



Downtown West



Historic Landmark Nomination:
San José Water Company

October 7, 2020

Authors:

Page & Turnbull

HMH Engineers

HISTORIC LANDMARK NOMINATION FORM

TO BE COMPLETED BY PLANNING STAFF		
NOMINATION FORM NO.	PROJECT MANAGER	DATE _____
ASSESSOR'S PARCEL NUMBER		BY _____
QUAD #	ZONING	
COUNCIL DISTRICT	GENERAL PLAN	
NOMINATION SUBMITTED BY	HLC NOMINATION DATE	
CITY COUNCIL INITIATION DATE	HLC PUBLIC HEARING DATE	
CITY COUNCIL PUBLIC HEARING DATE	CITY COUNCIL RESOLUTION NO.	

TO BE COMPLETED BY THE APPLICANT (PLEASE PRINT OR TYPE)	
HISTORIC NAME	SAN JOSE WATER WORKS
COMMON NAME	SAN JOSE WATER COMPANY
STREET ADDRESS	374 W. SANTA CLARA
ORIGINAL OWNER NAME	SAN JOSE WATER COMPANY
ORIGINAL USE OF PROPERTY	WATER COMPANY
ARCHITECT NAME	BINDER & CURTIS
CONSTRUCTION DATE	1934
ARCHITECTURAL STYLE	MODERNE
ACREAGE OF PARCEL	Containing 13,441 square feet, or 0.31 acres, more or less. <i>(Previously containing 0.96 acres of land more or less.)</i>
DATE LISTED ON NATIONAL REGISTER	NOT LISTED; DETERMINED ELIGIBLE IN 1990
CALIFORNIA STATE LANDMARK NO.	LISTED 2D2 STATUS CODE; CITY LANDMARK NO. 57 (FILE HL91-57) VIA SAN JOSE WATER WORKS SITE HISTORIC LANDMARK RES., 63381 (1991)

This application is accepted by APPOINTMENT ONLY. To arrange an appointment, please visit the Planning Division's website: <http://www.sanjoseca.gov/index.aspx?nid=1725>. For assistance, call (408) 535-3555

In addition to the completed application, the following items are required:

- DRAWINGS, PHOTOGRAPHS, OR OTHER DESCRIPTIVE MATERIAL.
- LEGAL DESCRIPTION OF THE PROPOSED LANDMARK CONSISTING OF EITHER:
 - A. LOT AND TRACT NUMBERS FROM A RECORDED TRACT MAP, OR
 - B. A METES AND BOUNDS DESCRIPTION PREPARED BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER.
- STATEMENT DESCRIBING THE PHYSICAL CONDITION OF THE PROPOSED LANDMARK.
- CALIFORNIA DEPARTMENT OF PARKS AND RECREATION 523A PRIMARY RECORD & 523B BUILDING STRUCTURE AND OBJECT RECORD (DPR) COMPLETED BY A QUALIFIED HISTORICAL CONSULTANT.
- BRIEF STATEMENT EXPLAINING WHY THE PROPOSED LANDMARK HAS SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC, OR ENGINEERING INTEREST OR VALUE OF AN HISTORICAL NATURE, AND HOW THE CHARACTERISTICS OF THE PROPOSED LANDMARK MEET WHICHEVER OF THE FOLLOWING THAT APPLY:
 1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
 2. Its location as a site of a significant historic event;
 3. Its identification with a person or persons who significantly contributed to local, regional, state or national culture and history;
 4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
 5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
 6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose;
 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which is either unique or represents a significant architectural innovation.
- CITY OF SAN JOSE HISTORIC EVALUATION CRITERIA FORM.

PROPERTY OWNER INFORMATION

PRINT NAME OF PROPERTY OWNER
Google LLC

ADDRESS 1600 Amphitheatre Parkway	CITY Mountain View	STATE CA	ZIP CODE 94043
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SIGNATURE OF PROPERTY OWNER 	DATE
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DAYTIME TELEPHONE # (650) 253-9481	FAX # ()	E-MAIL ADDRESS sanjoseplan@google.com
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This application is accepted by APPOINTMENT ONLY. To arrange an appointment, please visit the Planning Division's website: <http://www.sanjoseca.gov/index.aspx?nid=1725>. For assistance, call (408) 535-3555

MEMORANDUM

DATE	September 29, 2020	PROJECT NO.	20218
TO	Dana Peak, Interim Historic Preservation Officer	PROJECT	San Jose Water Company Building
OF	City of San Jose Planning Division	FROM	Barrett Reiter, Architectural Historian, Page & Turnbull; Ruth Todd, FAIA, Principal, Page & Turnbull
CC	Danny Chang, Google; Victoria Lehman, Lendlease; Joy Park, Google	VIA	Email

REGARDING Amendment to Landmark Boundary of San Jose Water Company Building and Site

This memorandum serves as a request for an amendment to the existing landmark boundary of the San Jose Water Company (SJWC), located at 374 West Santa Clara Street. The SJWC building and site was designated as a City Landmark in the City of San Jose Historic Resources Inventory (HL91-57) in 1991, and in 1990 was determined eligible for listing on the National Register of Historic Places (National Register) under Criterion A (Events) for its significance as the site of the oldest privately owned water utility in California, and under Criterion C (Architecture) as an excellent example of a 1930s office building designed by the prominent San Jose architecture firm Curtis & Binder.

The San Jose Water Company site was used to house the offices of the San Jose Water Works from 1888 and is important to both the development of water utilities in California and to the development history of San Jose. In 1934, the existing office building was erected to replace an earlier wood building and was intended to serve as a prominent “gateway structure” to downtown San Jose that could express the lasting success and importance of the San Jose Water Company. The architect, Ernest N. Curtis of Curtis & Binder, was a leading architect in the city and was responsible for the design of many other noteworthy San Jose buildings, particularly within the 1920s and 1930s. The design of the main SJWC building illustrates features of the Spanish Colonial Revival and the Art Deco styles and is a distinctive example of an office building of the period.

As designated as a City Landmark, the SJWC site includes the parcel containing the original building and its subsequent additions, several of which are non-contributing buildings and structures built after the site’s period of significance (1888-1940). The proposed boundary adjustment aims to reconfigure the landmark boundary to contain the two historic resources on the site: the main SJWC

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

office building built in 1934 and expanded in 1940 and the 1913 Transformer House, which is a contributing structure.

Site Context and Proposed Boundary Adjustment

When designated, the City Landmark boundary was drawn to include the parcel containing the original building and all of the Water Company's existing buildings, which incorporated a number of non-historic structures and additions into the landmark boundary. Non-contributing buildings and structures within the 1991 Landmark boundary include the Pump House, a 1985 breezeway, a 1985 Data Processing building, and a Suction Basin built circa 1920-1940 and altered circa 1980.

Discussion of the landmark boundaries is included within the supporting documentation accompanying the landmark resolution. At the time of designation, the SJWC buildings were owned by the San Jose Water Company, while the surrounding land was under the jurisdiction of the Public Utilities Commission, which as a state agency is outside the authority of the City of San Jose. Due to this conflicting issue of ownership of the built fabric and the surrounding site, the San Jose Water Company asked that only the footprint of the SJWC office building be designated instead of the parcel that contained the building. In addition to only designating the footprint of the building, two other options were explored: designating the entire parcel upon which the building sits (the ultimate choice), or designating an area that extended 75 feet from the main building.

The city's Historic Preservation Officer made the recommendation to the Historic Landmarks Commission that only the main SJWC building be landmarked.¹ The staff memorandum stated that while the site was the home of the San Jose Water Works since 1888 and was also of historic significance, no features of the site (landscaping, hardscape, etc.) were known to date to that period. Additionally, city staff dissuaded the option that included designating a 75-foot buffer around the building, which would have included portions of two separate parcels and would unnecessarily complicate the landmark site.

The Historic Landmark Commission resolution in favor of designation by the City Council recommended that the landmark boundary consist of the larger parcel, containing "the original building, subsequent additions and site." Little additional discussion of the reason for this choice was included within the final resolution, which uses standard language to address the landmark's "special historical, architectural, cultural, aesthetic, or engineering interest or value."²

¹ City of San Jose Memorandum: Proposed Landmark Designation for the San Jose Water Works, dated October 30, 1991, from Nancy Hemmen (Historic Preservation Officer) to the Historic Landmarks Commission. (See Appendix B)

² City of San Jose Memorandum: San Jose Water Works Landmark Designation, HS 91-57, dated November 15, 1991, from Gary J. Schoennauer (Secretary, Historic Landmarks Commission) to City Council. (See Appendix B)

Since the designation of the SJWC site in 1991, the property has passed out of the ownership of the Public Utilities Commission and the San Jose Water Company and has entered private ownership. In 2020, several permits have been approved by the city of San Jose. The approved projects for the SJWC site include the rehabilitation of the main office building and the Transformer House, and the demolition of the non-contributing buildings and structures on the site. Additionally, the Transformer House was approved to be moved from its current location to directly south of the main office building by PD15-061 and Historic Preservation Permit HP16-002. This will improve the visual and physical connection between the two historic resources, and will move the Transformer House out of the way of future development, better preserving its historic significance as a contributing resource to the SJWC site.

The proposed boundary amendment retains the location of the north and east boundaries and moves the south and west sides of the existing boundary to better encapsulate the historic SJWC main office building and the relocated historic 1913 Transformer House – the historic resources that convey the significance of the Landmark. This boundary change will remove the portion of the site that currently contains the non-historic additions that have been approved for demolition, which is currently underway. The proposed boundary also incorporates code mandated setback requirements, and emergency egress and fire department access requirements, around the historic main office building and Transformer House.³ By amending the landmark site to include only the two historic structures, the boundary will better reflect the period of significance and historic character of the SJWC site, and reinforce the public’s perception and comprehension of the parcel as a historic site, particularly as additional development and future projects are planned for the area.

ATTACHMENTS

Appendix A: Proposed Landmark Boundary Amendment

Appendix B: City Landmark Resolution – City Council Resolution No. 63381 (December 3, 1991)

Appendix C: Supporting Communications to the City Landmark Resolution

Appendix D: City of San Jose Historic Landmark Nomination Form (1991)

Appendix E: National Register Nomination (1989)

³ Minimum egress requirements and protection of existing wall openings include 30 feet from the south façade and 14 feet from the west façade of the SJWC main office building.

APPENDIX A:

**SJWC PROPOSED LANDMARK
BOUNDARY AMENDMENT**



EXHIBIT "A"
HISTORIC BOUNDARY

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed for record on December 3, 1986, in Book 567 of Maps, page 46, Santa Clara County Records, described as follows:

BEGINNING at the northerly corner of said Parcel A, being on the southeasterly line of West Santa Clara Street;

Thence along said southeasterly line, South 60°05'31" West, 82.84 feet;

Thence South 30°01'06" East, 161.02 feet;

Thence North 59°58'54" East, 87.62 feet, to the northeasterly line of said Parcel A;

Thence along said northeasterly line, the following three courses:

1. Thence North 33°09'29" West, 25.50 feet;
2. Thence North 45°48'23" West, 13.33 feet;
3. Thence North 29°54'29" West, 122.57 feet, to the POINT OF BEGINNING.

