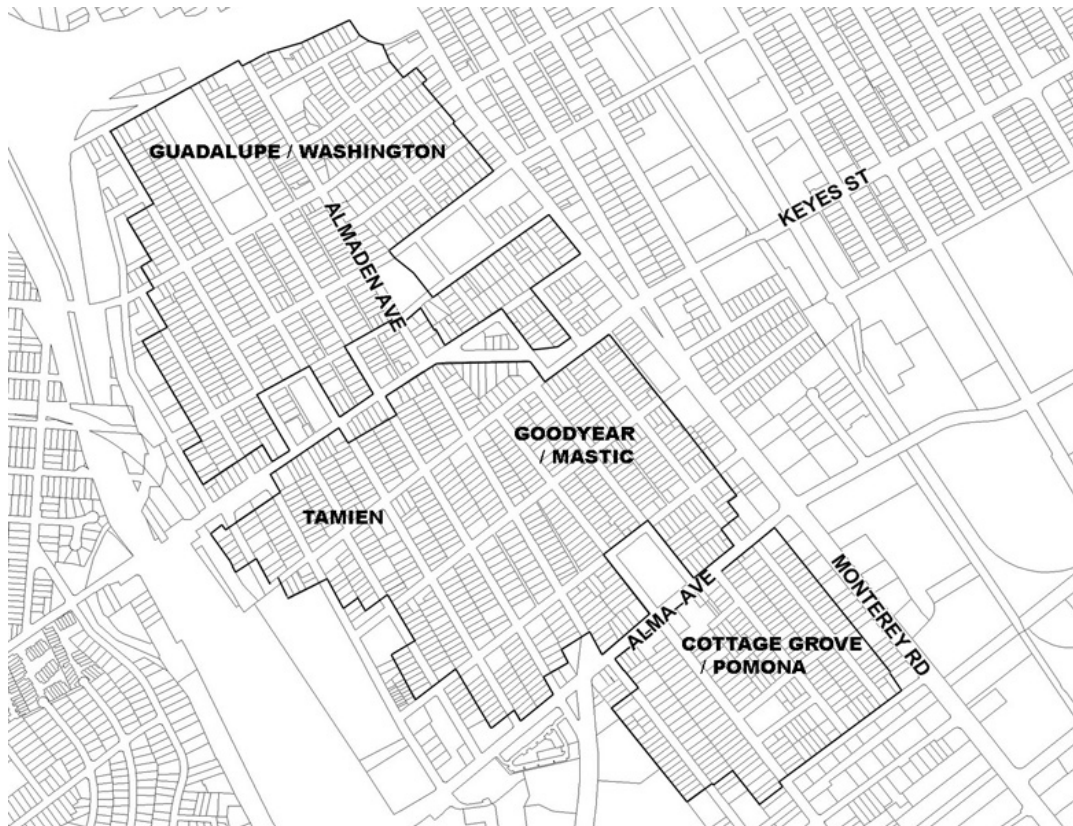


DEVELOPMENT HISTORY- Washington neighborhoods

The following overview of subdivision development in the Washington neighborhoods attempts to address patterns of growth that occurred in the area beginning with the Original Survey of San José in 1847. Development continues today, with multi-family residential projects being built in the vicinity of Tamien Station and ongoing single-family residential infill and replacement projects throughout the area. The subdivision list is not complete, and many subdivisions or early surveys were never recorded, but the list nevertheless provides a framework for future study.

Understanding when and where particular subdivisions of property occurred provides important information for determining the age of particular buildings and neighborhoods. Where tract developments overlay earlier lot patterns, extant buildings can often be found that were once associated with the earlier, larger lots. When buildings clearly appear older than the associated date of its parcel subdivision, then there is the possibility that the building was relocated.

The following section is broken into three sub-areas associated with present-day neighborhoods. The development history is overlapping, with some subdivisions, such as the Cottage Grove Tract, extending into two of these neighborhoods.



Guadalupe / Washington Neighborhood

The area north of Willow Street is the Guadalupe Washington sub-area of the Washington Neighborhoods

Scheller Tract

The Mary A. Scheller Tract is located in the northern part of the Washington neighborhoods and consists of 124 lots bounded by Almaden Avenue to the east, West Virginia Street to the south, Locust Street to the west, and Grant Street to the north. In the late 1830s, a portion of the area which would become the Scheller Tract was owned by William Gulnac who came to San José in 1833 and owned a 50-acre parcel called Gulnac Island within the convergence of the Guadalupe and the Arroyo Tulares de los Canoas. In the late 1830s, Gulnac and William Weeks built the first water-powered flourmill in San José in this vicinity, utilizing waterpower from the acequia pond.

Louis Scheller purchased a portion of this property in the mid-1860s. Scheller, also a native of Germany, had the northern portion of Gulnac's Island surveyed for a subdivision sometime prior to 1876, and the area became known as Scheller's Addition or Scheller's Island with Locust, Vine, and Orchard Streets¹ being the major north-south streets through the island. By 1884, Sanborn maps show that home sites had developed along Orchard Street (now Almaden Avenue) from Balbach Avenue down to Grant Street. In 1899, Scheller's widow had the area re-surveyed, and it then became known as the Scheller Island Tract and the Mary A. Scheller Tract, some of which is now under Interstate 280. Residential development on Locust Street, south of Balbach Street took place after 1908 when Balbach (now Woz Way) and Locust streets were extended into this area. By 1915, most of Orchard Street was built out with residences and commercial buildings such as stores, the Troy Laundry Company, and the Roma bakery. Vine and Locust Streets below Grant Street was mostly undeveloped until the construction of Woodrow Wilson Jr. High School. Woodrow Wilson Jr. High School was constructed on Vine Street between Grant and West Virginia in 1925. By 1950, almost all the lots were built out, with residences as well as a store and restaurant on the larger thoroughfares.

¹ A number of the streets within the Washington neighborhoods were created during the conception of the Original City in the 1850s while others were created later with the introduction of various subdivisions. The main artery through the Washington neighborhoods is Almaden Avenue. Almaden Avenue was originally called Orchard Street, honoring the livelihood of the Santa Clara Valley. Orchard Street was the first direct thoroughfare that connected downtown to the evolving Washington neighborhoods as far as Willow Street. It was surveyed and laid out in 1864 but by 1872 stopped just north of Grant Street. By 1876, Orchard Street was extended down to Willow Street. With the Goodyear and Lick Subdivisions in place by the mid-1880s, Orchard Street ran through most of the Washington neighborhoods. The upper portion of Orchard Street closer to downtown became quite notorious for its association with offensive establishments such as prostitution, gambling and saloons that residents felt a change of name would help erase its unpleasant image. The name of Orchard Street was changed to Almaden Avenue in 1922. Almaden Avenue was linked with Almaden Road between 1950 and 1962. This area was previously occupied by a sprawling one-story house with various outbuildings, which were demolished during the realignment that linked Almaden Avenue and Almaden Road.

