

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 29 *Resource Name or #: (Assigned by recorder) 610-650 E. Santa Clara St., San Jose
P1. Other Identifier: Southwest corner of E. Santa Clara Street and S. 14th Street

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; _____ B.M.

c. Address 610-650 E. Santa Clara Street City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 599446.81 mE/ 41 33426.88 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 467-27-039 (building) and APN 467-27-093 (parking lot)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located in the Naglee Park area of San Jose on the major east-west street that runs from the East San Jose Hills (Alum Rock Avenue) west to The Alameda and into Santa Clara. The area was once a prominent hospital zone with San Jose Hospital (private) and many surrounding medical offices. Currently, the area is in transition after the hospital closed and was demolished. New buildings are being developed as part of the E. Santa Clara Street Urban Village Plan.

The building is a slightly irregular plan of 13,669 sq. ft. office space, on a 0.41-acre acre lot at elevation 79.⁵ The plan is a two-story



*P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building under three stories

*P4. Resources Present: Building
 Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front Façade 3/14/2022

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1946-Assessor's Records

*P7. Owner and Address: Santa Clara LLC
644 E. Santa Clara St.
San Jose, CA 95112

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose, CA 95127

*P9. Date Recorded: Revised 3/15/2022/ revised 4/3/23

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Naglee Park Conservation Area/San Jose Historical Resources Inventory rate IS

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

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P.3 Description continued:

"U" shape with the ope Side facing northward onto East Santa Clara Street. The two wings of the building are not exactly symmetrical with the eastern wing fronting South 14th Street, appearing just a little bit longer than the western wing. The exterior walls are sheathed in stucco, and the overall form is covered by a moderately hipped roof composed of composition shingles that projects over the second-story walkway and which is punctuated by multiple tall, thin metal exhaust pipes and some square metal vents at the peak of the hip.

The second level exterior covered corridor is reminiscent of the Monterey Colonial style, and this is the feature that gives the building its only stylistic element. The original vertical bar railings were replaced with the current slanted railing sections after 1966.¹ The Monterey Colonial style was most popular between 1925 and 1955.² Other features include the large ground-floor windows, which are most often double-hung. Beyond the rather plain building is the centered green lawn, which becomes the focal point of the site.

Fenestration is quite simple, rectangular in form, either single or paired double-hung windows with flat window heads. The eastern façade directly facing South 14th Street exhibits seven double-hung wood windows along the second story and six on the ground floor with a side rectangular-shaped wooden door on the southeast corner of the building. The first-floor windows also exhibit somewhat unusual horizontal wood muntins that break up the windows into two horizontal lights and reinforce the more modern design of the building. They are also slightly more recessed than the others on the building. Window forms on the two most prominent front elevations facing northward on each of the structure's wings include two tall, rectangular-shaped and vertically-oriented double-hung wood windows with a centered, slightly recessed round window on the second floor and two larger windows surrounding a raised, smaller window on the western wing; while the eastern wing exhibits two paired double-hung windows on the first floor with no centered smaller window in between.

¹ Noted by William Zavlaris whose doctor had an office on the second floor of the building.

² McAlester, Virginia Savage A Field Guide to American Houses, Alfred A. Knopf, New York, 2017, page. 536.

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The building's primary elevation is the one facing north, one directly onto East Santa Clara Street. This is the elevation that supported the garden theme of Naglee Park with its centered "garden" (now lawn), surrounded on three sides by the unadorned, two-story structure with its covered exterior corridor reminiscent of a balcony. An interior stairway to the second floor is located immediately to the east of the centered, deep tunnel-like opening which leads to the rear parking lot. The east and west wings that jut out from this central portion of the structure are slightly different in length and have slightly different ornamentation and fenestration. Details remaining from the original design are the red tile flooring of the first-floor walkways and the black tile that sheaths the pharmacy office just to the right of the centered rear entrance.

The east-facing elevation is broken up by two bands of windows (one on each floor) and a simple, rectangular door located at the far southeastern corner of the façade. The walls exhibit slight indentations that break up the flat surfaces, while a low, flat ground floor projection from the northeastern corner and covers utilitarian equipment. The building is slightly set back from the sidewalk with minimal landscape, and the entire façade is enclosed by a metal spear-shaped security fence.

The rear or south-facing elevation is essentially hidden from major view, except for those arriving by car to park in the enclosed, narrow asphalt parking lot. On this façade, the exterior walls contain ten simple rectangular windows on the second floor, with the most noticeable rear structure being the large ramp that projects from the mid-second story doorway tunnel and is part of the circulation system for the building. The rear ground floor exhibits the back entrance leading to the front of the building and the multiple office spaces. The parking lot is entered from S. 14th Street through a massive, metal tracked security gate in the same heavy, repeated vertical spear-shaped design that encloses the entire property.

The west-facing elevation is the most hidden of all exterior elevations due to its small separation from the adjoining single-story commercial property as well as the row of large, mature

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trees which line this section of the parcel, forming a, "green wall."

A fairly recent addition to the parcel is the metal fencing and gates. The style of the gates along with its size and mass, especially on the East Santa Clara front elevation, detracts from the intent of the original design. The gates block the open view of the large open lawn in the center. The over-scaled metal design with its front gate on a roller track gives the property a fortress-like appearance as opposed to the soothing garden that was originally intended.