Containing 13,441 square feet or 0.31 acres, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

END OF DESCRIPTION

This legal description of land does not constitute a separately created parcel per requirements of the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

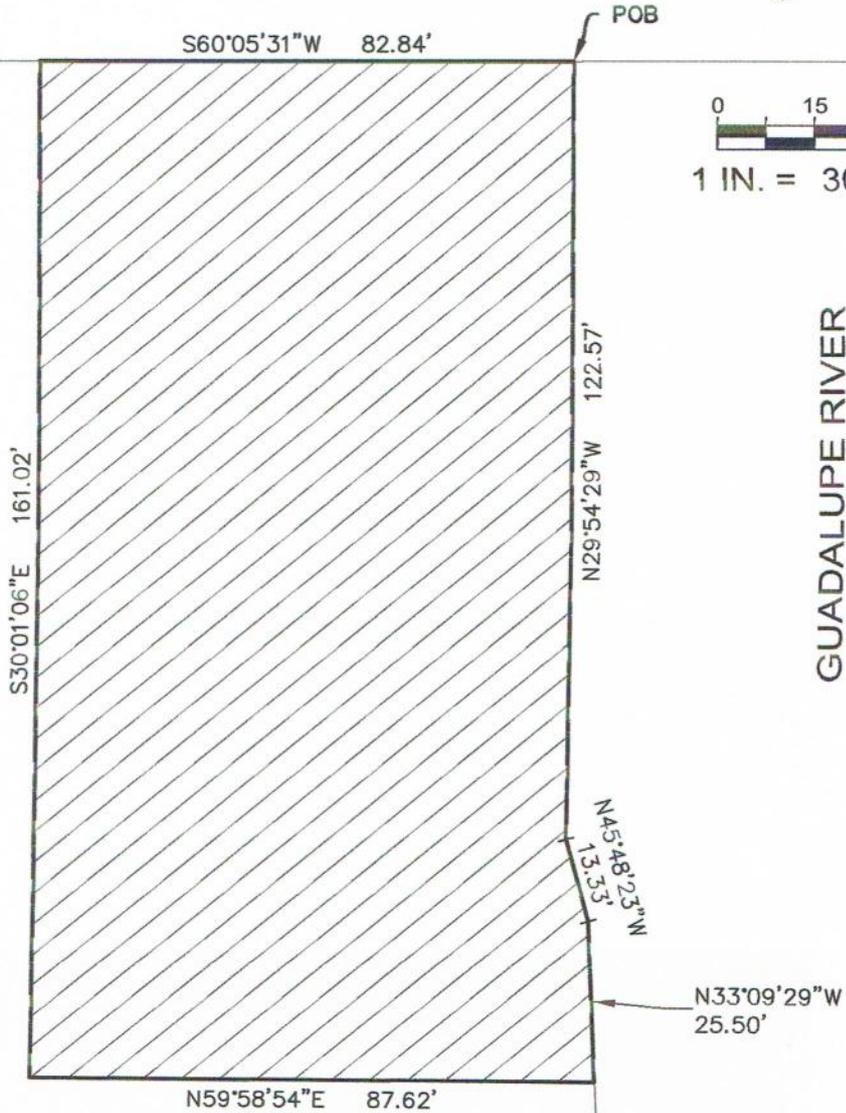
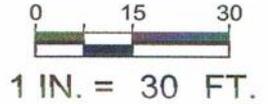
This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 6-12-2020


Tracy L. Giorgetti, LS 8720



WEST SANTA CLARA STREET



PARCEL B
567-M-46

PARCEL A
567-M-46

GUADALUPE RIVER



LEGEND

POB POINT OF BEGINNING

SHEET 1 OF 1

Date:	2020-06-12
Designed:	RF
Drawn:	RF
Checked:	TG
Proj. Engr.:	VM
571900PL04	

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com

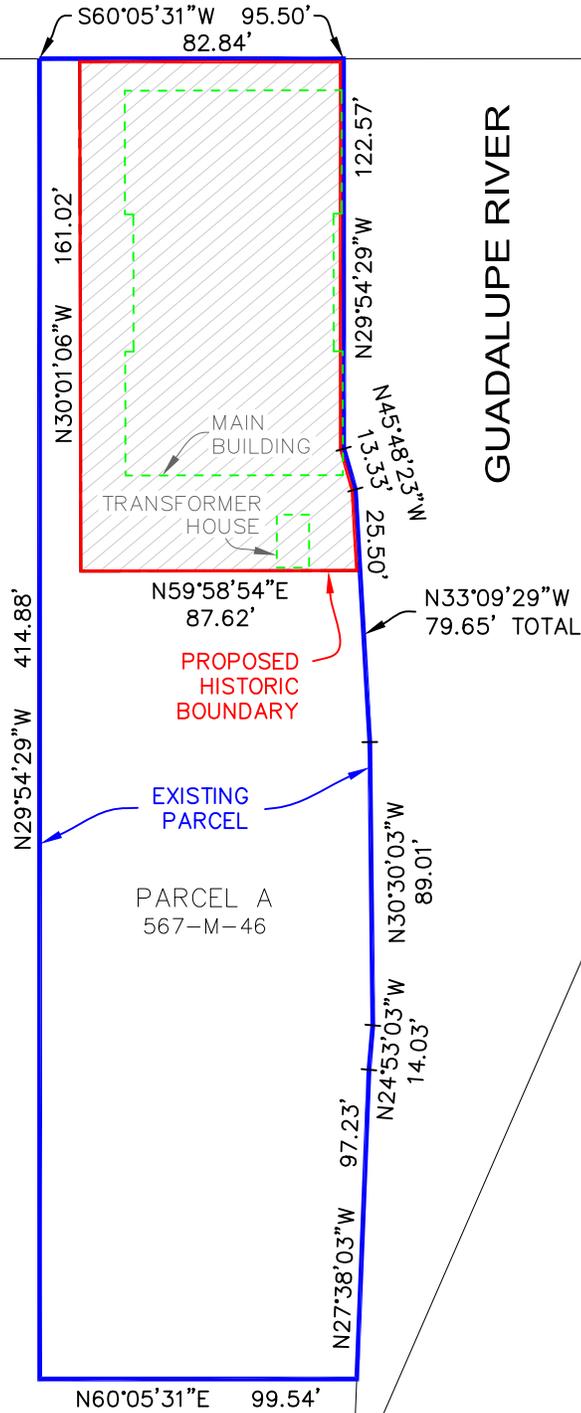
EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION:
HISTORIC BOUNDARY

SAN JOSE

CALIFORNIA

WEST SANTA CLARA STREET

PARCEL B
567-M-46



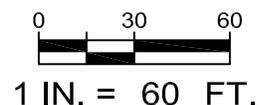
GUADALUPE RIVER

MAIN BUILDING
TRANSFORMER HOUSE

PROPOSED HISTORIC BOUNDARY

EXISTING PARCEL

PARCEL A
567-M-46



LEGEND

--- BUILDING FOOTPRINT

SHEET 1 OF 1

Date:	2020-09-28
Designed:	RF
Drawn:	RF
Checked:	TG
Proj. Engr.:	VM



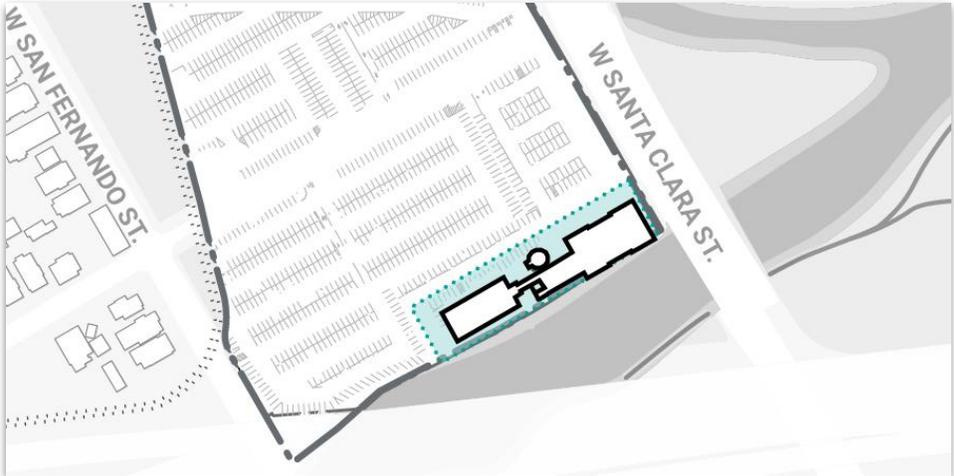
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com

EXHIBIT
SAN JOSE WATER COMPANY BOUNDARY

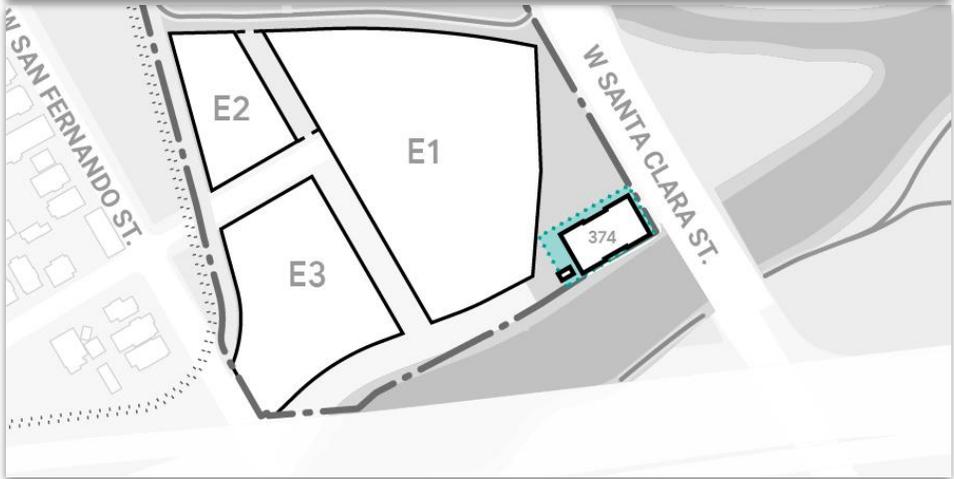
SAN JOSE

CALIFORNIA

Existing



Proposed



APPENDIX B:

CITY LANDMARK RESOLUTION

RESOLUTION NO. 63381

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE, THE SAN JOSE WATER WORKS BUILDINGS AND SITE AS A LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSÉ:

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City landmark by the City Council, the Historic Landmarks Commission or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the City Council, upon nomination, adopted on October 22, 1991, Resolution No. 63286, initiating proceedings pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any site as a landmark, it shall hold at least one public hearing on such proposed designation and that before it holds said public hearing, the Council shall refer said proposed designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation hereon; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on November 6, 1991, at the hour of 7 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of the San Jose Water Works Original Building, subsequent building additions and the Site described hereinafter in Section 1 of this Resolution, as a landmark of special historic, architectural,

HL91-57

cultural, aesthetic or engineering interest or value of a historic nature, and made certain findings with respect thereto; and

WHEREAS, a copy of the San José Historic Landmark Nomination Form No. HS91-57 upon which such recommendation was made is on file in the Office of the City Clerk of the City of San José and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on December 3, 1991, at the hour of 1:30 p.m., of said day, or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José 801 North First Street, San José, California, hold a public hearing on said landmark designation at which hearing any and all persons interested in said proposed designation could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, at the aforesaid time and place set for said hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard to present their views with respect to said proposed landmark designation.

NOW, THEREFORE:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, this Council does hereby designate The San Jose Water Works Site and Original Building, subsequent building additions located at the southeast corner of W. Santa Clara and Delmas Avenue as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature:

Parcel "A" as shown upon that Parcel map, recorded in Book 567 of maps at page 46, Santa Clara County records, and being more particularly described as follows:

Commencing at the point of intersection at the northeasterly right of way line of Delmas Avenue and southeasterly right of way line of West Santa Clara Street, as shown on said map; thence, from said point of commencement N 60°05'31" W, 255.40 feet to the westernmost corner of Parcel "A" as shown upon the said map, said point being the True Point of Beginning; thence, from said point of beginning, N 60°05'31" E, 95.52 feet to the point of intersection with the point of the intersection with the northeasterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection, S 29°54'29" E, 122.57 feet; S 45°48'23" E, 13.33 feet; S 33°09'29" E, 79.65 feet; S 30°29'29" E, 89.01

feet; S 24°52'29" E, 14.03 feet; S 27°37'29" E, 97.42 feet to the point of intersection with the southeasterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection S 60°13'31" W, 100.45 feet to the point of intersection with the southwesterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection, N 29°46'29" W, 415.00 feet to the Point of Beginning and containing 0.96 acres of land more or less.

