

Historic Resource Project Assessment

CityView Plaza (a.k.a. Park Center Plaza)
150 Almaden Blvd. (+additional addresses)
San José, Santa Clara County, California
(APNs #259-41-054, -057, -066, -067, -068, and -070)



Archives & Architecture photo / November 2019

Prepared for:

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Introduction

CityView Plaza, the contemporary name of what was originally known as Park Center Plaza, located within the city block between South Market and West San Fernando Streets, Park Avenue, and Almaden Boulevard within Downtown San José, is the site of a proposed high-rise office building project. The existing buildings on the site (except for the building at the southwest corner of Almaden Boulevard and West San Fernando Street under separate ownership) will all be demolished as a part of the proposed project. All were constructed between 1968 and 1985.

The property was developed within the larger redevelopment area known as the Park Center Project Area, which was the first such redevelopment project undertaken by the Redevelopment Agency of the City of San José. The redevelopment project was first approved by the San José City Council in 1961. Park Center Plaza, the first phase of this large and pivotal urban renewal effort in Downtown San José, was privately developed by San Jose Center Corp. after their signing of a development agreement and acquisition of the property beginning in 1966. The property within the larger redevelopment project area, including land that was also used for civic projects such as the Center for Performing Arts, had been assembled by the Redevelopment Agency in the 1960s.

San Jose Center Corp. later morphed into Wolff-Senson, and later Wolff-Senson-Buttery. Led by Lewis K. (Lew) Wolff, the original developer and other partners owned and managed much of the complex until the mid-1980s and was responsible for most of the private development that followed beyond Park Center Plaza in the larger Park Center Project Area. The plaza complex and most of the early buildings (within the plaza area and three other sites to the immediate west across Almaden Boulevard) were planned and mostly designed by Gruen Associates (under master architect César Pelli), with Skidmore, Owings, & Merrill (SOM) of San Francisco the master plan designer, and project architect (under John Merrill Jr.) for the 1968-1969 Well Fargo Bank building at the southwest corner of South Market and West San Fernando Streets. These two firms and the managing partners for this project are internationally renowned within the field of architecture. The property is presently owned by SJ CityView LLC, who recently acquired the complex from Park Center Plaza Investors LP.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to prepare this historic resource assessment as a part of preparation of environmental documents for the project. This report will be used to inform the environmental process in order to conduct environmental review under the California Environmental Quality Act (CEQA).

This report is being prepared for review by staff of the Planning Division of the Department of Planning, Building and Code Enforcement of the City of San José, and is intended for inclusion in Draft Supplementary Environmental Impact Report documents (DSEIR) prior to the determination on the project under CEQA.

Project Description

The project proposed by SJ CityView LLC is described within application submittals on file with the City of San José as the construction of three office buildings totaling 3.6+ million square feet on an approximately 7.8 acres of an 8.4-acre site.

The project has been filed with the City of San José under Site Development Permit application H19-016. For the purposes of the project application, the project address is noted as being 150 Almaden Blvd. (northeast corner of Almaden Boulevard and Park Avenue), the current site of Heritage Bank of Commerce. The site as currently developed also has multiple addresses associated with South Market Street, West San Fernando Street, and Park Avenue, with some portions historically addressed as Park Center Plaza. CityView Plaza until recently has sat on seven parcels. 190 Park Center Plaza, the current site of a two-story office building associated with AlphaMedia and built 1975-1976 for Japan-California Bank, is not a part of this project.

The proposed project includes the demolition of all the existing buildings and structures on the project site (10 buildings), which now consist office, commercial uses, and parking within multiple interconnected buildings.

Purpose and Methodology of this Study

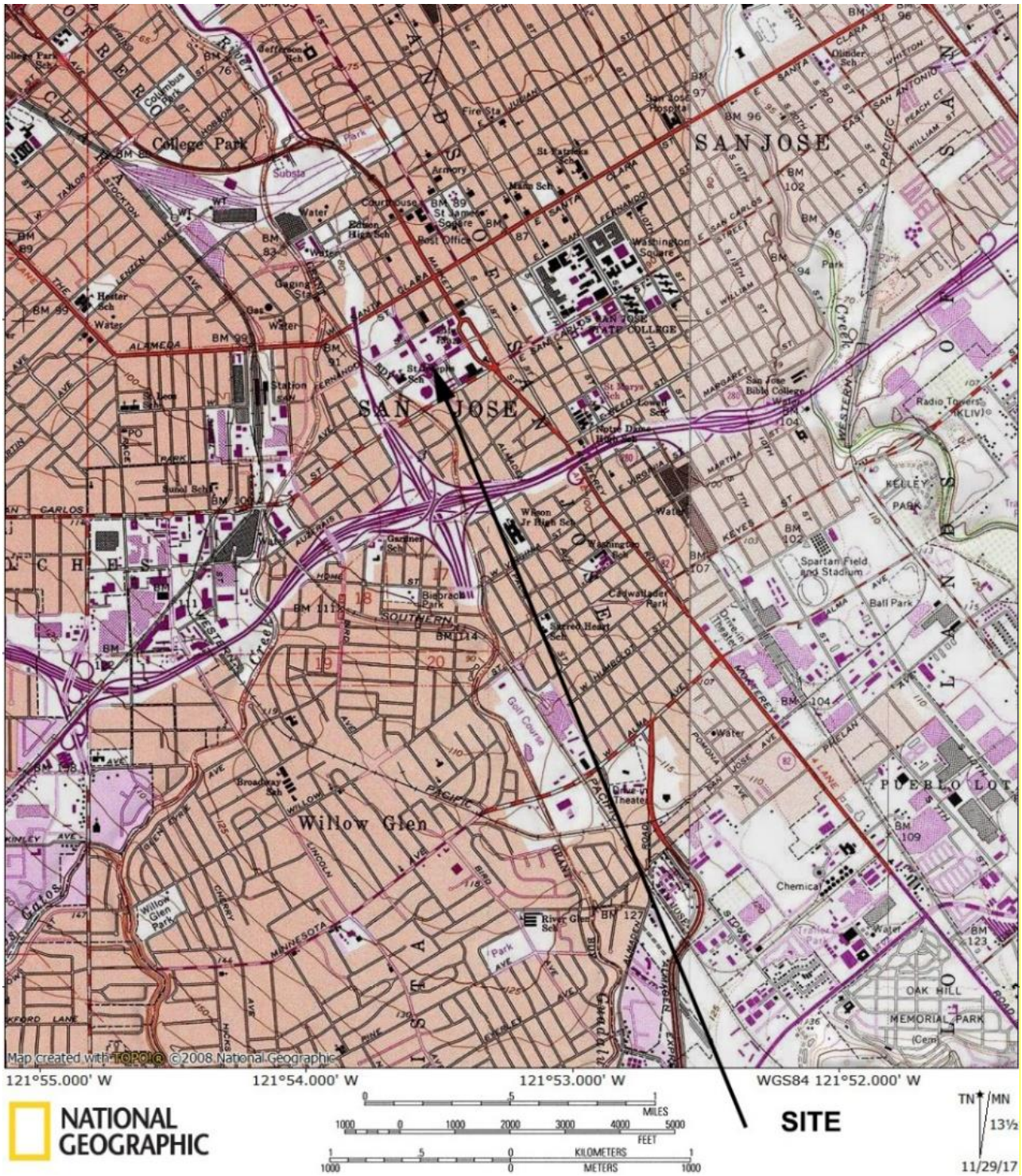
This document is presented in a report format and addresses the historical significance the buildings and the site, formerly known as Park Center Plaza within the larger Park Center Redevelopment Area, now referred to as CityView Plaza.