Other alterations include the two entrance ramps that angle up to the first-floor walkways on each wing with low concrete walls and the rear addition of the long ramp connecting the second-story central exit to the parking lot behind the building.

The building appears to be in good condition and is well maintained.

The building is located in what was General Naglee's park-like garden,³ this may have influenced the landscaping in front of the building that was a major component of the original office building's plan. Although the garden and features are gone, the lawn and the various ornamental plantings are well maintained, providing a sense of the garden/office building aesthetic that is unusual in downtown San Jose.

³ General Henry Morris Nagless purchased the 140-acre tract of land in 1858, immediately developing extensive park like gardens and vineyards where he grew Riesling to make brandy, for which he became famous. After his death in 1886, his daughters had the property subdivided for residential lots. The neighborhood is known as Naglee Park.

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Photographs



Photograph 1 610-650 E. Santa Clara Street
View: Front façade of the "U" shaped, two-story building
Date and Camera orientation: March 14, 2021 Facing-South

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Photograph 2 610-650 E. Santa Clara Street
View: Front façade of the “U” shaped, two-story building- East wing and back.
Date and Camera orientation: March 14, 2021 Facing-Southeast



Photograph 3 610-650 E. Santa Clara Street
View: East corner showing the front and east facades
Date and Camera orientation: March 14, 2021 Facing-Southwest

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Photograph 4
610-650 E. Santa Clara
Street
View: Southeast
corner, showing the
rear and east facades
Date and Camera
orientation: March
14, 2021
Facing-Northwest

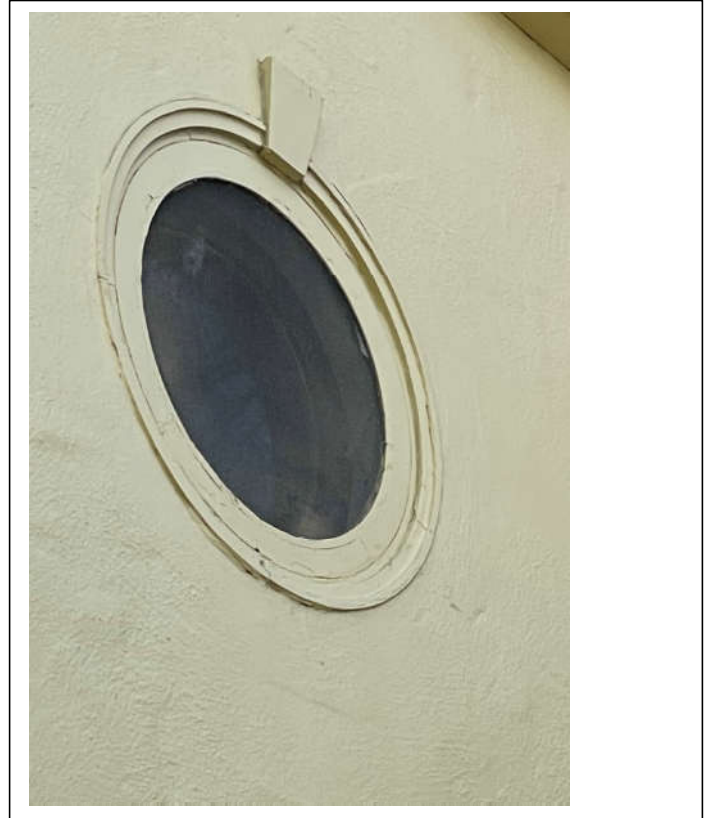


Photograph 5 610-650E. Santa Clara Street
View: Rear (South) Façade with ramp
Date and Camera orientation: March 14, 2021 Facing-North

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Photograph 6 & 7 610-650.E. Santa Clara Street

View: Front west façade (6) and round window (7)

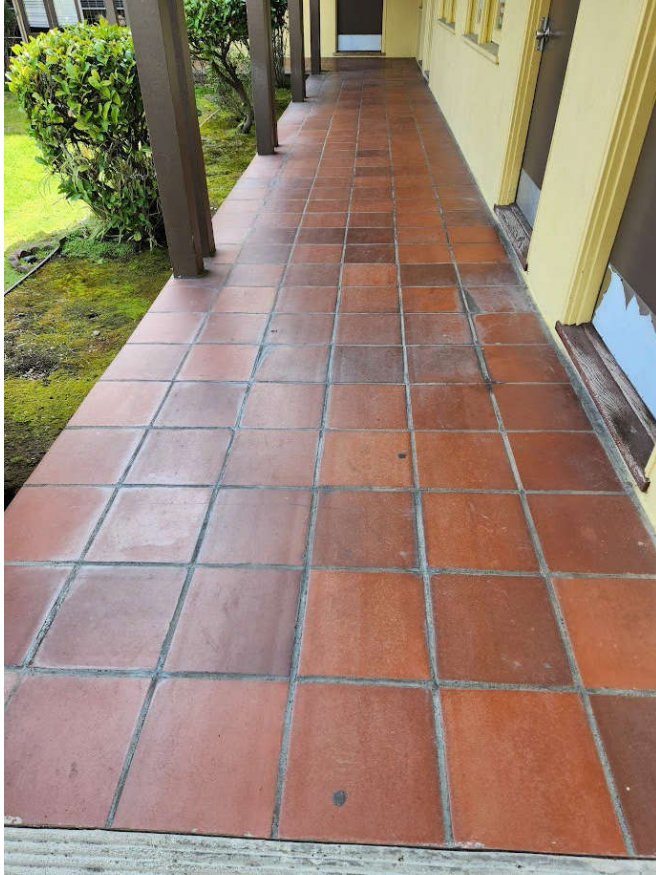
Date and Camera orientation: March 14, 2023

Camera facing: southwest

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Photograph 8 610-650 E. Santa Clara Street

View: Exterior floor tile. Note different colors of tile and grout where tiles have been replaced.