SECTION 2. Said designation is based upon the following findings:

- Its character, interest, or value is part of the local, regional, state, or national history, heritage, or culture.
- Its location is the site of the oldest privately owned water utility in California.
- Its embodiment of distinguishing characteristics of the Moderne architectural type or specimen.
- The Original Building's identification as the work of Binder & Curtis whose individual work has influenced the development of the City of San José

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code, Section 13.48.110, Subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

ADOPTED this 3rd day of December, 1991, by the following vote:

AYES: ALVARADO, BEALL, HEAD, IANNI, JOHNSON, LEWIS, PANDORI, SAUSEDI, SHIRAKAWA, STABILE; HAMMER

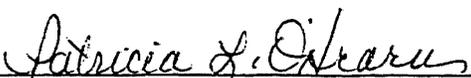
NOES: NONE

ABSENT: NONE



Susan Hammer, Mayor

ATTEST:



Patricia L. O'Hearn, City Clerk

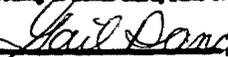
HL91-57R/1

The foregoing instrument is a correct copy of the original on file in this office.

Attest:

PATRICIA L. O'HEARN
City Clerk

City Clerk of the City of San Jose,
County of Santa Clara, State of California.

By  Deputy

APPENDIX C:

**SUPPORTING COMMUNICATIONS TO
THE CITY LANDMARK RESOLUTION**

COUNCIL AGENDA: 12/3/91
ITEM:

CITY OF SAN JOSE- MEMORANDUM

TO	HONORABLE MAYOR AND CITY COUNCIL	FROM	Gary J. Schoennauer, Secretary Historic Landmarks Commission
SUBJECT	SAN JOSE WATER WORKS LANDMARK DESIGNATION, HS 91-57	DATE	November 15, 1991

APPROVED

DATE

COUNCIL DISTRICT: 3

RECOMMENDATION

It is recommended that the City Council adopt a resolution designating the San Jose Water Works original building, subsequent additions and site as City Historic Landmark No. 57.

BACKGROUND

On October 22, 1991, the City Council adopted Resolution No. 63286 initiating proceedings to designate The San Jose Water Works site (to the public right-of-way or to 75 feet, whichever is less) a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature and referred the proposal to the Historic Landmarks Commission for its consideration at a public hearing and for its report and recommendation.

The site is located at 374 W. Santa Clara. The site is zoned M-1, with a General Plan Land Use Designation of General Commercial.

ANALYSIS

The Commission held a public hearing on the proposal at its November 6, 1991 meeting, at which time, Mr. William Moore representing the San Jose Water Company expressed concern over the nomination of the Site. He stated that the Water Company would prefer that the original building be landmarked only.

The Commission took the Water Company's concerns into consideration. The Commission also considered the initiation proposal to designate the site and building as defined to cover 75 feet from the original building which would include two different parcels. Based on these

Honorable Mayor and City Council
HS91-57
November 15, 1991
Page 2

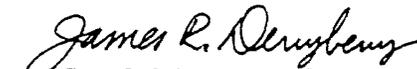
considerations, the Commission voted 9-0-0 to recommend approval of the designation of the San Jose Water Works original building, subsequent additions and site as a Historic Landmark Site. (See attached site map). This proposal includes only the parcel the buildings are located on and does not extend the site boundary to 75 feet around the original building.

The Commission has determined that the proposed landmark designation for the original building, subsequent additions and site have special historical, architectural cultural, aesthetic, or engineering interest or value of a historical nature and that its designation as a landmark conforms with the goals and policies of the General Plan. The recommendation of the Commission is based on the following findings:

- It's character, interest or value is part of the local, regional, state, or national history, heritage, or culture.
- Its embodiment of distinguishing characteristics of the Moderne architectural type or specimen.
- The original building's identification as the work of Binder and Curtis whose individual work has influenced the development of the City of San Jose.

ENVIRONMENTAL

CEQA: Exempt


Gary J. Schoennauer, Secretary
Historic Landmarks Commission

November 15, 1991

LEGAL DESCRIPTION
of
HISTORICAL SITE
for
SAN JOSE WATER WORKS

All that certain real property, situate in Santa Clara County, California, more particularly described as follows:

Parcel "A" as shown upon that Parcel map, recorded in Book 567 of maps at page 46, Santa Clara County records, and being more particularly described as follows:

Commencing at the point of intersection at the northeasterly right of way line of Delmas Avenue and southeasterly right of way line of West Santa Clara Street, as shown on said map; thence, from said point of commencement N 60°05'31" E, 255.40 feet to the westernmost corner of Parcel "A" as shown upon the said map, said point being the True Point of Beginning; thence, from said point of beginning, N 60°05'31" E, 95.52 feet to the point of intersection with the northeasterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection, S 29°54'29" E, 122.57 feet; S 45°48'23" E, 13.33 feet; S 33°09'29" E, 79.65 feet; S 30°29'29" E, 89.01 feet; S 24°52'29" E, 14.03 feet; S 27°37'29" E, 97.42 feet to the point of intersection with the southeasterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection S 60°13'31" W, 100.45 feet to the point of intersection with the southwesterly boundary line of Parcel "A" aforementioned; thence, from said point of intersection, N 29°46'29" W, 415.00 feet to the Point of Beginning and containing 0.96 acres of land more or less.

DC:dc

CITY OF SAN JOSÉ - MEMORANDUM

TO: Historic Landmarks Commission FROM: Nancy Hemmen
Historic Preservation Officer

SUBJECT: PROPOSED LANDMARK DATE: October 30, 1991
DESIGNATION FOR THE
SAN JOSE WATER WORKS

APPROVED: *Carol Ann Venturi*

DATE: 10-30-91

BACKGROUND

Acting on the nomination and related request of the Historic Landmarks Commission, the San José City Council adopted Resolution No. 63286 on October 22, 1991, initiating proceedings to designate the San José Water Works building and site as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature. The proposed landmark designation has been referred to the Commission for its consideration at a public hearing at its November 6, 1991, meeting, and for its report and recommendation. The City Council will hold its public hearing on the proposal at its regular meeting on December 3, 1991, at 1:30 p.m.

The San José Water Works is located on the southwest corner of West Santa Clara Street and Delmas Avenue. The site is zoned M-1, with a General Plan Land Use Designation of Heavy Industrial. No other landmarks are within close proximity. This area is part of the Guadalupe River Park project, however, the project will not affect the Water Works building.

Since the September Historic Landmarks meeting, representatives from the San José Water Company have expressed concern over the Landmarks Commission's proposal to nominate the surrounding site. The land area is subject to Public Utility Commission (PUC) actions and is not under the Water Company's ownership or control. The San José Water Company would prefer that the building itself be nominated and the surrounding land be excluded.

ENVIRONMENTAL REVIEW

The project is exempt from the provisions of the California Environmental Quality Act.

ANALYSIS

Both the site and the original building qualify for landmark status. A one-story annex was built in 1987 which connected the original building by a covered walkway. The addition does not qualify for landmark status on its own although the architecture is compatible with the original building. The site has been the home of the San José Water Works since 1888 and is, therefore, important from a historical standpoint. All of the surrounding landscaping has been planted in recent years. No heritage trees or mature vegetation exist on the site. The east side of the building abuts the Guadalupe River.

The proposed landmark designation is consistent with General Plan historic, archaeological and cultural resources goals and policies which state the preservation of historically or archaeologically significant sites, structures and districts are key considerations in the development review process. These policies also state that "the City should use the landmark designation process of the Historical Preservation Ordinance to promote the preservation of historically or architecturally significant sites and structures."

The San José Water Works building and site merit designation as a historical landmark based on its historical, cultural and architectural significance based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

1. Its character, interest, or value is part of the local, regional, and state history being the oldest privately owned Water Utility in California.
2. Its embodiment of distinguishing characteristics of the Moderne architectural style, as an excellent example of a distinctive office building of this period.
3. Its identification as the work of the architectural firm of Binder and Curtis, whose individual work has influenced the development of the City of San José. Other outstanding buildings which they designed include the De Anza Hotel (City Landmark No. 17) and the Vintage Towers (City Landmark No. 39).
4. Its location is the site of the oldest privately owned water utility in California.

However, given San José Water Company's concerns, the different ownership and control of the site and building seems to warrant designating only the San José Water Works building, rather than both the building and surrounding site. Further, the PUC is an arm of State government and, therefore, the City has no land use authority for the surrounding site.

RECOMMENDATION

Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the designation of the San José Water Works building as Historic Landmark No. 57.


Nancy Hemmen
Historic Preservation Officer

RESOLUTION NO. 63286

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ INITIATING PROCEEDINGS ON ITS OWN MOTION, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE TO DESIGNATE THE SAN JOSÉ WATER WORKS AS A LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSÉ:

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City landmark by the City Council, the Historic Landmarks Commission or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any structure as a landmark, it shall hold at least one public hearing on such proposed designation and that before it holds said public hearing, the Council shall refer said proposed designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation hereon; and

WHEREAS, said Council desires to hold a public hearing on such proposed designation as described hereinafter in Section 1 of this resolution.

NOW, THEREFORE:

SECTION 1. The City Council of the City of San José, based upon the nomination by the Historic Landmarks Commission requesting the initiation of proceedings for designation, hereby initiates proceedings on its own motion to designate the San José Water Works Building and Surrounding Site (to the public right-of-way or to 75 feet, whichever is less) located at 374 W. Santa Clara Street as a landmark site of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature, in accordance with Chapter 13.48 of Title 13 of the San José Municipal Code.

SECTION 2. The above-stated proposed landmark designation is hereby referred to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation thereon. The City Clerk is hereby directed to forward a copy of this resolution to the Historic Landmarks Commission and to cause notice of said Commission's hearing on this proposed designation to be given in the manner prescribed in said Chapter 13.48 of Title 13.

SECTION 3. This Council will hold a hearing on such proposed landmark designation on December 3, 1991, at the hour of 1:30 p.m. of said day, in the Council Chambers of the City of San José, in City Hall, 801 North First Street, San José, California, or at its earliest next regular meeting in compliance with said Chapter 13.48 of Title 13. The City Clerk is hereby directed to give notice of the hearing in the manner prescribed in said Chapter 13.48 of Title 13.

ADOPTED this 22nd day of October, 1991, by the following vote:

AYES: ALVARADO, BEALL, HEAD, IANNI, JOHNSON, LEWIS,
PANDORI, SAUSEDO, SHIRAKAWA; HAMMER

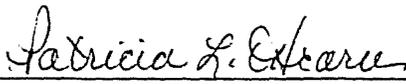
NOES: NONE

ABSENT: STABILE



Susan Hammer, Mayor

ATTEST:



Patricia L. O'Hearn, City Clerk

HL91-57.kk/7



CITY OF SAN JOSE, CALIFORNIA

801 NORTH FIRST STREET, ROOM 116
SAN JOSE, CALIFORNIA 95110
(408) 277-4424
FAX (408) 277-3285

CITY CLERK

October 25, 1991

Gary Schoennauer
Secretary
Historical Landmarks Commission
801 No. First St., Rm. 400
San Jose, CA 95110

RE: HISTORICAL LANDMARK DESIGNATION

Attached is a copy of Resolution No. 63286 adopted by the Council of the City of San Jose on October 22, 1991, initiating proceedings to designate The San Jose Water Works as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

PATRICIA L. O'HEARN
City Clerk

By Gail Dance
Gail Dance, Deputy

Attachment

RECEIVED

OCT 28 1991

PLANNING DEPARTMENT

COUNCIL AGENDA: 10/22/91
ITEM:

CITY OF SAN JOSÉ - MEMORANDUM

TO:	HONORABLE MAYOR AND CITY COUNCIL	FROM:	Historic Landmarks Commission
SUBJECT:	LANDMARK INITIATION OF THE SAN JOSÉ WATER WORKS BUILDING	DATE:	October 2, 1991

APPROVED

DATE

COUNCIL DISTRICT: 3

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council adopt a resolution initiating proceedings to consider the San José Water Works site as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature. The Historic Landmarks Commission further recommends that the City Council refer this proposed nomination back to the Historic Landmarks Commission for its recommendation.

