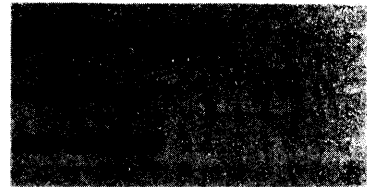


**United States Department of the Interior
Heritage Conservation and Recreation Service**



**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic San Jose Downtown Commercial District JUN 02 1980

and/or common Sand Jose Downtown Commercial District

2. Location

street & number E. Santa Clara St, South First, Second, Third ^{and} STS., E San Fernando St S,
N/A not for publication

city, town San Jose N/A vicinity of congressional district 10th

state California code 06 county Santa Clara code 085

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (Continuation sheet attached)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Clara County Recorder's Office

street & number 70 West Hedding Street

city, town San Jose state California

6. Representation in Existing Surveys

title San Jose Survey has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records San Jose Historical Museum 625 Phelan Ave.

city, town San Jose, state California

7. Description

Condition _____ excellent _____ deteriorated _____ unaltered _____ original site
 good _____ ruins altered _____ moved date _____ N/A
_____ fair _____ unexposed

Describe the present and original (if known) physical appearance

The San Jose Downtown Commercial Historic District is comprised of both architecturally and historically significant buildings. Dating from the 1870s to the early 1940s, the district represents the remaining vestiges of late nineteenth and early twentieth century commercial structures in the downtown. The area continues to serve as a major financial, commercial center for San Jose. The district is composed of two city blocks located between East Santa Clara Street to the north, East San Fernando Street to the south, South Third Street to the east and South First Street to the west. The district continues on the south side of East Santa Clara between South Third and South Fourth Streets. District boundaries were determined by the historical limits of the downtown, architectural quality, and intrusion factors. Structures on adjacent blocks were not included as demolition and new construction has undermined the area's historical and architectural integrity.

The west side of South Third Street defines the district's eastern boundary, running between East Santa Clara and East San Fernando Streets. Lack of historical associations with the City's core and recent demolition eliminates the east side of South Third Street from the district. The north side of East San Fernando Street between South Third Street and South First Street defined the District's southern boundary. South First Street confines the western edge of the district and is immediately adjacent to the 1797 location of El Pueblo de San Jose de Guadalupe. East Santa Clara Street between First Street and Fourth Street delineates the district's northern boundary. Intrusions mar the northern side of East Santa Clara Street confining the district to the south side of the street.

Buildings and Sites Contributing to the Character of the District Include:

1. 12 South First St., Bank of America Building, 12-story building with Renaissance detailing, 1926. H. A. Minton, Architect, noncontributing addition.
2. 28 East Santa Clara St., Firato Delicatessen, two-story brick commercial, stuccoed facade, c. 1880s.
4. 50 East Santa Clara St., Moderne Drug, three-story Moderne, c. 1937.
6. 27-29 Fountain Alley, three-story Italianate, c. 1889.
7. 33 Fountain Alley, three-story building with Classical Revival detailing, stuccoed brick, c. 1889.
10. 34 South First St., Knox-Goodrich Building, three-story Richardsonian Romanesque, c. 1889.
11. 42 South First St., El Paseo Court, two-story Spanish Colonial Revival with courtyard, c. 1920s.
13. 52 South First St., Berg's Clothing, three-story commercial with Romanesque details, c. 1890s.
14. 58 South First St., La Rosa Pharmacy, three-story brick commercial, facade modernized, c. 1870.
15. 68 South First St., Letitia Building, four-story Romanesque Revival, c. 1890.
16. 84 South First St., Security Building, three-story brick Romanesque Revival, c. 1890.
18. 87 South Second St., Landmark Square, three-story commercial with Romanesque details, c. 1907.
19. 83-85 South Second St., Dougherty Building, two-story Spanish revival, c. 1890.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates see Continuation **Builder/Architect** See Continuation Sheets

Statement of Significance (In one paragraph)

As Santa Clara Valley's mercantile and financial center for the past 100 years, San Jose's downtown historic commercial district is significant both from an historical and an architectural perspective. The district includes sites dating from the 1870s, reflecting the emergence of the American city; sites from the 1890s, reflecting San Jose's boom years as an agricultural center; and sites from the 1920s, reflecting the South Bay Area's first skyscraper construction. Thus, the district is unique in its broad representation of historic California commercial architecture, unsurpassed in Santa Clara County.