The site was examined in November and December of 2019 by Leslie Dill and Franklin Maggi. Digital photographs of the exterior of the buildings and structures and views of the adjacent setting and nearby buildings were taken at that time. Photographic documentation is included this report and in the attached DPR523 series forms.

Historical research was conducted by the staff of Archives & Architecture and consisted of a review of both primary and secondary sources of historical information, including an email communication with staff of the architects of record of most of the buildings, César Pelli (prior to his death in July 2019), and contact with the staff (Records Manager) of the architectural firm of SOM San Francisco. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character (1988), and #35 - Understanding Old Buildings: The Process of Architectural Investigation (1994), as well as the Park Service's Secretary of the Interior's Standards & Guidelines for Preservation Planning, Identification, and Evaluation.

This report includes an overview of buildings on nearby properties to consider their historical status regarding potential offsite impacts of the project on historic resources.

Location Map



Summary of Findings

CityView Plaza, known originally and until recently as Park Center Plaza, was San Jose's first major redevelopment effort when conceived in the late 1950s and initiated 1966-1968 by San Jose Center Corp under the authority of the Redevelopment Agency of the City of San José. As a pivotal urban renewal project associated with the revitalization of Downtown San José during the post-war *Period of Industrialization and Suburbanization*, much of CityView Plaza remains today as a key and exceptional representative of important local patterns of community redevelopment, and was recognized during its evolution as "an outstanding example of how private enterprise can operate in conjunction with public works to the benefit of all."

Although the plaza has undergone some minor renovations in the recent past, all the circa-1970s buildings remain intact. As such, the circa 1970 portions of the original Park Center Plaza (see page 19 for diagram) is a historic resource under the California Environmental Quality Act, as it meets Criterion 1 of the California Register of Historical Resources and appears eligible for local listing as a historic landmark site (CCLD - Candidate City Landmark District). Three buildings at the project site that were built outside the period of significance, 1968-1973, including the Heritage Bank building and pavilion, and Park Avenue Parking Garage, and are not historically significant and are non-contributors. The AlphaMedia building (historic Japan-California Bank), is not a part of the project, and its construction also falls outside the period of significance.

Within CityView Plaza are individual buildings that are both distinctive and exceptional examples of modern architecture of our times. These include the distinctive Wells Fargo Bank building, designed by the prestigious firm of Skidmore, Owings, & Merrill, with John Merrill Jr, Managing Partner and Lawrence Doane, Project Designer, the exceptional Bank of California building, designed by internationally renowned architect César Pelli while at Gruen Associates, the distinctive United California Bank building also designed by Pelli, as well as the distinctive Bank of America building and tower designed by architects at Gruen Associates under the aegis of Pelli in his role as Design Partner. These buildings individually contribute to the significance of this site as a historic resource under CEQA and meet Criterion 3 of the California Register, and each appear eligible as historic landmark structures under the City's Historic Preservation Ordinance.

The three remaining buildings from the initial development as well as their underground parking garage contributed to the period of significance and setting but are not individually distinctive within the context of the complex or the City of San José. They are eligible as Structures of Merit within the City's Historic Resources Inventory.

During the 1960s and 1970s, there were also a number of personages associated with the development of Park Center Plaza, including developers Lewis K. Wolff, Jackson Sesnon, Arthur J. Sims, Mayor Ron James, Redevelopment Agency directors Olney

Smith and Jack Dusthimer, and Planning Director Sanford Getreu. While all of these persons contributed to the creation of Park Center Plaza in a substantial way, none appear to individually qualify Park Center Plaza as a historic resource under California Register Criterion 2, or can findings be made under the City's Historic Preservation Ordinance related to historic personages.

Background and Historic Context

The site for this office project is within the westerly portions of what was once the *Pueblo de San José de Guadalupe*. San José's pueblo was originally established in November of 1777, when Spanish colonists from *España Nueva* (New Spain) settled north of present-day Downtown San José in the vicinity of what is now Hobson and San Pedro Streets. The location of the pueblo was moved in the late 1780s or early 1790s about one mile south, centered at what is now the intersection of Santa Clara and Market streets.

Each of the colonists was assigned a *solare* (house lot) and a *suerte* (agricultural plot). The colonists' first activity was to build a dam above the settlement that collected water in a pond for distribution throughout the pueblo by way of an *acequia* or ditch. The *Acequia Madre* provided both household and irrigation water and meandered through the pueblo until it reached an outbreak of a distributary from the Guadalupe River near present-day Taylor Street. The route of the *Acequia Madre* transects what is now the footprint of CityView Plaza. The land east of the *acequia* contained house lots fronting on the pueblo's plaza, and the land west of the *acequia*, to the Guadalupe River, contained agricultural plots.

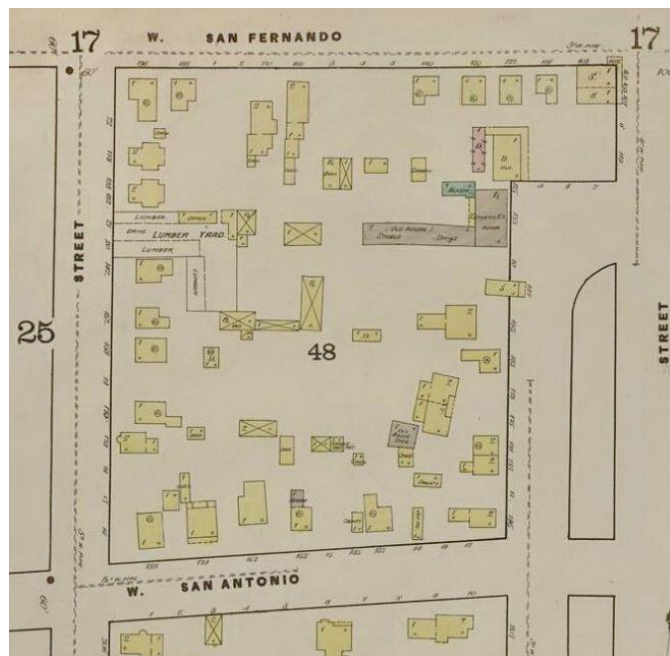
South Market Street from about West San Fernando Street to West San Carlos Street constituted the pueblo's plaza, which came to be known as Market Plaza, and today is mostly incorporated into Plaza Park. Situated on both sides of the pueblo's plaza were rows of adobe houses on the *solare* lots that belonged to the *pobladores* (townspeople) of the pueblo, many within what is now the CityView Plaza site.

