

D1. Historic Name: Fourth Ward (partial) **D2. Common Name:** Guadalupe/Washington residential neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Guadalupe/Washington historic residential neighborhood developed as a single-family residential area between the late 1860s and the late 1950s. Located within San Jose's Original City of 1850 - south of the central core area - it is now a portion of the larger Washington neighborhoods. During the *Early American Period (1846-1869)*, the area was mostly undeveloped, much of it consisting of small agricultural plots surrounding the early City Pond, both remnants of San Jose's Spanish-Mexican pueblo era. Except for those areas closest to the Guadalupe River, most of the single-family residential buildings in this neighborhood were constructed during the expansion of San Jose's residential neighborhoods in the downtown frame during the *Period of Horticultural Expansion (1870-1918)*. An early outbreak of the Guadalupe River had been located about where West Virginia Street crosses the river, which remained in place until the early part of the twentieth century. The island between the river, the distributary, the pond near Duane and State Streets, and the drainage ditches downstream of the pond had been a swampy area that remained undeveloped until the 1910s. South of this outbreak was a pear orchard that also remained intact until after 1910. During the *Interwar Period (1919-1945)*, residential infill continued on the remaining lots in the neighborhood and the pear orchard and island were converted to urban use.

The neighborhood shares its development pattern with other older neighborhoods in the downtown frame; however, this particular residential area has had less conversion to multi-family uses than other central-city neighborhoods, although along the Almaden Avenue / Vine Street corridor there have been somewhat more conversions. The neighborhood as a whole is now distinct within the larger city, due to the framing of the residential blocks by the Guadalupe River, commercial development along South First and Willow Streets, and construction of Interstate 280 in the late 1960s. It retains an intact visual character of similarly massed small houses with period detailing, and continues to represent an earlier sense of time and place, reflective of residential development between 1869 and the late 1950s within the original city limits of San José.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Guadalupe/Washington historic residential neighborhood is generally bounded on the north by Interstate 280, on the east by the rear property lines of the commercial properties on the west side of South First Street, the Guadalupe River, and portions of Willow Street and the rear property lines of properties on the north side of Willow Street. (see boundary map next page)

***D5. Boundary Justification:**

The Guadalupe/Washington historic residential neighborhood is a visually distinct area within its greater vicinity. Consisting mostly of residential buildings constructed within the southern portion of San Jose's Original City, this neighborhood, adjacent to the Guadalupe River, has been isolated from adjacent historic residential areas due to twentieth century development and the construction of Interstate 280. Most of the properties within the neighborhood were developed for residential use within a specified period, 1869-1958, and have form and detailing reflective of the period. It has strong neighborhood associations that contribute to the understanding of this historic place that is visually cohesive within the context of the downtown residential frame.

This historic residential neighborhood is located at the north end of the city's Washington Strong Neighborhoods Initiative (SNI) Planning Area. This planning area encompasses the neighborhoods south of Interstate 280 between the Guadalupe River, South First Street and San Jose Avenue. Most of the properties within this planning area are small-lot residential properties, with a mix of commercial and industrial properties found along South First, Willow, and Alma Streets. Most of the residential development occurred in the decades just before and after 1900; however, recent residential infill projects have facilitated the expansion of residential occupancy in the area.

***D10. Significance: Theme** Architecture and Shelter **Area** Portion of Washington SNI area
Period of Significance 1869-1958 **Property Type** Residential **Applicable Criteria** None

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope.)

Also address the integrity of the district as a whole.)