Camera orientation: Facing-south.

Date: February 14, 2023

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Photograph 9 610-650 E. Santa Clara Street

View: Rear center corner of the building, pharmacy, exterior black tile.

Date: February 14, 2023

Camera orientation: Southwest

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #() 610-650 E. Santa Clara Street, San Jose *NRHP Status Code 6Z
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B1. Historic Name: Physicians and Surgeons Building
 B2. Common Name: none
 B3. Original Use: Medical support offices B4. Present Use: General Office
 *B5. Architectural Style: Commercial(two-story) with elements reminiscent of Monterey Colonial Revival
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1946-47 Remodeled in 1966 (interior, balcony railings, landscaping. ADA ramps added c. 2008
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:
Mature trees
 B9a. Architect: Unknown b. Builder: Coopley Construction
 *B10. Significance: Theme Commercial Architecture Area San Jose

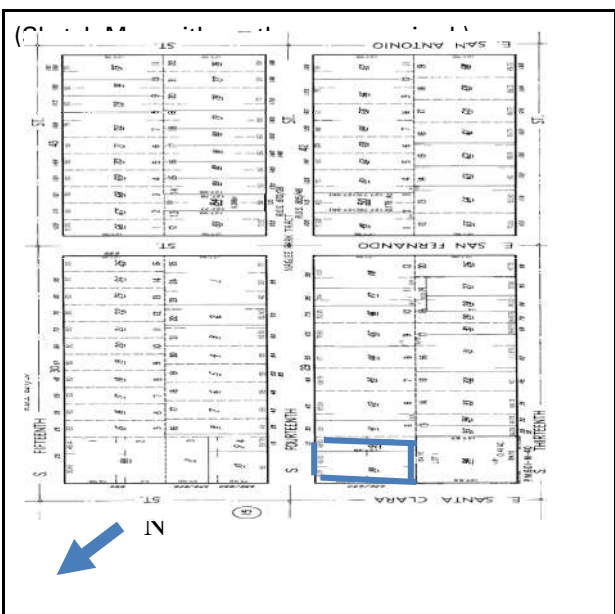
Period of Significance 1946-1966 Property Type two-story office building Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The two-story office building at 644 E. Santa Clara Street is not a historical resource meeting the criteria of the California Register of Historical Resources or the San Jose Criteria to be nominated as a Historic Landmark or listed in the Historic Resources Inventory.

The building was constructed as one of several office buildings supporting the medical needs of San Jose, particularly doctors offices close to San Jose Hospital. Dr. Robert Burchfiel was listed on permits as the developer/owner, although other doctors were investors. The building was primarily doctors' offices. One of the first tenants was the San Jose Clinical Laboratories, founded by Marian Bowers in 1929 and sold in 1937, to Dr. Nell Hallinger and Dr. Elise Burnlop and operated by Georgene Blauer. The business had other laboratories at 235 and 203 E. Santa Clara Street before they moved into the new building. The laboratory use continued until 1966, when the building was remodeled. The next year, Dr. Robert Burchfiel expanded his office in the building and continued renting other offices to primarily doctors. Dr. Burchfiel began renting to other businesses before 1990s; when the building was sold to French 1 LLC. In 2000, the property was sold to Ved and Dantosh Khohia, who sold it in 2018 to HS Santa Clara LLC.

(continued)
 B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References: ncluded in the form.
 B13. Remarks: 1. San Jose Hospital experienced financial problems in the 1990s, Several doctors aligned with other hospitals moving their offices.
 *B14. Evaluator: Bonnie Bamburg/William Zavlaris
 *Date of Evaluation: 3/15/2023
(revised.4/3/23)

(This space reserved for official comments.)



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The commercial building was developed in response to the expansion in 1945-46 of the 1923 San Jose Hospital, a block east and across E. Santa Clara Street, between N. 14th and N. 17th Streets. The Physicians and Surgeons Building is one of many support service buildings developed in the area close to the hospital. This is the same development pattern that occurred around Santa Clara County Hospital and O'Connor Hospital to the west.

642 E. Santa Clara St.
CITY OF SAN JOSE BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Date Dec 14 1945 Permit No. 1112

Application is hereby made for a permit to construct

a 2 story, Type 642 E. Santa Clara St. Building
at S.W. Cor. 14th & Santa Clara St.

to be occupied only as Doctors OFFICES, Lab, Dispensary
in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 70000.00

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Dr. Cecil Burchfield Address 652 E. Santa Clara St.

By [Signature] Address 10 N. 1st
Contractor, Agent

642 E. Santa Clara St. San Dr. Cecil Burchfield

copy of the original building permit issued by the City of San Jose Building Department December 14, 1945. The contractor could not be identified.¹

The owner/developer of the building was Dr. Cecile Massy Burchfield. Dr. Burchfield graduated from medical school at Washington University in Missouri in 1917 and was licensed in California in 1920. His first office was in the Garden City Bank Building²³. He moved his offices to 311 S. First Street, where he was also listed as the Santa Clara County Health Officer from 1931-1939.⁴ In 1944, he moved to 652 E. Santa Clara Street on the

¹ Searches of City Directories for 194501947 did not uncover a contractor fitting what appears to be the signature. <https://www.ancestry.com/search/collections/9207/>

³ San Jose City Directory 1920.

