

HISTORIC RESOURCE PROJECT ASSESSMENT

St. James Park Capital Vision
and Performing Arts Pavilion Project
San José, Santa Clara County, California



Prepared for:

Department of Parks, Recreation and Neighborhood Services
City of San José
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San José, CA 95113

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Table of Contents

HISTORIC RESOURCE PROJECT ASSESSMENT 1

Table of Contents 2

Introduction..... 3

 Project Description..... 4

 Purpose and Methodology of this Study 6

 Previous Surveys and Historical Status 6

 Location Map 8

 Summary of Findings..... 9

Background and Historic Context 10

 Rudolph Ulrich 19

 Summary of Nineteenth-Century Design Concept..... 23

 Twentieth Century Development..... 23

 St. James Park After World War II 30

Character-Defining Features of the Park 32

 Existing Conditions 34

St. James Square 37

Evaluation for Significance 40

 Policy and Regulatory Context 40

Project Evaluation..... 44

 Period of Significance 44

 Areas of Significance 45

 Historic Integrity 46

 Significance as an Individual Historic Resource 48

Summary of Impacts and Recommendations 48

 Suggested Recommendations..... 48

Sources of Information 50

Qualifications of the Consultants 54

Attachments..... 56

Cover: From the 1895 first edition of Sunshine, Fruit and Flowers, a Souvenir Edition of the San Jose Mercury

Introduction

St. James Park, known before the 1880s as St. James Square, is a two city-block public park in downtown San José. Located between North First and Third Streets and East St. John and St. James Streets, it was first mapped in 1847 and developed with a park-like setting in the late 1860s under the design and guidance of horticulturist William O'Donnell. O'Donnell, who operated O'Donnell Gardens in San José, landscaped the Square under contract with the San Jose Common Council.

One of the earliest parks in California, the site has evolved over time, and today continues to be an important landmark and cultural landscape that conveys historic and community value to the downtown's sense of place.

Public controversy regarding park development has historically been a part of the public planning and policy processes involving St. James Park. Prior to the recent master planning that began in the 1980s under the mayoral leadership of Tom McEnery, the park has undergone four significant transformations since coming under public ownership in the 1850s, and it has been the subject of a number of master planning studies.

Preservation of the park and its surroundings has also been a focus of the local history-minded community during the latter part of the twentieth century. The San José City Council first instigated a design review process for adjacent private development in 1961 as a means of protecting the park setting. During the 1970s, the advocacy group El Camino Trust for Historic Preservation, in concert with a nationwide movement associated with the nation's Bicentennial, sought to gain historical status for the park and adjacent private properties. Park advocates unsuccessfully argued for removal of the North Second Street intrusion across the park that had been built in the mid-1950s and a return of the historic fountain during that period. In 1979, St. James Square, including the park, was listed on the National Register of Historic Places, with the park identified as the key feature surrounded by historically significant civic, religious, and private structures.

In 1982, with the adoption of the Horizon 2000 General Plan, the properties surrounding the park were designated an area of Historic Sensitivity. Two years later, the San José City Council designated St. James Square, centered around and including the park, a San José Historic Landmark District. In June of 1989, the City Council adopted the St. James Square Historic District Design Guidelines which apply to the surrounding properties as well as the park itself.

Recent focus on the future of St. James Park was catalyzed by interest in the establishment of a Levitt Pavilion within the park boundaries. A Friends of Levitt San José Exploratory Committee was formed and presented its findings to the City in September 2014, which were endorsed by the City Council in April 2015. A Levitt Pavilion Steering Committee was subsequently formed by the City Council comprised of

members who represent a variety of interests, and their work evolved into a design competition with four finalists reviewed in late 2016.

CMG Landscape Architecture in partnership with Future Cities Lab and Page & Turnbull was selected by the City of San José to proceed with design development of their park rehabilitation concept with the introduction of a Levitt Pavilion into the northeast corner of the park.

This report considers the design development drawings for this project, presently at the 25% completion mark. The report provides historical information about the park to provide a historic context for future decision making. It also presents an update to the significance evaluations that have been conducted for the park in the past. The report concludes with a summary of potential impacts of the projects on historic resources as well as recommendations to reduce those impacts.

Attached to this report is a detailed rehabilitation review of the current project under the local preservation ordinance, adopted design guidelines for projects involving historic properties, and a review under the Guidelines of the California Environmental Quality Act.

Project Description

The current proposed project for St. James Park designed by CMG Landscape Architecture under contract and in partnership with the City of San José Department of Parks, Recreation and Neighborhood Services, proposes to renovate and revitalize the site while maintaining the existing park use (passive park uses and events) and establish new additional programmatic elements, including events at a newly constructed performing arts pavilion. The proposed design for the renovation and revitalization include three concepts as identified by the Department of Parks, Recreation and Neighborhood Services:

- **Historic Edge** – *The historic edge would maintain the established heritage trees (which consist of palm street trees, one bur oak near the fountain in the contemporary core, and one bur oak in the garden walk) and would include a planting scheme around the perimeter of the park to recall the history of the park’s development from initial dense and assorted tree planting to the Victorian-era gardens. The edge would act as a buffer, shielding the new park core from surrounding streets.*
- **Contemporary Core** – *The contemporary core would include passive and active uses, including a playground, picnic grove, café, two dog parks, and a performing arts pavilion.*
- **Monument Walk** – *The monument walk would include meandering paths connecting existing historic monuments within the park with the proposed performing arts pavilion. The path would organize the layout of the park by connecting and integrating the contemporary core with the historic edge, as well as providing access throughout the park.*

The performing arts pavilion would be capable of accommodating a variety of events, such as film festivals, concerts, and dance and theatre performances. The City of San José is collaborating with Levitt Pavilions, a national nonprofit organization working in partnership with the Mortimer & Mimi Levitt Foundation, to support the construction of the pavilion, who will sponsor approximately 50 family-friendly Levitt Foundation concerts per year. The performing arts pavilion could also host other City-sponsored events and concerts.



25% Design Narrative, CMG Landscape Architecture 10/2018.

In addition, the renovation project proposes to allow commercial uses (i.e., the proposed café, food and beverage vendors associated with events at the performing arts pavilion, and merchandise vendors associated with events at the performing arts pavilion), street performers, and a farmer's market.

The implementation of the proposed project at St. James Park would result in the demolition and removal of most of the current improvements at the site, with the exception of specified heritage trees. Two of the existing monuments are proposed for relocation. The existing landscaping, including non-heritage trees, would be preserved to the extent possible. Materials from existing features, such as the benches, fences, and playground, would be salvaged and reused on- or off-site as feasible.

A detailed project description is provided at the beginning of the attached rehabilitation project review that contains a review of the project's impact on the historic resource and the related St. James Square Historic District.

Purpose and Methodology of this Study

This report, prepared for the City's use in conducting review of the project to renovate, rehabilitate, and enhance the park, under applicable public planning processes (including a Historic Preservation Permit), and related environmental review, seeks to clarify the park historical status, including the current level of park historic integrity and its character-defining features, as well as the related context of the St James Square Historic District.

The report is intended to inform the City's review process to help determine whether or not the proposed park renovation project could be considered to have a significant effect on the environment under the California Environmental Quality Act (CEQA). A design review is also presented under applicable adopted design guidelines pertaining to historic resources.

Because the park is a historic resource under CEQA, any substantive changes to the site must be considered within the framework of the CEQA Guidelines and is also subject to review by the Director of Planning, Building and Code Enforcement under the Historic Preservation Ordinance. The changes must be consistent with the Guidelines to consider the changes to have no impact on the environment. The attached rehabilitation project review addresses this action (the renovation project) within the parameters of the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes*, as well as City of San José policies and ordinances pertaining to historic resources, including the *St. James Square Historic District Design Guidelines*.

Previous Surveys and Historical Status

St. James Park, the focus of what today is known as St. James Square (consisting of both public and private properties), was first identified as a potential historic resource as a part of the 1961 *Preliminary Inventory of Historical Landmarks in Santa Clara County*. The County included the Square in its 1962, 1975, and 1979 Inventory listings.

The City of San José first identified St. James Park as a historic resource as a part of the 1973 "King" survey conducted by the Department of Parks & Recreation, the City's first citywide historic resources survey, and it was formally recorded in 1978 by Urban/Rural Conservation for the City as a part of the 1977-1979 survey that was the precursor to the City's Historic Resources Inventory.

On August 20, 1978, William N. Zavlaris and Patricia Dixon of Urban/Rural Conservation prepared an application for listing St. James Square on the National Register of Historic Places on behalf of the San José Historical Museum (a program of the Parks & Recreation Department of the City of San José).

St. James Square was subsequently nominated to the National Register by State Historic Preservation Officer Knox Mellon on September 13, 1979 and listed by the Keeper on November 27, 1979 (#79000546). The areas of significance for the National Register St.

James Square Historic District are Architecture, Community Planning, Exploration/Settlement, and Landscape Architecture, and the periods of significance are within the ranges of 1800-1899 and 1900-.¹

In 1984, the San José City Council designated St. James Square Historic District (individually, as many of the adjacent historic resources had been previously designated as landmarks in the 1970s) as City Landmark District (HD84-36) under Resolution #57147 under the theme of *Social, Arts, and Recreation*. The period of significance for this designation is *Early American (1846-1870)*.²

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED SEP 26 1979
DATE ENTERED NOV 27 1979

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS.

1 NAME
HISTORIC St. James Square
AND/OR COMMON St. James Park

2 LOCATION
STREET & NUMBER N. 1st, 2nd & 3rd Sts., between E. St. James and E. St. John Sts.
CITY, TOWN San Jose VICINITY OF E. St. John Sts. CONGRESSIONAL DISTRICT 10
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 checked="" 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	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER

4 OWNER OF PROPERTY
NAME Multiple ownership (see list)
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
CITY, TOWN San Jose STATE California

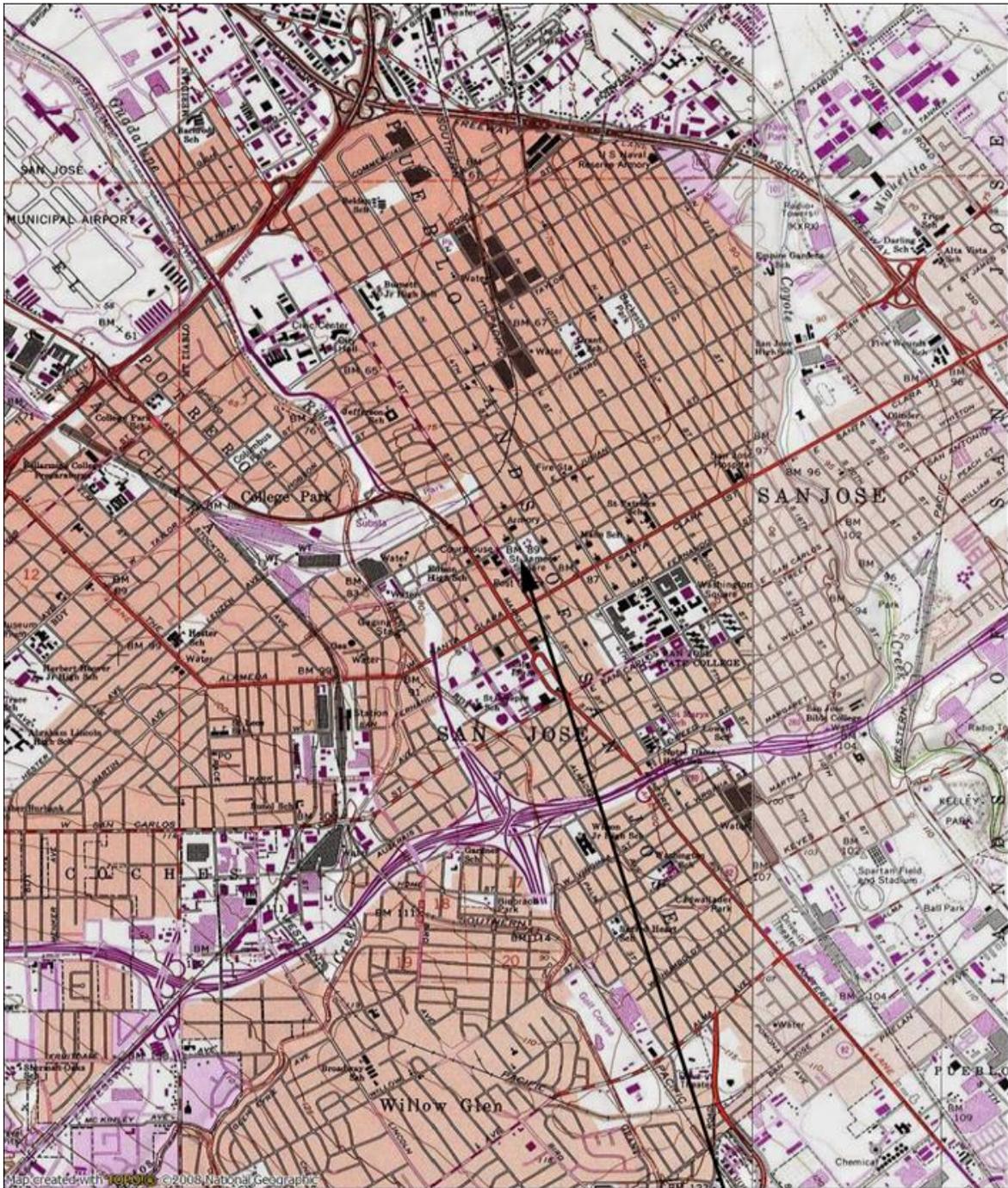
6 REPRESENTATION IN EXISTING SURVEYS
TITLE San Jose Historic District Survey
DATE June 1978
DEPOSITORY FOR SURVEY RECORDS San Jose Historical Museum
CITY, TOWN San Jose STATE CA

Cover page of National Register nomination. The application and photo documentation are available for download from the National Park Service (click image to link).