(See next page, Continuation Sheet)

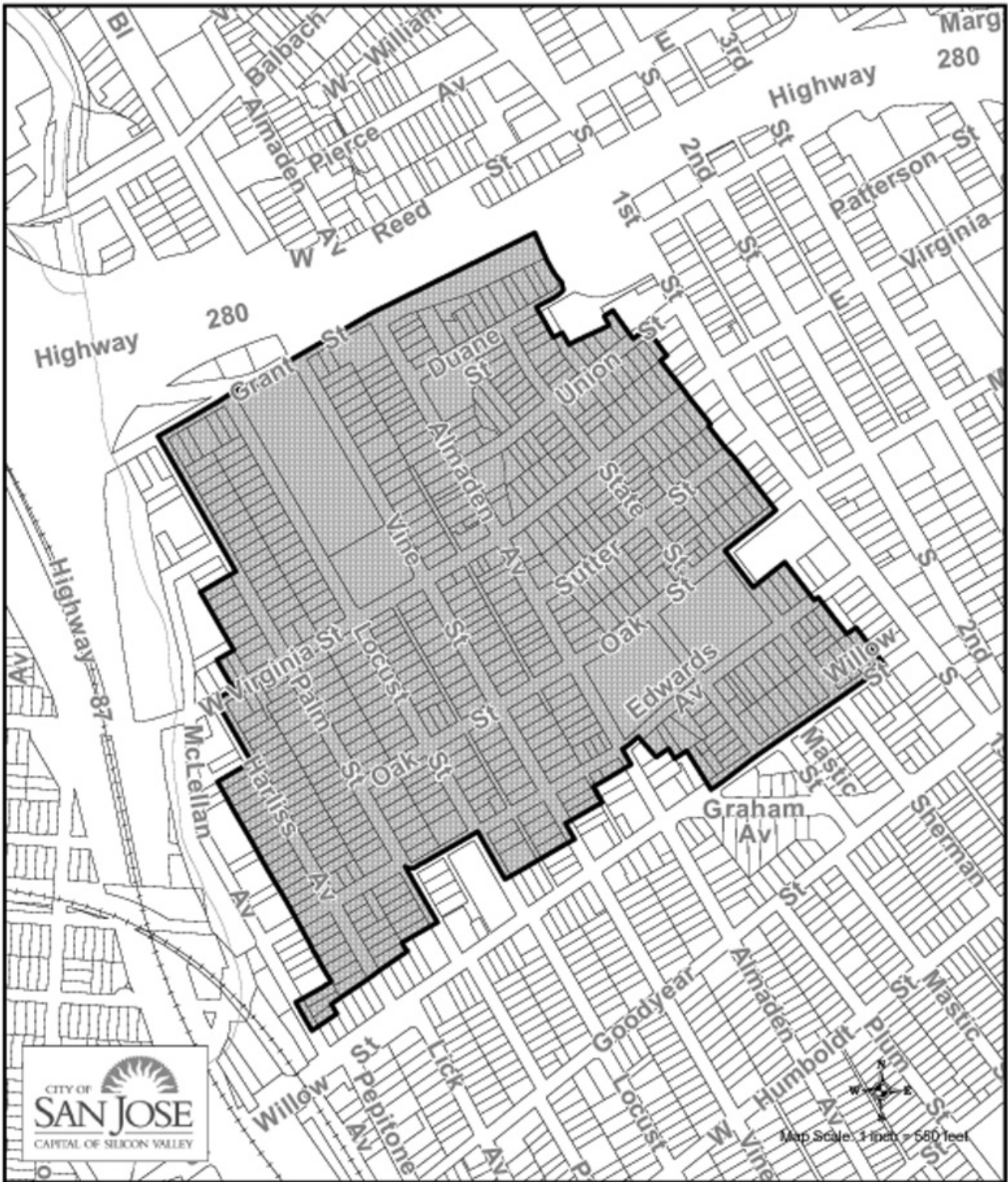
***B12. References:**

Archives & Architecture, *Historic Context Survey, Washington Neighborhoods*, San José, 2007.