During both the Spanish Colonial period (1777-1821), and the Mexican period (1821-1846), the block that would later become B.1R.2W. (Block 1 Range 2 West), bounded by West Market Street (previously Guadalupe Street), Park Avenue (previously West San Antonio Street), and Almaden Boulevard (more recently Vine Street until the late 1960s), contained six or seven *solare* lots belonging to *pobladores*. The lots were adjacent to the pueblo plaza and within the CityView Plaza project site. They had been identified by the 1850s as having at least six residential lots associated with early residents and families and most likely populated with adobe houses. The ownership and occupation of these lots and houses is not definitively described in historical literature, but secondary sources have identified associations with Pedro Mesa, Antonio Suñol, "widow" Bernal, José Noriega, and persons associated with Garcia and Pacheco families. Running in a westerly direction from the pueblo plaza within portions of the south end

of the CityView Plaza block was Garcia Alley, positioned between the Garcia and Pacheco house lots. This alley, like others in the pueblo, provided access from the center of the pueblo to the *acequia*, and further west to agricultural plots and Guadalupe River.

Detailed investigation into the personages associated with this site during the Spanish/Mexican periods was not conducted as a part of this study and falls within the realm of historical archaeology. It is not known if any portions of the original land surfaces remain embedded within the current CityView Plaza site. Clearance of buildings during the 1960s and construction of Park Center Plaza during the late 1960s through the 1980s included substantial site excavation.

By the 1880s when the physical characteristics of the area that now houses CityView Plaza were first surveyed by the Sanborn Fire Insurance Company, most of the adobes were gone, and the use of the land appears to be primarily single-family residential in nature. As can be seen on a detail of the 1884 Sanborn map below, at least three adobe structures still existed (shown as brown), and one building extended into the Market Street right-of-way. Over the next 75 years, housing remained the predominant use, although within the area closest to Market Plaza a large lumber yard was established by C.E. Meserve, and a large agricultural exhibit building was constructed along West San Fernando Street across from the terminus of South San Pedro Street (the present site of what is known at CityView Plaza as the Landmark Building) known as Horticultural Hall (later known as the Olympic Theatre).



Except from 1884 Sanborn Company fire insurance map (from Library of Congress). This excerpt is of the east portion of CityView Plaza. Almaden Avenue, shown as the "STREET" along the left side was vacated as a part of the development of Park Center Plaza in the late 1960s. W. San Antonio is now known as Park Avenue.

By mid-twentieth century, the old Horticultural Hall was gone, and much of the northeastern portion of the CityView Plaza site consisted of a mix of commercial uses, with the remaining areas consisting of mostly single-family residential properties.

During the post-World War II period, downtown San José began to change due to two pivotal events; the demolition of the 1889 city hall building in Market Plaza and the related relocation of civic offices to North First Street outside of the downtown, as well as the construction of Valley Fair Shopping Center in the western portions of San José, which precipitated the ultimate decline of the retail core of the city. Concurrent with these two physical events, the Redevelopment Agency of San José was created in the late 1950s to become the agency of urban renewal in the downtown, and in 1959 the Park Center Redevelopment Area was established to begin the process of property condemnation and acquisition in the western portions of the downtown, with the construction of new civic facilities and commercial structures to follow.



The boundaries of what is now CityView Plaza as of 1960 prior to site clearance had begun within the larger Park Center Redevelopment Area (Fairchild Aerials, courtesy of California Room, SJPL). This outline includes what is now 190 West San Fernando St., a building that is not part of the proposed project.

The site clearance and project planning took ten years to unfold, and by 1969 Park Center Plaza, the first phase of the larger Park Center Redevelopment Area project was under construction.

Downtown Planning in the Post-War Period of Suburbanization

With the relocation in the late 1950s of San Jose's City Hall to North First Street and the construction of Valley Fair Shopping Center on Stevens Creek Road, City leaders initiated planning processes to reinvigorate the aging downtown during the period of rapid suburbanization in the post-World War II period. After the founding of San Jose's Redevelopment Agency around 1957, the agency's first major project, Park Center, was conceived in 1959 under Olney C. Smith, Executive Director of the new agency. A small three-person agency within city government at that time, it had a small board chaired by Boy M. Butcher (of Butcher Electrical Contractors) and vice-chaired by Frank C. Mitchell (a Bank of America manager), with Alden B. Campen (property management), Hollis L. Logue, Jr. (architect), and Paul J. Marchese (Marchese Bros. wholesale liquors) serving as directors.

By the mid-1950s, downtown San José had been criticized and shunned by merchants as a dull and dirty place, and City leaders hoped to remake the central commercial area with new life as well as revitalize the older residential areas in the greater downtown frame. A coalition of government agencies jointly sought to remake the original city, roughly the area bounded by the Bayshore freeway and newly planned Guadalupe and Crosstown freeways (now highways 280 and 87), and were committed to investing millions of dollars in public funds into the growing city's heart.

Conceived as two major redevelopment projects in the downtown during the first years of the new Redevelopment Agency, there were plans at that time to expand to as many as five projects. A major river park was proposed for the banks of the Guadalupe, as well as new cultural facilities, an expanded convention center, a proposed arena, and a new central library to replace the main library housed in the old post office building on South Market Street. San Jose State College had also undertaken a massive building program, and a new Central Fire Station had been built on North Market Street.

Real Estate Research Corp. (RERC) had been hired in 1956 by the City's Planning Department to study the feasibility of a new arena, and over the next 10 years their contract was expanded to look at the economic conditions in the downtown and provide conclusions and an action project for consideration by the San José City Council. RERC found that the general populace was reorienting their focus to new commercial centers in the sprawling metropolis, but also found there was good reason to make the core area an attractive vital part of the community. The core area could be where the greatest range of goods and services could be bought and sold and where a center for culture and entertainment could focus the "good life" for the suburban citizens of the region. The consultants argued that everyone in the larger community has a vested interest in a strong downtown, and Mayor Ron James paraphrased the consultant's conclusions in the mid-1960s that "A strong downtown is vitally needed to share the tax burden that all homeowners – present and future – must assume as we continue to grow and expand municipal services." James, during his election campaign, said he found that a "genuine

pride (was) developing” among average citizens, and that “The people are becoming sensitive to the image and potential image of San Jose.”