El Pueblo de San Jose de Guadalupe was chartered by the King of Spain and founded in 1777 as Alta California's first civil settlement. Following the Mexican-American War, San Jose was ceded with the territory of California to the United States. Immediately, the City was surveyed first by Thomas Campbell in 1847 and later by Chester Lyman, in 1848, following the standard grid street pattern utilizing traditional Spanish pathways. This street pattern has remained virtually unaltered to this day. The emergence of the American commercial development of San Jose later extended into the newly surveyed streets located immediately eastward of the 1797 (relocated due to floods) Spanish Pueblo.

The best remaining example of downtown commercial architecture of the 1870s and 1880s within the proposed district is the three-story Italianate Oddfellows Building at the corner of Santa Clara and Third Streets (1883). Another structure from this time period is located along South First Street, today, known as La Rosa Pharmacy. The building was built in 1870 and was known as the Pomeroy Building (located at 58 South First Street). Though the facade has been altered with the addition of stucco siding, an examination of the back of the building reveals the original brick structure. In the 1870s and mid-1880s, the heart of downtown commercial activity had moved northward along Market Street (immediately west of First Street and part of the Pueblo) to the Santa Clara Street intersection. However, by the latter part of the 1880s, Santa Clara and First Streets became the new focus for downtown business activity. The early horse drawn railway systems reinforced the importance of this intersection with single and, later, double tracks located along both streets. During the 1890s, important commercial buildings were constructed down First Street reflecting the Romanesque architecture of the East Coast. This streetscape represents a group of structures designed by the finest local architects including Levi Goodrich and Jacob Lenzen, and built by the leading citizens of the day (i.e., James Phelan, F. Sourisseau, C. T. Ryland, Martin Murphy's decedents, and the Auzerais family). Buildings such as the Knox-Goodrich Building (34 South First Street) with its extreme rustication, reflected the qualities of the wealthy, orchard oriented, agricultural community of the turn-of-the-century. Other significant buildings include the Letitia Building (1890); and the Romanesque Security Building (1892), currently undergoing rehabilitation. The dominating structure of intersection is the Bank of America Building (1926), San Jose's first "skyscraper", built by H. A. Minton. This structure was featured in Architect and Engineering Record of California as one of the first

9. Major Bibliographical References

ADDRESS NOT VERIFIED

See attached continuation sheet

UTM NOT VERIFIED

10. Geographical Data

Acreeage of nominated property 6.4

Quadrangle name San Jose, West

Quadrangle scale 1:24,000

UMT References

A	1 0	5 9 8	3 8 0	4 1 3 2	5 4 0
	Zone	Easting		Northing	

B	1 0	5 9 8	6 1 7 0	4 1 3 2	7 1 1 0
	Zone	Easting		Northing	

C	1 0	5 9 8	6 8 0	4 1 3 2	6 8 0
	Zone	Easting		Northing	

D	1 0	5 9 8	6 1 8 0	4 1 3 2	4 1 8 0
	Zone	Easting		Northing	

E	1 0	5 9 8	5 0 0	4 1 3 2	3 6 0
	Zone	Easting		Northing	

F					
	Zone	Easting		Northing	

G					
	Zone	Easting		Northing	

H					
	Zone	Easting		Northing	

Verbal boundary description and justification Beginning at the southwest corner of Santa Clara and Fourth Streets, then proceeding southerly along Fourth St. 97.5' then westerly to west side of Third St., then southerly along Third St. to the northwest corner of San Fernando and Third St., West to First and San Fernando St., (2 blocks), north one block to First and Santa Clara east to the point of beginning as shown on accompanying map