***D8. Evaluator:** Franklin Maggi, Preservation Planner

***Date:** 2/04/2009

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Map Prepared by: City of San Jose, Planning Division, January 5, 2009

GUADALUPE/WASHINGTON CONSERVATION AREA BOUNDARY MAP (NOT TO SCALE)

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The Guadalupe/Washington historic residential neighborhood derives its importance from being an intact representation of urban development with identifiable attributes embodied by its single-family residential architecture, pattern of development, and continued residential setting. The neighborhood is understandable within the historic periods of San Jose's Horticultural Expansion years, Interwar Period, and first years after World War II. During this time, the urban region grew due to the establishment and evolution of Santa Clara Valley as an agricultural region - known worldwide for its orchard products. The period of significance begins about 1869, following the establishment of title to this area to owners that had acquired the land during the Mexican Period or by property transfers during the Early American Period, and extends to shortly after the end of World War II, when the neighborhood completed its build-out. Historically, the neighborhood illustrates San Jose's growth within the Original City for almost a century.

The Guadalupe/Washington historic residential neighborhood consists of properties located within a series of "additions" and "tracts" south of San Jose's Original Survey of 1847. The original city limits of San José, established in 1850, were the result of a number of surveys that occurred in the late 1840s that created the greater downtown frame as we know it today. City surveyor Chester Lyman first surveyed much of the northeast portions of the neighborhood, and later "additions" included Overbaugh and Robert's, Edwards and Blanchard, Driscoll, Mace's Southwestern, and tracts such as Acequia Lots, Meserve Lots, Sheller's, Bemis, Conkling and Col, Palm, and Emerald Isle. Almost all of the land within these "additions" and "tracts" had been incorporated into the City of San José during the first years of San Jose's *Early American Period* (1846-1869), when the initial city limits were modified to include the surrounding lands of the Original Survey of 1847. These extended south to about Keyes Street, north to about Hedding Street (then Rosa Street) and Berryessa Road, east to Coyote Creek, and west to a line along the west side of the Guadalupe River.

With the construction of the railroad line to the east of the neighborhood on Fourth Street in the late 1860s, the portion of the Washington neighborhoods north of Willow Street began a period of residential development that continued for almost a century. Prior to this time, Willow Street served as a connector to a road that led to the mining community of New Almaden. With the construction of the Lewis Canal south of Willow Street in the late 1860s, the road was shifted further south to what is now Alma Street, but Willow Street remained as the primary access to an area west of the Guadalupe River called Willows. As a collector route, small commercial developments eventually took hold along Willow Street, in concert with similar types of development along the South First Street corridor.

During San Jose's expansion period related to its booming horticultural industries in the later part of the nineteenth century, the area in this southeast quadrant of the Original City became known as the Fourth Ward, a political subdivision related to district elections of Common Council members.

The beginning of the twentieth century saw renewed industrial development associated with the local dry-pack and canning industry and a period of residential growth as World War I approached, although the 1906 Earthquake and a Wall Street crash in 1907 tempered the vitality of the local economy. With new immigrants flowing into the area to work in the orchards and canneries, most of the remaining undeveloped land within the Original City filled with working-class homes, and new tracts were established in East San José, Burbank, Westside, and Willow Glen. Most of the infill development in the Guadalupe/Washington neighborhood during this period is associated with this worker-class housing. Most of the new immigrant residents that flowed into the neighborhood during the early part of the twentieth century were from Italy and Sicily, and the neighborhood, as an ethnic enclave, became known as Goosetown.

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Residential development during this period is characterized by simple, vernacular homes, as would be expected with a working-class immigrant population. During this period, there were also many small older houses moved into the neighborhood, providing an economical solution to meeting housing needs during a period of rapid urban development.

During and after the *Interwar Period*, San José entered a period of great prosperity, with population growth accelerating as the city expanded outward. A few remaining vacant parcels in the neighborhood were built out during this period, and houses continued to be relocated into the area onto other vacant parcels. The neighborhood, now clearly working-class oriented, began to be more distinct as a place, as commercial development replaced older housing along South First Street during the nineteenth century.