¹ The National Register nomination form in the late 1970s identified Period of Significance within century groups, with the last being the twentieth century (1900-). The application can be downloaded from <https://npgallery.nps.gov/pdfhost/docs/nrhp/text/79000546.PDF> and the photo documentation from <https://npgallery.nps.gov/pdfhost/docs/nrhp/photos/79000546.PDF>

² The St. James Square Landmark District period of significance is based on the date of the first plantings. The 2001 evaluation by Architectural Resources Group of the Master Plan Update did not revisit the period of significance. The Historic Resources Inventory narrative identifies the District's significant period as 1860s to 1930s.

Location Map



Map created with topographic.com ©2008 National Geographic



SITE

TN MN
13 1/2
10/27/15

East and West 7.5-Minute Quadrangles (composite), 1980 photorevised
UTM: 10S 598223mE/ 4133042mN

Summary of Findings

St. James Park is a contributing feature to the National Register St. James Square Historic District and the St. James Square City Landmark district, and as such is a historic resource under the California Environmental Quality Act.

The site as it exists today has lost much of the quality that had been associated with the park during most of the years of its period of historic significance. Removal without replacement of significant trees, the elimination of the tree canopy that had characterized the park for a century, insertion of North Second Street and the light rail and its Saint James Station within the park, disruption of the perimeter walkway, haphazard mixture of textures such as paving, removal of the formal center and radial walkways as well as fountain, loss of most of the perimeter granite curbs, and recent additions such as permanent exercise equipment, children's playground, picnic area, dog park, and a storage structure have all led to a park setting that only partially recalls the role that the park once had as a center of community life in San José.

The park itself is a contributor to the St. James Square Historic District at both the local and national levels, but with additional removal of features due to this project, and the potential insertion of structures and uses not compatible with the historic nature of the setting, the park would no longer be a contributor to the National Register Historic District but rather be considered non-conforming to that listing. At the local level, the park would still continue to represent important patterns of early San José based on its use, location, and interpretive elements. As such, it would appear to continue to be a contributor to the locally designated St. James Square City Landmark District.

The period of significance for the park is from 1867, when improvements were first made, to 1968, the year that Robert Kennedy spoke at the park during his campaign for the President of the United States. That year was the last time the park was host to a significant event within local history.

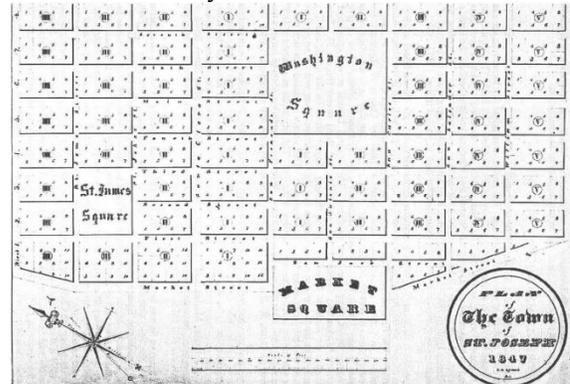
The proposed renovation, as well as the incorporation of a Levitt Pavilion into the park appears to be achievable as an interpretive park project of a historic site, although as presently proposed will have an adverse environmental impact on the site itself, although will not compromise the historic integrity of the historic district it sits within.

In order to minimize the impacts to the historic resource, some design changes should occur to make the new structures more compatible with the historic setting, as suggested in the adopted St. James Square Historic District Guidelines and identified in the rehabilitation project review attached to this report. Additionally, the landscape plan should attempt to reinstate the tree canopy that characterized the park for a century, to retain the casual perimeter walkway that was integral to the original park design of the 1860s, and to preserve the original monument locations associated with events. The project implementation itself should be monitored to ensure that construction activities do not have an adverse effect upon the existing park monuments and heritage trees, and future changes should be reviewed by the Historic Landmarks Commission as required under current City ordinance.

Background and Historic Context

The 7.7-acre St. James Square (now park) was created in the late 1840s during San José's *Early American Period* as a part of as Chester Lyman's 1847 survey of the Town of St.

Joseph. Lyman identified the future sites for three public squares; Washington Square, Market Square, and St. James Square. Those three sites continue to exist today within the public realm as Washington Square at San José State University (embedded within the larger campus boundaries), Plaza de César Chávez (Park), and St. James Park.



1847 Lyman Map "Town of St. Joseph"

During the *Early American Period*³, the land to become St. James Square as well as Washington Square is said to have been gifted to the City of San José by James Frazier and Margret Reed (Johnston 1922), although the transaction involved some remuneration. St. James Square was home to the City's second public school (St. James School) beginning in the 1850s. St. James Square remained an under-utilized outlier (except for the school) until the mid-1860s when Trinity Episcopal Church located adjacent to the Square and residential uses began to frame the boundaries (see image below).



Circa 1866 photo from the new County Courthouse showing St. James School (Public School #2) and early development nearby. Some fencing had been installed at the perimeter.

³ The City of San Jose historic context statement identifies six historic periods. The *Early American Period* ranges from 1846-1870, the time from when Mexico lost effective control over the pueblo to when horticulture began to evolve as the predominate local industry (Laffey 1992).

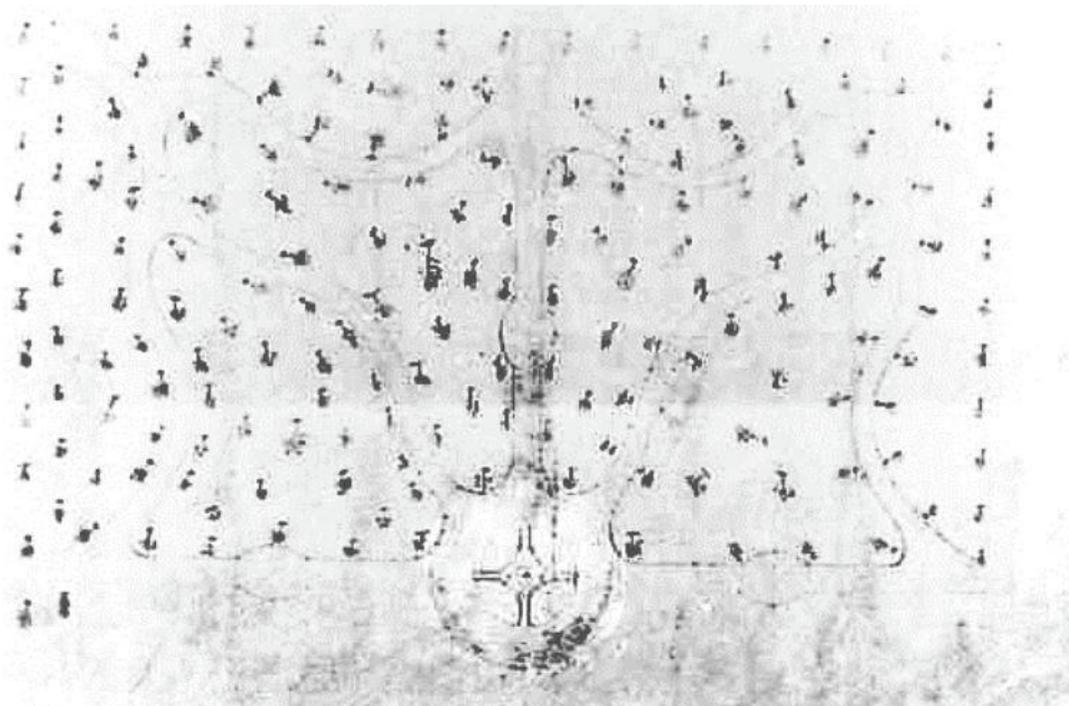


Early view of St. James Square with First Presbyterian Church (Ca. 1863-1864) and Episcopal Church (1862) in the distance (viewed facing southeast) (see detailed photo in Appendix).

City efforts to fully utilize the site began in earnest in 1866 with an unsuccessful proposal to locate the State Normal School within the Square (that ultimately was built in Washington Square), and in 1867 the building that became the Santa Clara County Courthouse was opened facing St. James Square, in hope of luring the California State Capitol back to San José. At least half of St. James Square was formally fenced in 1866, replacing older haphazard enclosures (remaining so until 1886 when cabling and hitching posts were installed), and in 1867, a park concept was developed by William O'Donnell, a landscape artist and proprietor of the local nursery O'Donnell Gardens.

The school was removed in 1868 when children were transferred to the new Santa Clara Street School (now Horace Mann).

Little is known about William O'Donnell, the park's first designer. An August 1867 *San Jose Mercury* editorial quoted Colonel Warren of the *California Farmer* who noted after his visit to San Jose that... *The city of San Jose is setting a very laudable example to other cities by having its public squares laid out, improved and planted with valuable trees and shrubs. This is highly creditable to the city; for, aside from public benefit, it will inspire others with a desire to improve... We spent a few hours very pleasantly with William O'Donnell, Esq., who has charge of the public square now being improved by him. The square is laid out in very good taste, with broad walks in various forms, the trees of the very best quality and in good variety, far superior to our Portsmouth square. Mr. O'Donnell is an earnest worker, enthusiastic, understands the value of landscape gardening... The Mercury editorial continues. ...And while speaking on the subject, we can state that we saw the original design of Portsmouth square. It was made by Mr. O'Donnell, and exhibited by him at the Mechanic's fair, before our plaza was done. But by some legerdemain, others got the credit and the pay for his work, but his work on the plaza at San Jose will surpass, in a brief time, both in style, beauty and appearance, the plaza at San Francisco.* O'Donnell also laid out the plan for Market Plaza at this time, during the late 1860s.



William O'Donnell Plan for St. James Park in 1867. (Image on file with the Smith-Layton Archives, with permission from Sourisseau Academy for State and Local History). This appears to be half of the park, and orientation is not known, although is likely the west half, as the school was located at that time on the east half. A central feature of unknown characteristics is located at the bottom which was likely a water feature in conceptual form but may have been a proposed bandstand.

It is commonly thought that Frederick Law Olmsted designed the layout of St. James Square. In 1917, local historian Cora Older, author of the *San Jose Evening News* occasional column “When San Jose Was Young,” stated that *Judge Richards is authority for the statement that Frederick Olmstead [sic], the distinguished landscape gardener who laid out Central Park, New York, was brought here while a young unknown man, and he outlined St James Square. Grass was planted, walks were laid out in 1868 (San Jose Mercury 11/17/1917).*

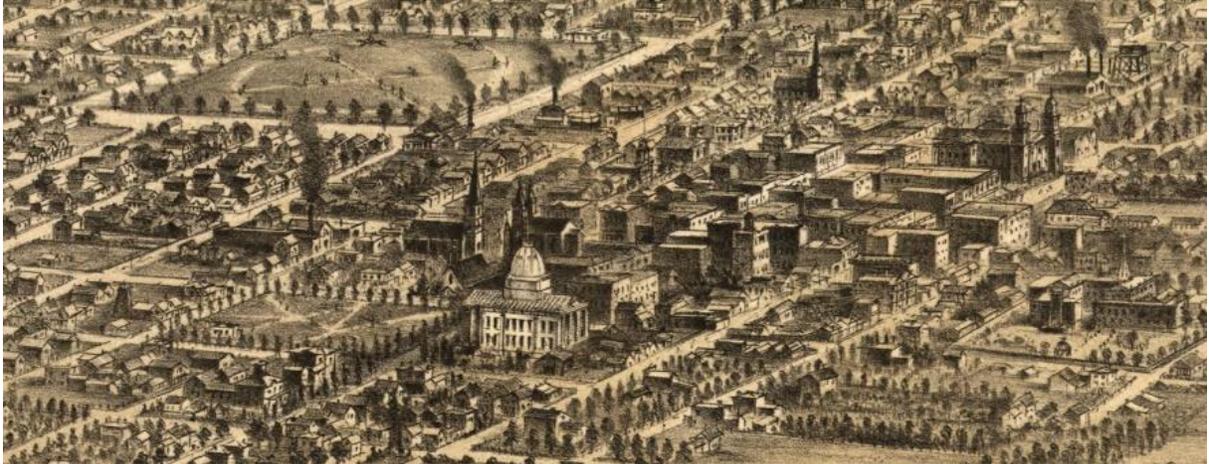
This story, although plausible, is not corroborated with any primary records

from the time period or later. Most recent histories appear to be derivative of this 1917 Cora Older article; contemporary historians probably assume the association of Olmsted is correct because it has been repeated so often. In 2001, Architectural Resources Group of San Francisco contacted the Olmsted Archives and found no record of his involvement.

Olmsted’s career as a landscape designer was launched in 1858 when he and Calvert Vaux won the commission for New York’s Central Park. The design embodied Olmsted’s social consciousness and commitment to egalitarian ideals, which marked his work throughout his career. The original layout of St. James Square has an affinity with the work of Olmsted during the formative years of his career. He believed that common green space must always be equally accessible to all citizens, a concept fundamental to the idea of a “public park,” which was innovative at the time. He briefly was in the West from 1863 to 1865, and when returning to New York, formed the firm of Olmsted, Vaux & Co. and embarked on a prolific career to become America’s foremost landscape designer. Although headquartered in the East Coast, his firm was involved in many West Coast commissions. It is possible that while in California, Olmsted visited San José and suggested a park design concept to O’Donnell or local civic leaders.



Ca. 1867 photo of County Courthouse with unplanted St. James Square in foreground (California Room, SJPL).



