

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) 5365 Prospect Road

P1. Other Identifier: Westgate West Shopping Center

***P2. Location:** Not for Publication Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San Jose West, CA

Date 2021

***c. Address** 5365 Prospect Road

City San Jose

Zip 95129

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 588954.09 mE/ 4128006.74 mN

***e. Other Locational Data:** Assessor's Parcel Numbers 381-36-028 and 381-36-029

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
5365 Prospect Road is a one-story, multi-unit commercial building located on the north side of Prospect Road, between Lawrence Expressway and Saratoga Avenue in San Jose, Santa Clara County. Built beginning in 1973, the generally rectangular-plan building sits on a concrete foundation, features concrete masonry and stucco cladding, and is capped by a flat roof. The primary façade faces south, overlooking a vehicle parking area and adjacent commercial buildings, although storefronts of commercial spaces are located on both the south and east façades. The building appears to be in fair condition.

South (Primary) Façade

The south (primary) façade overlooks an asphalt parking lot, and consists of three segments with different rooflines and finishes. The west segment of the façade is lower in height than the other two sections and is clad in masonry units or veneer set in a running bond (**Figure 2**). Two sets of four rectangular aluminum frame window openings are currently boarded. The parapet is ornamented with three triangular metal screen false "gables." The central segment of the south façade is greater height than the adjacent segments, clad in masonry veneer with a decorative band slightly lighter in color spanning the width of the segment approximately two-thirds of the façade's height above ground level. The primary entrance to the commercial space is located to the right of center in this segment of the south façade, and consists of a series of aluminum frame windows, doors, and transoms currently boarded with plywood. A projecting rectangular stucco-clad canopy shades the entrance and extends above the parapet. It is supported by paired wood posts with a high wood cross beam (**Figure 3**). At the east segment of the south façade, a deep, ridged metal canopy projects over the pedestrian walkway and is supported by square concrete columns. Horizontal concrete supports connect columns across this segment of the façade (**Figure 4**). This canopy continues around the southeast corner of the building to the east façade. (refer to Continuation Sheet, page 2)

***P3b. Resource Attributes:**

HP6: 1-3 Story Commercial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)

South (Primary) Façade, March 6, 2023

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1973, Permit Records

***P7. Owner and Address:**

Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**
April 21, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** None Location Map Sketch 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)

***P3a. Description (Continued)**

The east segment of the south façade includes two bays of storefront glazing, currently boarded, separated by an expanse of concrete masonry. The storefront at the left (west) is trapezoidal in shape and framed by smooth concrete beams (**Figure 5**). The storefront bay at the right, which may have served two to three commercial spaces, consists of rectangular metal windows and doors, with a masonry bulkhead.



**Figure 1. Location of 5365 Prospect Road, subject building shaded red.
Source: Google Earth 2022, edited by Page & Turnbull.**



Figure 2: West segment of south façade, looking north.



Figure 3: Central segment of south façade, looking northeast.



Figure 4: East segment of south façade, looking northeast.



Figure 5: Trapezoidal storefront at south façade, view northeast.

East Façade

The east façade of 5365 Prospect Road overlooks a side parking lot and the building at 5287 Prospect Road. Together, the two buildings have matching metal overhangs and concrete arcades. Continuing from the south façade, the metal canopy and concrete columns wrap around the entire east façade (**Figure 6**). The south portion features masonry cladding, some stucco sections, and contains eight metal store front windows boarded up, with a metal glazed boarded door (**Figure 7**). The center of the façade is plastered, containing four sets of boarded up metal store front and fixed windows, with metal double doors and a metal fixed window above. The north end is clad in masonry.



Figure 6: Southeast corner of building, looking north.



Figure 7: East façade, looking southwest.

North Façade

The rear, north façade of the subject building faces a small rear parking lot and service driveway, and comprises the loading docks and service areas for the commercial spaces at the south and east façades of 5365 Prospect Road. At the left, east side of the north façade the metal canopy wraps from the east façade (**Figure 8**). A small projecting volume with boarded aluminum frame windows fills the space beneath the overhang at the right (west) side of this feature. The remainder of the façade is clad in masonry, and features unglazed entrance doors, and loading docks (**Figure 9 and Figure 10**). The central portion of the façade is recessed, with a metal door in the east corner and a metal roll down door with a metal overhang in a loading bay with a masonry half wall and metal door to the west. Near the west side of the façade, three bays with metal roll-up doors are set beneath a wide wood canopy with a chevron arrangement of panels (**Figure 11 through Figure 13**). The westernmost two-bay section of the north façade has a lower roofline and slightly different masonry cladding than elsewhere on the façade (**Figure 14**). The northwest corner of the building is partially enclosed by a chain link fence.



Figure 8: North façade, south.



Figure 9: North façade, looking south.



Figure 10: North façade, looking southwest.



Figure 11: North façade, looking southwest.



Figure 12: North façade, looking southeast.



Figure 13: North façade, looking southeast.



Figure 14: North façade, looking southeast.

West Façade

The visible portions of the west façade of 5365 Prospect Road consist of a low masonry wall, which appears to enclose an area without a permanent roof structure, set behind a chain link fence (**Figure 15 and Figure 16**).



Figure 15: West façade, looking northeast.



Figure 16: West façade, looking southeast.