⁴ San Jose City Directories 1920-1944.

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southeast corner of. across from where he would develop the Physicians and Surgeons Building. The first tenants to occupy the building, as listed in the 1947 City Directory, were primarily doctors.

- 626 Dr. Lester Johnson
- 628 Dr. Vernon E. Scjulein
- 630 Dr. Ernest F. Elmore,
Dr. Thomas Foster,
Dr. William Graham
- 632 Gill's Pharmacy
- 634 Dr. Pierce C. Barrette
- 637 Dr. Cecile M. Burchfield,
Dr. Robert Burchfield,
Dr. Howard W. Lytke
- 638 Dr. Frederick W. Bradshaw,
Dr. W. Henry Harper,
Jean Monthly Employment Agency
- 642 Dr. Gail Fleming
- 644 San Jose Clinical Laboratory
- 646 Dr. Robert Craig

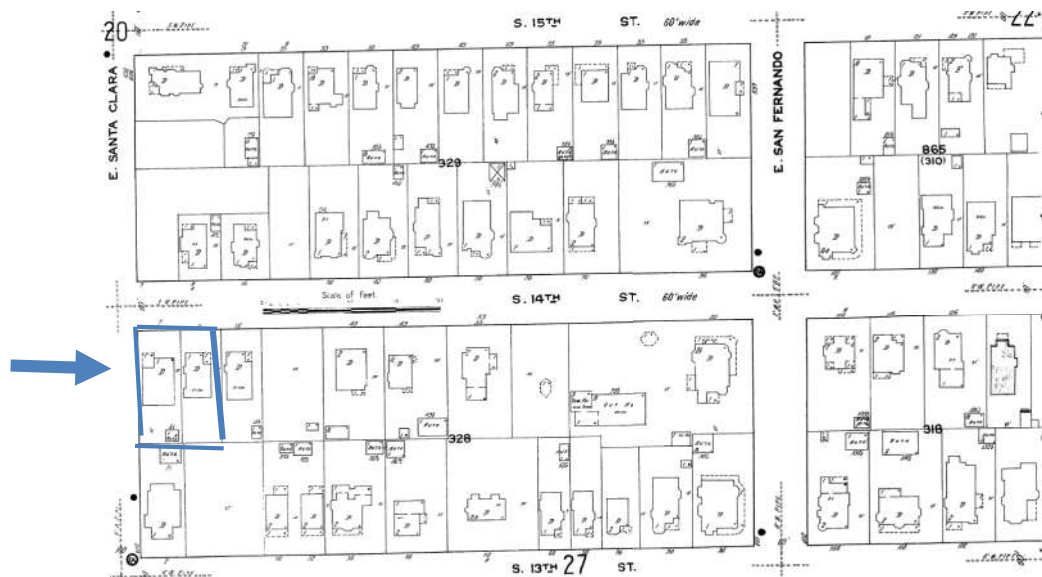


Figure 1
Sanborn
Insurance
Map San
Jose, 1915,
portion of
page 21.
The subject
property
replaced
the two
residential
parcels
that face
to S. 14th

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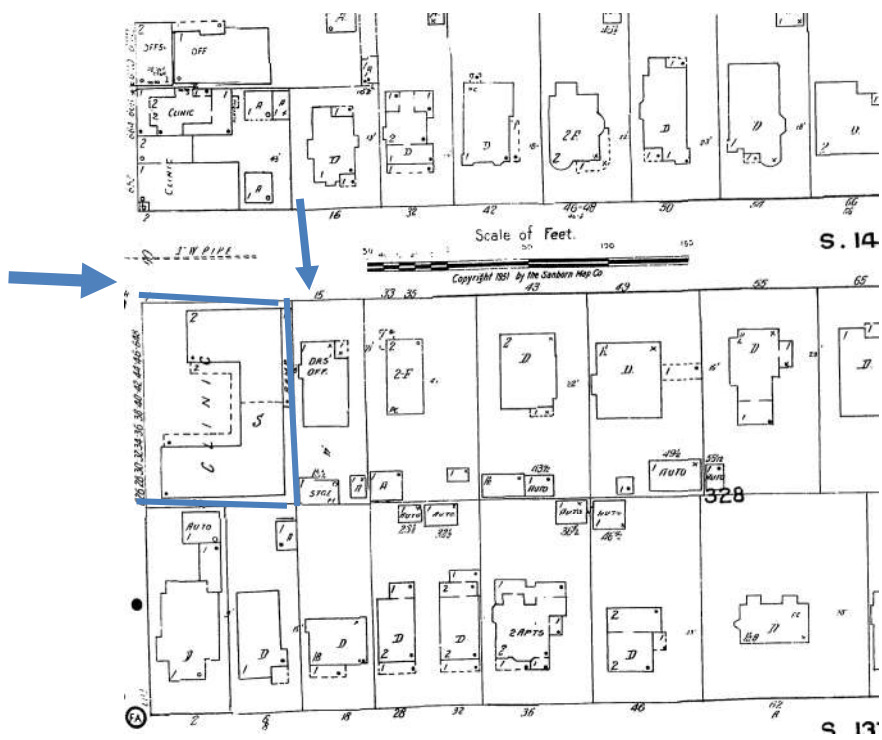


Figure 2 Sanborn Insurance Map 1915-1950, portion of page 21. The arrows point to the 1946 Physicians and Surgeons Building and the residential parcel that became the parking lot.