Scheller Tract



Meserve Lots

Subdivided in 1870, this area in the area to the southwest of Interstate 280 and South First Street was originally owned by Francisco Cesena in the 1850s, C.E. Meserve subdivided the land that was located east of Market Street and bounded by Canoas Creek on the west, Grant Street on the north and Duane Street on the south. It contained 11 lots. The portion of this subdivision that fronted on Grant Street was eliminated with the construction of the Interstate 280. The residential development along the north side of Duane Street was minimal by the early 1880s; but by 1891, the street appears to be nearly built out. An 1872 map notes that Duane Street is called Duane Alley, however by 1891, it is referred to as Duane Street.



Acequia Lots

The Acequia Lots were subdivided in 1885, further dividing the lands located adjacent to State and Duane Streets on either side of the Canoas Creek (Herrmann 1885a). The Acequia Lots contained 18 lots total just to the southwest of the Meserve Lots and were subdivided for John T. Calahan. These lots were almost all developed by the end of the nineteenth century.

(not shown)

Overbaugh and Robert Addition

The Overbaugh and Robert Addition was created in 1872, further subdividing the original Lyman Lots that had been created in the late 1840s between South First Street and Canoas Creek, bounded by Union Street on the north and Oak Street on the south (Herrmann 1872). The Overbaugh and Roberts Addition contained 117 lots. By the early 1880s, considerable residential development had occurred on the two blocks bounded by Union Street and Sutter Street. Union Street was laid out and surveyed by at least 1872. The block between King and Oak Streets was lightly developed by 1891, remaining about the same through at least 1915. A map shows the extension and widening of Union Street by 1897 because the street did not originally go through to Orchard Street (Almaden Avenue). By 1897, it was opened to Orchard Street and widened near South First Street. Sutter Street was originally named King Street and was in place as early as 1876, but ran only to Canoas Creek. By 1898, King Street was opened through to Orchard Street. Sometime between the early 1920s and 1932, King Street was renamed Sutter Street.



Edwards and Blanchard Addition

By 1876, Nathaniel Edwards and Charles A. Blanchard owned the blocks between Oak and Willow Streets (Pieper 1876). The Edwards and Blanchard Addition contained 71 lots. Edwards Avenue was named for Nathaniel Edwards who was an Irishman who came to San José in 1853 and started a thriving butcher business on Market Street. A portion of Edwards Avenue (near the corner of Vine Street and Edwards) was called Summer Street at least until 1898. This change in name was due to the location of Canoas Creek, which created a physical barrier on the landscape. By the early 1880s, the property had been split, with Edwards retaining ownership of the northern part of the property and Blanchard the southern portion. Residential development was slow in this neighborhood due to the marshy condition of the area.

In 1886, the Nathaniel Edwards portion of the Edward's and Blanchard's Addition was formally surveyed into seventeen lots, located between Oak and Edwards Streets. The Edwards Addition consists of 37 lots. Besides homes, this subdivision was the location of the First Street Railway Company, which was formed in 1871 by Samuel Bishop. The horse railroad line opened in April 1872 with tracks down First Street from the San Pedro Street train depot south to Oak Street where the company's stables were located on the northeast corner of South First Street and Oak Street. By 1901, the Edwards Addition area was slightly developed and by 1915, the area was completely built out with the exception of the railroad property. A fire in 1905 led to the demise of the railroad company and by the mid-1930s, the property was owned by McElroy Cheim Lumber Company for their lumberyard. The company continued to own it until at least 1962 when a Safeway grocery store occupied the site; later a City of San José branch library was built there.

Within the Edwards Addition is the Washington School which began as the Oak Street School in 1889 at the corner of Oak and Prospect Streets. Originally the school encompassed the block bounded by Oak, Sherman, Edwards, and Prospect, but sometime between 1932 and 1950, the school assumed the section of Prospect Street as part of school grounds. In 1946-48 it was demolished to make way for the existing modern school building.

(See map next page)

Edwards and Blanchard Subdivision



Driscoll Addition and Bemis Subdivision

In 1885, Blanchard's portion of the Edward's and Blanchard's Addition, between Edwards Street and Almaden Avenue was further subdivided and called the Driscoll Addition. The Driscoll Addition, consisting of 36 lots, was bounded by South First Street to the east, Willow Street to the south, along the edge of Canoas Creek to the west, and Edwards Street to the south. It was surveyed by J. Coombe in August 1885. Residential development occurred earliest along Edwards Avenue, followed by Willow Street. By 1915, the area was completely developed with the exception of two lots. Two stores were added along South First Street in this area and by 1950 one more store had been added to the South First Street frontage. The Bemis Subdivision is located within the Driscoll Addition and consists of three small lots on the west side of the original Addition. It was surveyed by J. G. McMillan for M.E. Bemis in 1905. By 1915, these three lots had been developed with residences.



Mace's Southwestern Addition

Mace's Addition was created in 1877. This subdivision was part of an 80-acre tract previously owned by prominent San José resident, Samuel J. Hensley, and original subdivided as the unrecorded Mace's Survey. A portion of this tract was subdivided into Mace's Southwestern Addition. This property was bounded on the east by Canoas Creek, on the south by Willow Street, and on the west by Palm Street and the north by West Virginia Street, including a portion of the land adjacent to Vine Street and Almaden Avenue. Mace's Southwestern Addition consists of 164 lots. By the early 1880s, residential development in the subdivision centered primarily on Vine and Orchard Streets (now Almaden Avenue), with some commercial development on Almaden Avenue including a store and the Orchard Street Box Factory. The Orchard Street Box Factory was demolished in the early 1900s and a dwelling was constructed on the site. By the end of the nineteenth century, development continued on Vine Street and Almaden Avenue with some commercial development beginning on Almaden Avenue.

Residential development spread slowly west toward Palm Street, and by 1915, the subdivision was mostly developed. Corner stores were established by 1915 at West Virginia and Locust, West Virginia and Almaden Avenue, and at Oak Street and Almaden Avenue which included a fuel yard. By 1950, this part of Almaden Avenue was a combination of commercial and residential buildings with stores, single-family homes, rooming houses, and automobile related businesses. In 1920, the present Sacred Heart Church was constructed at the northeast corner of Willow and Palm. The church originally served the Italian-American community which populated the surrounding area.



Emerald Isle Subdivision

The Emerald Isle Subdivision was established in 1903 on the lands that had belonged to Fiacro Fisher and Daniel Murphy (Barker 1903). The Emerald Isle Subdivision consists of 75 lots and was bounded by Locust Street to the east, West Virginia Street to the south, McLellan Avenue (Killarney Place) to the west and Grant Street to the north. By 1915, the majority of the lots had been developed with single-family residences. Other development included St. Francis Xavier School, established by 1915 at the corner of West Virginia and Palm. By 1932 St. Francis Xavier School became Sacred Heart School, but by 1950 the building was vacant. Sacred Heart School was eventually moved to the corner of Locust and Edwards Streets.

The uppermost part of McLellan Avenue was originally named Killarney Place and Killarney Street. Most likely Killarney Street was created in 1903 with the development of the Emerald Isle Subdivision. The use of the name “McLellan Avenue” first appears in the 1912 Conkling and Col subdivision map which utilized the name McLellan south of West Virginia Street. The northern portion of the street was still called Killarney Place until at least 1932. Between 1950 and 1962, Killarney Place (as it was called in 1950) was extended to West Virginia Street; prior to this time, West Virginia Street was not open to Killarney Place. By 1962, the street is called McLellan Avenue. McLellan was an early land owner at the southwest corner of Lick Avenue and Willow Street, and by 1891 W.E. McLellan was the proprietor of Orchard Street Box Factory located at the corner of Orchard Street (Almaden Avenue) and Edwards Street. Many of the houses along McLellan Avenue were removed in recent times as a part of the upper Guadalupe River Flood Control Project.