Surrounding Area

5365 Prospect Road is part of the Westgate West Shopping Center, which surrounds the property to the south and east. The shopping center contains late-20th century and contemporary commercial buildings with active retail and service businesses (**Figure 17 and Figure 18**). The neighborhood to the north of the subject building, opposite Graves Avenue, is residential and contains predominantly single family houses which appear to have been built in the 1950s.



Figure 17: 5269 Prospect Road.



Figure 18: 5253 Prospect Road.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 5365 Prospect Road

B1. Historic name: _____

B2. Common name: 5365 Prospect Road

B3. Original Use: Shopping Center

B4. Present use: Shopping Center

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building at 5365 Prospect Road was built in three segments beginning in 1973 (**Figure 19**). Based on information from permit records and topographic maps, the initial segment of 5365 Prospect Road, corresponding to the central, highest-roofed volume with a south-facing primary entrance, was built for use as a retail establishment in 1973 under Permit No. 76252V. The building was complete by November of 1973. The eastern portion of the building, with storefronts facing a matching façade on the neighboring building to the east, appears to have been completed by 1976, based on a building permit issued to finish the interior of a laundromat addressed 5347 Prospect Road.¹ Though permit records have not been located for this eastern addition, it was likely designed by the architectural firm of George Meu, who designed the matching addition to 5281-5289 Prospect Road to the immediate east.² The building was complete, with the exception of the current western addition, and in use at the time of a 1981 aerial photograph (**Figure 20**). The western low-roofed portion of the building appears to have been added and expanded during the building's use as Orchard Supply Hardware, for which a small nursery addition had been added at the northwest corner of the building by 1986. (Refer to Continuation Sheet, page 8)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Not legible on permit

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Historic Context:

San Jose History

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.³ In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. (Refer to Continuation Sheet, page 9).

B11. Additional Resource Attributes: N/A

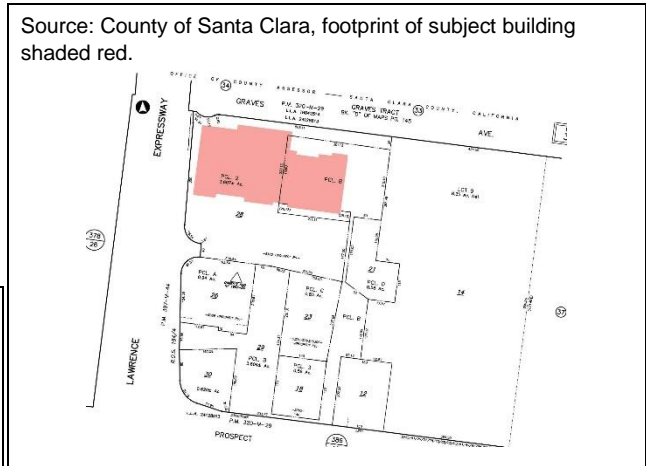
*B12. References: Refer to Continuation Sheet page 13

B13. Remarks: N/A

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: April 21, 2023

(This space reserved for official comments.)



Source: County of Santa Clara, footprint of subject building shaded red.

¹ Building Permit No. 00181, November 24, 1976.
² Plans on file at San Jose Development Services Permit Center for Proposed Commercial Building for Westgate West Shopping Center, George Meu and Associates, September 30, 1977.
³ BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

***B6. Construction History (continued):**

The building was reroofed in 2011, and a new metal canopy was installed along the roofline in 2018.⁴ Interior tenant improvements, electrical, plumbing, and mechanical permits are not included in this assessment.



Figure 19. Construction sequence of 5365 Prospect Road. Source: Google Earth, 2022, edited by Page & Turnbull.

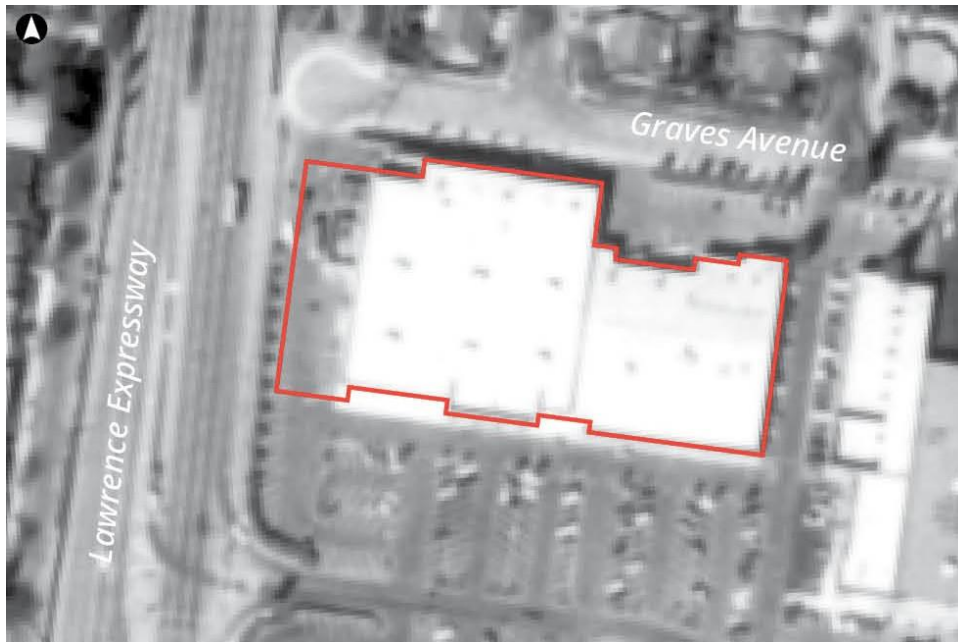


Figure 20. Aerial photograph, dated 1981, with approximate current footprint of 5365 Prospect Road outlined red. Source: Western Aerial Photos Flight GS-VEZR, Frame 2-58, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.