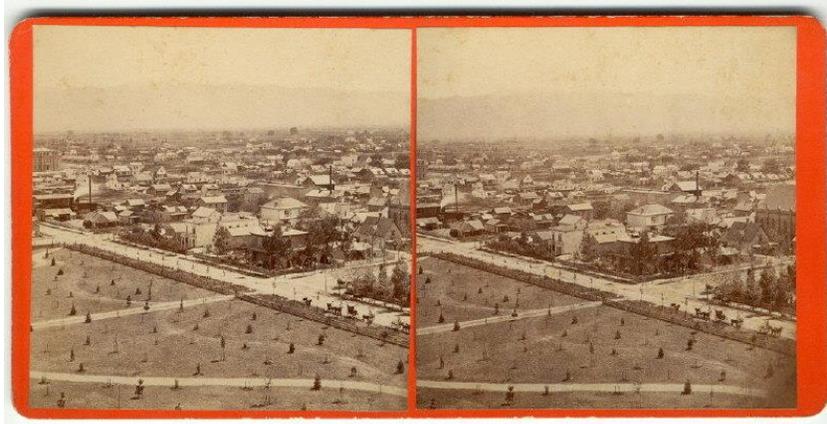
1869 Bird's Eye View of the City of the San Jose showing St. James Square (in lower left corner of image) with perimeter trees and schoolhouse at the northeast corner (Gray and Gifford). This early view preceded the formation of the perimeter walkways and primary landscape installation, and shows beaten pathways bisecting the Square.

Trees were the primary focus of the design of St. James Square during the late 1860s, as part of the implementation of O'Donnell's first landscape plan. Cora Older mentions Blue Gums (*Eucalyptus*) and Sycamores as the only trees within the park by the 1870s, but also states that early photos showed evidence of larger "coniferous" [sic] trees. She also mentions that Australian rye grass was on the ground. Older also mentions that during the Civil War a cavalry company used to drill in the park, and circuses often pitched their tents near the center. School boys from the San Jose Institute at the north side of the Square used the park area for baseball, a use that would have ended when the trees were planted.

By 1870, the Common Council awarded a competitive contract to O'Donnell to fully develop St. James Square, which included a botanical style garden layout in a dense forest following the concept of the 1867 plan. As noted in the *San Jose Mercury* during the first week of January 1870: *The plan is an exquisite piece of work on paper, and when the grounds are made to conform therewith, they will be all that the most critical could desire. The number of trees required in the decorations is 250, which Mr. O'Donnell has received the contract to furnish at \$1.50 each.*

It appears that the original O'Donnell design was intended to create a natural setting with a thick canopy of shade trees. The downtown at this time was mostly barren of trees. In another article, Cora Older mentions that the first trees planted in the central part of San José during this period were Black Locust trees that were located along North First Street near present-day Tayler Street. One of those trees appears to still exist in the North First Street parking strip just south of Taylor Street.

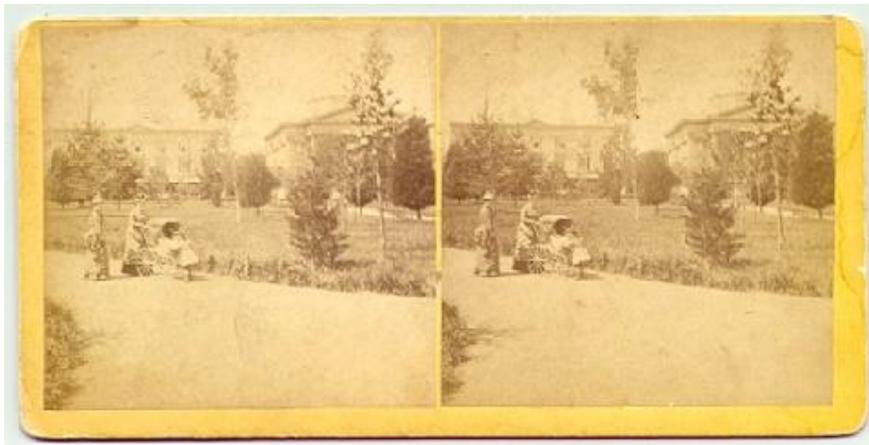
The original plan was not without controversy. In January 1873 an attempt was made at the Common Council to cut Second Street through the Square, and although failed, was one of many attempts made until the 1950s when the bisecting of the park was approved by the voters and implemented.



Stereo photo card of St. James Square after landscaping (early 1870s) showing tree planting, main crosswalks, and the beginnings of the perimeter wandering walkway. (Laffey Archives)



Stereo photo card of the new Courthouse with park plantings in foreground circa early 1870s. (Laffey Archives)



Stereo photo card of St. James Square in the mid-1870s showing users and growing plantings (AL Hawes photographer).

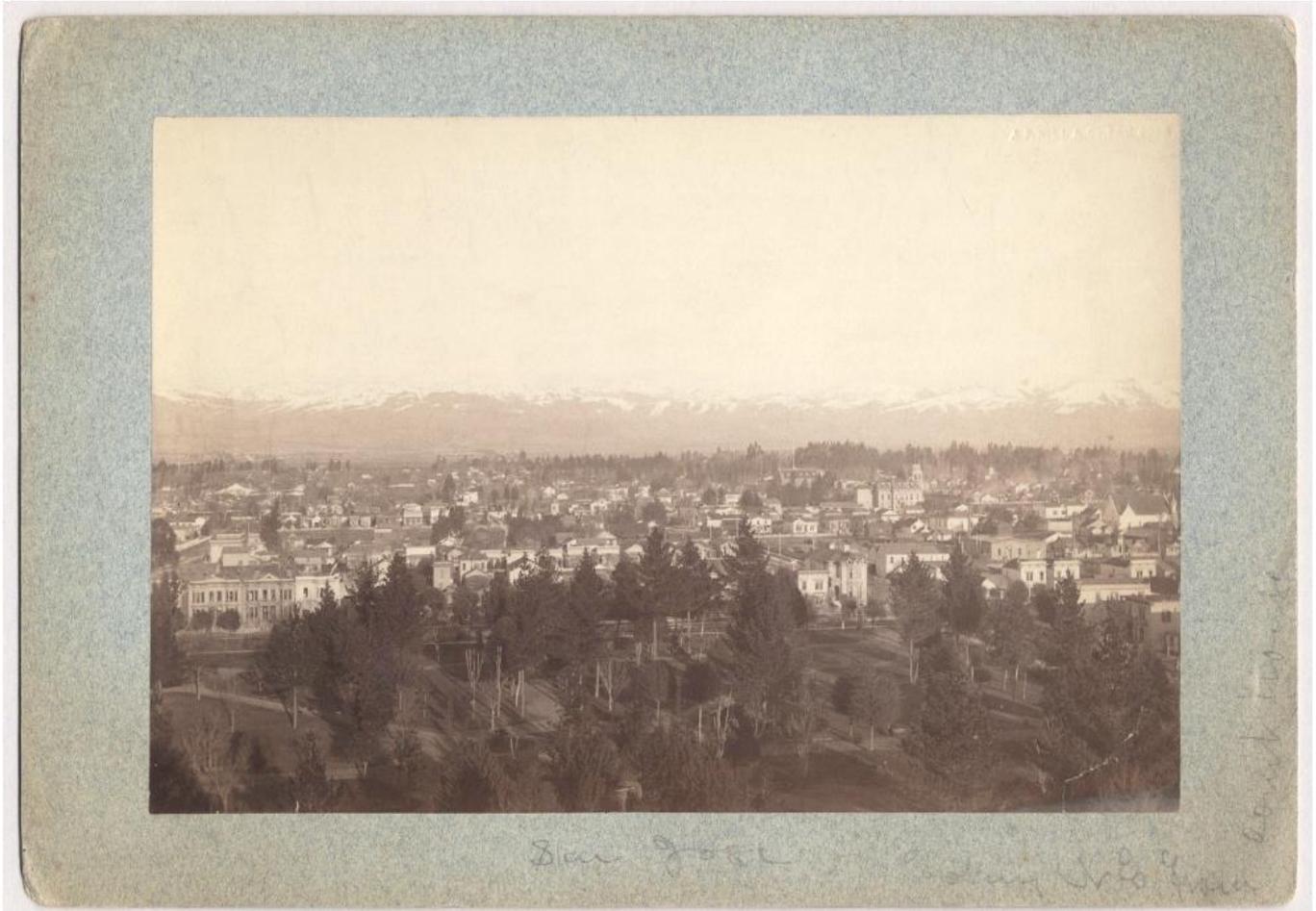


Circa 1871 photo from the County Courthouse across towards St. John and Second Streets showing O'Donnell plantings and early pathways and the newly constructed State Normal School in the distance (with permission of Sourisseau Academy for State & Local History, SJSU). The perimeter is fenced, and the parking strip is populated with trees as shown on the 1869 Bird's Eye View.

By the 1880s, the park was dense with maturing trees, and that year the Common Council appropriated \$100 for a music stand, only to be relocated five years later to Alum Rock Park (then known as City Reservation – see Appendix for photo postcard of the Alum Rock bandstand) when a fountain was constructed in the Square. A *Mercury* newspaper article on February 19, 1885 states that “work has commenced on the fountain in the centre [sic] of St. James Park,” and a month later, on March 18, the “jottings” column mentions that the fountain was being built by Lawrence Ryan. Ryan

was a local bricklayer. The fountain apparently was located at the site of an artesian well.

These news articles are the first that refer to St. James Square as St. James Park, and by 1888, Common Council minutes had begun to formally refer to the site as a park.



View from County Courthouse winter of 1880 around the time that the music stand was constructed, showing evolving tree growth after 10 years (California Room SJPL).

In 1881, a new California State Normal School Building was constructed in Washington Square, and in 1887, San Jose's 1889 City Hall building was under construction in Market Plaza.

Plans for the Square began to move forward in the mid-1880s. The fence was removed in 1886 and donated to the "Orphans Home (later known as the Home of Benevolence). The decision may have been instigated that year due to a windstorm that blew down many of the larger trees in the Square and possibly the fences. With a growing sense of community, in 1887, the Common Council began the planning to refurbish St. James Square, a then 40-year-old community asset. In 1887, the responsibility for re-landscaping for all three of these early Squares in the city was given to Rudolph Ulrich, a prominent landscape gardener (*San Jose Evening News* 06/15/1887).



Circa 1892 photo showing the new Ulrich landscape installation around fountain (with permission of History San José).

The decision to hire Ulrich for a refinement or enhancement of the park occurred following another failed attempt in 1880 to bisect the Square with North Second Street.⁴ The street extension had been advocated by a merchants' group that sought to establish Second Street as the main north/south thoroughfare through the city. Rudolph Ulrich, who had been working on the gardens at Del Monte Hotel on the Monterey Peninsula, was brought in to design and implement the improvements (*San Jose Evening News* 6/15/1887). As a part of this project, many of the trees were moved to other parks such as Alum Rock to break up the density that had quickly covered the Square in the preceding twenty years. The design maintained much of the original landscaping but created a robust Victorian-styled center around the fountain that became the subject of numerous photographs and postcards over the next decades that promoted San José as The Garden City of California.

⁴ Historian Patricia Loomis wrote for the *San Jose Mercury News* in 1950 that the 1880 vote failed by the overwhelming count of 1644 against and only 192 in favor. Advocates for the street extension had been complaining that San Jose was a one-street town.

It is possible that the Chinese Elms, the last remaining ones removed in 1990, were installed around this time. News articles noted that the new design included metal park benches and raised beds, although this apparently was only within the center area. New crosswalks were laid out that bisected the park in a Union Jack pattern (Arbuckle 1985).

The attention that the new park design drew was also likely a catalyst to the planting of the Mexican Fan Palms along the park perimeter along North First Street. The owner (Tyler Beach) of the St. James Hotel located at the northwest corner of North First and West St. John Street (the current site of the 1930s WPA-built post office) funded the planting of the palms. Additional palms were planted along North Third Street, although it is not known when this occurred or of what project installation that was a part.



Photo postcard from the 1920s showing maturing fan palms along North First Street.

Rudolph Ulrich

Rudolph Ulrich (1840-1906) was a landscape gardener and designer who was living in Monterey at the time he was commissioned to renovate St. James Park in the 1880s. Born in Weimar, Thuringia, Germany, Ulrich immigrated to the United States in the mid-1860s and came to California in 1873. Hired to create a number of major estate gardens within the Peninsula during the 1870s, he was commissioned to lay out the grounds for the Hotel Del Monte in Monterey for the Southern Pacific Railroad Company⁵. The Del

⁵ The Southern Pacific Railroad Company's property division was Pacific Improvement Company. Ulrich's obituary states that he laid out the Del Monte Park, but may include other aspects of what is now Pebble Beach. Ulrich designed the acclaimed Arizona Gardens at the Del Monte in 1885, which are now within the Naval Post Graduate School.

Monte (Park) features were said to have been modeled after several European gardens, including the gardens at Hampton Court Palace in London, England.

Ulrich is now recognized as one of the most prolific High Victorian landscape designers in California during this period. He *created exuberant, almost outrageous horticultural extravagances for three of the state's major resort hotels...he was an extremely competent horticulturist, capable of orchestrating complex arrangements of shrubs and trees that had bright flowers and highly varied textures* (Streatfield, 1994). Most known for his "Arizona Garden" designs, his California projects involved hotels, public parks, and private residential gardens. As described by Julie Cain in *Pacific Horticulture*:

Ulrich was particularly known for creating extravagant formal landscapes, comprising both native and exotic plants. He utilized a gardenesque style for many of his estate and hotel designs, displaying diverse botanical specimens in large areas of velvety turf. He used fountains, urns, and statuary as focal points in his landscapes, and often included artificial lakes and hedge mazes as additional design elements. - See more at: <http://www.pacifichorticulture.org/articles/rudolph-ulrichs-arizona-gardens/>

Educated in Saxony, Italy, Belgium, and England, Rudolph Ulrich worked on several European estates before coming to America. By the early 1870s, he was working in the Bay Area on estates in the Peninsula and elsewhere. During this period and lasting until about 1900, the evolution of the California "tropical" gardens celebrating the inclusion of diverse plants from the subtropical and temperate regions were a result of advocates such as John McLaren. Large California gardens during this period were defined as "natural" but were based on Gardenesque and Picturesque motifs, often formal in layout. Ulrich's 1878 design for James C. Flood's Linden Towers in Menlo Park is a lavish example from this era, considered *an extravagant and flamboyant example, with a large cast-iron fountain and carpet bedding, beyond which were extensive groves of oak trees lavishly underplanted with ornamental trees and plants, flowers and beds of mosaiculture, and flanked by lawns containing exotic specimen trees. Ulrich was one of the first designers in California to use color in a consciously organized way* (Streatfield 1994).