BACKGROUND

At the September 4, 1991, meeting, the Historic Landmarks Commission recommended the San José Water Works building and surrounding site (to the public right-of-way or 75 feet, whichever is less) for consideration as a City Landmark Site by a 8-1-0 vote (Mitchell, absent). The subject site is located at 374 W. Santa Clara Street. The surrounding area is Commercial and Industrial.

Since the Landmarks meeting, representatives from the San Jose Water Works have expressed concern over the proposal to nominate the surrounding site. This land area is subject to Public Utility Commission (PUC) action and is not under the Water Company's ownership or control. The San Jose Water Company would prefer that the building itself be nominated and the surrounding land be excluded.

ANALYSIS

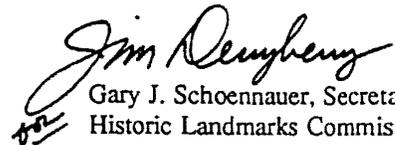
In order to proceed with the Historic Landmarks Commission recommendation, it is necessary for the Council to adopt a resolution initiating landmark designation proceedings. The proposed nomination will then be referred back to the Historic Landmarks Commission for a public hearing, report and recommendations to City Council. This action by the Council will enable the Historic Landmarks Commission to hold a public hearing at the next available meeting. Once the proposed nomination is referred back to the Historic Landmarks Commission for a public hearing, a report and recommendation will be forwarded to the City Council for its consideration at the public hearing to be set for December 3, 1991, at 1:30 p.m. in the City Council Chambers.

Honorable Mayor and City Council
October 2, 1991
Page 2

COORDINATION

Preparation of this resolution has been coordinated with the City Attorney's Office.

CEQA: Exempt


Gary J. Schoennauer, Secretary
Historic Landmarks Commission

HL91-57.kk/7



CITY OF SAN JOSE, CALIFORNIA

DEPARTMENT OF CITY PLANNING
801 NORTH FIRST STREET
SAN JOSE, CA 95110-1795

GARY J. SCHOENNAUER
DIRECTOR OF PLANNING

August 23, 1991

San Jose Water Works
P.O. Box 229
San Jose, CA. 95196

Dear Property Owner:

Re: 374 W. Santa Clara Street

This letter is to inform you that the Historic Landmarks Commission will be considering at their next meeting, September 4, 1991, whether to recommend to the City Council the initiation of the referenced property for landmark nomination. Initiation of any historic property for historic landmark designation can be made by one of the following: City Council, the Historic Landmarks Commission, by application of the property owners or authorized agent of the property owners.

The City Council will subsequently consider the initiation of the historic landmark designation for the subject property. After landmark nomination of the property has been formally initiated by City Council, the public hearings before the Historic Landmarks Commission and the City Council will be scheduled. We want to inform you of this consideration regarding your property as early on as possible. A copy of the Commission agenda and Staff report are attached. If you have questions or comments regarding this matter, please contact me at (408) 277-4576.

Sincerely,

Kathleen Kovar
Planner II

5013L

CITY OF SAN JOSE - MEMORANDUM

TO Ted Buckias
Building Administrator
SUBJECT PENDING LANDMARK DESIGNATION

FROM Nancy Hemmen
Senior Planner
DATE August 23, 1991

APPROVED

DATE

The purpose of this memo is to inform you that a Historic Landmark designation is pending for the property located at 374 W. Santa Clara Street (APN# 259-38-127, 128), the San Jose Water Works. If any proposals are received by your department regarding this property please refer them to the Planning Department. Please feel free to contact Kathy Kovar or me at x4576 if you have any questions regarding this matter.



Nancy Hemmen
Historic Preservation Officer

cc: Historic Landmarks Commission

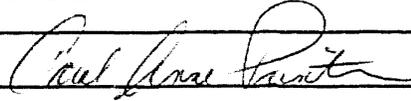
KK
5101

HLC Mtg: 9/4/91
Agenda Item #: 2.a.

CITY OF SAN JOSE - MEMORANDUM

TO Historic Landmarks Commission
FROM Nancy Hemmen
SUBJECT SAN JOSE WATER WORKS
Historic Preservation Officer
DATE August 21, 1991

APPROVED



DATE 8-26-91

BACKGROUND

Acting on the previous direction of the Historic Landmarks Commission, staff is placing this item on the September agenda for discussion. The subject site is located at 374 W. Santa Clara Street.

Historical Reference

The San Jose Water Works is listed in the San Jose Historic Resources Inventory as eligible for the National Register. This site has been home to the San Jose Water Works since 1888. The present building replaced the original one-story wooden structure in 1934.

The Water Works building is highly visible and prominent on Santa Clara Street due to its striking architecture amid the mixture of development and architectural styles. The San Jose Water Works is primarily a two-story building in the Moderne architectural style. The identifying features of its Moderne style architecture include its streamlined appearance in both form and detailing, its smooth wall surface treatment and refined architectural details such as the use of low-relief geometric designs. The building appears to exhibit other elements of this style: linear relief on the rectangular columns, geometric designs within the frieze and typical coping (small ledge) outlining the edge of the roof. Although in simplified form, the San Jose Water Works building picks up the character of the Art Deco influence, a subset of the Modernistic architectural style which is known for its use of geometric motifs as decorative elements. Wrought iron railing with typical art deco chevron detailing accents the window recesses on the first floor.

The building was designed by the prominent local architectural firm of Binder and Curtis. Binder and Curtis were responsible for many of San Jose's outstanding buildings around the earlier part of this century, especially between the 1920's-1930's. This time period was at the height of the Modernistic era and its influence can be seen in the Art Deco appearance of not only the Water Works building but also the De Anza Hotel (City Landmark No.17) and The Vintage Towers (City Landmark No.39) which were also designed by Binder and Curtis. Apparently, Binder is also noted for designing mission type structures and became known for his use of Spanish tile roofs. Although not usually associated with Modernistic architecture, the San Jose Water Works has a red tile roof, typical of Binder's hallmark.

Historic Landmarks Commission
San Jose Water Works
August 21, 1991
Page 2

ANALYSIS

Staff reviewed the property utilizing the Historic Evaluation Criteria (see attached) to assess the potential significance of the building. The evaluation resulted in a score of 85 points, which qualifies the building as a Candidate City Landmark (CCL). The significance of the building includes both its historic importance associated with its contribution to the development of utilities and its associated relationship to the growth of both the agricultural industry and the City and the architectural merit of the structure its self.

RECOMMENDATION

Staff recommends that the Commission review and discuss the nomination of the San Jose Water Works as a landmark and direct staff to transmit the Commission's recommendation to the City Council for their initiation.



Nancy Hermen
Historic Preservation Officer

References: Arbuckle, Clyde, Clyde Arbuckle's History of San Jose, San Jose, CA. Smith Mckay Printing Co, Inc., c1985 pp. 505-508.

San Jose Mercury Herald, Real Estate section, February 18, 1934.

KK
5013

APPENDIX D:

CITY OF SAN JOSE HISTORIC
LANDMARK NOMINATION FORM
(1991)



CITY OF SAN JOSÉ, CALIFORNIA

Department of City Planning 277-4576

HISTORIC LANDMARKS COMMISSION

HISTORIC LANDMARK NOMINATION FORM

NAME; Historic: SAN JOSE WATER WORKS
 Common: San Jose Water Company
 STREET ADDRESS: 374 W. Santa Clara

SITE DESCRIPTION:

General: Includes the parcel that the original building and subsequent additions are located on at 374 W. Santa Clara.

Original Use: Water Company

Date Built: 1934

Style: Moderne

Original Owner San Jose Water Company

Present Use: _____

Builder/Architect: Binder & Curtis

Physical Condition: The buildings are in very good condition and well maintained.

SIGNIFICANCE: Write a brief statement of the property's historic, architectural, cultural, and/or aesthetic importance. Attach a separate sheet of paper, if needed.

The San Jose Water Works has been instrumental since 1866 in supplying the City with dependable water. It is the oldest privately owned water company in the state. Apparently, 6-9 million gallons a day were pumped from its site in 1884. The supply of water was important in both the growth of agriculture in the valley as well as the growth of the City.

This location has been home to the Water Works since 1888.

The present structure was built in 1934 and represents the development of utilities in the Santa Clara Valley.

ATTACH PHOTOGRAPHS AND LOCATION MAP

LEGAL DESCRIPTION: Attach a separate sheet of paper if needed.

SEE ATTACHED

OTHER DATA:

National Register - Date of Placement: _____

California State Landmark No.: _____

Santa Clara County Inventory - Page: _____

San Jose Inventory - Page: _____

Owner: San Jose Water Company

Owner's Address: 374 W. Santa Clara, CA 95196

Owner's Telephone No.: 279-7815

Applicant: _____

Applicant's Address: _____

Applicant's Telephone No.: _____

Owner/Applicant's Signature Date

Owner/Applicant's Signature Date

Owner/Applicant's Signature Date

STAFF USE ONLY

Submitted by: Kathleen Kovar Council District: 3

Date Reviewed: 11/18/91 GP Designation: General Commercial

Commission Action: 11/6/91 Zoning: M-1

Project Coordinator: Kathleen Kovar

Applications are submitted to the Department of City Planning,

City Hall Room 400

EVALUATION SHEET

HISTORIC RESOURCE NAME Sun-bee Waterworks

A. VISUAL QUALITY/DESIGN

- | | | | | |
|------------------------------|---|----|---|----|
| 1. EXTERIOR _____ | E | VG | G | FP |
| 2. STYLE _____ | E | VG | G | FP |
| 3. DESIGNER _____ | E | VG | G | FP |
| 4. CONSTRUCTION _____ | E | VG | G | FP |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | FP |

B. HISTORY/ASSOCIATION

- | | | | | |
|------------------------------|---|----|---|----|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | FP |
| 7. EVENT _____ | E | VG | G | FP |
| 8. PATTERNS _____ | E | VG | G | FP |
| 9. AGE _____ | E | VG | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|---|----|
| 10. CONTINUITY _____ | E | VG | G | FP |
| 11. SETTING _____ | E | VG | G | FP |
| 12. FAMILIARITY _____ | E | VG | G | FP |

D. INTEGRITY

- | | | | | |
|--------------------------------|---|----|---|----|
| 13. CONDITION _____ | E | VG | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 15. STRUCTURAL REMOVALS _____ | E | VG | G | FP |
| 16. SITE _____ | E | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|---|----|---|----|
| 17. EXTERIOR _____ | E | VG | G | FP |
|--------------------|---|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|----------------------------------|---|----|---|----|
| 18. INTERIOR/VISUAL _____ | E | VG | G | FP |
| 19. INTERIOR/HISTORY _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS _____ | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | G | FP |