⁴ Building Permit Nos. 2011-028710, September 1, 2011 and 107899, March 8, 2018.

***B10. Significance:**

Historic Context (continued)

The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country. For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Despite its agricultural nature, the city grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated the city. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.⁵

As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread and it became a major population center rivaling San Francisco, Oakland, and Berkeley.⁶

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept the city afloat. When World War II occurred and demand for canned and shelf-stable produce increased, San Jose was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.⁷

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.⁸ Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

West Gate West Shopping Center

The establishment of suburban shopping centers became possible in the 1950s as the growth of the middle class and the residential development practices of the post-war period illustrated the need to change the historic pattern of retail development, catering to the new population centers of suburban America. As shopping centers were constructed, they were identified by their size, scope, and retail program. Regional centers were defined by their overall size with more than 40 businesses and at least one major department store spread over 700,000 square feet of retail space, parking for anywhere from 3,000 to 8,000 vehicles, and the ability to serve a population center of at least 100,000 people.⁹ Smaller variations on the shopping center, including "neighborhood" and "community" centers were defined by overall smaller square footage and parking requirements, and the

⁵ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

⁶ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*, 2006.

⁷ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

⁸ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*, 2006.

⁹ Richard Longstreth, *The American Department Store Transformed, 1920-1960* (New Haven: Yale University Press, 2010), 174, 186.

omission of a large department store in favor of either a grocery store, chain store, or variety store.¹⁰ By the early 1960s, the midcentury regional shopping mall as a type was established as usually a fully enclosed shopping center with two (and increasingly three) anchor tenants. Lending institutions reinforced the move towards enclosed malls as they labeled them a better return on investment, with less risk than an open-air mall in regard to consistent revenue, stable tenants, and increased sales of up to 20 percent.¹¹ From 1961 to 1970, over 240 regional malls were constructed across the nation. This was more than three times the number constructed from 1945 to 1960.

Until the mid-1950s, the area of the subject property was used as, and surrounded by agricultural lands primarily developed as orchards (**Figure 21**). Postwar suburban development expanded into the area beginning in the late 1950s, with residential growth bringing the need for commercial development, and commercial development attracting further residential growth. A 1958 advertisement from the Peninsula Times Tribune states that the Westgate Shopping Center was under construction in West San Jose.¹² This shopping center grew to include three main sections: north of Prospect Road and west of Saratoga Avenue; East of Saratoga Avenue and north of Campbell Avenue; and south of Campbell Avenue and east of Saratoga Avenue. By 1965, the northeast section was constructed, parts of the northwest section built, and none of the southeast portion developed (**Figure 22**). The shopping center continued to grow steadily over the years (**Figure 23**). A 1995 renovation of the main northeast section made stores larger with outside entrances.¹³ The Westgate Shopping Center was purchased in 2004 by the owners of nearby Santana Row, Federal Realty Investment Trust.¹⁴ The shopping center today contains over 60 stores.



Figure 21. Aerial photograph, dated 1956, with approximate current footprint of 5365 Prospect Road shaded red. Source: Aero Services Corporation, Flight CIV-1956, Frame 6r-15, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.

¹⁰ Longstreth, *The American Department Store Transformed*, 173-74.

¹¹ Longstreth, *The American Department Store Transformed*, 216.

¹² *The Peninsula Times Tribune*, December 5, 1958.

¹³ Kelly Zito and Jenny Strasburg, "Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area," *SF Gate*, electronic resource at <https://www.sfgate.com/bayarea/article/Westgate-Mall-sale-fetches-97-million-2799939.php>.

¹⁴ Kelly Zito and Jenny Strasburg, "Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area."



Figure 22. Aerial photograph, dated 1965, with approximate current footprint of 5365 Prospect Road shaded red.
Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 8-120, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.



Figure 23. Aerial photograph, dated 1981, with approximate current footprint of 5365 Prospect Road outlined red.
Source: Western Aerial Photos Flight GS-VEZR, Frame 2-58, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.

Ownership and Occupancy Summary

Ownership and occupancy information for the building at 5365 Prospect Road was compiled from San Jose City Directories, building permit applications, newspaper articles, and public records available through Ancestry.com. At the time of its construction the subject parcels were owned by Thomas N. and Geraldine G. Foster. The earliest documented occupant of the original, central portion of 5365 Prospect Road was Builders Emporium, a retail hardware store chain.¹⁵ A department store, McDonalds, occupied the space between 1979 and 1986, after which Orchard Supply Hardware used the space from 1986 through the business' closure in 2020.¹⁶ The use of the commercial spaces at the eastern addition of the building prior to the use of the adjoining larger space by Orchard Supply Hardware is not known. Based on 1986 renovation plans, it appears that Orchard Supply Hardware occupied all spaces in the original building and addition during its use of the property.