The residential parcels have been combined and redeveloped with the commercial building. Note there is no parking lot. Blocks to the east, facing E. Santa Clara Street have transformed from residential to primarily health related businesses.

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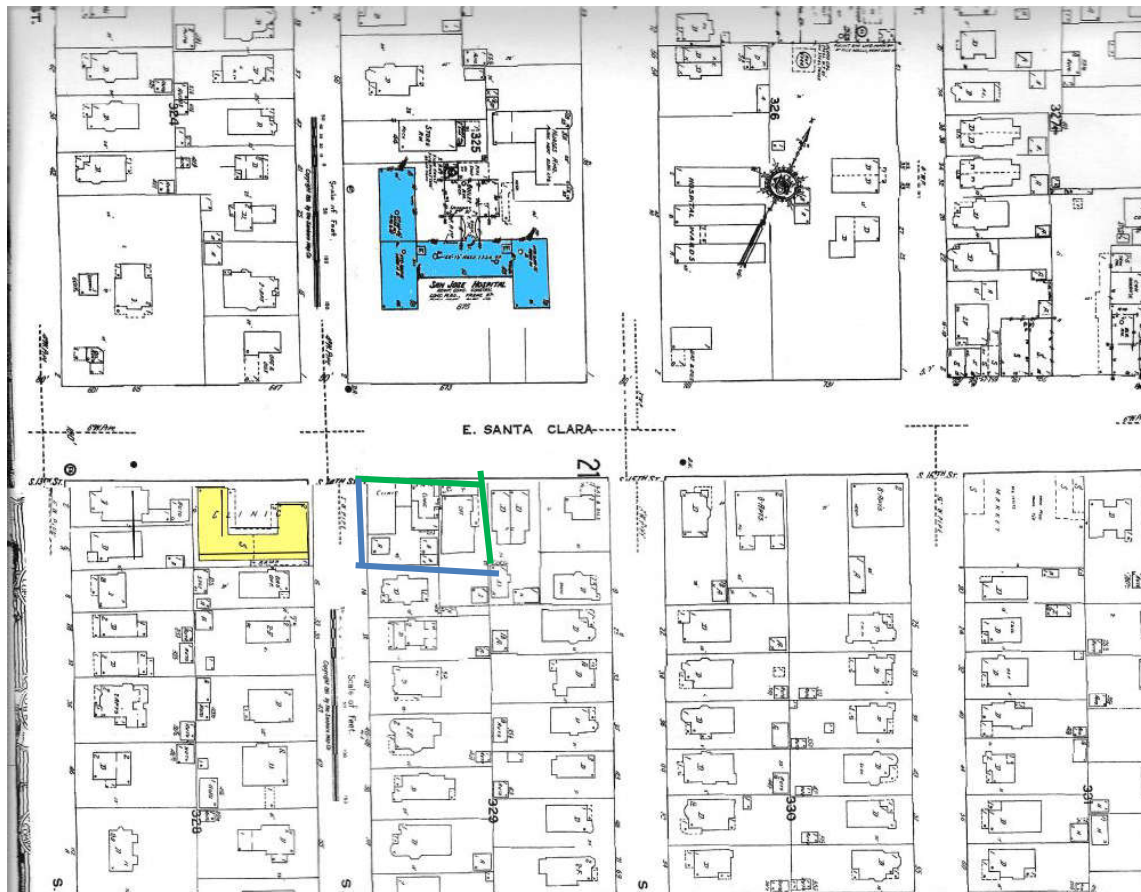


Figure 3 Sanborn Insurance Map composite of pages 20 and 21, 1915-1950.

The map shows the physical relationship between the San Jose Hospital (blue) and the Physician and Surgeons Building at 610-650 E. Santa Clara Street (yellow). The green outlined area along E. Santa Clara Street is all clinics and doctor's offices. Indicates all the buildings were clinics or doctor's offices.