REVIEWED BY Kathleen Kovar

DATE: 8/26/91

EVALUATION TALLY SHEET

E	Value		FP
	VG	G	
T6	2	6	0
10	8	4	0
6	4	2	0
10	8	4	0
8	6	3	0

A. VISUAL QUALITY/DESIGN

1. Exterior
 2. Style
 3. Designer
 4. Construction
 5. Supportive Elements
- VISUAL QUALITY/DESIGN SUB-TOTAL 37

20	15	7	0
20	15	7	0
12	9	5	0
8	6	3	0

B. HISTORY/ASSOCIATION

6. Person/Organization
 7. Event
 8. Patterns
 9. Age
- HISTORY/ASSOCIATION SUB-TOTAL 27

8	6	3	0
6	4	2	0
10	8	4	0

C. ENVIRONMENTAL/CONTEXT

10. Continuity
 11. Setting
 12. Familiarity
- ENVIRONMENTAL/CONTEXT SUB-TOTAL 18

A & C SUB-TOTAL 55
 B SUB-TOTAL 27

PRELIMINARY TOTAL (SUM of A, B, & C) 82

E	Value		FP
	VG	G	
--	.03	.05	.10
--	.05	.10	.20
--	.03	.05	.10
--	.20	.30	.40
--	.10	.20	.40
	.10	.20	.40

D. INTEGRITY

- T3. Alterations
 - From A, B & C Sub-Totals _____ x _____ = _____
14. Exterior Alterations
 - From A & C Sub-Totals . . . _____ x _____ = _____
 - From B Sub-Total _____ x _____ = _____
15. Structural Removals
 - From A & C Sub-Totals . . . _____ x _____ = _____
 - From B Sub-Total _____ x _____ = _____
16. SITE
 - From B Sub-Total _____ x _____ = _____

INTEGRITY DEDUCTIONS (SUB-TOTAL) _____

ADJUSTED SUB-TOTAL _____

PRELIMINARY TOTAL - INTEGRITY DEDUCTIONS = _____

3	3	2	2
---	---	---	---

E. REVERSIBILITY

- T7. Exterior 3

===== TOTAL 85

E	Value		FP
	VG	G	
3	3	1	0
3	3	1	0
4	4	2	0
4	4	2	0

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- T8. History/Association of Interior _____
19. Interior Visual Quality _____
20. Interior Alterations _____
21. Reversibility/Interior _____

BONUS POINTS SUB-TOTAL _____

ADJUSTED TOTAL (With Bonus Points) _____

HIERARCHY OF SIGNIFICANCE

EVALUATION TALLY SHEET

CATEGORY OF SIGNIFICANCE

TOTAL

67-134

Candidate City Landmark (CCL):

A significant Historic resource having the potential for landmark designation as defined in the ordinance. Preservation of this structure is essential.

33-66

Structure of Merit (MS)

A special historic resource. Preservation of these structures should be a high priority (Per the San Jose Historic Resources Inventory Update Process, Rev. 12/89).

33-66

Contributing Structure (CS):

A special historic resource which contributes to the historic fabric of the Community, or to a particular neighborhood, or to a more important structure. The relationship of this structure to other landmarks/landmark districts may make its preservation important to the other structures or a definable geographic area. Identification of the value and contribution of such a structure to the surrounding structures or areas, as described above, would make it eligible for inclusion in the Historic Resources Inventory. This historic resource has the potential to be considered for inclusion in a City Landmark District.

0-32

Eneligible for a Category of Significance and should be deleted from the Inventory.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
 HISTORIC RESOURCES INVENTORY

Identification and Location

Ser. No. _____
 National Register status _____
 Local designation _____

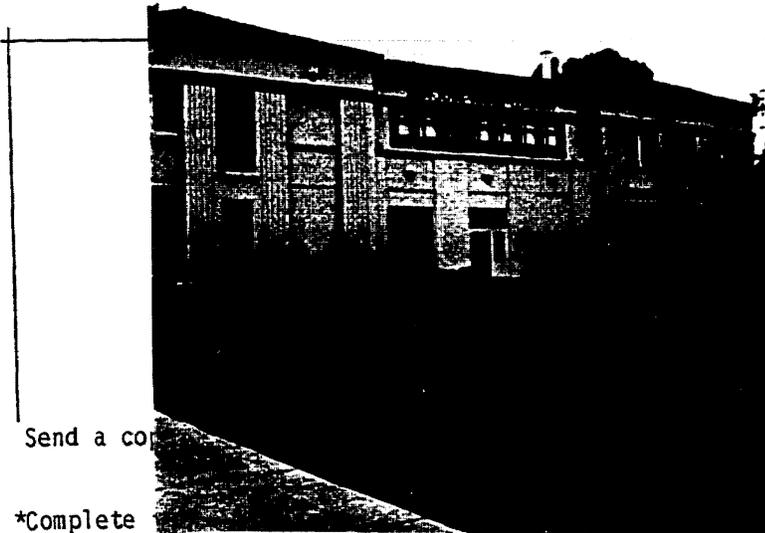
1. Historic name San Jose Water Works
- * 2. Common or current name San Jose Water Works
- * 3. Number & street 374 S. Santa Clara Street
 City San Jose Vicinity only _____ Zip 95110 County Santa Clara
4. UTM Zone _____ A _____ B _____ C _____ D _____
5. Quad map No. 83 Parcel No. 259-38-127,128 Other _____

Description

6. Property category Building If district, number of documented resources _____

- * 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Two-story symmetrical building with low hipped roof, one-story extension of building in rear. Its architectural style appears to exhibit characteristics of the Moderne Style because of its smooth concrete wall surface and streamlined appearance. Other elements include the coping around roof line and low relief geometric designs in the vertical columns. Wrought iron railing accents first floor, with typical art deco chevron pattern.



8. Planning agency City of San Jose
9. Owner & address San Jose Water Works
PO Box 229
San Jose, CA 95196
10. Type of ownership Private
11. Present use Utility Office
12. Zoning M-1
13. Threats Redevelopment

Send a copy to _____, Office of Historic Preservation, _____, CA 94297-0001

*Complete _____ projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

- *14. Construction date(s) 1934 Original location Yes Date moved _____
- 15. Alterations & date None known
- 16. Architect Binder and Curtis Builder _____
- 17. Historic attributes (with number from list) 09--Public Utility Building

Significance and Evaluation

- 18. Context for evaluation: Theme Water Development Area Santa Clara Valley
 Period 1934-Present Property Type Office Context formally developed? _____
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

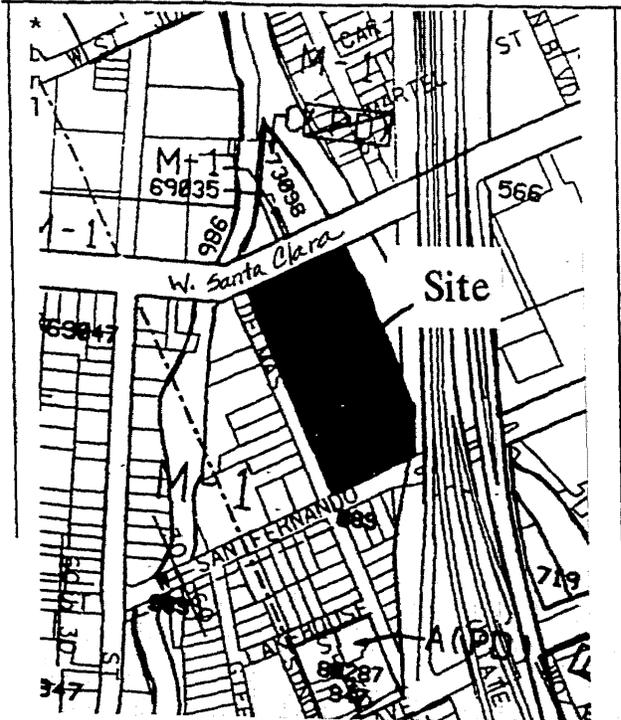
The San Jose Water Works has been instrumental since November 1866 in supplying the City with dependable water. Apparently 6 to 9 million gallons a day were pumped from this site in 1884. The supply of water was important in both the growth of agriculture in the Valley as well as the growth of City. This location has been home to the Water Works since 1888. The present structure was built in 1934 and represents the development of utilities in the Santa Clara Valley.

- 20. Sources Arbuckle, Clyde "Clyde Arbuckle's History of San Jose," San Jose, CA Smith McKay Printing Co., Inc., c1985 p9506
San Jose Mercury Herald "Real Estate News"

February 18, 1934

- 21. Applicable National Register criteria _____
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Kathleen Kovar
 Date of evaluation 8/19/91
- 24. Survey type Project Related
- 25. Survey name _____
- 26. Year form prepared 1991
 By (name) Kathleen Kovar
 Organization Planning Department
 Address 801 N. First Street
 City & Zip San Jose, CA 95110-1795
 Phone (408) 277-4576

KK:pl 5051L/318L



Real Estate News

-:-

Building Projects

UTILITY COMPANY TO ERECT \$40,000 OFFICE STRUCTURE

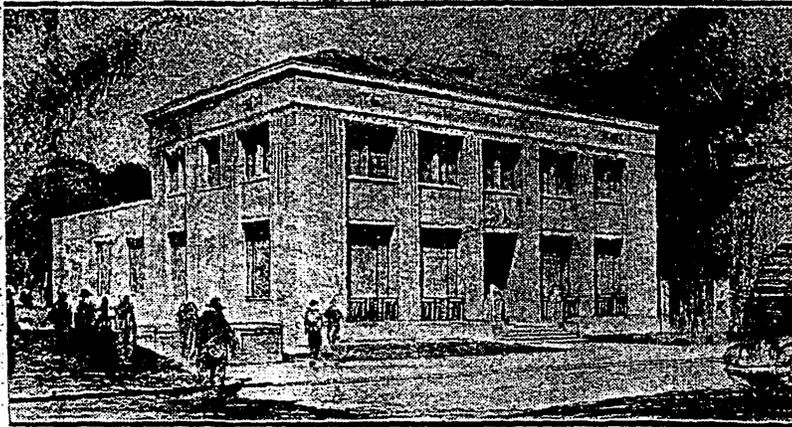
Plans And Specifications To
Be Completed This Week;
Work Starts Soon.

Plans and specifications for the new \$40,000 San Jose Water Works building on West Santa Clara street will be completed and in the hands of contractors this week. It was announced yesterday by H. Seymour Kiltredge, president of the company.

The structure, the front half of it two stories in height, will be erected on the site of the present one-story wooden building which has served the company as offices since 1888. Within two weeks of floors will be moved to temporary quarters at 315 West Santa Clara street, and work of razing the old building will be started.

Construction, Kiltredge expects, will be under way within five weeks, and completed in six months.

New San Jose Water Works' Building



Drawing by Binder & Curtis, architects, of new \$40,000 steel and concrete office building to be erected on West Santa Clara street by the San Jose Water Works to replace the old wooden building now serving the company as headquarters.

CITY OF SAN JOSE—MEMORANDUM

TO	Nancy Hemman, City Preservation Officer Planning Department	FROM	Leslie Masunaga, Archivist SJ Historical Museum
SUBJECT	San Jose Water Works	DATE	May 7, 1991
APPROVED		DATE	

We have found very little information thus far on the San Jose Water Works Building.

Attached is a copy of an announcement of the construction of the new building in 1934.

Other references include:

Herrman: Report on the appraisal of properties of San Jose Water Company, 1913 (PAM 1977-2027)

Nine Men and 100 Years of Water History (PAM 1979-2783)

"San Jose Water Works Building to be Razed", Evening News, February 16, 1934.

Martin. Water Conservation in Santa Clara Valley. M.A. Thesis, University of California, 1949 (MS 1979-3078)

RECEIVED

MAY 10 1991

PLANNING DEPARTMENT

UTILITIES

inal source of supply, which soon became inadequate to meet the growth of the community. The company accordingly reincorporated on December 12, 1868, with capital of \$300,000 and a right to take water from Los Gatos Creek. In 1869 Nathaniel Hockett Allen Mason bought controlling interest in the company and took over the presidency.