Ca. 1892 view of park from Courthouse (with permission of History San José).





Early 1900s photo of central portion of park with fountain in distance and bench in foreground (Smith-Layton Archives, with permission from Sourisseau Academy for State & Local History, SJSU).

By the 1880s, Ulrich's work on the Peninsula, including a high-profile commission for the Stanfords' estate still extant on the University grounds, had extended southward to the Santa Clara Valley, where he was commissioned for the landscaping surrounding the 1881 rebuilt Normal School. During this time, he was also commissioned to establish the gardens around Casa Grande in New Almaden. In San José he was hired for both St. James Park and the Plaza layout around the new City Hall. By 1890, he had designed the Hayes Estate south of San José, and in the 1890s and later after his well-publicized work on Del Monte, Ulrich's reputation had grown to the point that he was identified as a landscape architect rather than landscape gardener. He was commissioned for a wide range of major installations, including the Kearney Mansion in Fresno (1892) now in the 225-acre "Chateau Fresno Park." Ulrich laid out the design for this park and the 11-mile boulevard lined with alternating eucalyptus and palms interspersed with 18,000 white and pink oleanders leading to it. It was said that "at the turn of the century the park may have contained more species of trees, vines, shrubs, and roses than any equal area in the United States," and the *San Francisco Chronicle* called it the "most beautiful park on the West Coast."

Ulrich is also known for his work with Frederick Law Olmsted. During the 1890s, he worked at Olmsted's request as the Superintendent of Landscape for the 1893 World's Fair: Columbian Exposition in Chicago, and also was involved in the Trans-Mississippi in Omaha in 1898 and the Pan-American in Buffalo in 1901. Following the Columbian Exposition, Ulrich returned to New York to become General Superintendent of Prospect Park in New York, later returning to California where he died near San Diego in 1906.



1906 view of St. James Park after the 1906 San Francisco Earthquake from a balloon west of the County Courthouse (Library of Congress).

There is little evidence of Ulrich's work remaining today at St. James Park, but photographs and postcards from the decades around the turn of the century hint at a robust Victorian garden centered in the park around the fountain.



Typical postcard of St. James Park from the beginning of the twentieth century. A selection of additional postcards and other views is provided in the appendix to this report.

By the end of the century, St. James Park had matured into a memorable Victorian-style urban landscape promoted in San José marketing literature and postcards, and many landscapers and park specialists from all over the county offered their services for the park (Barnard 7/14/1976).

Summary of Nineteenth-Century Design Concept

The original park layout by horticulturist William O'Donnell had been a response to naturalistic design types prevalent in the United States at the time. These Romanticist landscapes were characterized by curvilinear paths, picturesque views, and horticultural specimens that invited visitors to enjoy the space as a pleasure ground and as a stimulus for intellectual and artistic thought. The O'Donnell design attests to the influence of Romanticism of this era, with its perimeter walkways and dense plantings, but by the last decade of the nineteenth century, the City Beautiful Movement had led to a more formal landscape design vocabulary in urban centers. The straightened diagonal walkways and central fountain reflect this changing aesthetic, although the park, due to its dense plantings and curved perimeter walkways retained its more natural setting for many years.

Twentieth Century Development

By the end of the nineteenth century, major commercial and institutional uses began to coalesce at the perimeter of the area, now defined as St. James Square, including churches, lodge halls, and hotels.



County Courthouse joined by Hall of Records along North First Street with youthful palms and cable fencing at park perimeter (with permission of History San José as published in City with a Past).

The park had also become the location for civic events and where visiting dignitaries would address the public. During the 1890s, presidents Hayes, Grant, and Harrison each visited San José, drawing large crowds at the park, culminating in the visit by President William McKinley in 1901, and later Theodore Roosevelt in 1903.

As the park evolved from an urban garden to a formal center of civic life, it became home to several memorials and was often the site of public gatherings and important community events. While the plaza on Market Street became the civic center with the 1887-built City Hall and Police Station centered within its northern half, St. James Park became the principal public park space in the downtown and was the center of both events and leisure activities. The deep shade enabled by the dense canopy of trees brought relief during the hot days of summer.

News articles from the period would always bring to the attention of their readership if an infraction occurred in the park. The park was a destination for women and children for outings and leisure time, and there was much public concern that the park be made safe for those activities. For a while, half of the park was fenced off and restricted to women and children only.

On May 13, 1901, President William McKinley addressed a huge crowd on the First Street side of the park facing the County Courthouse. His visit to San José was a part of a six-week tour of the nation following his second inauguration of March 4, 1901. Traveling by rail, he and the First Lady, Ida Saxon McKinley, arrived in San José in May 13, but after President McKinley gave a speech at the park urging trade reciprocity, the group continued on to San Francisco as the President's wife had fallen ill. Four months later, on September 14, 1901, he was assassinated at the end of his trip at the Pan-American Exposition Temple of Music in Buffalo, New York.



Photo of President McKinley's visit to San José on May 13, 1901 (with permission of History San José)



McKinley speaking in San José on May 13, 1901.

Civic leaders, in mourning for the loss of the president after he had graced the city with his visit, sought to commemorate that day by constructing a memorial in the park. The granite monument surmounted by a heroic bronze statue by sculptor Rupert Schmid⁶ (1864-1932) was unveiled on February 21, 1903 marking the spot where he had spoken. At the base of the statue is a gun from the U.S. Warship Kearsarge (a sloop-of-war that gained fame hunting Confederate raiders during the American Civil War).⁷

⁶ Rupert Schmid, born in Munich, Germany, studied at the Royal Academy, Munich, and settled in San Francisco in 1890. He had a successful career in California with many important commissions, including portrait busts of leading San Franciscans. He gained fame for his female figure "California Venus" at the Chicago World's Fair and colossal "Queen of the Pacific" at the Pan-Pacific Expo (Hughes 1986).

⁷ This gun was infamously fired at the County Courthouse in 1932 by young pranksters and is now filled with concrete.

The image of the McKinley statue and monument became of key symbol of the park over the years, with numerous popular San José postcards from the era showing the statue.

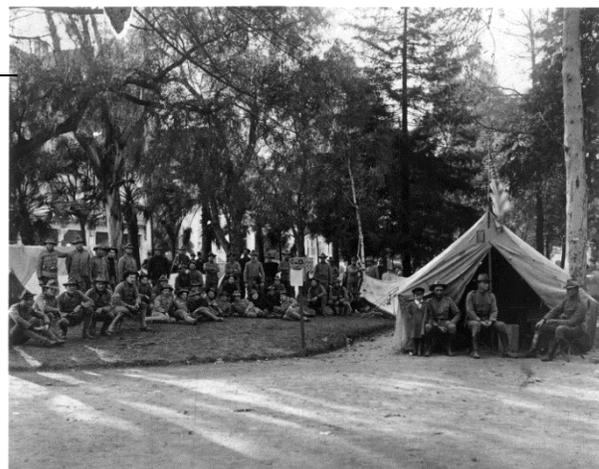


Early view of the McKinley monument with St. James Hotel in background

In the following years, events continued to be centered at the park. After the 1906 San Francisco Earthquake had devastated much of the downtown, the local National Guard company camped in the park to marshal forces to prevent looting in the commercial areas.

*California National Guard after 1906 Earthquake
(with permission of History San José).*

Following the 1906 Earthquake, local citizens became accommodating to passing bond measures to fund civic improvements, which had been lagging previously. A bond issued passed on February 1, 1912 that included \$2,000 for St. James Park improvements, although the bulk of the bond money went to city infrastructure improvements. Three years later, the



daughters of late San José resident Brigadier General Henry Morris Naglee gifted \$5,000 to the City of San José to establish a memorial to their father. The podium and relief of Naglee was installed during the summer of 1915 (James & McMurry 1933).

Naglee was an early San José resident and veteran of the Mexican and Civil Wars. Although prominent during his life, he had become an afterthought in local history until his daughters acted to commemorate his legacy. By then they had established the prestigious Naglee Park Subdivision on the grounds of his estate, and they returned some of the proceeds of their real estate acumen to enhance St. James Park.



Circa 1940 photo of Naglee Memorial from McKay Collection (with permission of History San José).

While Henry Naglee may have not had a direct link to the park history, the monument has remained to this day, and symbolizes the public nature of this urban space. It is typical of commemorative pieces that adorn parks throughout the nation. The Kennedy Podium and the 1891 Fire Bell are other memorials that are discussed later in this report.

During the early years of the twentieth century, popular events such as the Rose Parade would start near the park which had become the go-to gathering place for anything civic in nature.

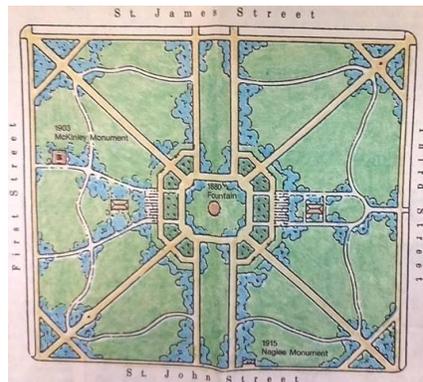
1910 Rose Carnival with San José Police marching with Chief Edward Haley in the Saddle (Arbuckle 1985).



San José Police parade during 1910 Rose Carnival, with Chief Edward Haley in the saddle. Despite their being on foot, the patrolmen looked their finest as they smartly stepped along the First Street side of St. James Park.

Little could be uncovered from archival sources about the evolution of the park during the first few decades of the twentieth century, including during World War I and the beginning of the Interwar period. By the end of the 1920s, however, renewed attention was again focused on the status of the park, and an additional attempt to bisect the park in 1929 was foiled by the Outdoor Art League, which rallied local women's groups in protest. Among those groups were the County Federation of Women's Clubs and the San José Women's Club.

By the beginning of The Great Depression, the park again was the focus of renovation and rehabilitation, and it also became the City's epicenter for controversy and public policy issues. In 1930, in response to infraction problems, sections of the park were fenced and restricted to women and children only. By the early 1930s, a plan was developed to further formalize the pathways and install men's and women's restrooms. The plan retained the meandering perimeter walkways, but what remained from the Ulrich design of the 1880s is unknown.



"Architect's drawing of St. James Park plan in the '20s (or '30s), with its paths, plants, rose beds, and the Victorian fountain in the center." From St. James Square Historic District brochure.



Aerial photos in 1931 and 1948. (Excerpt from Fairchild maps at the California Room of the San José Public Library)



View of park during World War II (detail of Leo Russell photo for Farm Security Administration - Shady Street and Park. San Jose, California, May 1942. <https://www.loc.gov/item/2017833142/>), from the Library of Congress.

The park became an assembly point during the Depression, as orators attempted to galvanize supporters for various causes, and worker's unions gathered their members for rallies. Those events however paled compared to the November 1933 crisis in the park when a mob assembled and broke into the jail to retrieve the two men charged with the murder of Brooke Hart, scion of a prominent San José family. The men were hanged from elm trees in the park. The kidnapping and murder of Hart had already been reported throughout the United States, but the lynching sparked widespread public horror and political debate that received national attention. The trees were soon cut down by city crews after souvenir hunters had almost hacked them to pieces.

During the 1930s, the WPA provided funding for improvements to the park that included bathrooms that are shown on the previous page, although they were apparently installed at the north and south ends of the park rather than the east and west. The restrooms were ultimately removed in the 1950s as a part of the bisecting of the park by North Second Street.

The \$35,000 from the WPA also included a realignment of the diagonal paths and underground sprinklers. A band shell was proposed, but not included in the improvements. By the 1930s, due to the impacts of the Depression, the park began to be a draw to the indigent. The concept of a new Civic Center was explored for the surrounding properties in 1931, but only a new WPA-sponsored post office was built.

St. James Park After World War II

After World War II, local merchants again advocated for the extension of North Second Street through the park and construction of an underground parking garage to attract new development around the perimeter. The street proposal was controversial, but in 1954, the street extension was taken to a public vote and narrowly passed, setting the stage for the construction of the street extension in 1955.

Re-awakened Interest in Preserving the Past

Events in 1961 led to new interest in historic preservation, as the County of Santa Clara first initiated a survey of important historic resources throughout the region. The San José City Council responded with newfound interest in preserving the City's history and expressed concern about the impact of new development on the historic qualities of the park. That year, the Council passed an emergency ordinance enacting design review over new development around the park frame (*San Jose Resident*, March 9, 1961).

While the 1950s and 1960s saw rapid growth of San José into the rural hinterland of Santa Clara County, new suburban growth also saw the creation of new parks throughout the city. During the earlier part of the twentieth century, parks had been established in the downtown frame, such as Backesto, Ryland, and Gore, and in the expansion areas, where the Rose Garden was created as well as Biebrach in the Gardner Annexation. New residential areas were duly populated with neighborhood parks as the City's Parks Department took on a new role in providing neighborhood services.

By the late 1960s, St. James Park had lost its focus as the center of civic life, although on occasion it was still the location of large community events. Over the years, beginning as early as 1868 and as late as 1981, it was the staging site for Ku Klux Klan rallies. It also continued to serve as the site for political events such as the 1968 visit by Robert Kennedy during his campaign for President. The Kennedy Podium stands today to memorialize that day. George McGovern returned four years later to give a speech at the park during his failed attempt to unseat Richard Nixon from the Presidency.