Palm Tract

The Palm Tract is bounded by Palm Street to the east, Willow Street to the south, McLellan Avenue to the west and Edwards Avenue to the north; it was recorded in 1905. It consists of 42 lots. The tract was surveyed by Curtis M. Barker for the F.J. Allison property. In early maps, Edwards Avenue is called Edwards Alley; however, by 1915, it is called by its current name. By 1915, over half the lots have been built on with the exception of the lots fronting Willow Street, which are not developed until sometime after the 1920s and include four stores and a gas station by 1950.



Tamien and Goodyear/Mastic Neighborhoods

The area south of Willow Street in the Washington neighborhoods, now known as the Tamien and Goodyear/Mastic neighborhoods, remained undeveloped during San José's Early American Period. Although most of this area was located within the city limits of San José's Original City, by 1876 it remained in large holdings used for agricultural purposes. Over 30 acres south of Willow Street (then called Almaden Street) and east of Lick Avenue was owned by the estate of Miles M. Goodyear. To the south, 103 acres to Almaden Road (now West Alma Avenue), was owned by James Lick. Six small ranches filled the area west of Lick Avenue to the Guadalupe River and the Lewis Canal that had been dug in the 1860s.

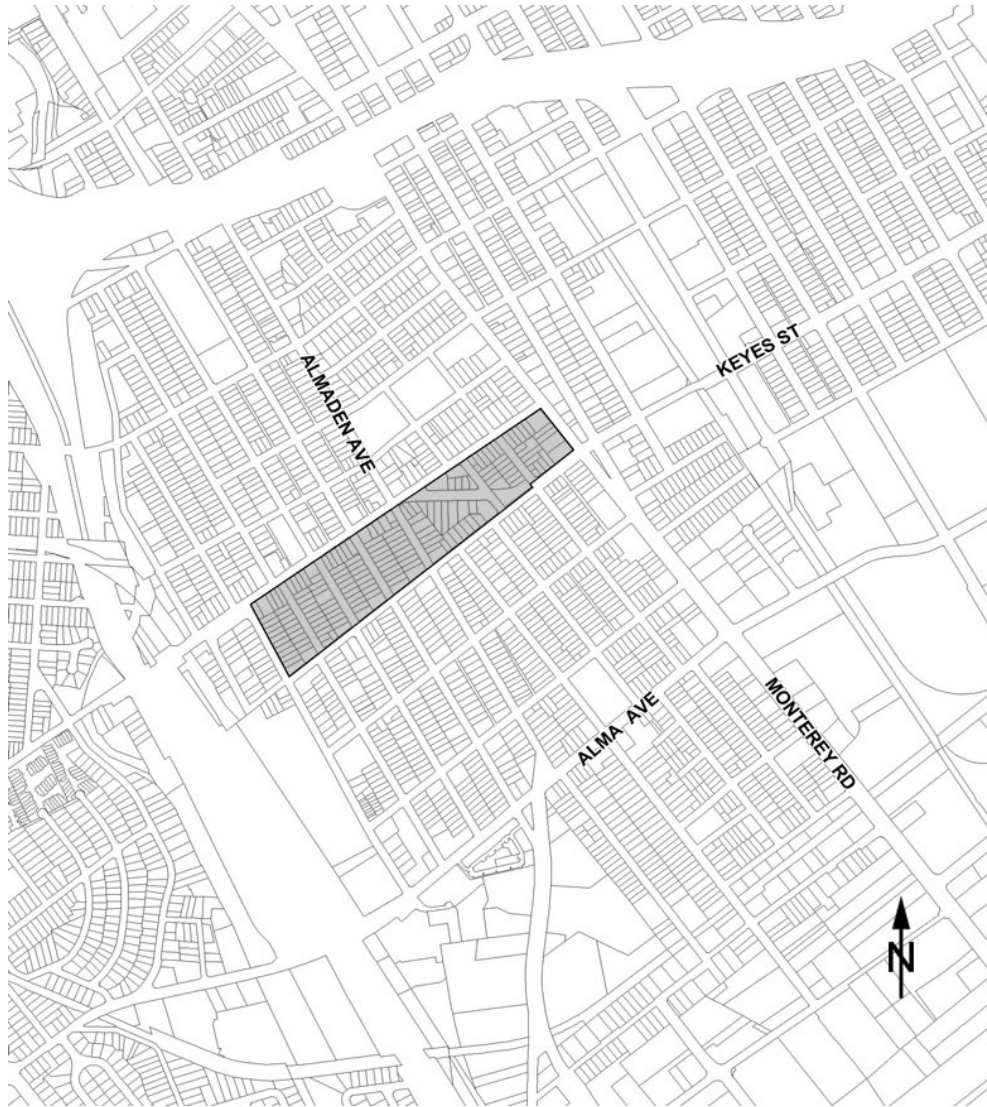
The Goodyear Tract was the first section of this large area to be subdivided for residential use, beginning in the mid-1880s during a rapid growth period during the *Period of Horticultural Expansion*. The Lick Homestead to the south followed soon after, as well as the areas to the west.

Goodyear Tract

In March 1848, Miles M. Goodyear purchased 30.56 acres of Pueblo Farm Lot 5. Goodyear was a mountain man, known as the first non-Indian to build and settle land on what became the City of Ogden, Utah. In 1848, he and his brother Andrew stopped in San José to buy horses, and Miles purchased this piece of property, which was a portion of a Pueblo Farm Lot that had just been distributed the prior year to early pioneer William Daniels by the predecessor of today's City Council. Goodyear's Bar in the gold country also carries his name, and it is near that place that he died in 1849. This property was owned by Andrew Goodyear in 1871 and carried the name, "M. Goodyear Est. [estate]" in 1876. By 1886, the land was identified as the "Goodyear Tract," and had been divided into eight blocks and consisted of 150 lots. In 1890, the eight-block area, bounded on the north by Willow Street, on the east by South First Street, on the south by Goodyear Street, and on the east by Lick Avenue, was surveyed for James A. Clayton (Herrmann 1890). By 1891, the area was only sparsely settled with new residential development, the largest cluster of houses being located on the west side of Sherman Street. By 1915, the densest development was on South First, Sherman, Vine and Locust Streets. By 1950, almost all of the lots were developed with the exception of the Graham Park Tract, which consists of most of the block west of Mastic Street between Willow and Goodyear Streets. Willow Street changed from being mostly dwellings in 1915 with the exception of a two-story blacksmith and carriage shop at the corner of Vine Street, to primarily commercial development by 1950 with restaurants, stores, bakeries and automobile related businesses to the west of Almaden Avenue. The two-story blacksmith building appears to have remained at least to the 1960s, although is illustrated in later Sanborn fire insurance maps as only a one-story building. Between 1901 and 1915, the Methodist Episcopal Church was built near the corner of Locust and Willow Street. In the 1930s, it was a Presbyterian Church and by 1950, the church was demolished to make way for one-story commercial buildings.