Tennessean by birth, Mason had come overland to California during the gold days and had acquired much experience as a miner and as president of the Virginia and Gold Hill Water Company of Virginia City, Nevada.

During Mason's presidency of the San José company, the stockholders were assessed \$96,000 for expansive improvements that included a flume to convey water from Los Gatos to Seven-mile Reservoir on what is now Bascom Avenue. By the end of 1871, not only the Seven Mile Reservoir, but also the Three-mile Reservoir on the same road had become realities.

Despite the \$96,000 assessment during Mason's first year as president, the company apparently accomplished these feats with no great financial difficulty. On Friday, June 10, 1870, the *San Francisco Call* reported:

The San José Water Company held its annual election of officers. The following trustees were chosen: N. H. A. Mason, C. X. Hobbs, A. Chabot, Edward McLaughlin and John G. Bray. The trustees elected N. H. A. Mason, President, McLaughlin, Treasurer, Hobbs, Superintendent, and William B. Rankin, Secretary. Bodley and Rankin continued as attorneys. The company is out of debt and has expended \$100,000 to bring mountain water to San José and Santa Clara. The works will be completed and water will be introduced next Wednesday.

Mason was succeeded in 1874 by the English-born Edward Williams, a bundle of energy who served straight through to 1894, and again from 1896 to 1899. Under his direction, the company increased its capital from \$300,000 to \$1,000,000, pushed development of its watershed lands in the mountains, and established the 104,600,000-gallon Lake McKenzie,

completed in 1876. It also ended the nomadic wandering of its business office.

The *City Directory* for 1870 listed this office at 274 San Antonio Street (now about 66 West San Antonio), just behind the foundry, with A. L. Boggs as superintendent. The 1874 *Directory* showed it at 312 First Street (now about 15 South First), with N. H. A. Mason as president and Samuel W. Boring as secretary. Two years later, it occupied rooms in McLaughlin and Ryland's Bank building, directly across the street. From there it moved to the Hayes Building at 323 Second Street, which became 26 South Second Street with renumbering of the city's streets in 1883.

This transience accentuated the need for a permanent headquarters location, preferably one closer to the scene of physical operations. In the summer of 1888, the company awarded to Josiah J. McDaniel a contract to erect a neat, one-story frame building, with wooden awning and ample floor space, at 374 West Santa Clara Street.

This structure immediately became a landmark. To virtually every citizen of the town, it was "the Water Works." And though it gave way to a magnificent two-story reinforced concrete building in 1934, its site was still the company's home at the time of this writing eighty-one years later.

Meanwhile, Williams had set a record for his successors to equal—if they could. Among other accomplishments, it included creation of the Cambrian Reservoir in 1890 and his company's ownership of 7,000 acres of Santa Cruz Mountains watershed by 1894.

William DeWitt Tisdale, former president of the First National Bank of San José, served as president of the water company from 1894 to Williams' return in 1896. His administration seems to have been more devoted to consolidation of gains than to further expansion. Yet it was marked by two highly important events.

The Town of Santa Clara, relying solely on wells, withdrew from the San José system in 1895 to establish its own water service. Construction began the same year on the mountain reservoir named Lake

AFFIDAVIT OF POSTING OF HEARING NOTICE

STATE OF CALIFORNIA)
) SS
COUNTY OF SANTA CLARA)

I HEREBY CERTIFY THAT, pursuant to and in accordance with the provisions of Section 20.40.130 of the San Jose Municipal Code, on OCT 24, 1971, I posted a total of 1 copies of the Notices of Public Hearing, a copy of which is attached hereto as Exhibit A and made a part hereof by reference as though fully set forth herein verbatim, on the land described by a green dot on the map of said land which is attached hereto as Exhibit B and made a part hereof by reference as though fully set forth herein verbatim. I declare under penalty of perjury that the foregoing is true and correct.


For the City Planning Department

NOTICE OF PUBLIC HEARINGS ON THE
PROPOSED DESIGNATION OF A HISTORIC
LANDMARK IN THE CITY OF SAN JOSE

NOTICE IS HEREBY GIVEN that public hearings will be held by:

Historic Landmarks Commission on Wednesday, November 6, 1991, in the Council
Chambers at 7:00 p.m. and

The Council of the City of San Jose on Tuesday, December 3, 1991, in the Council
Chambers at 1:30 p.m.

or as soon thereafter as the matter can be heard, in the City Council Chambers on the second
floor of City Hall, at 801 North First Street, San Jose, California, for the purpose of
considering the proposal to designate a certain piece as a landmark of special historical,
architectural interest or value of a historic nature.

You are well
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at this public
public hearin.

The project is

HL91-
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Reports and do
p.m. Monday th

2. If you choose to challenge this land use
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delivered to the City at or prior to the

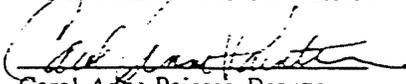
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e. Council District 3; (San Jose Water

nd available for review 9:00 a.m. to 5:00

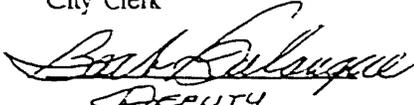
Department of City Planning
801 North First Street
San Jose, CA 95110-1795
(408) 277-4576

Comments and questions are welcome and should be referred to Kathleen Kovar of the
Department of City Planning. Please refer to the above file number for further information
on this project. You may also call the week of the Public Hearing to verify that this item
will be heard and is not scheduled for deferral to a later date.

Gary J. Schoennauer, Secretary
Historic Landmarks Commission


Carol Arnie Painter, Deputy

Patricia L. O'Heam
City Clerk


Deputy

Date: October 17, 1991

File No. HL 91-57

DECLARATION OF MAILING

I hereby certify that a Notice of Public Hearing was mailed to the owner and occupant of the property described in the above referenced file. Said notice was mailed on the date indicated below.

October 23, 1991
Date Mailed

Lindy King
Signature

DECMAIL.HL7

NOTICE OF PUBLIC HEARINGS ON THE
PROPOSED DESIGNATION OF A HISTORIC
LANDMARK IN THE CITY OF SAN JOSE

FAX

PAPER	DATE
<i>PR</i>	<i>10-23-91</i>
PUBLISH	<i>10-25-91</i>
AGENDA	PROG <i>DEI</i>
	<i>10-24-91</i>

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You are welcome to attend and speak on this issue. If you choose to challenge this land use decision in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at or prior to the public hearing.

The project being considered is:

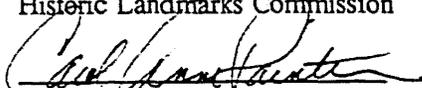
HL91-57, The San Jose Water Works Building, located at the southeast corner of W. Santa Clara Street and Delmas Avenue. Council District 3; (San Jose Water Company)

Reports and documents for this project are on file and available for review 9:00 a.m. to 5:00 p.m. Monday through Friday at:

Department of City Planning
801 North First Street
San Jose, CA 95110-1795
(408) 277-4576

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Gary J. Schoennauer, Secretary
Historic Landmarks Commission


Carol Anne Painter, Deputy

Patricia L. O'Hearn
City Clerk


DEPUTY

Date: October 17, 1991

SAN JOSE POST-RECORD

90 N. First St., Ste. 100
San Jose, California 95113
Telephone (408) 287-4866
...Since 1910...

6/12

SAN JOSE CITY CLERK

Proof of Publication
(2015.5 C.C.P.)

State of California)
County of Santa Clara) ss

HL 91-57

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN JOSE POST - RECORD, a newspaper published in the English language in the City of San Jose, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Santa Clara, State of California, under date of February 3, 1922, Case No. 27,844. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/25/91

EXECUTED ON : 10/25/91
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. BRAMBILA

Signature

NOTICE OF PUBLIC HEARINGS

ON THE PROPOSED DESIGNATION OF A HISTORIC LANDMARK IN

THE CITY OF SAN JOSE

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The project being considered is:

HL91-57, The San Jose Water Works Building, located at the southeast corner of W. Santa Clara Street and Delmas Avenue, Council District 3; (San Jose Water Company)

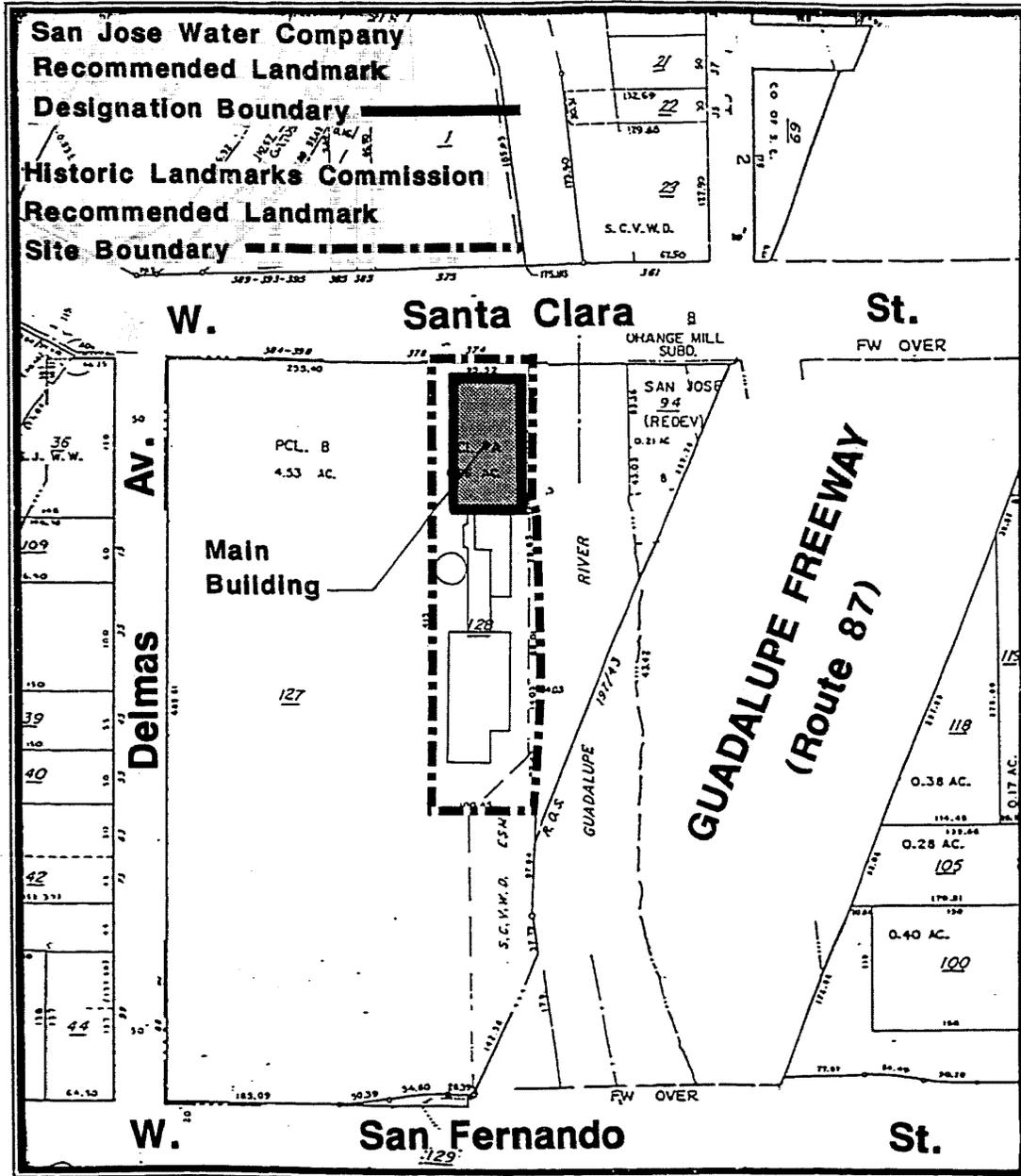
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Department of City Planning, 801 North First Street, San Jose, CA 95110-1795 (408) 277-4576

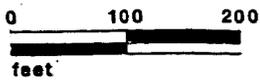
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GARY J. SCHOENAUER, Secretary
Historic Landmarks Commission
CAROL ANNE PAINTER, Deputy
PATRICIA L. O'HEARN
City Clerk

BARB BALANGUE
Deputy
(SJP183400)
Oct 25



Scale: 1"=100'



FILE: HS91-57

DISTRICT: 3

QUAD NO: 83

San Jose Water Works
374 W. Santa Clara Street



STATEMENT OF EXEMPTION

CITY OF SAN JOSE, CALIFORNIA

FILE NO: HL 91-57

PROJECT LOCATION

Southeast corner of West Santa Clara Street and Delmas Avenue

PROJECT DESCRIPTION

The project consists of the designation of the San Jose Water Works as a City historic landmark.