During the first years of the Redevelopment Agency, as early as 1959, the agency began to send out notices to local property owners within what was called the future Park Center Project Area informing them of the intentions of the agency, on behalf of the San José City Council, in carrying out a plan of renewal in what was called an out-modeled or blighted area. The agency let it be known that it planned to buy property in the plan area, assist occupants to move, and that it would clear the land which would then be sold or leased for new construction in accordance with a redevelopment plan to be approved by the City Council. The redevelopment plan was to be based on a Downtown Master Plan that had been under development at that time under Planning Director Michael Antonocci and his staff in the Planning Department, who had just completed a San José (citywide) Master Plan. The timeline for the condemnation and acquisition was late 1959 through mid-1961, and the Agency hired Edward Cutler to appraise the properties, and the City’s Real Estate Department was tasked with the actual acquisition and relocation services. Because of the use of federal monies from the Federal Renewal Administration, the plan was subject to approval by the involved Federal agencies.



Northwest corner of South Market Street and Park Avenue in the mid-1950s, just prior to the beginning of site acquisition on the block to become Park Center Plaza. The first phase of the Pacific Telephone building (now AT&T) can be seen in the distance beyond, and Market Plaza is in the lower right corner. History San José archives (photographer not identified).

The original planned redevelopment area, known then as the Park Center Project, consisted of eight blocks bounded by the Guadalupe River, West San Fernando Street, South Market Street, and West San Carlos Street (excepting the block with the Civic Auditorium). By the time the final plan was approved in 1965, the area had expanded to 53 acres and reached West Santa Clara Street. It was later expanded to include the block containing the Civic Auditorium to facilitate bonding for an expanding of the auditorium building and an exhibit hall.

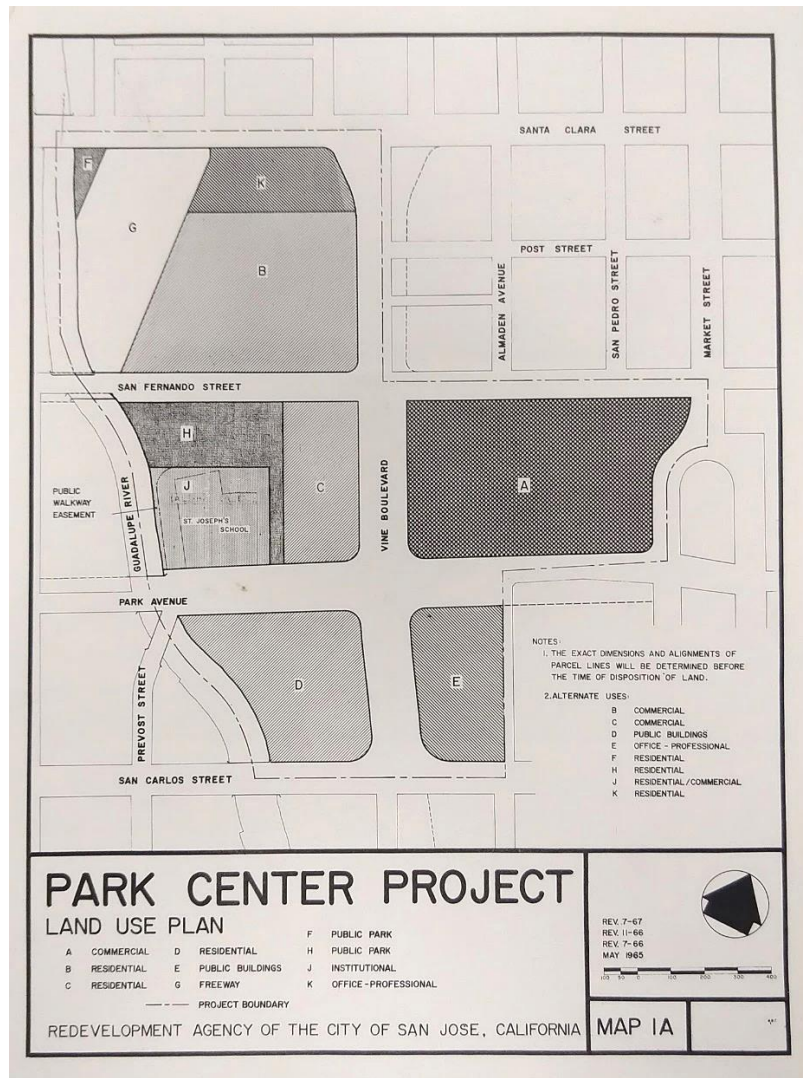


First approved plan for the Park Center Project to fulfill requirements of the California Community Redevelopment Law of 1945. Park Center was Project No. R-36. A large portion of the redevelopment project was intended for residential development (shown in yellow).

During the first half of the 1960s, multiple initiatives factored into the evolution of the plan, including plans for a new main library, a performing arts center, and plans for a hotel and condominiums as well as commercial buildings. The physical master plan that had been designed ultimately included the closing of Almaden Avenue between West San Carlos and West San Fernando Streets as well as altering the residential streets in the western portions of the redevelopment area, with Vine Street and Park Avenue widened into 150-foot wide boulevards. By then, conceptual design for a Guadalupe Freeway had been established (now known as Highway 87), which intruded into the redevelopment area. Design guidelines (and related legal framework) were developed to

include the undergrounding of all utilities and the requirement that all parking be off-street.

By the mid-1960s, the Redevelopment Agency of the City of San José had estimated that the gross cost of the Park Center Redevelopment Project was almost \$15 million, and it was estimated that almost \$7 million would be recovered through sale of the land to developers. A federal grant of over \$5 million was to cover about two thirds of the net cost to the city, and other agencies were to pick up large portions of the remaining costs as non-cash grants-in-aid such as flood control, street improvements, and parks. The final balance of a little over \$1 million in costs would be paid through tax credits and tax anticipation notes.



1965 adopted Park Center Project Land Use Plan. By this time, the scope of residential uses had been reduced, the new freeway right-of-way identified, and the future site of the community theater had been fixed. The site of St. Joseph's School remained in question.

The Redevelopment Agency had not yet identified specific private developers for the redevelopment project by 1965, but the goal was to have the prospective partners provide specific plans subject to approval by the agency. While the completion date was anticipated for 1969, it was difficult to get redevelopment off the ground. Initially, the redevelopment area had been advertised to developers as early as 1961, but had no takers, with six developers passing on the opportunity until 1966 when Lewis Wolff, a Southern California private urban renewal consultant, proposed a plan to develop the redevelopment area as a financial district. Based in Woodland Hills, he had some early experience in Los Angeles.