In 1929, zoning was introduced in San José, and although it had little effect during the Depression, it set the stage for later multifamily development, as the city planners targeted the older areas in the Original City for future high-density housing. The 1929 zoning set a policy direction for the long-term transformation of the residential areas in the downtown frame. Suburban growth in the 1920s, enabled by the automobile and trolley systems, resulted in most new single-family housing construction taking place outside the original city limits. The aging housing stock in the downtown frame was not appealing to young families seeking new houses with modern amenities. The adoption of the zoning code and the City's first land use map clarified the City's intent to replace the old housing stock with high-density development in the old residential areas.

While other neighborhoods in the downtown frame saw sporadic and on-going conversion of land use to multi-family housing, the Guadalupe/Washington neighborhood saw little of this type of development until after World War II. Areas east of Almaden Avenue were the last to be developed in the neighborhood, due to the historic location of Canoas Creek and the old City Pond in this area. The creek had been abandoned about 1915, but the area did not develop until after World War II. Most of the new development near Almaden Avenue was in the form of two-story apartment buildings. Some lots nearby along Vine Street also saw new infill or replacement projects consisting of a similar apartment building type, but by the 1960s the area was again built out, and new regulations regarding parking made this type of development less feasible on smaller parcels.

The construction of Interstate 280 in the 1960s separated the neighborhood from the previously related residential areas to the north. Demolition occurred between 1966 and 1968, and freeway construction was completed by 1972. Introduction of one-way couplets, feeding the freeway entrances, increased traffic and speed on these streets, decreasing the desirability of the area as a residential neighborhood. As a part of San Jose's Strong Neighborhood Initiative, the couplets Almaden Avenue and Vine Street are planned to be restored to their original two-way orientation depending on funding availability.

The neighborhood, now known as the Guadalupe/Washington historic residential area, remains today as a diverse mix of 19th century and early twentieth century single-family residences, with some small-scale commercial and a few post-World War II multiple-unit apartments. The boundaries of the neighborhood are now well defined within the greater downtown area, framed and isolated by the freeway, South First and Willow Street commercial development, and the Guadalupe River.

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EVALUATION AND STATEMENT OF SIGNIFICANCE

By definition, under San Jose City Ordinance 27113, "conservation area" means a geographically definable area of urban or rural character with identifiable attributes embodied by: (1) architecture, urban design, development patterns, setting, or geography; and (2) history.

The properties within the Guadalupe/Washington historic residential neighborhood identified in this record constitute a conservation area that meets the criteria for such designation as defined within the City's Historic Preservation Ordinance, having the integrity and visual sense of a historic place. Although there are many properties within the proposed district area that do not contribute to the historic fabric of the neighborhood, the conservation area as a whole possesses integrity of location, design, setting, materials, workmanship, feeling, and association. The proposed conservation area's streetscapes of primarily late nineteenth century and early-twentieth century National, Queen Anne, Neoclassical, Craftsman, and Minimal Traditional cottages, and the area's similarity of scale and setbacks that, along with mature landscaping, provide a cohesive setting for the houses, and the relatively consistent use of exterior finishes, convey a clear historical association with the development of the neighborhood.

The proposed Guadalupe/Washington Conservation Area is recognizable in the present as an aesthetically pleasing concentration of historic residential architecture, physically surrounded by boundaries defined by changes in neighborhood development. This district has a sense of historical continuity within the public consciousness.

The neighborhood is distinguishable as a place within the larger context of downtown San José, and is easily recognized by its residential architecture built from 1869 to 1958.

It is important for:

- its representation of a comprehensive pattern of historic development within the south portions of the downtown frame area;
- its association with residential development during the period 1869-1958; and
- its embodiment, within the boundaries of the neighborhood, of architectural styles that represent the breadth of design of the period.

The Guadalupe/Washington historic residential neighborhood as a place presents a unique and distinct experience of the visual aspects of neighborhood life in a community for most of the historic period during which it was developed. The neighborhood maintains a fairly high level of physical integrity to its evolution. Although there have been some changes to the intensity of residential use in the central part of the neighborhood, and property owners continue to renovate their buildings in the area, most of these changes have not had an intrusive impact on the overall historic fabric.