County Assessor's Parcel Number: 259-38-128

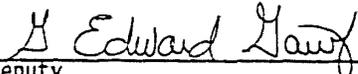
CERTIFICATION

Under the provisions of Section 21.08.500 of the San Jose Municipal Code, and the provisions of Section 15061(b)(3) of the State Guidelines (CEQA) as amended, this project is found to be exempt from the environmental review requirements of Title 21 of the San Jose Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Gary J. Schoennauer
Director of Planning

October 7, 1991

Date


Deputy

KK:sh

Project Coordinator

3376L

APPENDIX E:

SAN JOSE WATER WORKS –
NATIONAL REGISTER NOMINATION
(1989)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name San Jose Water Works Building
other names/site number San Jose Water Company Building

2. Location

street & number 374 West Santa Clara Street not for publication
city, town San Jose vicinity
state California code CA county Santa Clara code 085 zip code 95196

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>2</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u>2</u> objects
	<input type="checkbox"/> object		<u>2</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register: _____

4. State/Federal Agency Certification

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

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper _____

Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

commerce/business
industry/waterworks

Current Functions (enter categories from instructions)

commerce/business
industry/waterworks

7. Description

Architectural Classification
(enter categories from instructions)

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

Materials (enter categories from instructions)

foundation Concrete
walls Concrete
Stucco
roof Terra Cotta
other Iron
Steel

Describe present and historic physical appearance.

(See Continuation Sheet for Section Number 7)

See continuation sheet

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Industry

Architecture

Period of Significance

1888-1939

1913;1934

Significant Dates

N/A

1934;1913;1940

Cultural Affiliation

Significant Person

Architect/Builder

Curtis, Ernest N. (Binder and Curtis)/

Thomas, Charles A.

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

(See Continuation Sheet for Section Number 8)

See continuation sheet

9. Major Bibliographical References

Published Materials

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

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

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

SJW Corp. Annual Report, 1988.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property 0.96

UTM References

A 1 0 5 9 7 17 2 0 4 1 3 2 10 0 0

Zone Easting Northing

C _____

B _____

Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

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

See continuation sheet

Boundary Justification

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

See continuation sheet

11. Form Prepared By

name/title Woodruff C. Minor/ Architectural Historian

organization c/o Basin Research Associates date 13 September 1989

street & number 14731 Catalina Street telephone (415) 357-0566

city or town San Leandro state California zip code 94577

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

DESCRIPTION

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SIGNIFICANCE

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

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

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National Register of Historic Places Continuation Sheet

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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*

Norton S. Curtis, Architect, Norton S. Curtis & Associates; September 6, 1989.

Burrell Huffman, Distribution Systems Supervisor, San Jose Water Company; September 1, 1989.

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

Richard Pardini, Chief Engineer, San Jose Water Company; September 6, 1989.

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

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

PHOTOGRAPH 2 OF 19

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

PHOTOGRAPH 3 OF 19

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

PHOTOGRAPH 4 OF 19

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

PHOTOGRAPH 5 OF 19

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

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

PHOTOGRAPH 7 OF 19

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

PHOTOGRAPH 8 OF 19

6. View: Exterior detail, west elevation:
ornamental panel, north window, first story
7. Photograph #: 8 (negative #24A)

PHOTOGRAPH 9 OF 19

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

PHOTOGRAPH 10 OF 19

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

PHOTOGRAPH 11 OF 19

6. View: Exterior detail, south elevation:
second-story windows
7. Photograph #: 11 (negative #14A)

PHOTOGRAPH 12 OF 19

6. View: Exterior, looking north:
building group (with rear wings)
7. Photograph #: 12 (negative #17A)

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6. View: Exterior, looking north:
pump-house/transformer-house wing;
suction basin in foreground
7. Photograph #: 13 (negative #11A)

PHOTOGRAPH 14 OF 19

6. View: Exterior, looking northwest:
south and east elevations, transformer house;
south elevation, pump house
7. Photograph #: 14 (negative #7A)

PHOTOGRAPH 15 OF 19

6. View: Exterior, looking north:
south and west elevations, transformer house
7. Photograph #: 15 (negative #13A)

PHOTOGRAPH 16 OF 19

6. View: Exterior, looking east:
north and west elevations, south wing
(Data Processing Building)
7. Photograph #: 16 (negative #15A)

PHOTOGRAPH 17 OF 19

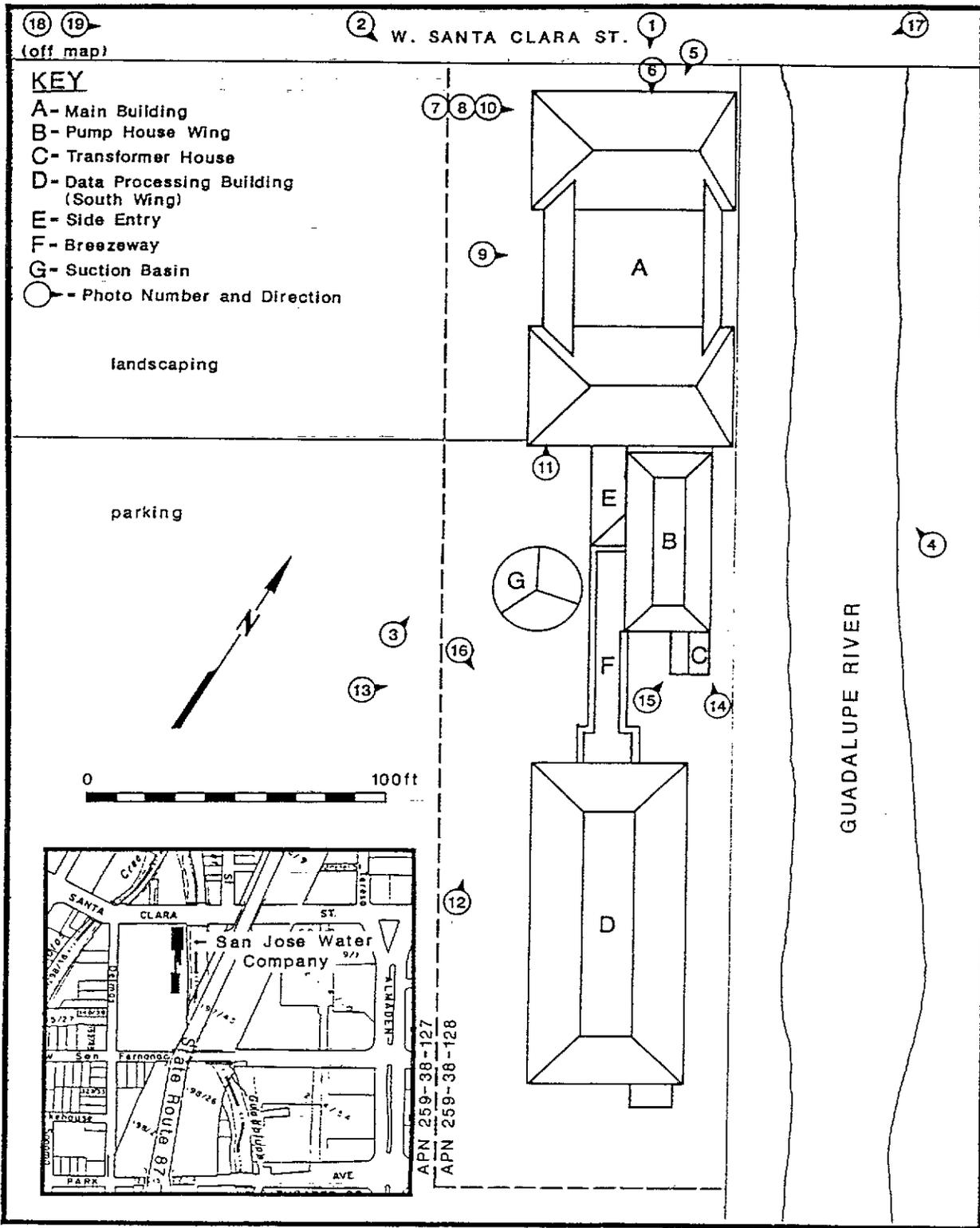
6. View: Looking south from West Santa Clara Street:
setting, relation of building to bridge
7. Photograph #: 17 (negative #33A)

PHOTOGRAPH 18 OF 19

6. View: Looking east from West Santa Clara Street:
setting, relation of building to landscaping
7. Photograph #: 18 (negative #29A)

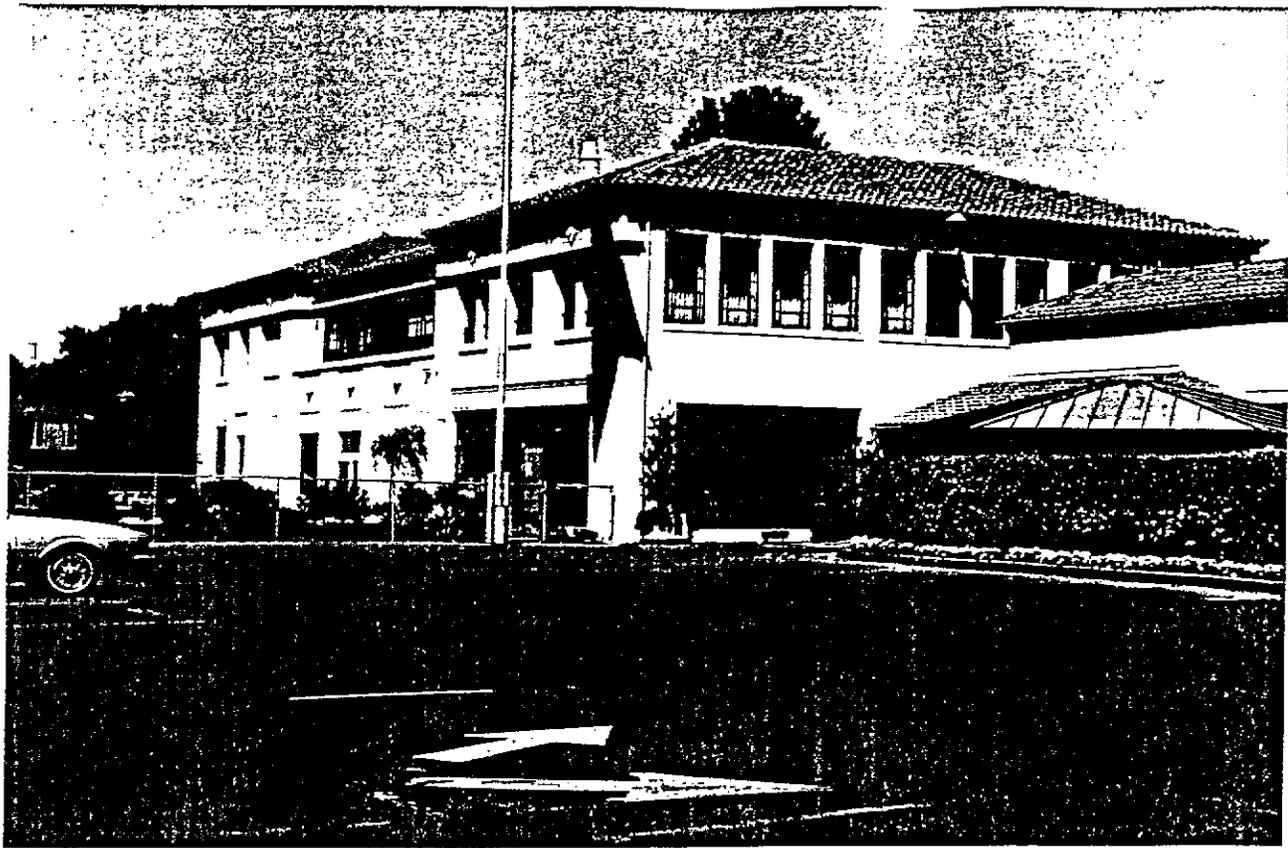
PHOTOGRAPH 19 OF 19

6. View: Looking east from West Santa Clara Street:
setting, relation of building to downtown
7. Photograph #: 19 (negative #31A)