Statement of Significance:

In order for a property to be considered eligible for the National Register of Historical Resources (National Register) or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Criteria for significance A through D for the National Register are nearly identical in wording and scope to California Register 1 through 4. As such, discussion of National Register and California Register criteria are combined below. Each criterion is followed by discussion relative to the property at 5365 Prospect Road.

Criterion A/1 (Events): Properties associated with events that have made a significant contribution to the broad patterns of our history.

5365 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion A or the California Register under Criterion 1 (Events), as the subject building does not appear to have contributed to the broad patterns of history in San Jose, the state, or the nation. The property was constructed in 1973 in West San Jose. At the time of the subject building's construction, the neighborhood, developed as a suburban residential area beginning in the 1950s, was one of several in the area undergoing increasing development and infill. The property at 5365 Prospect Road does not appear to have been significant as part of post-war suburban growth in San Jose, and was a relatively late addition to the larger pattern of retail establishments at the Westgate Shopping Center. No significant events were known to have occurred at 5365 Prospect Road, such that it would be individually eligible under Criterion A/1.

Criterion B/2 (Persons): Properties associated with the lives of persons significant in our past

5365 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Since its construction beginning in 1973, the subject property has not had any notable long-term owner and occupant. Research was unable to uncover significant professional or personal achievements by owners or occupants that would make the subject building individually eligible under Criterion B/2.

Criterion C/3 (Architecture): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction.

5365 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture). The original portion of the building was constructed in 1973 by an unknown architect or builder, designed in a 20th Century Commercial style. The building has a simple one-story design and with stucco and masonry façades and typical fenestration systems. The building does not possess high artistic value or is a good example of an identifiable architectural style. Therefore 5365 Prospect Road does not appear to rise to a level of individual significance under Criterion C/3.

Criterion D/4 (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.¹⁷

The property at 5365 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

¹⁵ Application for electrical permit No. 22133, May 1, 1973.

¹⁶ Application for Electrical Permit No. 70321, May 10, 1979; Plans on file at City of San Jose Development Services for alterations on behalf of Orchard Supply Hardware, Higgins & Root, Ellmore, Titus, Architects, August 27, 1986.

¹⁷ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 2.

City of San Jose Landmark Eligibility

As described by the City of San Jose Municipal Code Section 13.48.110, potentially historic properties within San Jose which meet specific significance criteria may be designated as Landmarks by City Council.¹⁸ The eight criteria generally considered in evaluation of potential landmarks are as follows:

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 the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
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 José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

As discussed above, the property at 5365 Prospect Road is not associated with significant developments in the history of San Jose, or the broader region, state, or nation. It therefore does not meet Criteria 1, 2, or 4 for consideration as a potential Landmark. No individuals or groups significant to the history of San Jose, the state, or nation have been found to be associated with the property at 5365 Prospect Road, and as such it does not appear to meet Criteria 3 for consideration as a potential Landmark. The design of the building at 5365 Prospect Road is not a distinctive example of a particular architectural style, and is not associated with a significant group, architect or builder. It is not an example of innovation in engineering or architecture. As such, the property does not meet Criteria 5, 6, 7, or 8 for consideration as a potential Landmark. Overall, the property at 5365 Prospect Road does not appear to be eligible for designation as a City of San Jose Landmark.

Conclusion

The property at 5365 Prospect Road does not appear to be individually eligible for listing in the National Register or California Register under any criteria. It does not appear to meet eligibility criteria for designation as a City of San Jose Landmark. Therefore, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that the property has been "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹⁹

References Cited

- BFGC-IBI Group. *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis*. San Jose: Prepared for the County of Santa Clara, 2012.
- California State Office of Historic Preservation Department of Parks and Recreation. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*. Sacramento, November 2004.
- City of San Jose. Municipal Code Section 13.48.110 – Procedure for designation of a landmark, electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.
- Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.
- Longstreth, Richard. *The American Department Store Transformed, 1920-1960*. New Haven: Yale University Press, 2010.
- National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995.
- Page & Turnbull. *Historic Resource Evaluation: Fountain Alley, San Jose, California*. San Francisco: Prepared for David Powers & Associates, 2006.
- The Peninsula Times Tribune*. December 5, 1958.
- Zito, Kelly and Jenny Strasburg. "Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area." *SF Gate*, electronic resource at <https://www.sfgate.com/bayarea/article/Westgate-Mall-sale-fetches-97-million-2799939.php>.

¹⁸ City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

¹⁹ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

State of California — The Resources Agency
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Primary # _____
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NRHP Status Code _____ 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 14 Resource name(s) or number (assigned by recorder) 5281-5289 Prospect Road

P1. Other Identifier: Westgate West Shopping Center

***P2. Location:** Not for Publication Unrestricted ***a. County** Santa Clara
b. USGS 7.5' Quad San Jose West, CA **Date** 2021
c. Address 5281-5289 Prospect Road **City** San Jose **Zip** 95129
d. UTM: (Give more than one for large and/or linear resources) Zone 10S 589098.31 mE/ 127953.79 mN
e. Other Locational Data: Assessor's Parcel Numbers 381-36-014, 381-36-029, 381-36-021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
5281-5289 Prospect Road is a one-story, multi-unit commercial building located the north side of Prospect Road, between Lawrence Expressway and Saratoga Avenue in San Jose, Santa Clara County. Records associated with the building refer to address numbers 5281 (APN 381-36-014), 5285 (APN 381-36-014), 5287 (APN 381-36-021) and 5289 (APN 381-36-029) Prospect Road. To be consistent and inclusive of all recorded addresses, the subject building will be referred to as 5281-5289 Prospect Road. Built in attached segments between 1965 and 1978, 5281-5289 Prospect Road is designed in a 20th-Century Commercial style, with exterior façades featuring exposed concrete masonry, stucco cladding, and stone veneer. The building sits on a concrete foundation, and is capped by a flat roof. The primary façade faces south, overlooking a vehicle parking area and adjacent commercial buildings.