A new downtown library was proposed to replace the library at the old Post Office building at Market and San Fernando Streets. Its development dominated plans during this period. A new library was included in the plan for the larger Park Center Redevelopment Area. In the original plan, the library was to be constructed next to the new McCabe Hall at the northwest corner of West San Carlos Street and what was then Almaden Avenue. By 1965, time constraints imposed by supplementary funding for the library project ruled out location of the new library in the Park Center Redevelopment Area, and an alternative location was pursued within the newly State-chartered Guadalupe-Auzerais Redevelopment Project area along the south side of West San Carlos Street. A Holiday Inn was eventually built by Wolff-Senson Development Corp. on the original site planned for the library. Later becoming the Crowne Plaza Hotel, it is now the Hyatt Place Hotel.

In March of 1963, following the funding approval in 1961 for a new downtown library, the City leadership, led by City Manager Dutch Hamann, developed a concept for a new Metropolitan Fine Arts Center south and west of the Civic Auditorium. Later in 1963, the San José City Council approved the concept for inclusion within the newly established Guadalupe-Auzerais Redevelopment Project area. The then-proposed cultural center was planned to include a new library, a new theater, a new museum, and off-street parking to serve the library and the adjacent expanded Civic Auditorium. The new west wing of the Civic Auditorium had been dedicated and was named Jay McCabe Hall in mid-1963. The new four-block cultural center was to be bounded by Park Avenue and South Market Street, Auzerais Avenue, and Vine Streets. The cultural center was planned to complement commercial development in Park Center, a redevelopment project which at that time was still undergoing site acquisition and building demolition.

Completion of the Jay McCabe Convention Hall in early 1964 was San Jose's first direct attempt to provide a designated facility to draw the emerging convention market to the downtown. The \$641,500 project begun in December 1962 was built with bond money approved by the voters in 1957.

In September of 1963, with McCabe Hall nearly completed, the San José City Council approved an architectural competition to design the new cultural center to surround the

Civic Auditorium complex. The November 26, 1963 City Council meeting also included a decision to name the cultural center as a memorial to the late President John F. Kennedy, a decision which was later dropped.

By April 1964, the San José Library Board of Trustees approved the location of the new library as shown in the Kennedy Fine Arts Center master plan. By then the site was identified as the block west of the Civic Auditorium within the Park Center Redevelopment Area. At that time the master plan by John Carl Warnecke & Associates included the elimination of Almaden Avenue and a depression of West San Carlos Street through the new proposed superblock. The proposed "Memorial Theater" was to be located at the southwest corner of South Market and West San Carlos Streets.

The San José City Council had already chosen the Frank Lloyd Wright Foundation (Taliesin Associated Architects -- William Wesley Peters project architect) to design the community theater for the new cultural center, rather than John Carl Warnecke. The future Center for the Performing Arts would eventually be built in its planned site north of West San Carlos Street adjacent to the Guadalupe River within the Park Center Redevelopment Area, and by July of 1965 the site for the new main library was formally changed when the Planning Commission approved a site for the library within the Guadalupe-Auzerais Redevelopment Project area.

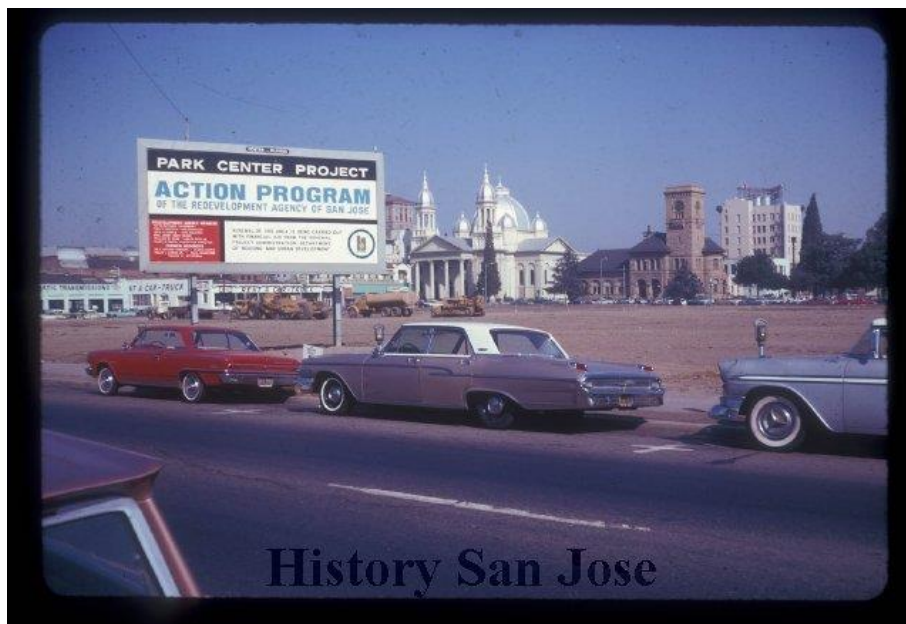


Park Center Redevelopment Area by 1968 just before the beginning of the construction of Park Center Plaza. The project area had been cleared except for the streets and St. Joseph's School. Site clearance had not yet begun south of West San Carlos Street. Plaza Park had by then been bisected by Park Avenue, and McCabe Hall had been completed west of the Civic Auditorium.

Development of Park Center Plaza

Headed by Lewis K. (Lew) Wolff, who assembled a team that included attorney Arthur J. (A.J.) Sims of Southern California, Southern California developer Jackson (Jack) Sesnon, and later Pamela Buttery, San Jose Center Corporation obtained their first permit (#59728) for Park Center Plaza in 1968 for a building that was then addressed as 180 West San Fernando St. (now 100 West San Fernando St.) The 5-story shell permit included 303 parking spaces and an assessed valuation of \$1.8 million. The project appears to have also included the pavilions within the interior of the site, although those permits are not available. The architect for the project was Gruen Associates of Los Angeles.

Under the leadership of Lew Wolff, but with Jack Senson functioning as President and A.J. Sims in the role of Vice-President, San Jose Center Corp. was headquartered at that time in Southern California. Sims soon relocated to San José and became for a while the local spokesperson for the organization. Attorney Sims was an early promoter for the project and was often quoted for his vision of downtown renewal. In 1967 after the team had been selected to develop Park Center Plaza, Sims commented that “image is something your children can visualize about your city” and that “every city has got to have a skyline, even if it’s only three or four buildings.” Planning Director Sanford Getreu espoused the benefits of rebuilding the downtown as a generator of economic growth. “You don’t have to work in the offices or shop in the stores downtown to benefit,” he emphasized, “...”If you never went there, but owned property in San José, revitalization will help you because it will add to the tax base and head off rising taxes.”



View from Almaden Avenue in 1967 following site acquisition and clearance. History San José Archives (photograph by Edward Briggs).