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state		code	county		code

11. Form Prepared By

name/title Bonnie Bamburg compiled from resources of Urban /Rural Conservation

organization N/A date August 1980 updated February 1981

street & number 2434 Fairglen Drive telephone 408-264-8199 / 408-267-2947

city or town San Jose state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. Mellon

title State Historic Preservation Officer date March 17, 1982

For HCRS use only

I hereby certify that this property is included in the National Register.

Linda McClelland
Keeper of the National Register

date 5-26-83

Attest:

date

Chief of Registration

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<u>MAP NUMBER</u>	<u>APN</u>	<u>OWNER OF RECORD</u>
1.	467-22-97	Stephen & Judy Lin, 12 S. First St., San Jose, CA 95113
2.	43	Fountain Lane Properties, 247 N. Third St., San Jose, CA 95112
3.	44	Fountain Lane Properties, 247 N. Third St., San Jose, CA 95112
4.	45	Fountain Lane Properties, 247 N. Third St., San Jose, CA 95112
5.	42, 41	Anthony Campagna, Jr., 42 E. Santa Clara St., San Jose, CA 95112
6.	38	Fountain Lane Investors, 247 N. Third St., San Jose, CA 95112
7.	39	Fountain Lane Investors II, 247 N. Third St., San Jose, CA 95112
8.	40	Fountain Lane Investors, 247 N. Third St., San Jose, CA 95112
9.	03	Stephen & Judy Lin, 12 S. First St., San Jose, CA 95113
10.	04	Santa Clara Ltd, 701 N. First St., Room 200, San Jose, CA 95112
11.	05	Willis Clayton, Trustee, 42 S. First St., San Jose, CA 95113
12.	06	Albert Mitchell, 2004 University, San Jose, CA 95126
13.	07	Crocker Anglo National Bank, P.O. Drawer HH, Santa Barbara, CA 93102
14.	08	Hale Vagts, Trustee, 2595 Los Coches, San Jose, CA 95128
15.	09	Mariann C. Cropper, et al, 14555 Horseshoe Dr., Saratoga, CA 95070
16.	110	Green Valley Enterprises, 777 N. First St., San Jose, CA 95113
17.	29	De. C. Rucker, 25 E. San Fernando, San Jose, CA 95113
18.	30	Triton Associates, 120 N. Fourth St., San Jose, CA 95112
19.	31	Triton Associates II, 120 N. Fourth St., San Jose, CA 95112
20.	94	City of San Jose, 801 N. First St., San Jose, CA 95110
	36	Easter Lafargue, 801 N. First St., San Jose, CA 95110
	37	Barbara Center, 801 N. First St., San Jose, CA 95110
	2	Stephen & Judy Lin, 12 S. First St., San Jose, CA 95113
21.	46	Gordons Sport Shop, 52 E. Santa Clara St., San Jose, CA 95113
22.	47	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
23.	47, 90, 89	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
	88, 87	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
24.	48	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
25.	96	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
26.	51	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
27.	52	Ben Levin, 230 Hyde St., San Francisco, CA 94102
28.	53	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
29.	54	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
30.	55	Donald E. Moyer, 1070 Shelton Way, San Jose, CA 95125
31.	56	Craig Thrush, et al, 1141 Colonial Lane, San Jose, CA 95132
32.	91	Henry Cocoa, 14907 Renaud St., San Jose CA 95127
33.	90	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
34.	86	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
35.	85	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
36.	84	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
37.	83	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113
38.	82	Paul H. & Judy Magnuson, 12 S. First St., #1120, San Jose, CA 95113