South (Primary) Façade

The south façade faces an asphalt parking lot. The commercial unit at the left (west) side of the south façade has a deep, rectangular ridged metal canopy, three boarded storefront aluminum window openings at the corner, and a three-bay section of painted concrete masonry with rectangular pilasters (**Figure 2**). The second storefront features stucco cladding and six arched aluminum undivided-lite windows set in two groups of three on either side of aluminum glazed double doors with an arched transom (**Figure 3 and Figure 4**). A large hipped-roof portico with a front-facing cross gable and tile roofing spans most of the width of the storefront, supported by wood Doric columns. An ornamental cupola sits at the intersection of the hipped roof and cross gable. (refer to Continuation Sheet, page 2)

***P3b. Resource Attributes:** HP6: 1-3 Story Commercial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other



P5a. Photo

P5b. Photo: (view and date)
South (Primary) Façade, March 6, 2023

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
ca. 1965, Aerial photograph

***P7. Owner and Address:**
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

***P8. Recorded by:**
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**
March 6, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** None Location Map Sketch 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)

***P3a. Description (Continued)**



**Figure 1. Location of 5281-5289 Prospect Road, subject building shaded red.
Source: Google Earth 2022, edited by Page & Turnbull.**

South (Primary) Façade (continued)

The largest, eastern portion of the south façade, which includes storefronts for two large commercial spaces, projects south from the western storefronts and has a stepped rectangular stucco-clad parapet. The façade is characterized by a large wood-frame arcade supported by square stucco-clad and masonry pillars, connected at their bases by a low stone masonry wall (**Figure 5 through Figure 7**). The roof of the arcade features a square wood lattice and two tile-clad, hipped-roof porticoes. Storefront glazing for the two commercial units consists of a variety of sizes and orientations of rectangular aluminum storefront windows, with two primary sliding entrance doors and wide beveled transoms centered under the porticoes. A third set of sliding entrance doors is set to the right (east) of the eastern portico. The concrete pedestrian walkway which spans this storefront features a regular pattern of square ceramic tiles set in groups of four and eight.



Figure 2: South façade west corner, looking north.



Figure 3: South façade, looking northeast.



Figure 4. South facade, view east.



Figure 5. South facade, view northeast.



Figure 6: South facade, view northwest.



Figure 7: South facade, view northeast.

West Façade

The west façade of 5281-5289 Prospect Road fronts an asphalt parking lot and faces 5247 Prospect Road which matches the style and configuration of the west façade of the facing portions of the subject building. A deep, ridged metal canopy projecting over the pedestrian walkway spans the majority of the north portion of the façade and is supported by square concrete columns (**Figure 8 and Figure 9**). Horizontal concrete supports connect columns across the majority of the façade. The north portion of the façade is divided into four bays, with concrete masonry pilasters separating different configurations of aluminum frame storefront glazing and swinging doors. All openings are currently boarded with plywood. The easternmost bay of this portion of the façade features a slightly higher roofline, and canopy with painted vertical wood panel cladding (**Figure 10**). The west façade steps back at the south corner of this bay. The ridged metal canopy continues at the southern portion of the west façade, projecting over the walkway only at its south end, and cantilevered rather than supported by concrete posts (**Figure 11**). The south portion of the façade includes, from left to right, six bays of boarded storefront openings, likely formerly glass, a single boarded entrance door, a section of painted concrete masonry, and storefront glazing at the south corner, consisting of a single door centered within four rectangular windows. This corner storefront wraps around to the south façade, as described above.



Figure 8: North end of west façade, view east.



Figure 9: View southeast along west façade.



Figure 10: View northeast toward central portion of west façade.



Figure 11: South end of west façade, view east.

North Façade

The north façade overlooks a rear parking lot. With the exception of one projecting, concrete masonry portion of the at which a storefront wraps around from the west façade, the north façade is utilitarian in configuration and contains the rear entrances and loading areas for the south- and west-facing storefronts (**Figure 12 through Figure 15**). Flat metal canopies are installed over some entrances. Two projecting concrete masonry volumes are set near the left (east) side of the façade.

East Façade

The east façade fronts an asphalt parking lot. The south corner is a continuation of the south façade, with masonry pillars holding up the extended roof overhang and decorative eaves (**Figure 16**). The rest of the façade is divided evenly into 13 painted concrete bays, divided by engaged concrete pilasters (**Figure 17**). Double metal doors are located in the second most northern section. A single metal door is located at the sixth most southern section of the façade, and metal double doors in the fifth most southern section.



Figure 12: East portion of north façade, view south.



Figure 13: Central portion of north façade, view southwest.



Figure 14: Central portion of north façade, view south.



Figure 15: West portion of north façade, view southwest.



Figure 16: East façade, looking west.



Figure 17: East façade, looking northeast.