In parallel with the promotion by San Jose Center Corp. and City officials, private business organizations such as Forward San Jose, Inc. lobbied for establishment of the downtown as a “focal point” for activities of all kinds. Their executive director Joseph Connolly argued that “the federal government, many banks and business houses already had given San José regional status, and that rebuilding the center city was both an economic driver and a means of restoring pride to the community by providing the city with an image.”

The following year, E.A. Hathaway Co. (contractor) filed a permit for Wells Fargo Bank for a new 9-story headquarters and office building at 121 South Market St. Anticipating the loss of their main office building at South First and San Fernando Streets, Wells Fargo aggressively led the way into the downtown renewal efforts, while at the same time the bank rapidly spread its branch banks throughout Sant Clara County.

S. F. Sunday Examiner & Chronicle, April 14, 1968 REAL ESTATE PAGE 22

San Jose Park Center Boost

Wells Fargo Sparks Project

A unique showplace design for a new Wells Fargo Bank will spark construction of the long delayed San Jose Park Center Plaza Redevelopment Project.

Plans have been announced for a new \$3.4 million building on 30,000 square foot site at the southwest corner of Market and San Fernando streets.

It will become the new location of the San Jose Main Office.

Wells Fargo is one of the first major corporations to make public its plans to assume a substantial role in the revitalization of downtown San Jose.

Construction of the new building will get under way late in the summer, according to present schedule, with completion late in 1969.

NINE LEVELS

The bank structure will enclose more than 60,000 square feet with seven office levels, in addition to plaza parking levels.



New Wells Fargo Bank outline sketched in San Jose Plaza location

The main banking floor will be entered from the plaza and will have 20 teller stations. Safe deposit accommodations and 12 teller windows will be at the parking level.

There will be two walk-in teller facilities at the parking level, located outside the bank building.

Wells Fargo's San Jose Main Office departments will be quartered on the first five levels. Leasing space will be available on the remaining floors.

The new building will be constructed by San Jose Center Corporation, Park Center Plaza developers. Upon completion, Wells Fargo will purchase the building.

The present Main Office building at 101 S. First St. was under construction during the 1906 earthquake.

San Jose Mayor Ronald H. James lauded the bank's pledge of faith in the city, saying:

"Wells Fargo demonstrates its continued community leadership and desire to share in the development of the dynamic urban center of the South Bay Area."

Wells Fargo has 23 offices in Santa Clara County, with nine in the city.

This will be the first of several high rise office structures scheduled in the first phase of the Park Center development.

A new city library is under construction and a new city hall is planned for the development area.