(see next page for map)

Goodyear Tract



Graham Park Tract

The most recent subdivision within the Washington neighborhoods was the Graham Park Tract, subdivided in 1948. The Graham Park Tract is bounded by Mastic Street to the east, Goodyear Street to the south, and Willow Street to the north. Graham Avenue bisects the property. The Graham Park Tract consists of 19 lots. Between 1935 and 1947, Graham Field, named after Jack Graham and San José's ballpark before the Municipal Stadium was built, was located on the south side of Willow Street on this block. After it burned in 1947, Graham Avenue, which bisects the old field, was constructed (Farrell 1983) to connect Willow and Keyes Streets. By 1950, only the properties fronting Goodyear Street had been developed with residential uses - exclusively four-plexes. In the late 1950s, the remaining lots fronting Graham Avenue were developed with multi-family apartment complexes, and a gas station was built adjacent to the store at the corner of Willow and Mastic Streets.



Lick Homestead Tract

In 1861, James Lick was cleared title to 103 acres of land south of what would later become Goodyear Street, which he had previously purchased sometime before 1850. This land was not subdivided until 1883 after Lick's death. The property, known as the Lick Homestead, was owned by wealthy financier James Lick, who acquired 103 acres of Pueblo Farm Lot 5 from the estate of early pioneer Charles White sometime before 1850. Lick was granted clear title to the property by the City of San José in 1861. In 1861, Lick's property was roughly bounded by the Goodyear property on the north, Almaden Road² (now West Alma Avenue) on the south, Reed Lane (now Lick Avenue) on the west, and South First Street on the east.

Lick's residence was purported to be near the intersection of Humboldt and Sherman Street. Always interested in horticulture, Lick wished to develop his homestead into a park patterned after England's Kew Gardens. Though he originally had hoped to construct his arboretum and conservatories at his residence at the Lick Mill outside of Santa Clara, periodic flooding from the Guadalupe River convinced him to relocate to this property in the southern portion of San José. In the 1860s, he transplanted his rare and imported trees and shrubs from the Lick Mill site to the Lick Homestead property, and built a residence that also served as a hotel. While visiting the Homestead in April 1873, Lick suffered a paralytic stroke, and was taken to San Francisco where he was cared for until his death in 1876. Lick's estate was in litigation for almost ten years. By 1883, the trustees of the estate began the subdivision of the property, which became known as the Lick Homestead Tract. In 1885, the property was surveyed into 24 blocks (Herrmann Bros. 1885b). Various portions of the Lick Homestead Tract were purchased by a succession of developers (see below). By the 1950s, most of the Lick Homestead was fully developed with single-family-residential use with the exception of Palm Street south of Floyd which remained undeveloped until 1962.

The street names in the Lick Homestead Tract are associated with Lick. Floyd Street was named after Captain Richard Floyd. Richard Floyd was the president of the James Lick's Board of Trust. Floyd's insight was instrumental in the establishment of the Lick Observatory as spelled out in Lick's deed of trust upon his death in 1876. Sherman Street, Mastick Street, and Plum Street were all named for trustees of Lick's estate: William Sherman, Charles M. Plum and Edwin B. Mastick (the 'k' was left off the street signs).

The following list includes the subdivisions recorded in the 1880s within the original Lick Homestead Tract. Additionally, a portion of the Cottage Grove Tract, which primarily covers a large area south of West Alma Avenue, was located at South First Street and West Alma Avenue in the southeastern-most corner of the original Lick Homestead Tract. This subdivision is described in the later section on the Cottage Grove/Pomona Villa neighborhood.

² West Alma Avenue was originally named Almaden Road. Most likely the name was changed to Alma Avenue when Orchard Street was changed to Almaden Avenue in 1922 in order to avoid confusion between the two street names, Almaden Avenue and Almaden Road.

Lick Homestead Tract



Preble Tract

Recorded in 1886, the Preble Tract is bounded by Almaden Avenue to the east, Floyd Street to the south, Vine Street to the west and Humboldt Street³ to the north and consists of 22 lots. The land was owned by C.S. Preble and was surveyed by Herrmann Bros. Development was initially slow, but by 1915 almost all of the lots were developed including three large lots on Orchard Street.



³ Humboldt Street appears to be designated as part of Vineyard Homestead Association in part of the Reed Addition although it is unclear if the specific reason for the naming is associated with the Humboldt River in Northern Nevada. The Humboldt River is the body of water that the Donner Party followed on its way to the Sierras. Although Humboldt Street existed in Reed Addition east of First Street, it wasn't extended into the Washington neighborhood until 1886, when the land was subdivided as the Lick Homestead Tract.

Sherman Tract

Recorded in 1887, the Sherman Tract is bounded by Sherman Street to the east, Floyd Street to the south, Almaden Avenue to the west and Humboldt Street to the north, and consists of 84 lots. By 1891, there was little development in the area, and by 1915, less than half of the lots were developed. Little development occurred during the *Interwar Period*, and by 1950, roughly half the lots were developed. The 1915 Sanborn map shows a two-story building which is noted as a 'winery electric power' building at the rear of a lot on Almaden Avenue. The 1950 map denotes the same building, which has most likely been expanded from the winery building, as the "Panama Hall" and it seems to front the alley. By 1962, this building is a store with a small-attached dwelling. By 1950, a large building labeled 'Dog Food Canning' with an attached small office is located along Plum Street with a few residences. By 1962, the houses and dog food canning building have been demolished and all of the lots fronting Plum Street consist of apartment complexes.



Devendorf Subdivision

The Devendorf Subdivision was recorded in 1887 and is bounded by Vine Street to the east, Floyd Street to the south, Locust Street to the west, and Goodyear Street to the north and consists of 16 lots. The Herrmann Brothers surveyed it. By 1901 development was sparse in this subdivision, however, by 1915 most of the lots were developed which were particularly dense between Humboldt and Floyd.



Oliver Subdivision

The Oliver Subdivision was recorded in 1887 and encompasses 12 lots, roughly half the block. It is bounded by Locust Street to the east, Humboldt Street to the south, Palm Street to the west and Goodyear Street to the north. It was surveyed by Herrmann Brothers. This subdivision developed slowly with little development until after 1920s. By 1950, most of the lots were built out with residences with the exception of the northwest corner of Goodyear Street and Palm Avenue.



Struvy Tract

In 1887, the 24-lot Struvy Tract was recorded, which is bounded by Vine Street to the east, West Alma Street to the south, Locust Street to the west, and Floyd Street to the north. The property does not show on Sanborn maps until 1915 when roughly half of the lots were built out. By 1950, all but four of the parcels were developed with single-family residences.



Parkhurst Subdivision

The Parkhurst Subdivision was established in 1887 and consists of 8 lots located in the center of the block which is bounded by Almaden Avenue to the east, Humboldt Street to the south, Vine Street to the west and Goodyear Street to the north. Although the lots were recorded in 1887, they were not developed until the early 1900s. By 1915, only a few of the lots were built on and part of the subdivision land was used as a corral and drying yard for the business at the corner of Goodyear and Vine Streets. A corner store was located at Humboldt and Vine Streets. By 1950, the business at the corner was gone and almost all of the lots were developed with residences.