Photo of Senator Kennedy at St. James Park in 1968 (copyright by and with permission of Ed Souza). Souza, at age 12, took two photographs that night with his instamatic camera while perched on a folding chair, and are the only publicly known photos of Kennedy at the park.⁸

During the 1960s, after much controversy, the St. James Community Center, designed by the local architectural firm of Higgins and Root, was constructed in the park as an interim use; it added to the disruption of the original layout of the 1860s St. James Square. The pavilion was removed in 2010 and the area covered with lawn, but the perimeter meandering walkways and diagonals were not returned to their original form as a part of the demolition project, nor were any new trees planted to restore the tree canopy that had been removed to accommodate the 1960s construction.

By the post-war period, the Victorian-era landscape designed by Rudolph Ulrich was gone. Community advocacy resurfaced in 1976 in an attempt to remove North Second

⁸ Read Souza's recollections at sjpl.org <https://www.sjpl.org/blog/looking-back-day-i-met-robert-f-kennedy>

Street and to re-introduce the central fountain in an attempt to resurrect the 1880s St. James Square design. In response to this advocacy, and to reinforce the City's concern about the adjacent buildings, the City initiated in 1978 the listing of St. James Square on the National Register of Historic Places. This occurred in concert with a city-wide survey of historic resources undertaken by the Parks and Recreation Department.

The 1985 Master Plan proposed to unify the park by reducing the impact of Second Street. This plan was not fully implemented due to the introduction of the light rail and the downtown's transit mall by the County of Santa Clara in partnership with the San José Redevelopment Agency, although a new replica fountain was constructed on the west side of North Second Street, reminiscent of the earlier fountain, as a part of a two-fountain project that was never fully realized due to budget constraints. The light rail Saint James Station structure interrupted the continuity of the perimeter pathway at the south end of the park.

Other recent changes resulting from the 1985 master plan included diagonal curving walkways on the west half of the park, the controversial removal of the Elm trees in 1990 (which were removed but not replaced with similar large-canopy trees), and the installation of a new children's playground in the southeast quadrant of the park. The playground project included a resurfacing of the perimeter walkway system adjacent the playground to concrete.

The last of memorials was erected in recent times at the west end of the park when, in 1994, the historic 1891 Fire Bell was installed to commemorate fallen fire fighters, known as "Line-of-Duty Deaths. This bell has since been relocated in 2004 to the front of downtown's old and new Fire Station One at 201 North Market St.

Since the construction of the children's playground, other changes to the park have occurred, including the installation of permanent exercise equipment and dog park fencing on the east side of the park, creation of a concrete-based picnic area with permanent tables and benches at the park center where the south end of the community center had been located, and placement of a large cargo container near the dog park.

Character-Defining Features of the Park

The historic character defining features of St. James Park were first generalized in the National Register nomination form prepared in 1978 and itemized by Architectural Resources Group as a part of their 2001 Historical Analysis. The seven character defining features from those studies are defined as:

- North /south, east/west axis paths.

- Diagonal cross axis paths.

- Circular features at the four corners.

- An undulating path around the perimeter connecting the circular features.

- Random placement of statuary and monuments.

- Flat ground plane with a lack of topographical variation.

- An informal planting scheme.

The original features associated with nineteenth-century development are best described in the 1895-1896 publication *Santa Clara County and Its Resources, A souvenir of The San Jose Mercury* (also known as *Sunshine, Fruit and Flowers*):

There has been a charming negligence, or a careful simulation of such, in the arrangement of trees and shrubs, and as a result the park presents the appearance of a natural grove, the trees in which seem to have been most fortunately distributed. There is a greater variety than is usually found, the list including eucalyptus, pepper, sycamore, pine, cork elm, cypress, palm, willow, maple, umbrella, orange, birch, yew, locust, oak and a variety of flowering trees and shrubs." ...

"Drooping pepper trees also add beauty to the scene, the bunches of red berries contrasting with the green of the waxy leaves. There are everywhere wide stretches of greensward, and flowers bloom there every day in the year. Seats are provided in sunshine and shade, and a gardener is employed to care for the trees and flowers.

The features have changed over the years, since the park was first established in the late 1860s after the removal of the St. James School building. Fencing installations have varied, with sporadically placed perimeter fencing replaced in the 1860s, and a more unified fencing installation removed by the 1890s when cabling was installed around the perimeter with hitching posts. The "random placement of statuary and monuments," as noted in the 2001 Historical Analysis, may appear arbitrary, but the McKinley Statue location marks the precise spot of his 1901 speech, and the Kennedy Podium also may mark the spot of his March 1968 speech although the exact location of the Kennedy speech could not yet be confirmed as a part of this study.⁹ The reason why the Naglee Monument was placed adjacent the southerly boundary of the park along East St. John Street is not known; this location does not appear to be related to any event.

The City's Historic Resources Survey Sheet (undated) defines the significant features of the park as:

The present condition of St. James Park consists of two equal square blocks bisected by a one-way, three-lane arterial (Second Street) running north to south. Most of the dense vegetation has been trimmed so that at present the informal arrangement of large trees and the open grassy lawns define the general design character. The one interesting aspect remaining from the more formal gardens of the late 19th century is the unusual diagonal path system with its ornamental [curlicue] shapes and yet overall symmetrical pattern. To this day, St. James Park conspicuously represents the one significant piece of greenery, and the dominant urban open space in the central core district of the City.

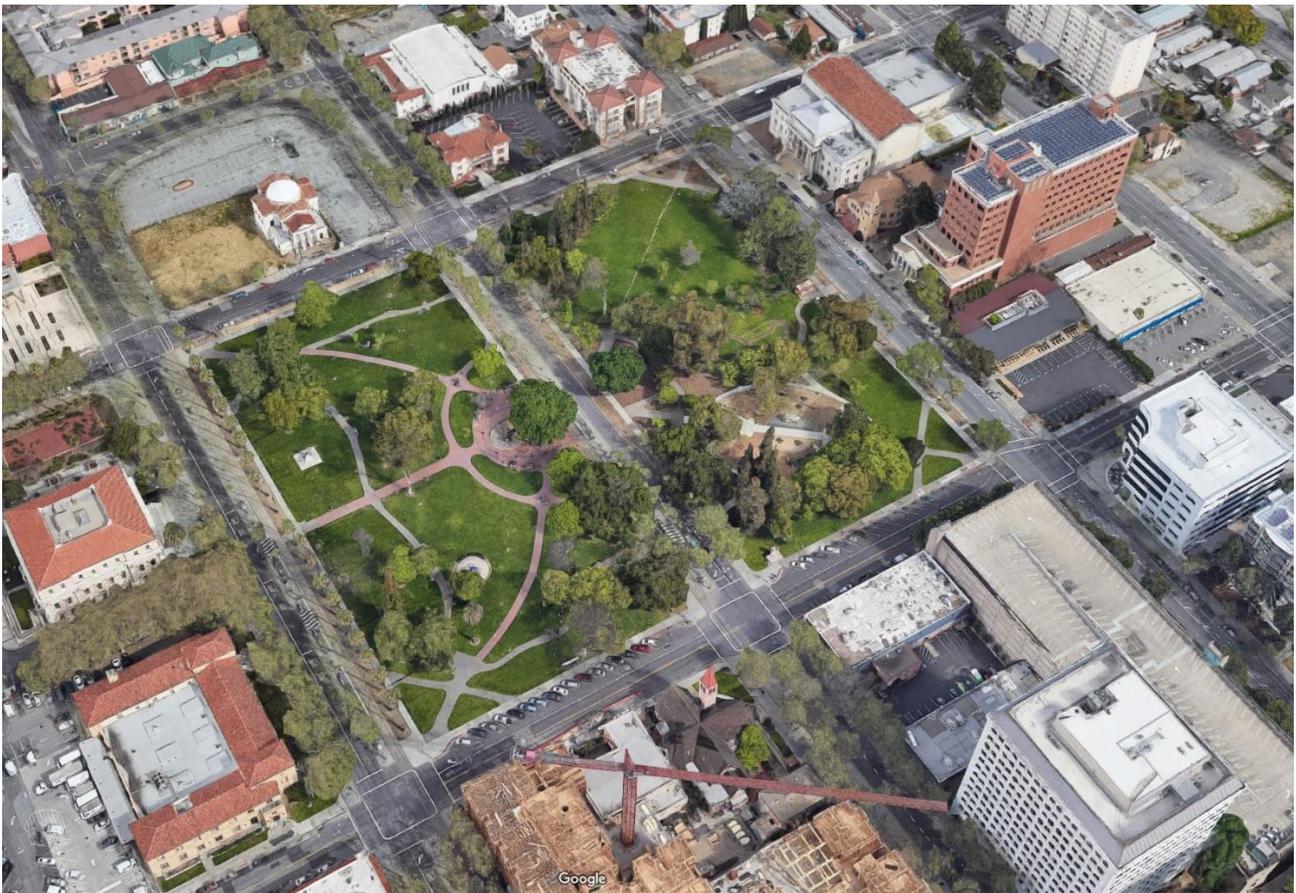
Contemporary improvements, including the street and transit stop that divide the park into two sections, restroom structure, fountain reproduction, children's playground, dog park, and a storage structure along the North Third Street frontage are not character-

⁹ The transcript of Robert Kennedy's March 23, 1968 speech in St. James Park can be found here: <https://www.sjpl.org/blog/looking-back-robert-f-kennedys-1968-visit-san-jose>

defining features. Granite curbs at the perimeter of the site were originally a character-defining feature, but street improvements since the installation of the Light Rail line along North First Street and conversion to angled parking along East St. John Street has resulted in loss of much of this curbing. Granite curbs continue to exist along the East St. James Street frontage and can be considered a significant remnant of the original character-defining features. It is not known when they were originally installed.

Existing Conditions

The current landscape design of St. James Park derives from some remnants of early plantings and some element from a renovation around thirty years ago that was based on a 1985 Master Plan. The layout from the Master Plan design has been subsequently modified by more recent improvements, including removal of the Community Center pavilions, and additions of an exercise area, children's area, dog park, permanent picnic area, and a temporary storage structure.



Current bird's eye view from south, copyright Google

The site is primarily planted as a large, flat lawn area cut through with paths and bisected by North Second Street. Most of the paths associated with the period of significance are asphalt, but more recently installed paths that bisect the site as well as the circular path surrounding the fountain are paved with terra cotta or concrete pavers

that were installed as a part of the 1985 Master Plan design. These curving new pathways at the center replaced a more formal design. The perimeter pathway that lies adjacent the children's play area was changed to concrete as a part of the playground construction. The earlier paths cut the outer corners and have gently curved routes that meander around the outer edge, except for the quadrant at the northeast corner where the St. James Community Center had been located. The original pathways in that quadrant were removed as a part of the 1960s construction, but not returned to their original configuration when the pavilion was demolished in 2010. There is a concrete-paved patio area with built-in tables and benches on the east side of the park that was installed after the pavilions were demolished

The lawn areas are punctuated with an informal planting pattern of trees. Some are mature specimens with large canopies, although the intensive canopy of shade trees that characterized the park in its historic period is mostly gone. The bases of the trees are unplanted earth surrounds. Some of the trees are evergreen conifers that appear to have been planted in the 1960s as a part of the construction of the Community Center. The predominant shade trees include both evergreen and deciduous species. Of note is the row of tall, slender palm trees along North First Street.¹⁰ These palms are listed by the City of San José as Heritage Trees, as are a few specimen trees within the boundaries of the park.



Western portion of the park viewed facing north from near St. John Street with fountain at right side (additional existing photos are included on the next page and in the Appendix).

¹⁰ See Existing Conditions Overall (G1.10-14 as well as Tree Removal and Protection Schedule G2.00-14) of CMB 25% plan set.

There are three primary memorials within the park. The McKinley Memorial is a tall statue atop a stepped square base. The Naglee Memorial is a bas-relief wall on a stepped rectangular platform. The Kennedy Podium is a modern curved wall element with a permanent podium placed on a raised circular platform.

There is a former modern fountain structure within the western half of the park near the light rail station, constructed as a project resulting from the 1985 Master Plan. The base of the fountain has recently been covered with a platform and the upper tiers have been planted with flowers.

Within the larger grassy areas and along the paths are streetlights with traditional acorn caps, as well as some modernized fixtures. In the southeast corner of the park is a fenced playground created in the early 2000s that includes schoolhouse and trolley climbing equipment in neutral tones. Near the center of the eastern boundary is a grouping of exercise equipment – dark green and tan of recent origin. At the light rail station are curved-roof canopies, overhead trolley cables, and nearby is a prefabricated public restroom facility installed in the 1990s. There are a variety of trash enclosures and storage elements that do not have a permanent design presence.



View of fountain facing northeast



View of light rail station facing southeast

St. James Square

The private, public, and religious properties surrounding the park, and the park itself, constitute what is now known as St. James Square. As noted in the narrative history of the park within this report, St. James Square was first identified as a historic resource in itself in 1961 by the San José City Council when concern about the impact of new development on the historic qualities of the park led to an emergency ordinance enacting design review over new development around the park frame.

The 1978-1979 application with the National Park Service for listing of the park on the National Register of Historic Places also included some surrounding buildings as well as one in-park building, of which ten buildings and sites were found to be contributing, and two nonconforming. The two non-conforming buildings listed were the 1967 St. James Community Center, and the 1965 Superior Court Building designed by architect Ernest J. Kump at 191 North First St. Three other buildings that faced the park at that time as well as parking lots were not included in the district boundaries.