Surrounding Neighborhood

5281-5289 Prospect Road is part of the Westgate West Shopping Center, which surrounds the property to the south, east, and west. The shopping center contains late-20th century and contemporary commercial buildings with active retail and service businesses (**Figure 18 and Figure 19**). The neighborhood to the north of the subject building, opposite Graves Avenue, is residential and contains predominantly single family houses which appear to have been built in the 1950s.



Figure 18: 5269 Prospect Road.



Figure 19: 5253 Prospect Road.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 14 *NRHP Status Code 6Z

*Resource Name or # 5281-5289 Prospect Road

B1. Historic name: _____

B2. Common name: 5281-5289 Prospect Road

B3. Original Use: Shopping Center

B4. Present use: Shopping Center

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building at 5281-5290 Prospect road was constructed in four sections between 1964 and 1978 (). The large, eastern portion of 5281-5289 Prospect Road was designed for use as a Pay Less Drug Store in 1964 by architects Walter Harada and George Meu of San Francisco for owner T.N. Forster.¹ The building’s design featured arched parapets with full-height glazing screened by solar screens over the two main entrances, vaulted canopies over each entrance door, and panels of stone cladding flanking each entrance.² A permit application dated April 10, 1968 for the addition of “more retail space” corresponds to the commercial space to the immediate west of the main portion of the building addressed 5285.³ (Refer to Continuation Sheet, page 7)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: _____ Unknown b. Builder: _____ Unknown

*B10. Significance: Theme _____ N/A Area _____ N/A

Period of Significance _____ N/A Property Type _____ N/A Applicable Criteria _____ N/A

Historic Context:

San Jose History

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.⁴ In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. John Burton, the first American *alcalde*, commissioned a survey of the pueblo of San José not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets not far to the east of the original Spanish/Mexican pueblo. (Refer to Continuation Sheet, page 10)

B11. Additional Resource Attributes: N/A

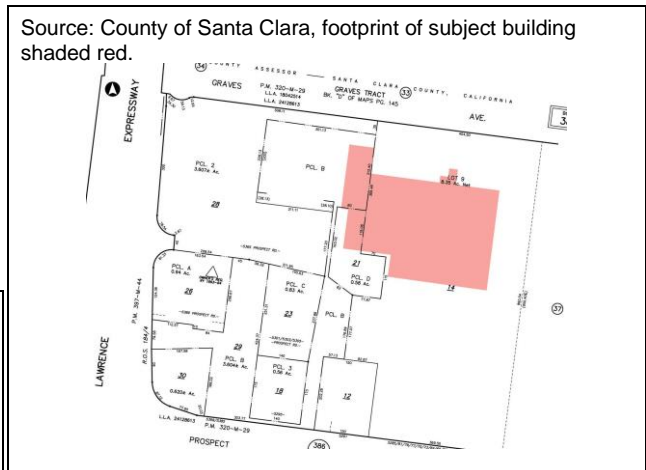
*B12. References: Refer to Continuation Sheet, page 14

B13. Remarks: N/A

*B14. Evaluator: Page & Turnbull, Inc.

*Date of Evaluation: April 21, 2023

(This space reserved for official comments.)



¹ Plans on file at San Jose Development Services Permit Center for “New Building for Pay Less Drug Stores,” Harada & Meu, May 14, 1964, Permit No. 1964-044601.

² Drawing excerpts are not reproduced in this document per California Health and Safety Code 19851. All plans may be viewed in the online collections of the San Jose Development Services Permit Center.

³ Building Permit No. 56814, April 10, 1968.

⁴ BFGC-IBI Group, *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis* (San Jose: Prepared for the County of Santa Clara, 2012).

***B6. Construction History (continued):**

The addition at the southwest corner of the building, corresponding to the address 5287 Prospect Road, was designed in 1977 as a Firestone Sales & Service Center, designed for owner Dr. T.N. Foster by architect Harry Cain of Long Beach.⁵ The six bays at the west façade which are currently boarded with plywood were built as vehicle entrances with roll-up utility doors. The northwestern portion of the building, with storefronts facing a matching façade on the neighboring building to the west, was designed by the architectural firm of George Meu and Associates in 1977, with a ridged metal canopy and concrete columns matching the existing addition to the east side of 5365 Prospect Road to the west, and completed by 1978.⁶ Between 1987 and 1993 a major façade renovation removed approximately 40 feet from the primary, south façade of the original eastern volume of the building, removing the arched parapet and canopy elements. Subsequent permits on file at the San Jose Development Services Permit Center document interior remodeling for changing tenants, reroofing, addition and replacement of canopies, and other minor exterior alterations.



Figure 20. Construction sequence of 5281-5289 Prospect Road. Source: Google Earth, 2022, edited by Page & Turnbull

⁵ Plans on file at San Jose Development Services for Firestone Sales & Service Center, Harry Cain Architect, July 28, 1977.

⁶ Plans on file at San Jose Development Services Permit Center for Proposed Commercial Building for Westgate West Shopping Center, George Meu and Associates, September 30, 1977, Building Permit No. 1978- 10713.



Figure 21. Aerial photograph, dated 1965, with approximate current footprint of 5281-5289 Prospect Road outlined red. Note that original south façade extended approximately 40 feet south of its current location. Source: Cartwright Aerial Surveys, Flight CAS-65-130, Frame 8-120, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.