Costa Tract

In 1887, A.T. Herrmann surveyed the 25 lot Costa Tract; it was bounded by Plum Street to the east, West Alma Ave to the south, Almaden Avenue to the west and Floyd Street to the north. Although this tract was recorded in the late 1880s, development was sparse through the mid-1900s. Three commercial buildings were located at the corner of Plum Street and West Alma Avenue by 1915. By mid-century, most of the lots were built out and the three stores had consolidated into one at the corner.



Willard Tract

The Willard Tract was created in 1889 and consists of 29 lots that are bounded by South First Street to the east, Floyd Street to the south, Sherman Street to the west and Humboldt Street to the north. In 1901, very little development had occurred in this area, only two houses and a barn were located on the property. By 1915, a few houses were constructed along South First Street. In the 1920s, it continued to be mostly undeveloped, possibly due to the location of the culvert and box flume in the center of the tract, which directed the water from Canoas Creek out to South First Street. At mid-century, the area was completely developed with residences. North of the Willard Tract, at the corner of South First and Humboldt Streets was the Pratt Home and Shelter Arms Old Peoples Home. This large building occupied the northwest corner lot from 1891 until after the 1950s when it was demolished. The Pratt Home, a gift from W. W. Pratt, was organized in 1891 and served 'homeless children and aged people of both sexes'.



Nucleus Tract

The Nucleus Tract was recorded in 1889 and is bounded by Mastic Street to the east, West Alma Avenue to the south, Plum Street to the west and Floyd Street to the north and consists of 22 lots. Building on the subdivision did not occur until 1901 when a schoolhouse and residence were located at the corner of Mastic and Alma Avenue. The schoolhouse was later used as a residence and was likely demolished to make way for the Department of Motor Vehicles building that currently exists on that block. The DMV removed all the buildings fronting West Alma Avenue and constructed an office and parking lot.



Harrenstein Subdivision

The Harrenstein Subdivision was recorded in 1889 and consisted of 26 lots bounded by Mastic Street to the east, Humboldt Street to the south, Plum Street to the west and Goodyear Street to the north. The land was owned by J. W. Harrenstein. The subdivision evolved slowly with only one residence and a cultivated field in 1891, and by 1901, only four more houses were constructed on the lots. Canoas Creek appears to have run open through this subdivision until the 1930s, and even as late as 1962 it was partially open at the northwest corner of the subdivision. The subdivision was mostly developed by 1915, particularly on Mastic Street and many of the buildings had outbuildings fronting the creek. By 1950, the creek had been diverted underground except at the corner of Goodyear and Mastic Streets where it had a culvert at the street but appears to be open into the subdivision. The subdivision was almost completely built out by the 1950s with a few new residences replacing older homes.



PC Moore Subdivision

The PC Moore Subdivision was established in 1908 and is within the original Lick Homestead Tract. It is bounded by Plum Street to the east, Humboldt Street to the south, Almaden Avenue to the west and Goodyear Street to the north and consists of 24 lots. Mary Moore, William Moore, and Hugh O'Neill originally owned the land. The Herrmann Brothers surveyed the subdivision. By 1915, the area was sparsely developed with most of the residences on Almaden Avenue. Most of the dwellings fronting Almaden Avenue had ovens in the rear of the property. By 1950, all but one of the lots was developed with residences.



Locust Subdivision

Herrmann Brothers surveyed the Locust Subdivision in 1912. It is bounded by Locust Street on the east, West Alma Avenue on the south, Palm Street on the west and Floyd Street on the north and consists of 20 lots. By 1915, no development had occurred on this site, and by the 1930s, the area was sparsely developed. Later development occurred exclusively on Locust Street in the 1950s, and by 1962 Palm Street was mostly developed with residences, triplexes and apartment buildings. West of this subdivision is an area which remained fairly undeveloped until 1962 when the land on Palm Street south of Floyd had an office and building for '8 cars' on the northwest corner and a sausage warehouse at the southwest corner. Alma Bowl (no longer extant) was constructed by 1962 on the west side of Palm Street. West of Lick Avenue also remained undeveloped with only a few houses between Goodyear Street and Alma Avenue. By 1950, this area had been developed into the San Jose Canning Company Inc. with a railroad spur line at the rear of the business. Sometime after 1932, Sunnyside Avenue which is located west of Lick Avenue, ceased to exist due to the cannery expansion.



Havens Subdivision

The Haven Subdivision was recorded in 1909 and is within the original Lick Homestead Tract. It encompasses 8 lots at the northeast corner of Mastic Street and Humboldt Street. All eight lots were built out by 1932.



Other Subdivisions within the Tamien Neighborhood

Willow Glen Tract

This area, to the southwest of Willow Street and Lick Avenue, contains a number of smaller subdivisions within the Willow Glen Tract of 1887. The construction of the Guadalupe Freeway bisected this tract, and the freeway project included removing houses that were within the right-of-way.



Cottage Grove/Pomona Neighborhoods

The area south of West Alma Avenue in the Washington Neighborhood was first targeted for urban development in 1888 when the Pomona Villa Subdivision was recorded along Pomona Street, the southern extension of Plum Street. A year later, the Cottage Grove Tract was recorded, followed by the Bellevue Subdivision at the most southerly end. The Chris Anderson Subdivision, located on both sides of Little Orchard Street, was the last of four residential subdivisions in this area. This area remained in unincorporated Santa Clara County until December 1, 1947, when it was annexed to the City of San José as Cottage Grove No. 3, during the beginning of San José's expansion period after World War II.

Pomona Villa Subdivision

Pomona Villa, owned by Anna M. and John T Calahan, was created in 1888 and is bounded by West Alma Avenue (then Almaden Avenue) to the north and Cottage Grove to the south and originally included 33 lots on both sides of Pomona Avenue and on the south side of West Alma Avenue. Development in Pomona Villa did not occur until after 1901. Many of the lots in the subdivisions had outdoor ovens associated with the houses, as shown in early Sanborn fire insurance maps. By 1915, most of this tract had been developed with single-family houses, and a store and a wine cellar had been built on West Alma Street. The area is almost completely developed by 1950; at that time, a nut shelling and packing business and a store are located on West Alma Avenue. By 1962, the strip mall that exists today had been built at the southeast corner of Pomona and Alma Avenues.



Cottage Grove Tract

The Cottage Grove Tract was the last subdivision to be created in the Washington neighborhoods during the expansion period of the 1880s, and it was also one of the largest single-family-residential subdivisions in the greater vicinity. H. Dittrich surveyed the tract in 1889.

Two blocks of the subdivision lie to the north of West Alma Avenue (then called Almaden Avenue). These blocks are bounded by Floyd Street to the north, South First Street to the east and Mastic Street to the west; the two blocks are bisected by Sherman Street and contain forty-eight small, 40-foot wide lots.