Since 1979, three new buildings have been constructed on properties facing the park that were not within the National Register district boundaries (St. James Place, 96 N. Third, and The James), two contributing structures have been demolished (4-Wheel Brake,

a.k.a. Letcher's Garage, and Eagles Hall - Eagles Hall being replaced by 152 N. Third), and one non-conforming building has been demolished (St. James Community Center).

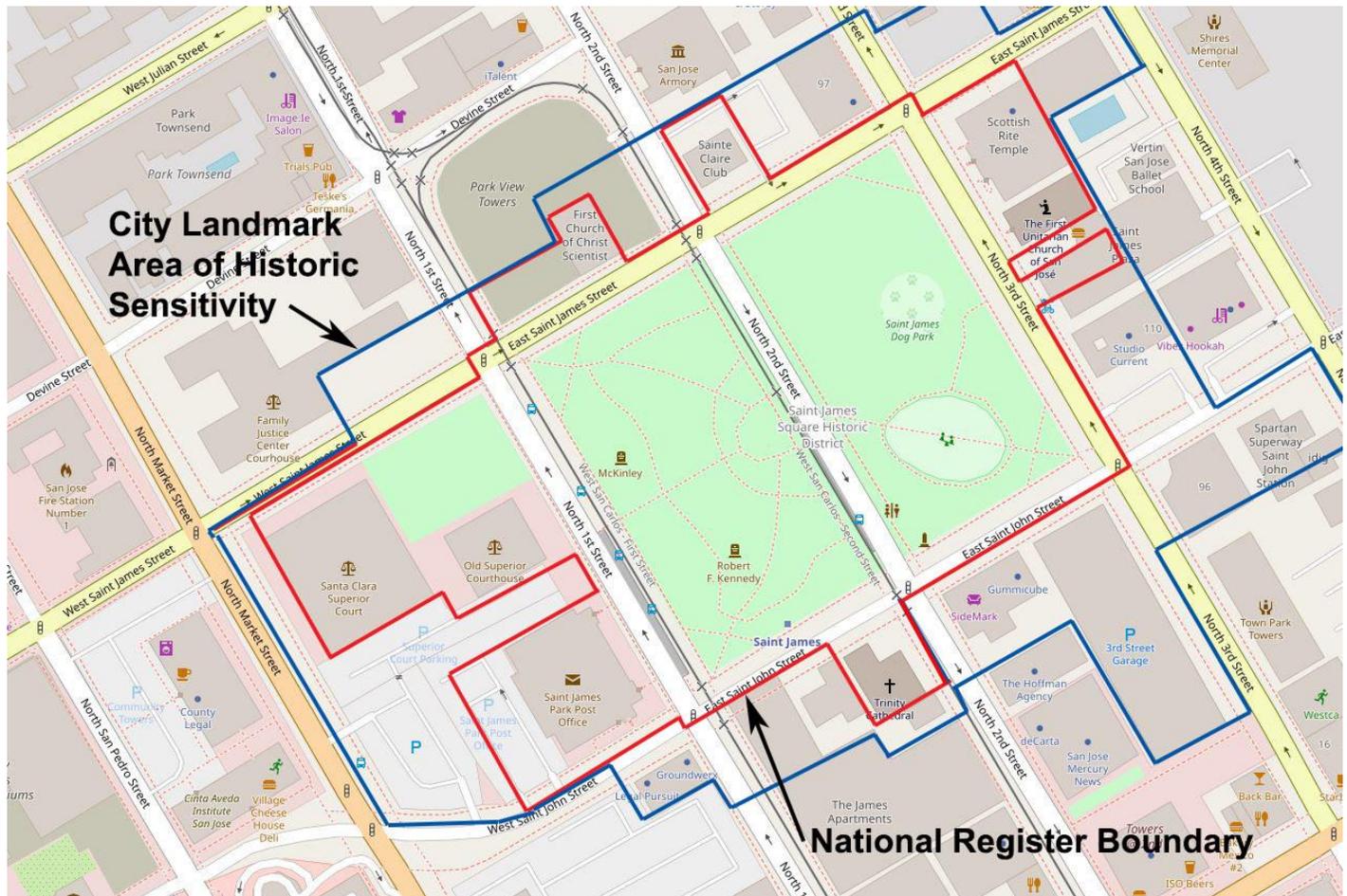


Diagram showing the National Landmark District boundaries in blue, and the San José City Landmark District Area of Historic Sensitivity in red (ACME Mapper base map v.3.0)

The Superior Court Building, thirteen years old at the time of the listing, is now 54 years in age. Given its public use and its distinctive architectural design, it appears that the building and its plaza are now a contributing building and site to the St. James Square National Register Historic District (see photo next page).

The 1984 locally designated St. James Square Historic District has a different set of boundaries from the National Register St. James Historic District. The local district encompasses all the properties adjacent the park within its “area of historic sensitivity” (and the park itself) and includes those private and public properties located diagonally across the corner intersections. Of the 25 or so properties, ten were found to have contributing structures, of which three have since been demolished (St. James Community Center is not specifically identified as a contributing structure but is within a contributing property – the park). Beyond the ten properties originally listed as contributors to this district, three other properties within the boundaries of the district have now reached the 50-year threshold for consideration of their historic significance.



Superior Court Building at 191 North First St. (Archives & Architecture photo – 2014)

As mentioned previously, the Superior Court Building at 191 North First St. is a distinctive design by prominent Modernist architect Ernest J. Kump that has important civic-related associations with the square and should now be considered a contributor to the historic district. Two additional commercial buildings are included within the original 1984 district boundaries that have also reached the 50-year threshold; the *ca.* 1940 Parker Building at 82 North Second St., and the 1957 Sperry & Hutchinson Co. Building (S&H Stamps) at 96 North Second St. designed by prominent architect John Savage Bolles.



Ca. 1940 Parker Building at 82 N Second St. (Dill Design Group photo 1999), and the 1957 Sperry & Hutchinson Co. Building at 96 N Second St. (with permission of Heather David).

The 1933 City Landmark National Guard Armory at 240 North Second St. is also an important historic site for its architecture and its early quasi-public use, and although set back one lot from the park, appears to contribute to the larger setting of historic buildings that constitute the St. James Square Historic District.



City Landmark 1933 National Guard Armory Building at 240 N Second St. (Dill Design Group photo 2002)

Evaluation for Significance

Policy and Regulatory Context

Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of promoting the economic and general welfare of the people and avoiding or mitigating cultural resource impacts resulting from planned development. The project may be subject to the following cultural resources policies and regulations:

General Plan Goals and Policies

As outlined in the Envision 2040 General Plan Update, historic sites and structures provide an educational link to San Jose's past and foster a sense of place and community

identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project would be subject to the following General Plan Policies:

LU-13.1 Preserve the integrity and fabric of candidate or designated Historic Districts.

LU-13.2 Preserve candidate or designated landmark buildings, structures and historic objects, with first priority given to preserving and rehabilitating them for their historic use, second to preserving and rehabilitating them for a new use, or third to rehabilitation and relocation on-site. If the City concurs that no other option is feasible, candidate or designated landmark structures should be rehabilitated and relocated to a new site in an appropriate setting.

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

LU-13.4 Require public and private development projects to conform to the adopted City Council Policy on the Preservation of Historic Landmarks.

LU-13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

LU-13.7 Design new development, alterations, and rehabilitation/remodels within a designated or candidate Historic District to be compatible with the character of the Historic District and conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties, appropriate State of California requirements regarding historic buildings and/or structures (including the California Historical Building Code)

LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character

LU-13.10 Ensure City public works projects (street lights, street tree plantings, sidewalk design, etc.) promote, preserve, or enhance the historic character of Historic Districts.

LU-13.15 Implement City, State, and Federal historic preservation laws, regulations, and codes to ensure the adequate protection of historic resources.

LU-14.1—Preserve the integrity and enhance the fabric of areas or neighborhoods with a cohesive historic character as a means to maintain a connection between the various structures in the area.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires regulatory compliance for projects involving historic resources throughout the state. Under CEQA, public agencies

must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

California Register Criteria for Historic Resources

The California Register was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places (National Register). The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance. The California Register automatically includes properties listed in the National Register, determined eligible for the National Register either by the Keeper of the National Register or through a consensus determination, State Historical Landmarks from number 770 onward, and California Points of Interest nominated from January 1998 onward. Properties are also listed by application and acceptance by the California Historical Resources Commission.

City of San José Council Policy on Preservation of Historic Landmarks

The San José City Council's Preservation of Historic Landmarks Policy (adopted December 8, 1998, revised May 23, 2006) states *that landmark structures, sites and districts should be preserved wherever possible. Landmark structures, sites and districts are defined as any designated City Landmark or Landmark Site, any building and/or structure designated as a Contributing Structure within a City Landmark Historic District, any building, structure and/or site listed on the California Register of Historic Places or the National Register of Historic Places, any building or structure designated as a Contributing Structure in a National Register Historic District, or any building, structure and/or site that qualifies for any of these designations based on the applicable City, state, or national criteria.*

The policy requires that *proposals to alter such buildings, structures and/or sites must include a thorough and comprehensive evaluation of the historic and architectural significance of the property and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate existing landmark structures, sites and districts into future development plans.*

Municipal Ordinance Requirements

Under of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation, is promoted in order to stabilize neighborhoods and areas of the city; to enhance,

preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic, and aesthetic benefits to the city and its residents; preserve, continue, and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

Historic Preservation Permit (Section 13.48.210 of the San José Municipal Code)

A Historic Preservation Permit is required for any work on a city landmark or in a city historic district according to the provisions of the applicable section of the Municipal Code. Work includes *any and all of the following: construction, reconstruction, alteration, basic color change, repair, rehabilitation, restoration, remodeling, or any other change to the exterior of any structure or any other similar activity. Work shall also include installation of new or additional pavement or sidewalks or the erection of new or additional structures. Work shall also include demolition, removal, or relocation of any structure or portion thereof.*

In taking action the Director of Planning, Building and Code Enforcement, or the City Council on appeal *shall consider the comments and recommendations of the historic landmarks commission as well as hear and consider all evidence presented to him or it at the public hearings. The director or the council on appeal shall also consider, among other things, the purposes of this chapter, the historic architectural value and significance of the landmark or of the district, the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping, and the relationship of such features to similar features of other buildings within an historic district, and the position of such buildings within an historic district, and the position of such building or structure in relation to the street or public way and other buildings or structures.*

Integrity

California Code of Regulations Section 4852(c) addresses the issue of "integrity" which is necessary for eligibility for the California Register. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of seven criteria: location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criterion under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

A project that impacts the integrity of a historic resource is a project that impacts the resource. A project that preserves the historic integrity of a resource is a project without impacts.

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes (Standards) provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work.

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, revised in 1992, were codified as 36 CFR Part 68 in the 12 July 1995 Federal Register (Vol. 60, No. 133) with an "effective" date of 11 August 1995. The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled The Secretary of the Interior's Standards for Historic Preservation Projects.

The Guidelines for the Treatment of Cultural Landscapes illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Projects that alter historic features are considered to have a potential impact under CEQA. Projects that are reviewed to meet the Standards can be considered as having been mitigated to a less than significant impact.

A project that meets the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) is considered mitigated to a "less than significant" impact on the environment under CEQA. The introduction to the Standards state that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The Rehabilitation Standards include language about additions and alterations to a property, which is appropriate for analyzing the new project design for St. James Park, a cultural resource.

Project Evaluation

Period of Significance

The City of San José through its landmark process (undertaken 35 years ago) has recognized the *period of significance* for St. James Square to be 1860s to 1930s. The designation process considered properties around 50 years in age or greater. Because of the nature of this historic resource as a public park that is key to the downtown's sense of place, the outer limiter to the period should remain flexible and should be related the

nature of park development in the recent past and to the role of the park in the City's evolving cultural history.

The bisecting of the park in the mid-1950s is the primary turning point in considering historic features that contribute to the understanding and promotion of the park's history, but important later elements such as the Kennedy Podium have gained historic significance in their own right and contribute to the historic significance of the resource.

For the purposes of this current study, the period of significance is established as generally the first century of the park's development: 1867-1968. This range is inclusive of the years from when the first public improvements were installed at the Square, and 1968 when Robert Kennedy spoke in the park during his campaign for the Presidency, an event that has been memorialized by the City as important to community history. The Kennedy speech, which occurred 51 years ago, was the last major event to occur in the park, and as such signifies an important milestone in park history. The construction of the Kennedy Podium, while occurring slightly outside this range, is nevertheless within this period of significance as the installation memorialized the event, in the same manner as the McKinley monument installation. Other changes to the park during this period of significance do not contribute to the park historic sense of place, i.e. the intrusion of North Second Street into the park, and the construction of the community center buildings.

The period of significance should not be bifurcated into two discrete ranges that pertain to the park itself and the development that surrounds it. While issues of integrity of the park and its surroundings vary per resource, the Square continues to evolve as a center of civic life, and the programming of public events (and their related structures such as the proposed performing arts pavilion) should be viewed as evolutionary changes within the cultural landscape that are consistent with the sense of historic place.

The construction of the 1965 Superior Court Building at 191 North First St. (replacing the Hall of Records), likewise can now be recognized to add to the historic character of the Square, and recent new development such as the Family Court Building at 201 North First St. enhance the historic patterns that help define St. James Square as a public place.

Areas of Significance

The documentation for the nomination of St. James Square identified four areas of significance:

- Architecture
- Community Planning
- Exploration and Settlement
- Landscape Architecture

Of these four areas of significance, Community Planning, Exploration and Settlement, and Landscape Architecture are applicable to St. James Park. Architecture is more related to the public, religious, and private structures that surround the park. Although

not considered within the nomination application, sculpture may also be applicable as well as politics/government, although these areas are of a commemorative nature and their significance does not strictly apply to National Register nomination criteria. However, a property (i.e. the park monuments), that is/are primarily commemorative in intent may meet the criteria under National Register Special Consideration F if the design, age, tradition, or symbolic value has invested it with its own historical significance. As the three monuments in the park have become integral parts of the St. James Square Historic District over time, they could be considered contributing elements to the historic district.