NOTHING ELSE LIKE IT IN

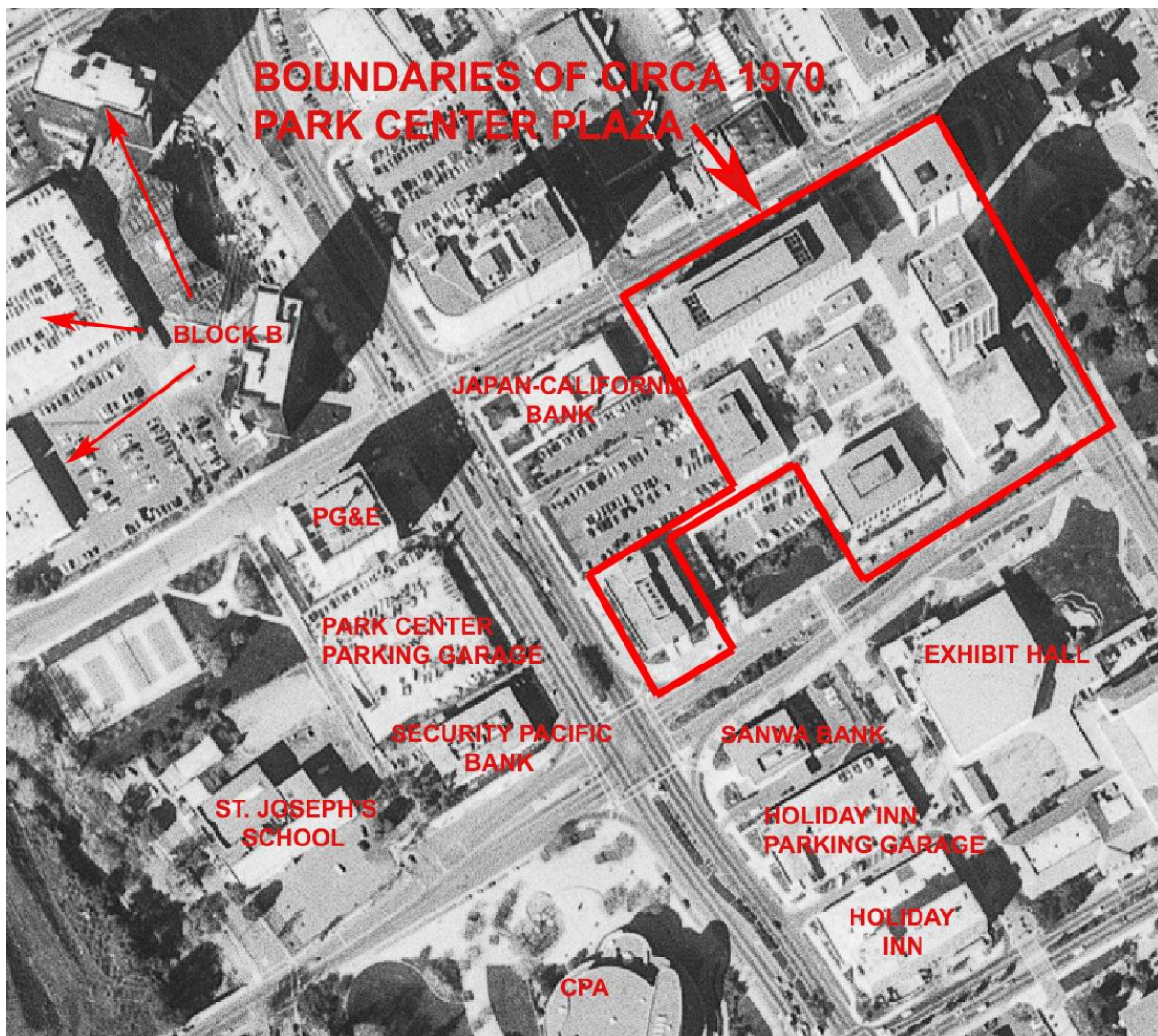
CLEAR LAKE

OVER 1700 FT. OF PRIVATE BEACH FOR YOUR OWN USE

LAKE FRONT OR FABULOUS VIEW

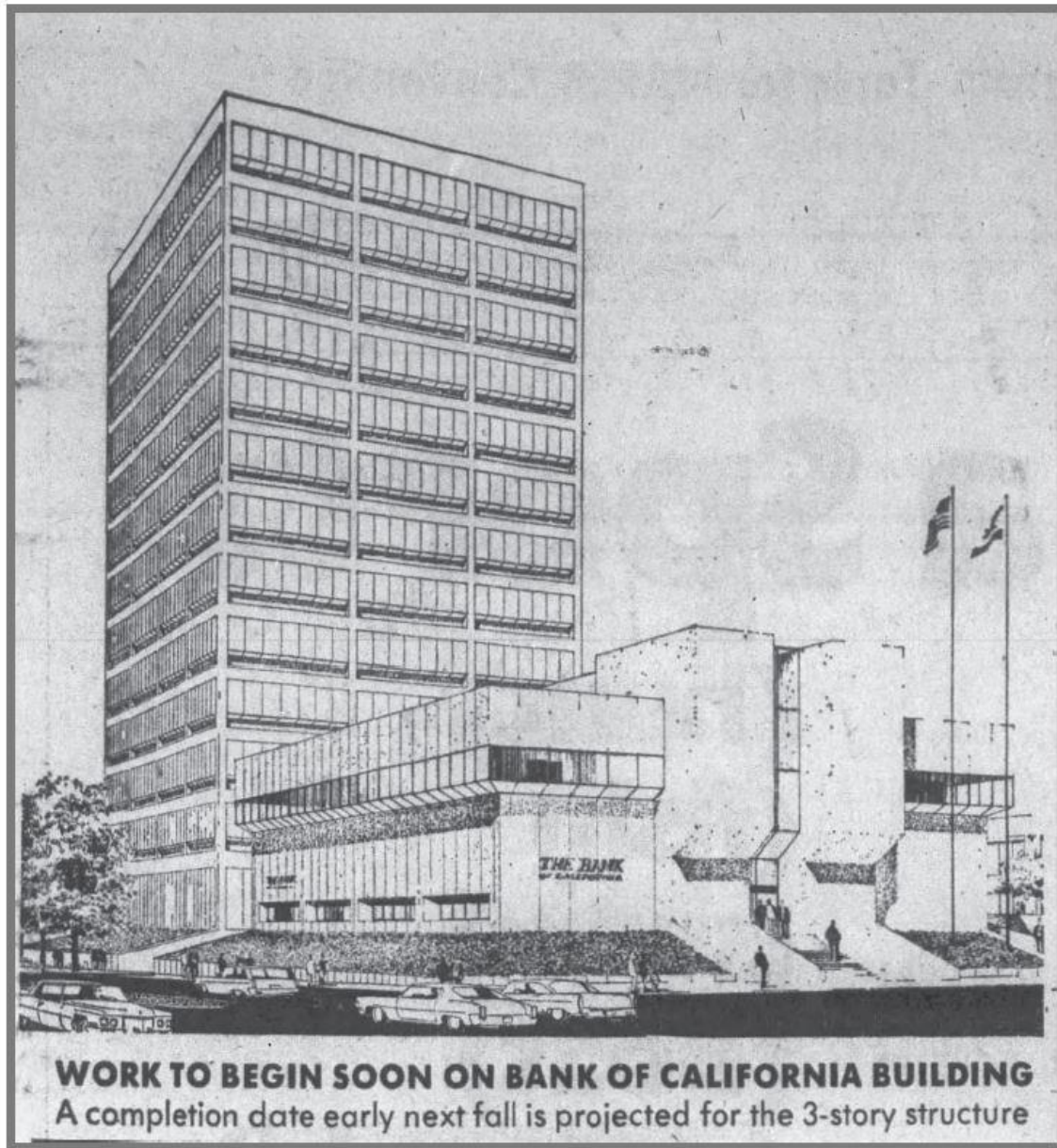
Newspapers throughout the Bay Area chronicled San José urban renewal efforts, such as this Examiner article from 1968.

Construction of the initial complex of buildings at Park Center Plaza occurred rapidly after 1968 until the impact of the economic recession of the early 1970s began to be felt. The last two buildings constructed in the original development period of Park Center Plaza, United California Bank and Bank of California, took over a year to bring to fruition due to the recession. However, development during this period did subsequently extend outward beyond Park Center Plaza into the blocks west and south, where five buildings were constructed in the greater Park Center Redevelopment Area; PG&E Regional Headquarters building, designed by Gruen Associates in partnership with Alan M. Walter & Associates, Security Pacific Bank (since replaced by the Adobe towers), a large parking structure (also replaced by the Adobe towers), Sanwa Bank (recently demolished), and Holiday Inn.



October 29, 1980 USGS aerial view of the Park Center Redevelopment Area. The red boundary overlay shows the original circa 1970 buildings of Park Center Plaza. Other identified buildings are located within the redevelopment area but not a part of the original Park Center Plaza project.

Plans for two high-rise office buildings adjacent to United California Bank and Bank of California were put on hold in the 1970s, and those two sites, now developed as the Heritage Bank of Commerce on Almaden Boulevard and the multi-story parking garage on Park Avenue, took over a decade to get off the ground.



Excerpt from October 31, 1971 Oakland Tribune showing Bank of California sketch with possible future high rise building to the rear, realized later as 150 Almaden Blvd (Heritage Bank).

During this period, Wolff-Sesnon brought the Japan-California Bank to fruition at the southeast corner of West San Fernando Street and Almaden Boulevard, although the design of this site has always been an outlier to the more integrated site and building

design of the original building group of Park Center Plaza. The Japan-California Bank building has a decidedly different architectural aesthetic than the buildings in Park Center Plaza and is on grade, rather than raised on the plaza; it is connected by a bridge and stairs.

SJ- Park Center
Plans for San Jose high rise announced
 Times Tribune staff MAY 8 1983
 Palo Alto/Peninsula Times-Tribune CALIFORNIA ROOM

The developer of San Jose's Park Center Plaza, has announced plans for a 15-story flagship building that will be the tallest building in downtown San Jose.

The \$40 million high rise will be located at 150 Almaden and will offer 200,000 square feet of office space when completed, Wolff Sesnon Buttery announced this week.

Pamela Buttery, partner in the development firm, said each office will be electronically equipped to handle computer terminals or mini-computers at every desk, and to accommodate other new electronic devices which may enhance the office of the future.

The Carl N. Swenson Co. Inc., which has constructed most of the 22 mid-rise Park Center Plaza structures, will build the red granite high rise. The Munselle/Brown Partnership Inc. of San Francisco is the architect.

Ground breaking is planned for fall of 1983, with completion in winter of 1984.

Three new parking lots, one at street level, two subterranean levels and a contiguous three-story garage, will more than double the existing parking capacity of the Park Center I garage, the company said.

In addition, the building will provide 10,000 square feet of retail space at street level, including restaurants, boutiques and support services.