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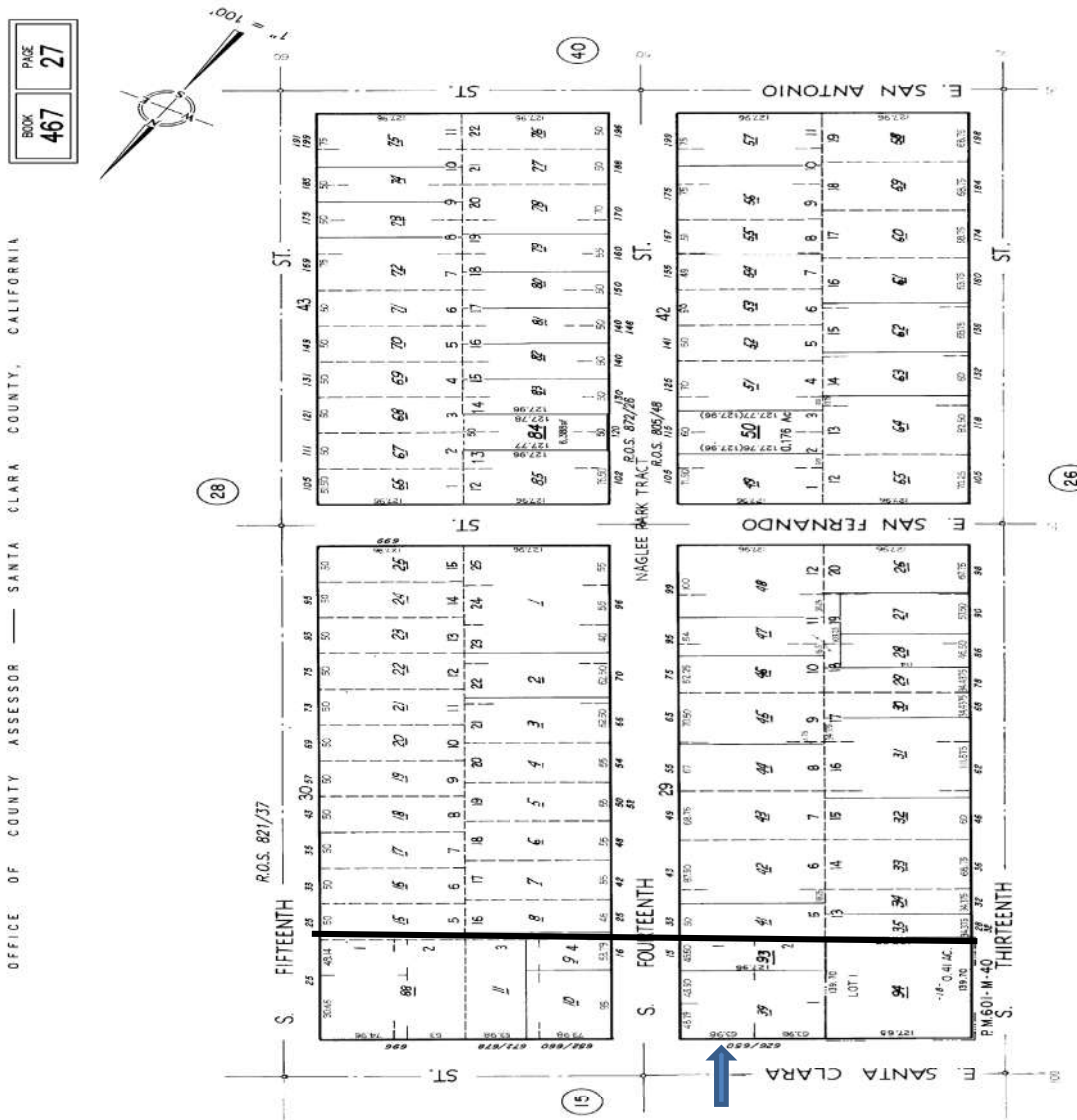


Figure 4 Santa Clara County Assessor's Map, Book 467, page 27. Parcel 039 - 644 E. Santa Clara Street. Map shows the parcels facing E. Santa Clara Street have been enlarged by combining residential lots to develop commercial buildings. By 1960 the buildings facing D. Santa Clara Street were primarily medical support. The residential neighborhood to the south is the Naglee Park Conservation Area.

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Background-Hospital and Medical Support in San Jose.

The San Jose area had a number of small private hospitals that were often owned by doctors and could include their offices. These tended to operate for a few years before closing.⁵

The first public hospital was constructed in 1878 by Santa Clara County on the Bascom Avenue site it still occupies. Prior to 1940, the hospital did not have a maternity ward, and midwives were often used in San Jose. The County expanded the hospital services in the mid-1990s to locations south and east and, in 2004, purchased the site of the former San Jose Hospital on 725-750 E. Santa Clara Street.⁶

O'Connor Hospital was opened in 1889; it was funded by Miles P. O'Connor and was located between Meridian Avenue and Race Street, on W. San Carlos Street. It served as a sanitarium and home for the aged prior to becoming a hospital. The facility was operated by Sisters of Charity of St. Vincent de Paul and was a private hospital under the auspices of the order and Catholic Diocese. In 1951, construction started on a new four-story hospital on Forest Avenue.^{7,8}

The Columbia Hospital was located at 357 S. Market Street in a two-story building. The hospital closed in 1921, and the building was converted to apartments.¹

The Kuwabara (Japanese) Hospital opened in 1910 at 555 N. 5th Street to serve the Japanese and Asian communities.⁹

Edwin Markman Health Cottage, S. 8th Street (Sanatorium)

San Jose Hospital was funded by public subscription and opened at 725 E. Santa Clara Street (between N 14th Street and N 15th Street) in 1923 to serve the east downtown area of San Jose.¹⁰ The facility grew from the original 85 beds to 325 in the first 15 years and continued to grow with new buildings. By the end of the twentieth century, the hospital had lost over half of its patient revenue and was faced with state-imposed seismic regulations beyond the

⁵ Sawyers, Eugene T., (1922). *History of Santa Clara County*. Los Angeles, CA.

⁶ <https://www.scvmc.org/about-us/our-history>

⁷ Sawyers, Eugene T., (1922). *History of Santa Clara County*. Los Angeles, CA, page 256.

⁸ Hurby, Daniel, *Mines to medicine: The exciting years of Judge Myles O'Connor, his hospital and the pioneer physicians of the Santa Clara Valley*, 1965.