The park, and its preceding identification as a public square, was an early and innovative planning initiative for its time. In combination with Washington Square and the Plaza, these public spaces were the first identified in California when platted in 1847. This period is considered part of the era of exploration and settlement of the West during the Early American Period associated with the United States (subsequent to Spain and Mexico's jurisdiction over the providence) and is an important remnant of that time.

The original design is consistent with and exemplifies landscape design concepts during the 1860s and 1870s promulgated by important American landscape designers such as Frederick Law Olmsted, and aspects of that design remain today in the meandering walkways and naturalist placement of landscaping elements. The original design was enhanced in the 1880s by the more formalized center focused on a fountain and embellished with ornamental plants brought in by landscape designer Rudolph Ulrich.

Historic Integrity

The historic integrity of St. James park has been reduced in the recent past, due to changes to or loss of character-defining features, including the loss of the north/south pedestrian axis path, partial loss of the diagonal axis paths, modification of the diagonal axis paths to a curved layout (recalling an earlier period of development), and disruptions to the undulating perimeter path. Changes to the perimeter path include removal of the northeast quadrant, paving changes near the children's playground, and the blocking of its continuity at the Saint James Station platform.

The change in character of the informal planting scheme as described in the National Register application, specifically the loss of the tree canopy, also has reduced the integrity of the original landscape setting. Gone by mid-century was the more formal ornamental landscaping around the central focus of the historic fountain. Although this central focus was not discussed in the National Register application, its loss has had a substantial impact on historic integrity to the 70-year period in which this formal center had existed. The 1980s master plan design sought to recreate this focus, but in a relaxed and more informal paired center, and the plan was only partially implemented.

The landscape setting, however, has been enhanced by the cultural associations that the park has gained over time. The human use of this square and park over its period of significance of over a century, 1867-1968, as a center of public life and leisure, as a forum

for political discourse, for events of community importance, and as a site of commemoration, makes it one of San José's most important historic places even though it lacks substantial integrity to its original form. The park provides a cultural and social reference point for San José's past within the city center.

Historic Integrity Analysis

A project that allows a historic resource to preserve its historic integrity can be considered a project without significant impacts. The definition of historic integrity of historic resources pertains to properties that retain their authenticity. The seven aspects of historic integrity include: Location, setting, materials, design, artisanship, feeling and associations.

The project preserves the park's location within the historic district and the downtown.

The setting provided by the park to the historic district (i.e., the park as a neighbor to the historic buildings) is mostly preserved; however, some of the new elements of the park design have the potential to affect the historic district's setting. These elements are listed in the attached Project Assessment and include the color and materials of some proposed park elements, as well alterations to the historic pathways. These are identified for possible alternatives, depending on recommended clarifications.

The design is mostly in keeping with the historic design intent, as a reinterpretation of the park, with a botanically organized understory, many new trees which may restore the tree canopy that has been mostly lost, and diagonal walkways; however, the park support buildings were not found to be fully compatible in design, materials, massing or scale, so they could affect the overall integrity of the Square as a whole, and there are some new design elements that might impact the park or the square or both.

There are few materials or examples of artisanship extant to be preserved, so these criteria apply only to the granite curbs.

As analyzed, the feeling of the park would be generally be preserved with some historic features restored and others reinterpreted but as a modern park with roots in the mid-1800s. The feeling of the park would be preserved with respect to its role as the central focus of the St. James Square Historic District.

The associations would generally remain intact; the design, although a reinterpretation, is based on the historic narrative of historic St. James Square/Park.

Project Integrity Statement: The St. James Park Capital Vision and Performing Arts Pavilion Project preserves some aspects of the historic integrity of the historic St. James Park, but the loss of the original perimeter meandering walkways, remaining granite curbs, relocation of monuments, and the insertion of new structures that disrupt the historic feeling of the setting will significantly affect the ability of the park to retain its historic qualities and sense of authenticity. A strengthening of aspects of the landscaping by replacing the canopy of large trees will help to offset the cumulative changes to the park that have occurred in recent times.

The project at St. James Park preserves the surrounding historic district, which will retain most of its historic integrity as an important public square, although the authenticity of the park itself will be reduced.

Significance as an Individual Historic Resource

St. James Park itself is a significance individual historic resource. Although listed on the National Register of Historic Places as a contributor to the St. James Square Historic District, it is the central and key component of that district, without which the district would lose its essence. The park, however, has a reduced level of historic integrity to its original concept. If additional character-defining features are lost, while remaining a part of the St. James Square National Register District, it will be considered a “Nonconforming Property.” Otherwise, it would only qualify as a “Contributing Property” under Criterion A (patterns and events).

The park has individual local significance, regardless of its reduced level of historic integrity.

Under the City’s Historic Preservation Ordinance, the City Council could designate the park as an individual City Landmark Site under the applicable criteria:

- 1. It has character, interest and value as part of the local, regional, state or national history, heritage and culture;*
- 2. It is a location as a site of significant historic events; and*
- 4. It exemplifies the cultural, social and historic heritage of the city of San José.*

Summary of Impacts and Recommendations

As currently designed, the proposed project, as noted in the attached Rehabilitation Project Review, is not fully compatible with the St. James Square Historic District Guidelines and does not fully meet the intent of the Envision San José 2040 General Plan goals and policies; therefore, the proposed project cannot be found to have a “less than significant” impact on the historic district or individual contributing resource of the park.

A project that meets the Secretary of the Interior’s Standards (Standards) is a project that has been mitigated to a less-than-significant level. Although this report concludes that the project is not fully compatible with the Standards for Rehabilitation, the following recommendations are included that, if implemented, would bring the project into compliance.

Suggested Recommendations

To address potential impacts associated with the proposed project, the following measures can be implemented. These measures may require additional review of the project design. In addition, while changes to the design can enable compliance, the

preparation of a Historical Resources Protection Plan will ensure that the project is implemented in a way that construction activity does not affect the park's historic qualities.

Recommendation 1

Redesign the project to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, with the *St. James Square Historic District Design Guidelines*, and with the intent of General Plan Goals and Policies. The historic integrity of St. James Square Historic District would be preserved with a project design that is more fully compatible with General Plan Goals and Policies.

Alternative recommendations associated with this report include clarifying, and possibly revising, the colors and materials of the park structures, including the Levitt Pavilion canopy and the raised playground elements; revising the proposed new location for the Kennedy Podium to maintain its association with the historic event; preserving the location and form of the historic perimeter walkway and the main diagonal walkways; replace the tree canopy; and preserving the granite curbs. The alternatives also include revisions to the support buildings to be more in keeping with the historic character of the park or to be more in keeping with the massing and materials of the landscaping elements.

Recommendation 2

Prior to construction, a qualified arborist or historic landscape consultant should undertake a detailed assessment of the row of palm trees and other heritage trees if not already done as directed by the City. The purpose of the assessment would be to establish the baseline condition of the trees prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer.

Recommendation 3

A - Prior to construction, a qualified historic architect should formalize the existing conditions visual study of the historic resources on the site as directed by the City. Included would be the preparation of preconstruction documentation of the historic resources that could potentially be at risk from the construction of the project, including the McKinley Statue and Monument, Kennedy Podium, and Naglee Monument. The purpose of the study would be to establish the baseline condition of the structures prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of each resource that conveys its historic significance and that justify its eligibility as a contributing feature of the site. Any proposed changes to these structures or their locations shall be justified in terms of their effect on historic integrity. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer.

B - Prepare and implement a Historic Resources Protection Plan to protect the historic resources determined to be at risk from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project applicant would, prior to any construction activities, prepare a plan that establishes procedures to protect these resources. The project applicant would ensure the contractor follows this plan while working near these historic resources.

The plan shall be prepared by a qualified historic architect who meets the Secretary of Interior's Professional Qualifications Standards. At a minimum, the plan should include:

- guidelines for operation of construction equipment adjacent to historical resources;
- requirements for monitoring and documenting compliance with the plan; and
- education/training of construction workers about the significance of the historical resources around which they would be working.

C - Utilizing the visual study recommended above, the Historic Architect should make periodic site visits to monitor the condition of the historic resources identified in the Historical Resources Protection Plan.

D – The City would ensure that, in the event of damage to contributing features during construction, repair work would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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West Coast Art Co., Copyright Claimant. Panorama of San Jose, Calif. California ca. 1909. Photograph. <https://www.loc.gov/item/2007660439/>

Qualifications of the Consultants

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Leslie A.G. Dill, Historic Architect, provided the technical architectural description for this report, and helped assess the project for impacts and prepared the recommendations. Ms. Dill has a Master of Architecture with a Historic Preservation Program Certificate from the University of Virginia, Charlottesville.

Franklin Maggi and Leslie Dill meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture respectively, in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Attachments

Selection of contemporary photos of park elements.

Historic photos and postcards of St. James Park views.

Rehabilitation Project Review, Archives & Architecture, LLC, August 12, 2019

Contemporary Photos



West park section at center facing northwest showing McKinley Statue and palms. Red colored walkway paving (photos above and below) and pole lights are from the 1985 Master Plan improvement project.



West park section at center facing south showing Kennedy Podium in distance.



East park section at center facing north towards proposed Levitt Pavilion site. Redwood trees appear to be from 1960s St. James Community Center project.



East park section at center facing northeast towards proposed Levitt Pavilion site and prior location of St. James Community Center



VTA light rail Saint James Station viewed facing north from East St. John Street.



Park restroom structure viewed facing north from East St. John Street.



Naglee Memorial at southwest corner of east park section viewed facing west from East St. John Street with restroom structure in distance.



Children's playground in east section of park viewed facing northwest from East St. John Street.



East section of park at center showing recently constructed picnic area concrete pad and benches, viewed facing south.



View from picnic area with dog park to right, viewed facing east.



View of exercise area at east side of park near North Third Street, viewed facing north.



Portable storage contained installed along east boundary of park at North Third Street.

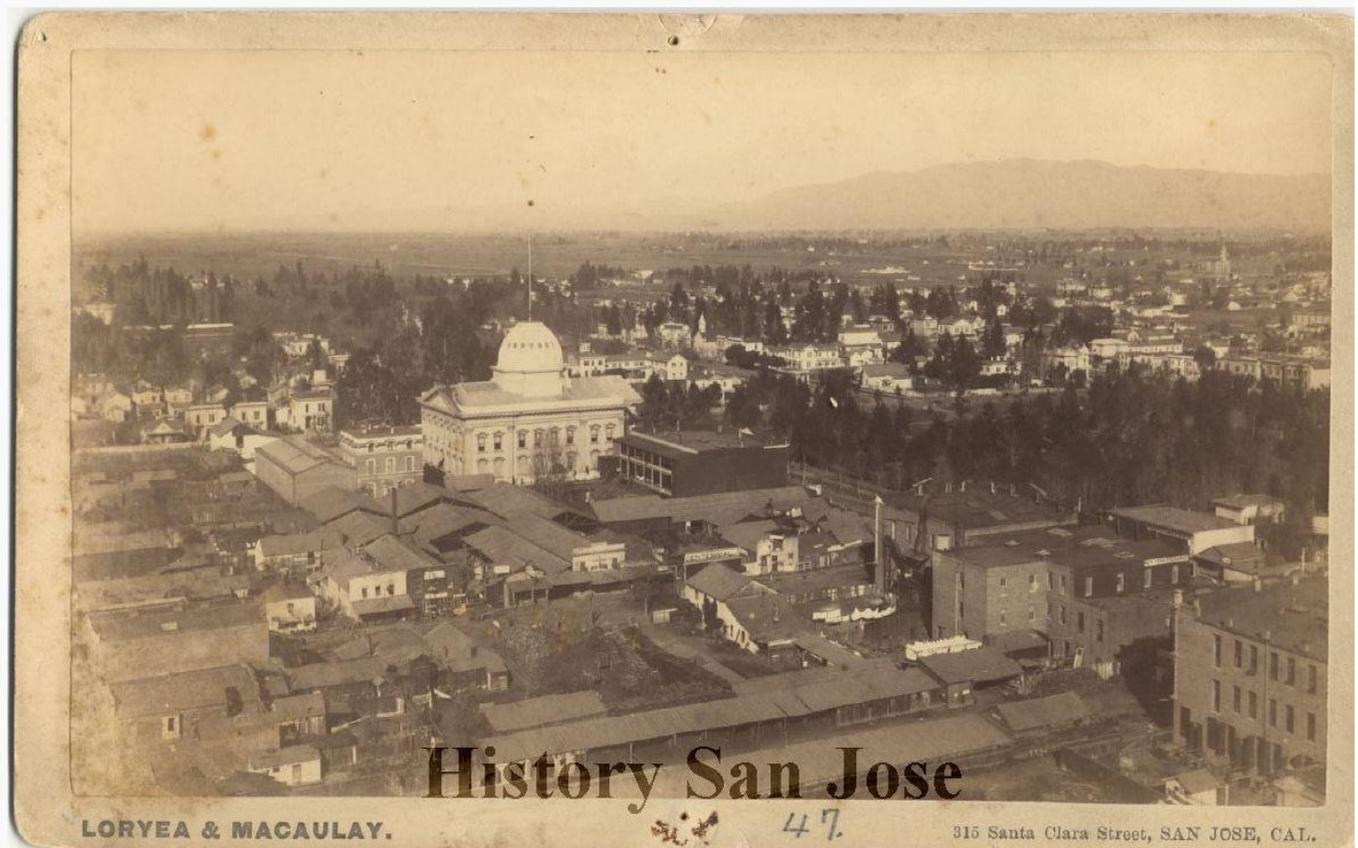
Historic Photos and Postcards (supplementary and partial selection)



Mid-1860s photo at time of County Courthouse construction showing park with fencing but prior to initial planting and installation of perimeter walkway (unsourced).