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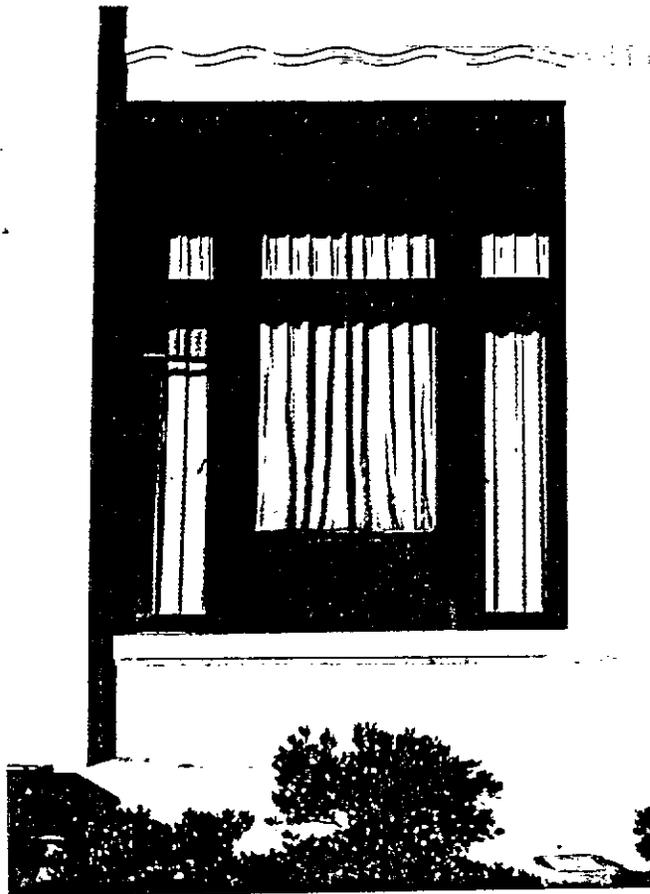
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5



6



7



8



9



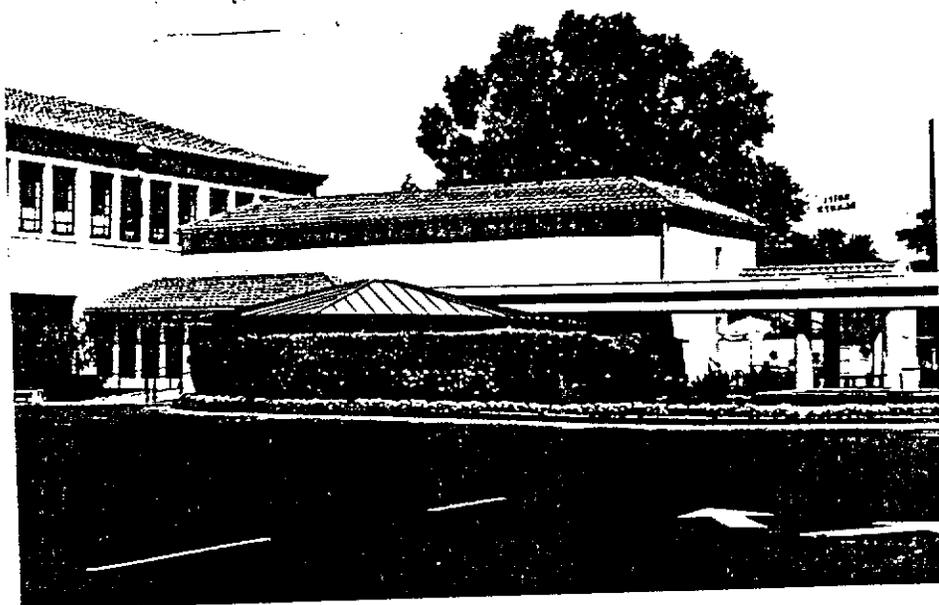
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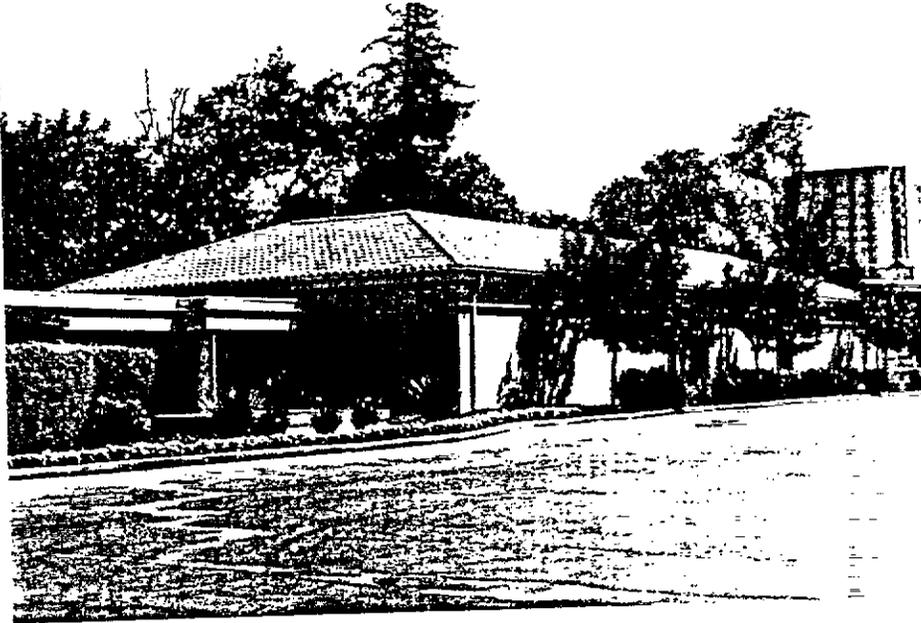
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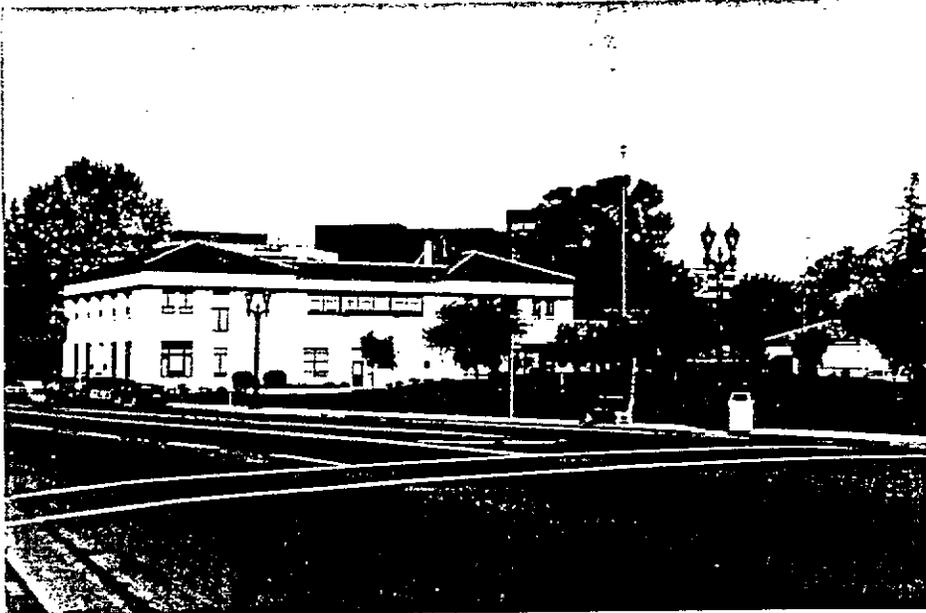
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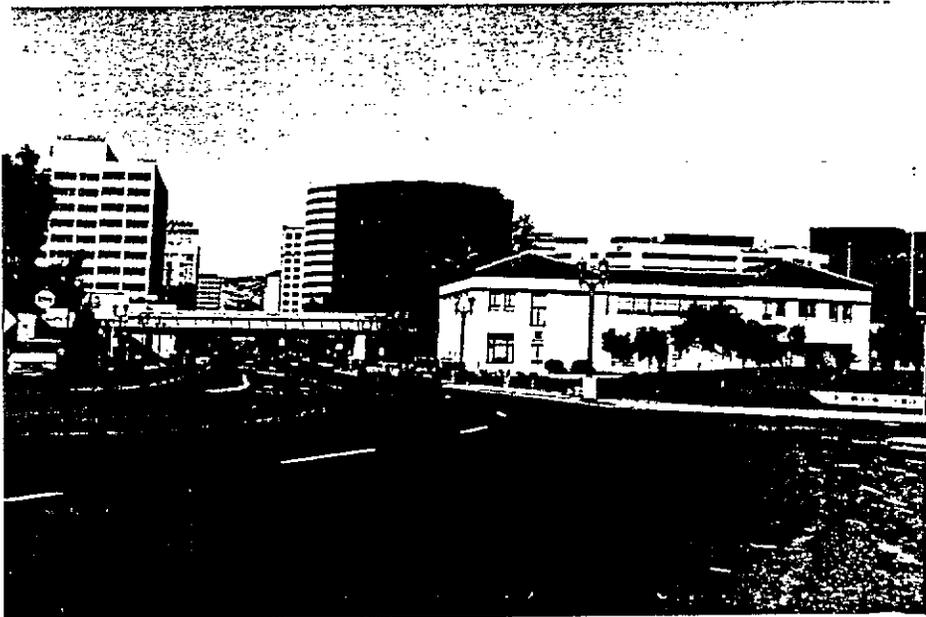
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San Jose, California
Photographer: Woodruff C. Minor
Date: August 1989

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1A	Exterior, looking southwest from Guadalupe River: east elevation, main building
2A	Exterior, looking west from Guadalupe River: east and south elevations, main building
3A	Exterior, looking west from Guadalupe River: east and south elevations, pump house/transformer wing
4A	Exterior, looking west from Guadalupe River: east and south elevations, main building
5A	Setting, looking south from W Santa Clara Street, at Route 87 Freeway overpass: showing ornamental streetlights
6A	Exterior, looking north from southeast corner of site: east elevation of south wing (Data Processing Building)
7A	Exterior, looking northwest: south and east elevations of transformer house, south elevation of pump house
8A	Exterior, looking northeast from parking lot: showing relation of main building to pump house/entry
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11A	Exterior, looking north from parking lot: west and south elevations, pump house/transformer wing; breezeway; suction basin in foreground
12A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin

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north window, first story
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entry and flanking window bays