⁹ Plaque in front of the building

¹⁰ Arbuckle, Clyde, *Clyde Arbuckle's History of San Jose*, Smith McKay Printing, San Jose, 1985, page 488.

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financial capacity of the organization.¹¹ The hospital had been licensed as a regional trauma Center before it closed in 2004 and the buildings were demolished. Santa Clara County purchased the property and opened a satellite of Santa Clara Valley Medical Health System in 2009.



San Jose Hospital c. 1935
Source Dr. Martin Luther King-San Jose Public Library California Room, Postcard collection.

By 1920, as small downtown hospitals closed, doctors and other medical services started to leave the downtown buildings for small buildings, often converted houses, close to the three major hospitals. Private medical laboratories were similarly located, joining the doctors and other medical support offices, In 1929, in the Medico-Dental Building, 235 East Santa Clara Street, opened and was quickly filled with doctors, dentists and medical support offices.

¹¹ Bielharz, E. and D. DeMers, San Jose California's First City, California Heritage Press, 1980, Pages 206-207.

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The William Weeks designed Medico-Dental Building at 235 E. Santa Clara was constructed in 1929 . Doctor's offices, n=medical support offices with a doctor's lounge and ballroom on the top floor. It was the first large building to bring together medical services and doctor's offices in a modern building with elevators. The building is listed in the National Register of Historic Places and is a San Jose Landmark.

In 1945, the City Directory Lists three medical laboratories, H.R. Marshall, R.M. Bisdorft, and San Jose Clinical Laboratories, with three locations, S. First Street and 235 and 304 E. Santa Clara Street. By 1948, Oswald Medical Laboratories and three locations for the San Jose Clinical Laboratories (311 S. First Street, 2235 E. Santa Clara Street, and 644 E. Santa Clara Street) are listed. The City Directory for 1947 lists medical support offices across from San Jose Hospital between S. 14th Street and S. 15th Street. By 1949, new Medical office buildings replaced the converted buildings between S. 14th St. and S. 15th St. The north side of E. Santa Clara Street was slower to redevelop with converted houses lasting in to the 1980s. During the same period the number of doctors grew to over 150, and specialized medical offices opened.¹²

¹² City Directories for San Jose 1940-1950.

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660-68- E. Santa Clara St.
(south side) Constructed in
1949.

View: Front façade facing E.
Santa Clara St.



660-680 E. Santa Clara St
.constructed in 1949-50
the building replaced
houses and small building
occupied by doctor's and
medical support offices on
the block between S, 14th
St. and S.15th St.
View: S. 14th St. side.



682-688 E. Santa Clara
St.(south side)
Constructed 1940
Remodeled c. 1960

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698 E. Santa Clara St. was constructed in 1949 and remodeled extensively c. 1970s. When rebuilt the gas station on the corner was demolished and the land incorporated into this building.

Originally, the building had the same "U" footprint and was two-stories like the building at 610-650 E. Santa Clara st.

Industrialization and Suburbanization, 1945-1991

During this period the population in San Jose in 1940, was 68,467, ten years later it was 95,280 and in 1960 it more than doubled to 200,196.,¹³ This rapid growth caused all the hospitals to expand services and buildings. In 1951, O'Connor Hospital started construction of a new four-story hospital on Forrest Avenue.

In 1940, there were approximately 90 physicians and surgeons listed in the City Directory (some were also listed in neighboring cities). The 1948 directory listed 150 in private practice.

On East Santa Clara Street, new buildings were constructed between S. 13th Street and S. 15th Street, including the subject building that was the first of the new buildings to be constructed (1950 Sanborn Map page 20).

In Naglee Park the large homes were divided to create apartments or boarding homes for students, and later board and care facilities. In 1979, the Campus Community Association was formed to advocate for the return of single-family and rehabilitation of the neighborhood. During the Industrialization and Suburbanization Era 1945-1991, the Naglee Park residential neighborhood experienced

¹³ U.S. Census Bureau – on line

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economic and density changes that so hot appear to have been associated with the Physicians and Surgeons Building once it was constructed.

Regulatory Framework

The building was evaluated for eligibility to be listed in the California Register of Historical Resources and as a City of San Jose Historic Landmark.

The property is located at the northern border, within the Naglee Park Conservation Area. However, the context for the conservation area is stated to be early twentieth century, with 1503 residences constructed by 1905. The following is from the City of San Jose Historic Preservation website.

“This district is noted for fine early 20th century residences in an eclectic variety of architectural styles including bungalows and the Spanish Colonial Revival styles, many architects designed.”

The commercial, two-story building constructed in 1946 does fit within the residential context or period of significance, implied to be 1900–1925, of the Naglee Park Conservation Area. The building is listed as IS (Identified structure); however, the year constructed and its commercial use further identify it as a non-contributing element, possibly an intrusion property, in the Naglee Park Conservation Area.