Early St. James Square bandstand as relocated to Alum Rock Park, from the ca. Alum Rock Park, San Jose's Beautiful Resort, published by San Jose and Santa Clara Railroad Company (courtesy of Library of Congress).



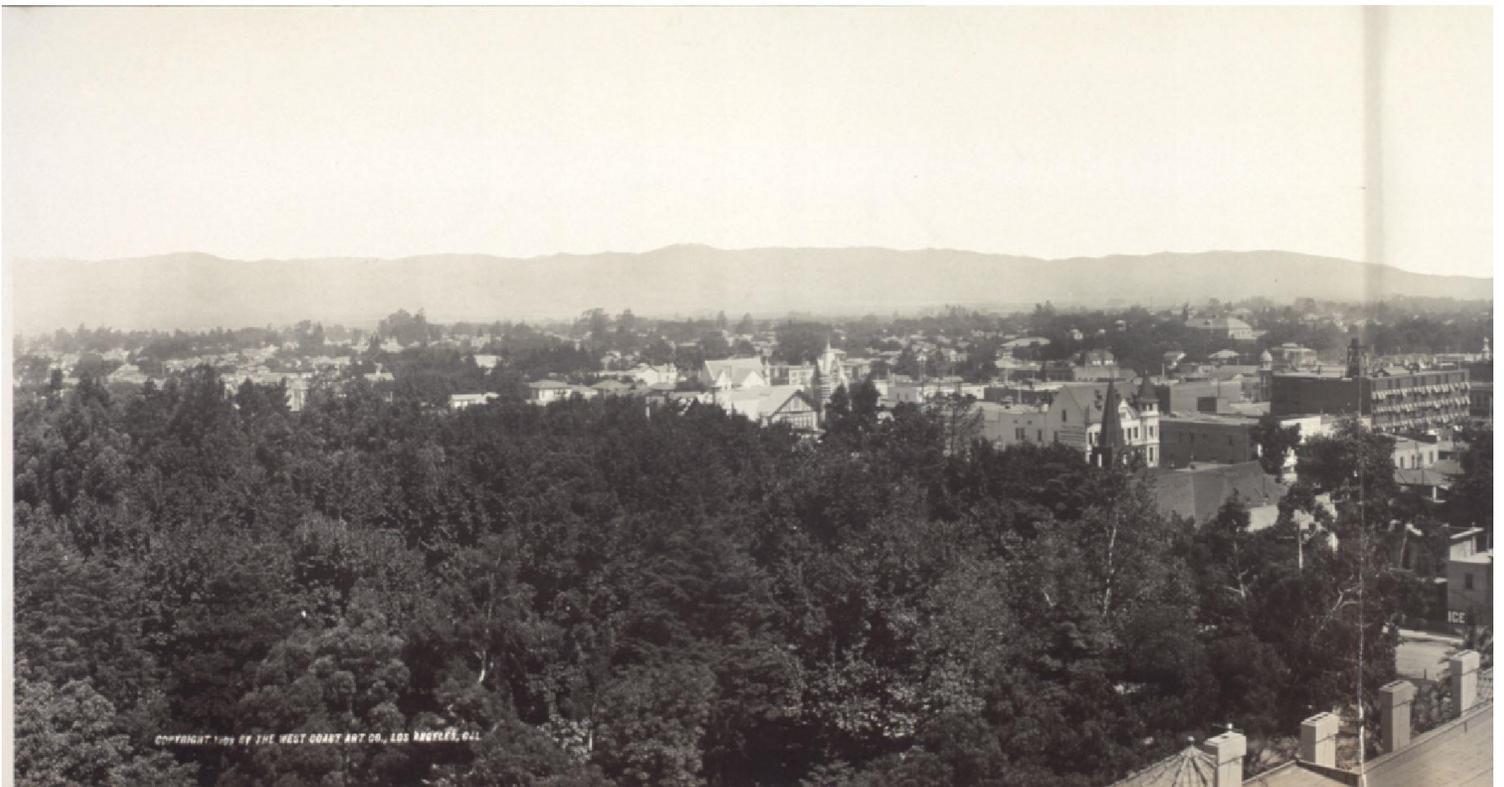
1881 view of St. James Square and County Courthouse from recently constructed light tower at Market and West Santa Clara Streets, viewed facing north (with permission of History San Jose).



Ca. 1900 photo of park setting (with permission of History San Jose)



California National Guard Company B mobilized at St. James Park following 1906 Earthquake (with permission of History San Jose).



Circa 1909 photo excerpt from County Courthouse by West Coast Art Co. (courtesy Library of Congress collections) showing dense canopy growth.

FIS-4624-E



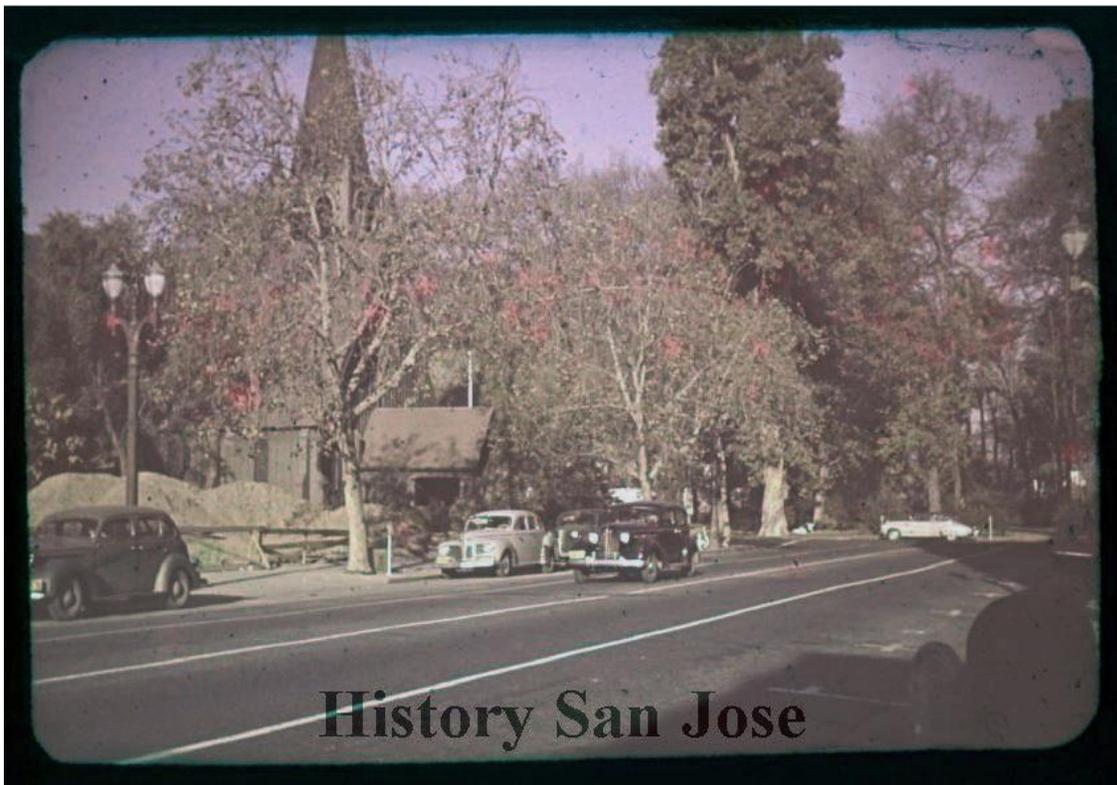
May 1942 photo of McKinley statue by Russell Lee for Farm Security Administration Office of War (courtesy of Library of Congress).



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Dr. (Reverend) Clarence Sands preaching in St. James Park

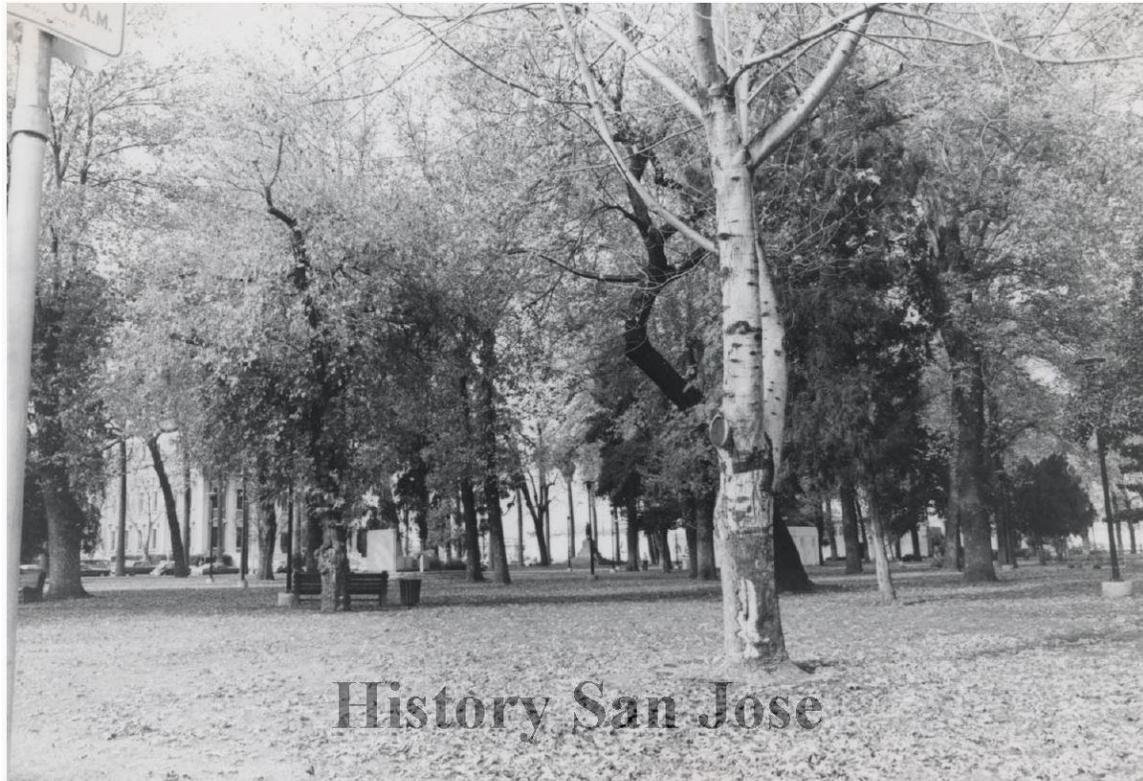
1945 photo of park activities (with permission of History San Jose).



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"Trinity Church and Park Dec 1948"

1948 photo showing park and square context, from North Second Street just south of the park with Trinity Church to the left (with permission of History San Jose)



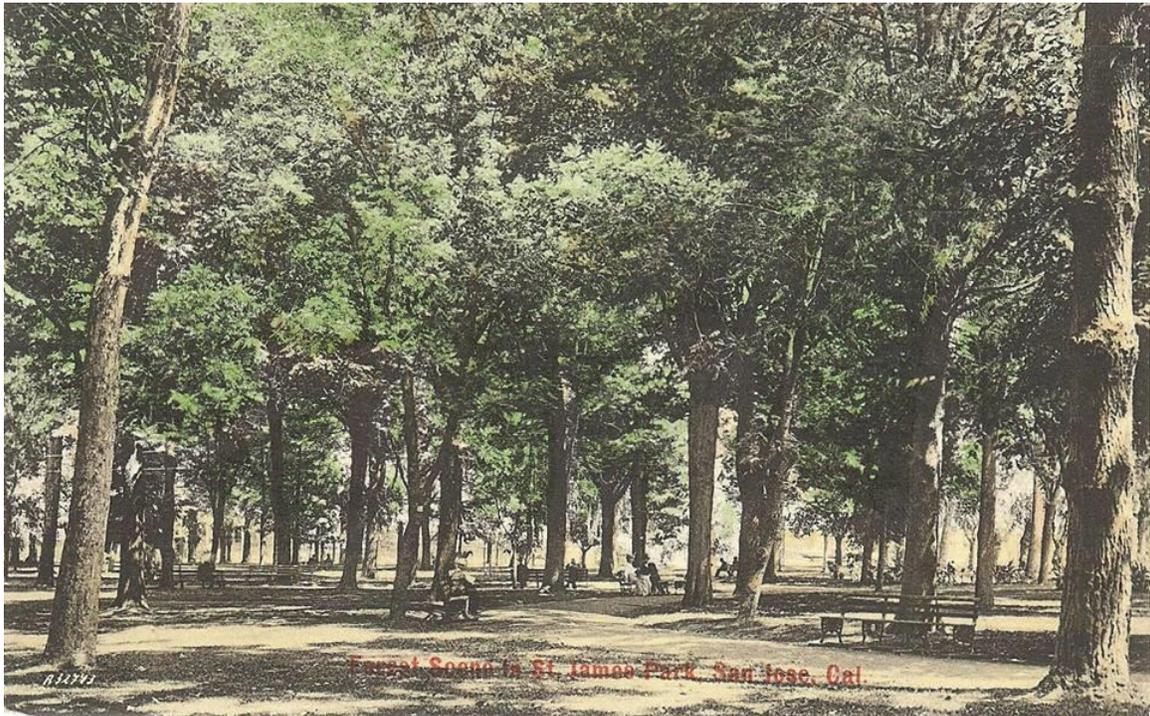
[View Image](#)
[Metadata](#)

[Saint James Park](#)

Ca. 1975 photo from King Survey for Department of Parks and Recreation (with permission of History San Jose).



Postcard of fountain with children – photo by Alice Hare



Postcard of tree canopy (Forest Scene) circa 1910.



Postcard of fountain in winter of 1909