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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<u>MAP NUMBER</u>	<u>APN</u>	<u>OWNER OF RECORD</u>
39.	81	Downtown Liquors, 99 S. Third St., San Jose, CA 95113
40.	467-23-68	John Campbell, 32 S. Third St., San Jose, CA 95113
41.	39	Ted Dryer, Trustee, 2175, The Alameda, San Jose, CA 95126
42.	467-23-38	Margaret Valente, 80 Rankin Ave., San Jose, CA 95110
43.	37	Clementine Cribari, 957 S. First St., San Jose, CA 95110
44.	36	Coronado & Salome Nazario, 1775 Park Ave., San Jose, CA 95126
45.	35	Coronado & Salome Nazario, 1775 Park Ave., San Jose, CA 95126

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Buildings and Sites Contributing to the Character of the District (continued)

21. Corner Santa Clara St. and Second St., New Century Block, 2-1/2 stories, Italianate, c. 1900.
22. 12 South Second St., one-story brick commercial, c. 1930.
24. 28 South Second St., San Carlos Hotel, service building in rear, one-story brick building.
25. 40 South Second St., Allen's Home Furnishings, three-story brick, commercial with Romanesque details, c. 1920.
26. 64 South Second St., Jose Theater, Mediterranean, two story, c. 1904, City's oldest remaining theater.
29. 90 South Second St., Casa de Senor Furniture, two-story Spanish Revival, brick, c. 1920.
30. 96 South Second St., Moyer Music, two-story Moderne style, c. 1940.
31. 85 East San Fernando St., Shoe Repair, book shop, two-story brick commercial, c. 1920.
32. Corner of Third and Santa Clara Sts., Oddfellows Building, three-story Italianate, c. 1883.
33. 19 South Third St., Underground Records, two-story brick commercial, c. 1915.
34. 51 South Third St., Volunteers of America, one-story modern style, considered contributing to the district.
39. 99 South Third St., Downtown Liquors, two-story brick commercial, stuccoed facade and tile added, c. 1920s.
40. Corner of Third and Santa Clara Sts., Old YMCA, five-story commercial, stucco walls with terra cotta detailing, c. 1913.
41. 114-118 East Santa Clara St., El Rebozo Mexican Food, two-story brick commercial, Edwardian.
42. 124 East Santa Clara St., two-story brick commercial with neo-classical ornament.
44. 138 East Santa Clara St., Recycle Book Store, three-story brick/plaster commercial, Edwardian style.
45. 142-150 East Santa Clara St., State Meat Market, two-story brick/plaster, Edwardian commercial building.

Non-Contributing Structures and Sites

3. 36 East Santa Clara St., Mike's Shoe Repair, two-story commercial, facade altered and stuccoed, c. 1880s.
8. 37 Fountain Alley, one story, c. 1920.
9. 30 South First St., Zapatos Restaurant, two-story brick, facade modernizes, c. 1890s.
12. 50 South First St., Guadalajara Jewelers, two-story brick with Mediterranean details, c. 1890s.

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Non-Contributing Structures and Sites (continued)

17. Alley, an alley, historic.
20. Parking Lot.
23. Parking Lot.
24. 28 South Second St., San Carlos Hotel, two- and three-story brick, stripped and stuccoed.
27. 79 South Second St., Alcoa Building, two-story commercial "modernized", stuccoed, significantly altered.
28. 82 South Second St., San Jose Book Shop, two-story commercial, c. 1926.
30. 96 South Second St., Moyer Music, two-story, Moderne style, c. 1940.
35. Parking lot.
36. Parking lot.
37. Third Street extension of Alcoa Building, two-story, stuccoed over facade.
38. Third Street, two-story stuccoed building.
43. 132 East Santa Clara St., two-story brick, stuccoed facade.

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earthquake-proof structures in the area. The Bank of America has long been a "landmark" building, at 13 stories plus tower it locates the heart of downtown San Jose.