South of West Alma Street, the tract contains an additional 201 lots that extend as far south as San Jose Avenue. The boundaries extend south along South First Street south of Cottage Grove Avenue to the Bellevue Subdivision, then west to the properties that frame both sides of Pomona Avenue, then south to San Jose Avenue, then north to the Pomona Villa Subdivision, then north to West Alma Street. In August 1889, the *San Jose Daily Mercury Herald* announced that numerous homes were being constructed in the Cottage Grove Tract, then consisting of an orchard and owned by James F. Devendorf. Devendorf promised that the neighborhood would be a grove of cottages and agreed to keep the tract 'clear of saloons and objectionable places of every kind'. The lots were all 40 feet in width, with a variety of depths, including some at 112 feet deep, along Sanborn Avenue⁴, and others at 200 feet deep along Sherman Street. Due to flooding in the area from Canoas Creek, the tract was also endorsed as the 'highest and driest' land in the city – presumably modifications to the creek channel had resolved the flooding problems that had plague the area previously.

Devendorf was originally from Michigan, and came to San José in 1874 at the age of sixteen to be with his mother who had relocated here some years earlier. He eventually established himself in the real estate business in San José and in Stockton. After creating the Cottage Grove Tract, Devendorf left the San José area and, along with San Francisco lawyer, Frank H. Powers, formed the Carmel Development Company. Devendorf, who was the on-site manager in Carmel, is generally credited with shaping the development of early Carmel. With a love for the land and experience as a salesman, Devendorf joined in the booming California real estate market and came to own extensive property in San José, Morgan Hill, Gilroy, Alviso, and Stockton. Cottage Grove Avenue was named when the original 'Cottage Grove' subdivision was created, along with Sanborn Avenue. Other streets created in the subdivision include Roberts Court, Austin Court, and Darby Court. These are named after the real estate agents, John B. Roberts, Paul P. Austin and Alfred C. Darby, whose firm Roberts, Austin and Darby, was the sole agent for the development of the Cottage Grove Subdivision for James Devendorf. Paul P. Austin was mayor of San José from 1894-1896.

Immediately after the subdivision was created, a large two-story house was placed on the northwest corner of West Alma Avenue and South First Street by real estate agent James Capp. Known in recent times as the Zanger House, it was lived in during much of the twentieth century by a pioneering Santa Clara Valley cannery family, the Bisceglia's. The house, a City of San José historic landmark was relocated to Santa Clara in 1995 to accommodate the construction of the Sacred Heart Community Service Center at the site. The project also included new houses along Sherman Street by Habitat for Humanity, which entailed the relocation of the historic house (also a city landmark structure) of local artist and photographer, Andrew P. Hill, to History San Jose.

⁴ Sanborn and Ford Streets were most likely named within the unrecorded Ford and Sanborn Addition which was in place prior to 1889. Little is known of this Addition, as the area wasn't annexed to the City of San Jose until 1947. According to 1906 map, Sanborn owned 1.67 acres just west of Pomona Avenue.

By 1901 the blocks north of West Alma Avenue were mostly fully developed; south of West Alma Avenue most of the development was concentrated between South First Street and Sanborn Avenue by 1915. A culvert under West Alma Avenue replaced Canoas Creek, which had been channelized along South First Street. By 1915, commercial development was occurring along the South First Street portion of the subdivision including a grocery store and stone cutting business intermixed with residential dwellings. Across from the subdivision on the east side of South First Street was Bisceglia Brothers Canning Company (later becoming the Sun Garden Packing Plant), which provided employment for many of the new residents. Adjacent to Bisceglia's was the San Jose Lumber Yard at the corner of Alma and South First Street, later to become the site of Southern Lumber. At the corner of Pomona and Cottage Grove Avenues was the G.W. Robinson water pump that later became a San Jose Water Company pump station by 1950 and continues to exist in the neighborhood today. On Pomona Avenue between Palo Alto (Bellevue) and Cottage Grove Avenues was Ehle's Nursery with an adjoining greenhouse and dwelling. By 1950 the nursery was gone along with the greenhouse; however, the lath house and dwelling toward the rear of the property remained until at least 1962.

By mid-century, most of the Cottage Grove Tract was developed. South First Street had built out with a mix of houses, stores, a printing office, and auto related businesses such as Truck Body Manufacturing and Auto Sales. At the corner of South First Street and Cottage Grove Avenue is the First Street Auto Camp that was constructed in 1931. It is still extant today as the Three-A Motel. Cottage Grove had its own volunteer Fire Department that was active when the area was located outside the city limits. The area was annexed into the City of San José on December 1, 1947 as Cottage Grove #3.

(see map next page)

Cottage Grove Tract



Bellevue Subdivision

The Bellevue Subdivision is located in the southernmost part of the Washington neighborhoods. The tract was recorded in 1891; it is bounded by South First Street to the east and San Jose Avenue to the south, and includes properties on the north side of Bellevue Avenue. Consisting of three blocks of about 51 lots, this single-family-residential subdivision was recorded by James F. Devendorf, who also developed the Cottage Grove Tract. Bellevue Avenue was originally called Palo Alto Street, but was renamed over time. The 1915 Sanborn fire insurance map continues to show this street as Palo Alto Street; it was permanently changed to Bellevue Avenue by 1950. In 1915 only one-third of the lots were developed, mostly at the north end close to South First Street. The hay/grain storage barn that exists today at the northwest corner of South First Street and San Jose Avenue was constructed by that time. The south side of Bellevue Avenue (as well as San Jose Avenue) was predominately commercial/industrial by the 1950s including such stores as the Sears & Roebuck Warehouse, a building materials store, cabinet shop, and beer wholesalers. San Jose Avenue had a millwork shop, furniture warehouse and a large chicken farm. A railroad spur was located in the rear of the commercial properties and by 1962 the area contained brick storage, and tile wholesalers. Some properties fronting San Jose Avenue had dwellings interspersed with commercial properties. The properties on the south side of Bellevue Avenue were acquired by the Redevelopment Agency of the City of San José and developed as Bellevue Park as a part of the Strong Neighborhoods Initiative.



Chris Anderson Subdivision

A.T. Herrmann surveyed the Chris Anderson subdivision in 1907. The map noted that the subdivision is part of the original J. Madden Tract. The 92-lot (Block 1 and 2) single-family-residential subdivision is bounded by West Alma Avenue to the north and San Jose Avenue to the south, and includes the lots on either side of Little Orchard Street⁵. The map states that Lizzie M. Brassy owned the tract of land when it was subdivided. By 1915, the lots were all developed on Pomona Avenue but development on Little Orchard Street was sparse. A vegetable garden was still located at the south end of the subdivision; it occupied a fair amount of the land in the subdivision, and stores were built at the north end along West Alma Avenue. By 1950, residential development had occurred along Little Orchard Avenue although the vegetable garden still existed – bisected by railroad tracks. The area along the tracks was developed by 1962 with the introduction of a nut shelling and wholesale operation, and a wood shingle storage yard. This southern portion of the subdivision remains non-residential today.



⁵ Little Orchard Street was a reference to the extension of Orchard Street before its name was changed to Almaden Avenue.