Figure 22. Aerial photograph, dated 1981, with approximate current footprint of 5281-5289 Prospect Road outlined red. Note that original south façade extended approximately 40 feet south of its current location. Source: Western Aerial Photos Flight GS-VEZR, Frame 2-58, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.

***B10. Significance:**

Historic Context (continued)

In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country. For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Despite its agricultural nature, the city grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated the city. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.⁷

As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread and it became a major population center rivaling San Francisco, Oakland, and Berkeley.⁸

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept the city afloat. When World War II occurred and demand for canned and shelf-stable produce increased, San Jose was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.⁹

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farmland for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.¹⁰ Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

Westgate Shopping Center

The establishment of suburban shopping centers became possible in the 1950s as the growth of the middle class and the residential development practices of the post-war period illustrated the need to change the historic pattern of retail development, catering to the new population centers of suburban America. As shopping centers were constructed, they were identified by their size, scope, and retail program. Regional centers were defined by their overall size with more than 40 businesses and at least one major department store spread over 700,000 square feet of retail space, parking for anywhere from 3,000 to 8,000 vehicles, and

⁷ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley, San Jose, California* (San Francisco: Prepared for David Powers & Associates, 2006).

⁸ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

⁹ Knapp & VerPlanck, *Historic Resource Evaluation: Former San Jose City Hall*, (Prepared for the County of Santa Clara Planning Office, 2011).

¹⁰ Page & Turnbull, *Historic Resource Evaluation: Fountain Alley*.

the ability to serve a population center of at least 100,000 people.¹¹ Smaller variations on the shopping center, including “neighborhood” and “community” centers were defined by overall smaller square footage and parking requirements, and the omission of a large department store in favor of either a grocery store, chain store, or variety store.¹² By the early 1960s, the midcentury regional shopping mall as a type was established as usually a fully enclosed shopping center with two (and increasingly three) anchor tenants. Lending institutions reinforced the move towards enclosed malls as they labeled them a better return on investment, with less risk than an open-air mall in regard to consistent revenue, stable tenants, and increased sales of up to 20 percent.¹³ From 1961 to 1970, over 240 regional malls were constructed across the nation. This was more than three times the number constructed from 1945 to 1960.

Until the mid-1950s, the area of the subject property was used as, and surrounded by agricultural lands primarily developed as orchards (**Figure 23**). Postwar suburban development expanded into the area beginning in the late 1950s, with residential growth bringing the need for commercial development, and commercial development attracting further residential growth. A 1958 advertisement from the Peninsula Times Tribune states that the Westgate Shopping Center was under construction in West San Jose.¹⁴ This shopping center grew to include three main sections: north of Prospect Road and west of Saratoga Avenue; East of Saratoga Avenue and north of Campbell Avenue; and south of Campbell Avenue and east of Saratoga Avenue. By 1968, the northeast section was constructed, parts of the northwest section built, and none of the southeast portion developed (**Figure 24**). The shopping center continued to grow steadily over the years (**Figure 25**). A 1995 renovation of the main northeast section made stores larger with outside entrances.¹⁵ The Westgate Shopping Center was purchased in 2004 by the owners of nearby Santana Row, Federal Realty Investment Trust.¹⁶ The shopping center today contains over 60 stores.



Figure 23. Aerial photograph, dated 1956, with approximate current footprint of 5281-5289 Prospect Road shaded red. Source: Aero Services Corporation, Flight CIV-1956, Frame 6r-15, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.

¹¹ Richard Longstreth, *The American Department Store Transformed, 1920-1960*, (New Haven: Yale University Press, 2010), 174, 186.

¹² Longstreth, *The American Department Store Transformed*, 173-74.

¹³ Longstreth, *The American Department Store Transformed*, 216.

¹⁴ *The Peninsula Times Tribune*, December 5, 1958.

¹⁵ Kelly Zito and Jenny Strasburg, “Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area,” *SF Gate*, electronic resource at <https://www.sfgate.com/bayarea/article/Westgate-Mall-sale-fetches-97-million-2799939.php>.

¹⁶ Kelly Zito and Jenny Strasburg, “Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area.”



Figure 24. Aerial photograph, dated 1968, with approximate current footprint of 5281-5289 Prospect Road shaded red.
Source: Cartwright Aerial Surveys, Flight CAS-2310, Frame 1-195, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull.



Figure 25. Aerial photograph, dated 1981, with approximate current footprint of 5281-5289 Prospect Road outlined red.
Source: Western Aerial Photos Flight GS-VEZR, Frame 2-58, collection of the University of California, Santa Barbara Libraries, edited by Page & Turnbull

Ownership and Occupancy Summary

At the time of its construction the subject parcels were owned by Thomas N. and Geraldine G. Foster. The following tables summarize the documented occupancy history of 5281-5289 Prospect Road. The earliest documented occupant of the largest unit at the east side of the building, beginning in 1964 and documented until the mid-1990s was Pay Less Drug Store. Other large south-facing units have been occupied by a Yardage Fair Fabric Shop (ca. 1977-1979), an Ethan Allen furniture store (ca. 1991-2023), Longs Drug Store (ca. 1999-2000), a CVS Drug Store (ca. 2009-2013), and more recently second-hand and discount stores. The addition at the southwest corner of the building was originally built for and occupied as a Firestone automotive service center (ca. 1978-1996), followed by a Midas Muffler (ca. 1985-1999). Smaller units in the northwestern addition were occupied by a variety of retail and service tenants, including a fish and poultry retailer (ca. 1981), an arcade (ca. 1992), a fencing studio (ca. 2001), and a yoga studio (ca. 2002-2020).