Following the earthquake of 1906, Edwardian and Commercial architecture replaced the Victorian and Romanesque styles. Other significant structures dating to this time period, within the proposed district, include Lion's Furniture store (now Landmark Square) built in 1907 at 87 S. Second street. This structure, along with the Santa Clara streetscape collection of structures located between Third and Fourth Streets represent excellent examples of the newer cleaner lines of the post-earthquake period design. The one building which defies the new twentieth century style of commercial architecture is the de Saisset property located at Santa Clara and South Second Streets. This three story Italianate structure was built in 1900 and although representative of styles common for the previous two decades, was termed to be the "New Century Block".

Mission Revival, California's first indigenous architecture, dominated smaller commercial architecture. Desimones Bike Shop (83 S. Second St.) and the Jose Theater (64 S. Second St.) perfectly reflect the design qualities of the City's new Hispanic influenced downtown architecture. Spanish Colonial Revival also provided California with a new historicist architectural mode and the "El Paseo" shopping block on South First Street reflects the most popular commercial architecture of the 1920's in the State.

During the 1930's, 1940's and 1950's, modernization and further consolidation characterized the downtown core. The Moderne Drug Company at 50 Santa Clara Street reflects the "machine age" streamline design of the 1930's, as does the Moyer Music Store at South Second and San Fernando Streets.

New Growth patterns to the west and south of the center city changed the commercial desirability of the downtown core area of San Jose. New construction was virtually non-existent until the government sponsored redevelopment programs of the 1960's began razing of the entire center city blocks for planned new development. The historic downtown commercial district remains to be the highest concentration of older buildings in the downtown which reflect the best examples of architecture from almost every period in the growth of the "American City". There is currently a movement on the part of some property owners to rehabilitate and use their older buildings. It is anticipated that the recognition, as a historic district, will promote and encourage this rehabilitation activity in an area that will benefit from renewed pride and economic resurgence. Because the structures included within the district represent a variety of architectural styles found nowhere else within the county, and because of the historical significance of the development of the commercial core of San Jose as can be seen in their various styles, the district deserves to be included on the National Register of Historic Places.

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Discussion of the Non-contributing structures and sites

Major intrusions which mar the architectural integrity of the proposed district consist largely of asphalt surfaced parking areas. The largest of these is the area behind the First Street structures composing two-thirds of the Second Street frontage. This area has been identified, by local property owners, as desirable for parking. Discussions include developing the rear alley way of the structures on First Street with a parking plan, which will address the ingergrated pedestrian/vehicular needs of the area. For this reason it was felt that inclusion of the parking area within the district would be appropriate. The remaining parking areas all abut significant structres which face onto S. Second Street or Santa Clara St.

All non-contributing structures have been altered with the addition of stucco siding over the original facades. Older buildings still remain behind this covering, and it was felt that rehabilitation of these buildings is a possibility in the future. Because the size and scale of the structures remains consistant with the surrounding significant structures, and because rehabilitation is a possibility these structures should be included as non-contributing with the possibility of returning to a contributing status through rehabilitation.

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PAGE 1

Alley and Bowen, editors, History of Santa Clara County. Alley & Bowen and Company; San Francisco, 1881.

Arbuckle, Clyde. Oral interview, December 1979. (San Jose City Historian).

Cartier, Robert. The Preliminary Archaeological Evaluation of the San Antonio Plaza Project. 1978.

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Foote, H. S. Pen Pictures from the Garden of the World? Lewis Publishing Company; Chicago, 1888.

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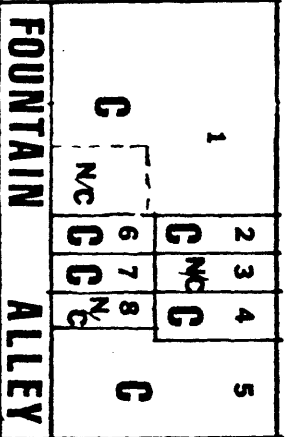
Santa Clara County and its Resources. Alfred Eaton; San Jose, 1896.