California Register of Historical Resources,

Period of Significance and Theme: The period of significance for the building, distinct from the Naglee Park Conservation Area, is 1946–1990 when the office mix changed from primarily medical support to more general office use. The building was constructed within the San Jose Historical Context era of *Industrialization and*

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Suburbanization 1945-1991. The building types of the era includes apartment and garden court buildings, and cottages. The styles included; Spanish Colonial Revival, Exotic Revival, minimalist traditional, Beaux Arts, and Art Deco. Detached garages and military-excessed Quonset Huts also became popular during this previous era and continued into the 1940s-1950s. After 1945, there were mobile home parks, planned suburban tracts with attached garages, "box" apartments, condominiums, and retirement communities. The primary industry during the period revolved around technology, electronics, and Research and development.³ The development during this era reflects the extraordinary population growth after WWII. The population required expanded services, including expanding the hospitals as well as increasing the number of doctors and medical support facilities. The context is expanding services while architecture is the theme under which the building at 644 E. Santa Clara Street is evaluated. The subject building fits within the context by adding a medical support facility (doctor's offices) in close proximity to the expanding San Jose Hospital.

California Register of Historical Resources: The register is "an authoritative listing and guide to be used by state and local agencies, private groups and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code Section 5024.1[a]). The

criteria for eligibility to the California Register are based on National Register criteria (Public Resources Code Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or

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listed in the National Register.

To be eligible for the California Register as a historical resource, the resource must be found significant at the local or state level within its historical context, within a defined period of time, and be considered within a historical theme. It must be significant under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The building is not associated with events that have made a significant contribution to the broad patterns of local or regional history or heritage. The two-story building is part of a large pattern of redeveloping property in the commercial downtown of San Jose that occurred after WWII. It was one of several medical laboratories located in San Jose at that time. The uses are not significant in the commercial/services growth or history of the City. This property is not an important example of the redevelopment or medical laboratory development pattern.

2. It is associated with the lives of persons important to local, California, or national history;

The property is not associated with persons important to our history. Those who owned and operated the property for the longest periods, when it was used for clinical laboratories and medical offices, were not individually significant in their fields or local heritage. Research did not find any significant people associated with the property.

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3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or

The building does not exhibit distinctive architectural characteristics. The building is a common wood frame and stucco construction and does not exhibit high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The common wood frame construction does not have the potential to yield information important to history. The site has been disturbed by the construction of building foundations and a driveway. It is unlikely that the site will yield information important in the study of prehistory or archeology; however, an archeological survey was not part of this study.

Integrity: When a resource appears eligible for listing in the California Register of Historical Resources, it must also retain enough integrity to be recognizable as a historical resource and to convey its significance. The seven aspects of integrity are those used by the National Register: location, design, setting, materials, workmanship, feeling, and association.

The building at 644 E. Santa Clara Street was not found eligible for listing in the California Register of Historical Resources, and therefore, it was not necessary to evaluate the integrity.

Conclusion: The property at 644 E. Santa Clara Street does not meet any of the four criteria for significance

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required for listing in the California Register of Historical Resources. The building on the property is not a historical resource under the definition of CEQA.

San Jose Municipal Code: Chapter 13.48 - HISTORIC PRESERVATION
(italics are copied from the code)

As used in this chapter, the following terms shall have the following meanings unless otherwise indicated from the context:

1. its character, interest or value as part of the local, regional, state or national history, heritage or culture.

The building at 610-650 E. Santa Clara Street does not exhibit character, interest, or value as part of the local, regional, state, or national history, heritage, or culture. It was developed as one of the medical support buildings influenced by the location of San Jose Hospital.

2. Its location as a site of a significant historic event.

The building at 610-650 E. Santa Clara Street is located on the site of three residences that were removed. It is not located on the site of a significant historical event.

The site was part of General Naglee's Estate and Garden in the 1860s. The estate began at Santa Clara Street and was bounded on the east by Coyote Creek, Willian Street on the, and 11th Street on the west by. It contained one hundred and forty acres¹⁴.

After General Naglee passed away, the estate was subdivided for residences. When the subject building was developed, the site contained two houses and no trace of the previous garden, orchard, etc.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.

¹⁴ Hall, Frederic, The History of San Jose and Surroundings with Biographical Sketches of Early Settlers, published by A L Bancroft, published 1871, pages 291-297.

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The building at 610-650 E. Santa Clara Street is not associated with persons of significance who contributed to the local, regional, state, or national culture or history. The building was developed for medical support offices and continues to function as small offices, although not all are related to medical services. Research did not uncover any individuals of significance who were identified with this building.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

The building at 610-650 E. Santa Clara Street does not exemplify the culture, economic, social, or historic heritage of San Jose. The building was one of several developed after WWII to serve the growing need for medical support space and was influenced by the location of local hospitals.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The building at 610-650 E. Santa Clara Street does not portray the architecture of a particular group of people in an era of history. The building was developed as a medical support office building in 1946.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The building at 610-650 E. Santa Clara Street does not embody distinguishing characteristics of an architectural type or style. The building is an efficient design in a wood frame construction covered in stucco. The form is a "U" with wings that create an open courtyard. Decorative elements were added, including large square red tile in the corridor and black tile on an interior corner of the walkway leading to the parking lot (date of tile veneer is

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not known). When developed, the focal point was a refined garden with fountain, paths and benches, in the courted and front spaces along E. Santa Clara Street.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

The architect was not identified. The contractor appears to be Copple Construction (building permit). The building at 610-650 E. Santa Clara Street does not identify with the work of a master builder who influenced the City.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation. or which is unique.*

The building at 610-650 E. Santa Clara Street does not embody unique or innovative design or materials. The wood frame building is a standard construction method with common building materials.

Conclusion: Considering the criteria adopted by the City of San Jose, the building does not qualify as a City Landmark.

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