Statement of Significance:

In order for a property to be considered eligible for the National Register of Historical Resources (National Register) or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Criteria for significance A through D for the National Register are nearly identical in wording and scope to California Register 1 through 4. As such, discussion of National Register and California Register criteria are combined below. Each criterion is followed by discussion relative to the property at 5281-5289 Prospect Road.

Criterion A/1 (Events): 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.

5281-5289 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion A or the California Register under Criterion 1 (Events), as the subject building does not appear to have contributed to the broad patterns of history in San Jose, the state, or the nation. The property was constructed in stages from 1964 to 1978 in West San Jose. At the time of the subject building's construction, the neighborhood, developed as a suburban residential area beginning in the 1950s, was one of several in the area undergoing increasing development and infill. The property at 5281-5289 Prospect Road does not appear to have been significant as part of post-war suburban growth in San Jose, and was a relatively late addition to the larger pattern of retail establishments at the Westgate Shopping Center. No significant events were known to have occurred at 5281-5289 Prospect Road, such that it would be individually eligible under Criterion A/1.

Criterion B/2 (Persons): Associated with the lives of persons important to local, California or national history.

5281-5289 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion B or the California Register under Criterion 2 (Persons). Research did not identify any owners or occupants of the property whose association with 5281-5289 Prospect Road was significant to the history of San Jose, the state, or nation.

Criterion C/3 (Architecture): 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.

5281-5289 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion C or the California Register under Criterion 3 (Architecture). The original portion of the building was designed in 1964 by architects Harada & Meu with some elements of Mid-Century Modern style, and has been subject to decades of addition and alteration to suit the needs of commercial tenants. Overall, the building has a simple one-story design with stucco and masonry façades and typical fenestration systems. Ornamental features at the primary, south-facing facades display elements of classical and Spanish Colonial Revival architectural influence, but are neither cohesive nor distinctive representations of these styles. The building does not possess high artistic value and is not a good example of an identifiable architectural style.

Criterion D/4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 5281-5289 Prospect Road does not appear to be individually eligible for listing in the National Register under Criterion D or the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of San Jose, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

City of San Jose Landmark Eligibility

As described by the City of San Jose Municipal Code Section 13.48.110, potentially historic properties within San Jose which meet specific significance criteria may be designated as Landmarks by City Council.¹⁷ The eight criteria generally considered in evaluation of potential landmarks are as follows:

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

¹⁷ City of San Jose Municipal Code Section 13.48.110 – Procedure for designation of a landmark. Electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 14

Resource Name or # 5281-5289 Prospect Road

*Recorded by Page & Turnbull, Inc.

*Date March 30, 2023 Continuation Update

2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
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 José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

As discussed above, the property at 5281-5289 Prospect Road is not associated with significant developments in the history of San Jose, or the broader region, state, or nation. It therefore does not meet Criteria 1, 2, or 4 for consideration as a potential Landmark. No individuals or groups significant to the history of San Jose, the state, or nation have been found to be associated with the property at 5281-5289 Prospect Road, and as such it does not appear to meet Criteria 3 for consideration as a potential Landmark. The design of the building at 5281-5289 Prospect Road is not a distinctive example of a particular architectural style, and is not associated with a significant group, architect or builder. It is not an example of innovation in engineering or architecture. As such, the property does not meet Criteria 5, 6, 7, or 8 for consideration as a potential Landmark. Overall, the property at 5281-5289 Prospect Road does not appear to be eligible for designation as a City of San Jose Landmark.

Conclusion

The property at 5281-5289 Prospect Road does not appear to be individually eligible for listing in the National Register or California Register under any criteria. It does not appear to meet eligibility criteria for designation as a City of San Jose Landmark. Therefore, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning that the property has been "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹⁸

Resources

BFGC-IBI Group. *Evaluation of the Former San Jose City Hall: Building Evaluation Analysis*. San Jose: Prepared for the County of Santa Clara, 2012.

California State Office of Historic Preservation Department of Parks and Recreation. *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*. Sacramento, November 2004.

City of San Jose. Municipal Code Section 13.48.110 – Procedure for designation of a landmark, electronic resource at https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodet=TIT13STSIPUPL_CH13.48HIPR_PT2DE_13.48.110PRDELA.

Knapp & VerPlanck. *Historic Resource Evaluation: Former San Jose City Hall*. Prepared for the County of Santa Clara Planning Office, 2011.

Longstreth, Richard. *The American Department Store Transformed, 1920-1960*. New Haven: Yale University Press, 2010.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995.

Page & Turnbull. *Historic Resource Evaluation: Fountain Alley, San Jose, California*. San Francisco: Prepared for David Powers & Associates, 2006.

The Peninsula Times Tribune. December 5, 1958.

Zito, Kelly and Jenny Strasburg. "Westgate Mall Sale Fetches \$97 Million/ Demographics Have Buyer Federal Realty Bullish on Bay Area." *SF Gate*, electronic resource at <https://www.sfgate.com/bayarea/article/Westgate-Mall-sale-fetches-97-million-2799939.php>.

¹⁸ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.