Sawyer, E. T. History of Santa Clara County, California. Historic Record Company; Los Angeles, 1922.

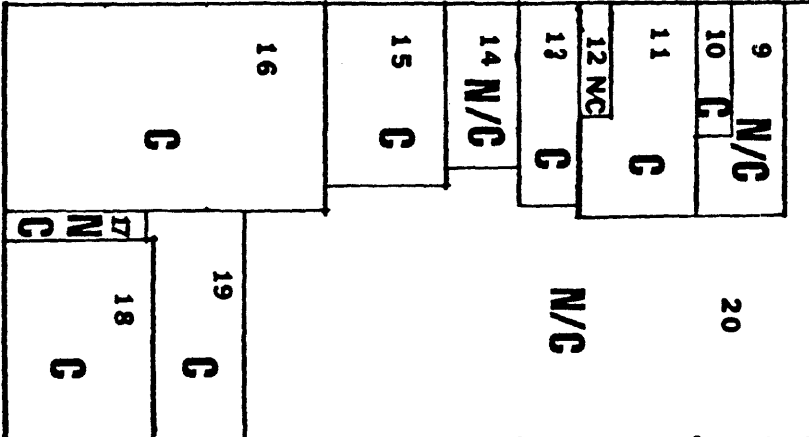
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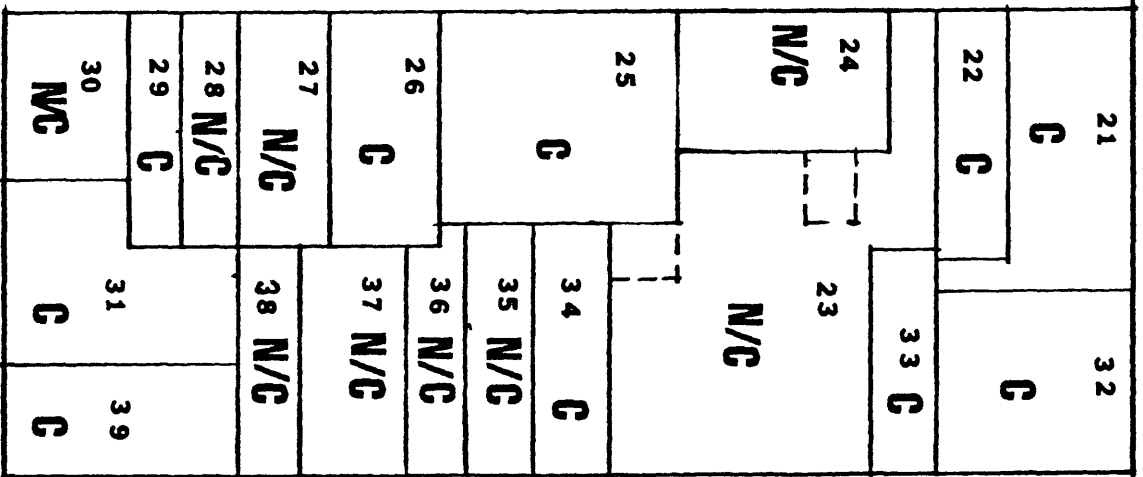
E SANTA CLARA ST.



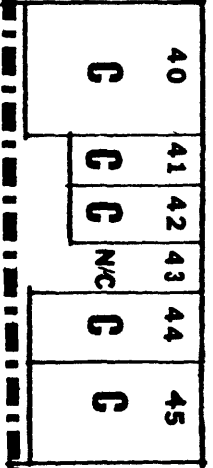
S FIRST ST



S SECOND ST.



S THIRD ST.



S FOURTH ST.

SAN JOSE HISTORIC COMMERCIAL DISTRICT

G Contributing
 N/C Noncontributing

--- Boundaries



E SAN FERNANDO ST.

SAN JOSE HISTORIC COMMERCIAL DISTRICT

C Contributing
N/C Noncontributing

--- Boundries