PLANNING AND REGULATORY ISSUES

Determining Architectural Significance

Basic architectural significance is identified when a building distinctly represents a particular style or building type. Architecturally significant buildings may also embody excellent artistic workmanship or demonstrate unique architectural ideals. In some neighborhoods, certain building styles or types predominate, and the structures that illustrate those patterns are significant for their contributions to the overall character of their surroundings. Vernacular buildings can also be found important for their representation of commonly accepted approaches to design and shelter, even without ornate detailing. Although some vernacular buildings aspire to a specific style by including limited characteristic design elements, such as scroll-cut corbels on an otherwise stylistically simple wood porch, other vernacular buildings can be associated with specific periods solely from their materials and forms. Because much of the historic Washington Neighborhoods emerged early and evolved slowly, architectural styles and types are interspersed. The architectural significance of most buildings is thus related to individual examples and overall patterns of urban design. Key architectural features that affect the overall urban design of a neighborhood include front yard setbacks, continuity of materials, and building massing, scale, and size.

Buildings in San José have characteristically been of a transitory nature due to the use of wood beginning in the 1850s. Early houses, without foundations, indoor plumbing or electrical connections were easily relocated. Many early residents of San José and environs purchased and brought their houses to empty lots in the Downtown Frame and adjacent evolving suburban areas. These “itinerant” buildings are sometimes difficult to spot in the field, but can be identified when houses of early styles and construction techniques are found on lots that had no commensurate recorded structures in directories, maps, or deeds from the period. The process of relocating buildings continues to the present, even with the challenges of modern construction. Many redevelopment projects in San José over the last century have resulted in houses being moved to other San José neighborhoods (and in some cases out of town). Removal of old neighborhoods under the San José Mineta International Airport, construction of the Children’s Discovery Museum and San José McEnery Convention Center, and the recent site preparation for construction of San José Civic Plaza have brought many houses to outlying neighborhoods.

In the Washington neighborhood, buildings significant for their architectural character can be identified using the architectural typology provided in the thematic section, *Architecture and Shelter*. Because of the diversity of architectural styles in the study area, a wide variety of buildings may be determined to be historic resources, and these may be broadly spaced. Buildings from the early American period are now rare, and are usually considered to have some level of architectural significance, even if their historical integrity may be comparatively compromised. Later buildings can be significant for their rarity, utility, beauty, associations, or other ability to convey important information as historic resources.

The Washington neighborhoods have a wide representation of architecture from the period after the World War II, but the significance of most of this late twentieth-century building stock has yet to be established. The mid-century buildings have only recently reached fifty years old, the commonly accepted age for buildings to be evaluated for historical significance, and many of the neighborhood’s post-World-War-II housing, particularly the multi-family building stock, is much more recent than that. The very nature of construction after 1945 has been fast and extensive, so much of what was

built is not individually representative of the era. More time must pass before the community can ascertain the significant character-defining resources from the recent past.

Conservation Planning in the Washington SNI area

The Strong Neighborhoods Initiative (SNI) is a partnership of the City of San José, San José Redevelopment Agency, and the community to build clean, safe, and attractive neighborhoods with independent and capable neighborhood organizations. The City and Redevelopment Agency have committed funds to the Strong Neighborhoods Initiative effort, and this context study is an outgrowth of that commitment, funded by the Community Development Block Grant program.

The stakeholders within this planning process are the residential neighborhoods, which are represented by four neighborhood associations in the area, and neighborhood business districts.

The *Vision* of revitalizing the Washing Neighborhood included creating and maintaining a safe, high quality living environment, where residents are secure from the threat of crime, streets are safe and attractive, residents have quality affordable housing, and there are safe places for the community to interact and children to play.

The *Plan Goals* identified by the community are to achieve the vision, and provides specific direction for improving the neighborhoods. A summary of the nine goals are a part of the SNI Plan:

1. The neighborhood is an enjoyable place to be.
2. Residents can walk, play, and socialize safely and comfortably in the Community.
3. There are safe, attractive places for children to play and for the community to interact.
4. High quality housing is affordable to low and very low income households.
5. Housing conditions are improved to a high standard and maintained over time.
6. The appearance of the neighborhood is enhanced with attractive buildings, appropriate landscaping, and street improvements.
7. There is a healthy environment, free of pollution.
8. Existing community organizations within the entire study area are enhanced and strengthened.
9. The sense of community pride for residents is maintained and strengthened.

Within the Action Plan Summary, Item 1a states “Preserve and enhance the existing strengths of Washington area. This is an ongoing public project with all parties to the Plan taking responsibility.

Item 2a states “Conduct a study to identify historic buildings and sites for inclusion in the City’s Historic Inventory.” This is a short-term public project to be conducted by the San Jose Planning, Building, and Code Enforcement Department.

San José Preservation Planning Program

The City of San José General Plan (Plan) contains seven Major Strategies that identify objectives to provide for a broad framework for consistent interpretation and application of the Plan’s individual goals and polices. Of these strategies, the Urban Conservation/ Preservation Strategy recognizes the importance of sustaining viable neighborhoods, as they are irreplaceable assets. The Plan notes that residents have a need to belong to a neighborhood or an area with community identity that promotes

civic pride. In addition to maintaining and improving services through economic stability, preservation of specific structures or special area contribute visual evidence to a sense of community that grows out of the historical roots of San José's past. Historic and architectural structures add inestimable character and interest to the City's image.

The Urban Conservation/ Preservation Strategy is defined by specific goals meant to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically and archaeologically significant structures, sites, districts and artifacts. San José 2020 General Plan goals and policies on cultural resources include a specific Policy #4 pertaining to historic districts:

Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.

This mechanism for implementation of the historic district policy is defined within the City's ordinance on historical preservation in Chapter 13.48 of the Municipal Code. Conservation Areas, which are listed and defined within the City's Historic Resources Inventory, are "established to provide a designation tool to recognize as well as to preserve and enhance the character of qualifying neighborhoods" according to the ordinance, as amended April 6, 2004.

In year 2000, the City Council adopted an ordinance amending the Zoning Code to include discretionary review of certain single-family house permits. These permits are required for residential remodeling and new construction when maximum height or floor area ratios are exceeded, or when the property is listed on the Historic Resources Inventory.

Discussion of Conservation Area Policy and Guidelines

San José presently contains four conservation areas that are identified in the Historic Resources Inventory. Three of these areas, Naglee Park, Hanchett and Hester Park, and Palm Haven were identified within a city cultural resources survey that took place in the late 1970s, prepared by the then Department of Parks and Recreation, and partially funded by the California State Office of Historic Preservation. Portions of the survey were later adopted as the Official Inventory of Historic Places by the City Council, and later incorporated into the Historic Resources Inventory established in the 1980s.

The Market Almaden Conservation Area was designated by the San José City Council following adoption of a new ordinance in 2004. At the time of preparation of this study, proceedings for designation of the Martha Gardens Conservation Area is pending before the City Council.

A conservation area is defined as follows:

The purpose of conservation areas is to provide a designation tool to recognize as well as to preserve and enhance the character of qualifying neighborhoods. Conservation Area shall mean a geographically definable area of urban or rural character with identifiable attributes embodied by architecture, urban design, development patterns, setting, geography and history.

The criteria for designation includes meeting the intent as defined above, and must include one or both of the below:

1. *The neighborhood or area has a distinctive character conveying a sense of cohesiveness through its design, architecture, setting, materials, natural features and history, or*
2. *The neighborhood or area reflects significant geographical or developmental patterns associated with different eras of growth in the City.*

Conservation areas are used as a planning tool throughout the country in order to preserve and enhance neighborhood character in places that have cohesiveness or distinctive character. Use of this approach to historic district designation is often of value when the targeted area might not technically merit consideration as an historic district, or in some cases when historic district designation is not supported by area residents.

Conservation areas represent a particular period of design or architectural style. Significance is derived from a grouping of structures viewed as a whole rather than from the importance of an individual building. The historic significance of these areas reflects development patterns of growth in the city. The areas are specifically defined in terms of their physical boundaries rather than by their historical development.

Future Survey Work and Designation Activities in the Washington neighborhoods

The Washington neighborhoods consist of about 900 properties, of which the majority has structures over 50 years in age. Little identification activities have occurred to date to determine the quantity and significance of historic properties in this large inner-city neighborhood. The consultants of this study conclude that targeting individual small neighborhoods for designation is not a reasonable

methodology for approaching neighborhood preservation as a part of the SNI revitalization initiative. We believe that the unique characteristics of San José's Original City require a comprehensive survey and the development of larger conservation area overlays than are typical for historic district considerations. Within areas such as those within the Washington neighborhoods, a recommended methodology that may achieve this goal is to select conservation area boundaries that follow physical changes in land use or that are bounded by thoroughfares that artificially define neighborhood sub-areas. Often, these areas, such as in the Washington neighborhoods, have evolved smaller neighborhood organizations that can provide some level of local advocacy to help implement the long term goals for neighborhood preservation and regeneration that district designations attempt to facilitate.

This study presents the following specific findings:

1. Neighborhood Character

The Washington neighborhoods are an intact representation of San José's historic growth for almost a century beginning with the Early American Period and continuing to World War II:

- the area represents a comprehensive pattern of historic development within the Original City of San José and the related Cottage Grove/Pomona neighborhood as planned in the nineteenth century;
- it is associated primarily with single-family residential development during the period 1851-1945; and
- it embodies, within the boundaries of the neighborhood study area, architectural styles and vernacular building types that represent the breadth of design of the period and the residential architecture found throughout California.

The Washington neighborhoods present a unique understanding of the visual aspects of neighborhood life in a community over most of the historic period, a place that is distinct from much of the larger urban setting that presently encompasses the City of San José. This large, mostly single-family residential area that contains some pockets of commercial use and an overlay of multi-family residential development that occurred during the 195 and later, is diverse in both visual and demographic aspects.

2. Historic Districts

There are no compelling contextual reasons to separate the larger neighborhood into easily identifiable (i.e., easily surveyed) pieces. The history of the Washington neighborhoods begins with the Original City boundaries within the Fourth Ward; the history is inclusive from South First Street to the Guadalupe River and from Interstate 280 to the vicinity of Bellevue Avenue. San José's broader history is represented by this extensive area, in a uniquely eclectic series of overlaid time periods. A case could be made for dividing the greater area (the Original City) along boundaries that approximate the underlying pre-1890s surveys and additions for purely geographical reasons. A historic ethnic Italian neighborhood overlaid much of the study area during the first half of the twentieth century; however, how the cultural aspects of this neighborhood related to the present built environment needs further study along with the other themes, as the ethnic make-up of the area does not seem to have imparted a clearly differentiated visual character within the neighborhood.

3. Past Survey Work

Prior survey work that identifies historic resources or potential historic resources within the study area has been minimal. Recent reconnaissance studies as a part of the airport sound insulation

programs did not result in the recording of historic properties. Some individual properties within the area have been documented as a part of development applications.

4. Future Survey Work (Methodology)

Surveying the Washington neighborhood presents great challenges for a variety of reasons. The primary challenge will be to determine an approach that can address efficiently the size of the area. With multiple blocks of thousands of buildings and multiple layers of history that overlap relatively irregularly, the neighborhood demands a unique survey methodology in the City of San José. As an alternate to utilizing the early subdivision maps for organizing survey districts, it could be more practical to break the larger neighborhood into geographical areas based on the residential neighborhood associations.

5. Development Impacts

The fabric of the residential buildings in the Washington Neighborhoods continues to be subject to modification due to envelope replacement projects (ERPs). Most of the changes consist of incompatible window replacements, but there is also a growing trend to cover older wood buildings with stucco or plywood and remove building trim. In some areas of the Washington neighborhoods, these often-irreversible changes are starting to cumulatively impact the historic character of the neighborhoods. The owners perceive the projects as modernizations that increase property values, but the diminished continuity of historical building fabric affects the value of the neighborhood as a whole. The property upgrades can be steered in a direction that is beneficial on a neighborhood level.

RECOMMENDATIONS

Planning Options

1. Although the area does not appear to technically merit consideration as a historic landmark district from this initial analysis, the Washington neighborhoods properties should be formally surveyed to establish individual buildings which may be potentially eligible.
2. The San José City Council and/or local neighborhood citizens can also consider nomination of all or portions of the Washington neighborhoods as a conservation area. The boundaries would need to be clearly defined at the parcel level and a “Statement of Neighborhood Character” prepared. All properties within the boundaries of the conservation area would be subject to design review under this process following designation by the San José City Council. Should a Washington Neighborhoods Conservation Area or sub-areas be established, all of the properties within the designated area(s) would be listed on the City of San José Historic Resources Inventory. Exterior changes to any single-family structure in the conservation area that trigger a building permit would require a Single Family House Permit in conformance to the guidelines "Your Old House: Guide for Preserving San José Homes". The majority of Single Family House Permits are administrative, reviewed by staff at a reduced fee for historic houses. Applications that exceed floor area ratios and height limitations, or that do not conform to the guidelines would be subject to a Category 2 Single Family House Permit that includes a public hearing. Individually historic properties significant at the City Landmark or California Register level would still require evaluation and environmental clearance at the development permit stage. The conservation area designation would not, by itself, create the need for additional permits for other types of development projects, including commercial and other non-single family residential projects. However, new development projects or exterior modifications to structures within or adjacent to the conservation area would be reviewed by staff as part of the applicable permitting process.

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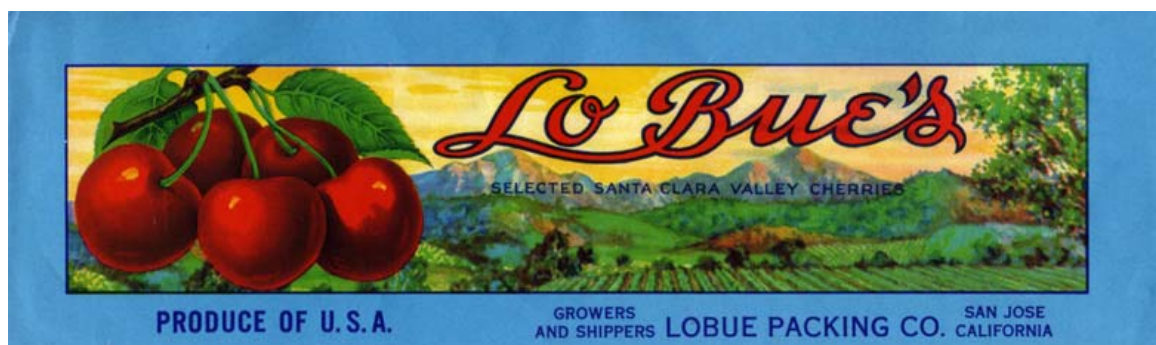
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