Photo courtesy of Wolff Sesnon Buttery

This 15-story high-rise office building will complete the development of the 24-acre Park Center Plaza in San Jose. Developers said the 50-foot granite atrium at the entrance to the building will feature a two-story-high crystal chandelier.

News article from Palo Alto/Peninsula Times-Tribune of May 8, 1983 announcing plans for the future Heritage Bank building.

While the build-out of Park Center Plaza was delayed for a while, Wolff-Sesnon moved aggressively into Block B of the Park Center Redevelopment Area northwest of West San Fernando Street and Almaden Boulevard, building three bank buildings and an athletic club on this new superblock. Only one site was left vacant until recent times; it was recently developed with the AC Hotel by Marriot Downtown San José.

With the completion of the 15-story Mitsui Manufacturers Bank Building (now Heritage Bank of Commerce) high-rise at 150 Almaden Boulevard in 1985, its associated kiosk, and the related Park Avenue parking garage, Park Center Plaza remained substantially as built for the following three decades. Later adjustments to the plaza saw a removal of some pavilions, and a renovation in 2006 included the attachment of architectural elements focused on entry areas, while the deck of the plaza was refinished and modified to provide new surfacing, textures, and features.



1988 photo of the central area of Park Center Plaza looking towards the northeast from the newly constructed parking garage on Park Avenue. Photo by Chris Laraway (History San José Archives).

Thematic Contexts

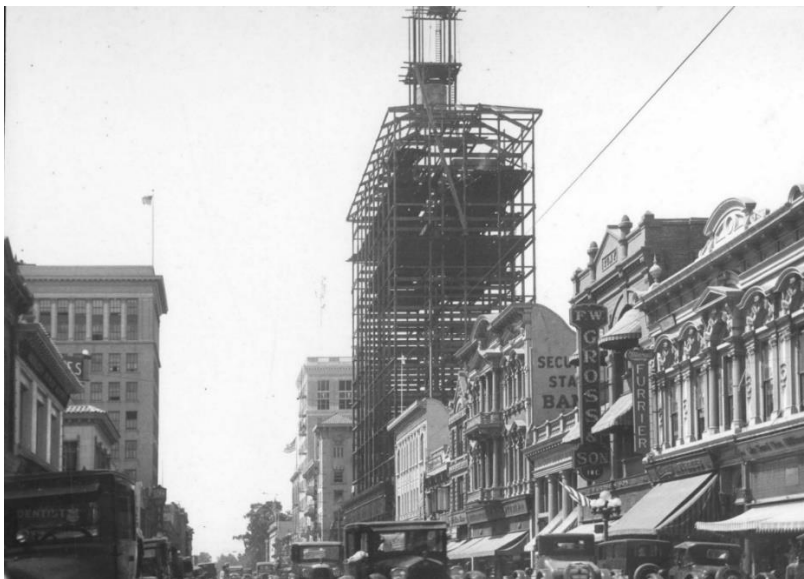
San José Financial Services in the Post War Period

With the explosive growth of Santa Clara Valley during the post-World War II period, the local banking system played a pivotal role in financing commercial, industrial, and residential construction and in providing savings and business investment services. While banking institutions had always played a central role in the downtown since 1874 when the first bank, Farmers National Gold Bank (the predecessor of the 1880-founded First National Bank of San Jose – now Bank of the West) was established, it was the 1909 expansion of Bank of Italy into branch banking that began a robust era of growth in banking institutions in San José that culminated in the 1926 building of their regional headquarters in the downtown.

The *San Francisco Chronicle* at that time called the 13-story tower at First and Santa Clara Streets “Bank of Italy’s new palace in San Jose,” and it was a monument to the origins in San José of the statewide branch bank system that San José native A.P. Giannini had created. The tower was built in then what was called San Jose’s “banking corner.”



San Jose’s original banking corner in the late 1870s.



San Jose’s original banking corner, circa 1926, with Bank of Italy under construction (center), First National Bank (left), and Bank of San Jose (lower center).

When San José City leaders initiated their urban renewal program in the late 1950s and early 1960s, the downtown contained five banks that served as regional banking headquarters: Bank of America (previously Bank of Italy), Bank of California National Association, Crocker-Citizens National Bank, The First National Bank of San Jose, and Wells Fargo Bank. Three were housed in office towers: Bank of America, First National Bank of San Jose, and Wells Fargo (Wells Fargo in the old Garden City Bank building). Bank of California was located in a one-story building at South Second and East San Carlos Streets, and Crocker-Citizens (previously Crocker-Anglo) was in a building at West Santa Clara and South Market Streets. All five of these financial institutions had related branch banks located outside the downtown.

In addition to these regional headquarters, the downtown contained four other banks: Community Bank of San Jose, The Hibernia Bank, the Sumitomo Bank of California, and United California Bank. Of these four, Community Bank of San Jose had just built their large office building at North Market and West St. John Streets, and the others were housed in modest one-story buildings.

Outside the downtown in suburban San José, additional banks expanded the reach of the small local banks and regional bank branches, and included Bank of Tokyo of California, Central Valley National Bank, and First Valley Bank.

The downtown also contained a handful of savings and loan associations and credit unions. Among them were First Savings & Loan Association, Founders Savings & Loan Association, Guaranty Savings & Loan Association Nucleus Building and Loan Association, San Francisco Federal Savings & Loan, and San Jose Savings & Loan Association. Credit unions included International Association of Machinists District No. 93 Credit Union, Municipal Employees Credit Union of San Jose, and Retail Store Employees Local 1428 Credit Union. Additional savings and loan associations and credit unions were located outside of the downtown.

While the branch banking system continued to grow throughout the valley during the 1960s, downtown banks sought to update their facilities to compete and attract customers. Competing with the new Community Bank on North Market Street, First National Bank of San Jose, modernized their circa-1909 tower in 1963. The other two major banks in the downtown, however, were ultimately drawn to the new Park Center Plaza²; Bank of America built their new headquarters at 125 South Market in 1971, and Wells Fargo, anticipating the loss of their mid-sized building at South First and San Fernando Streets, built their new tower at 121 South Market St. in 1969. Crocker-Citizens built outside of Park Center Plaza at the intersection of South Market and West Santa Clara Streets, constructing a new 8-story office building in the early 1970s.

² Marketing literature of the period often referred to Park Center Plaza as Park Center Financial Plaza.



Community Bank building today --- First National Bank 1963 remodeling (History San José).

Wolff-Sesnon's efforts in bringing financial institutions into the greater Park Center Redevelopment Area was largely a result of offering new facilities for banks wanting to enter the downtown San José market or providing new buildings for smaller institutions. They facilitated the relocation of Wells Fargo and Bank of American into the new Park Center Plaza, and were able to bring in Canada California Bank, and Union Bank (which later relocated into Block B of the Park Center Redevelopment Area) and found a new home for United California Bank.

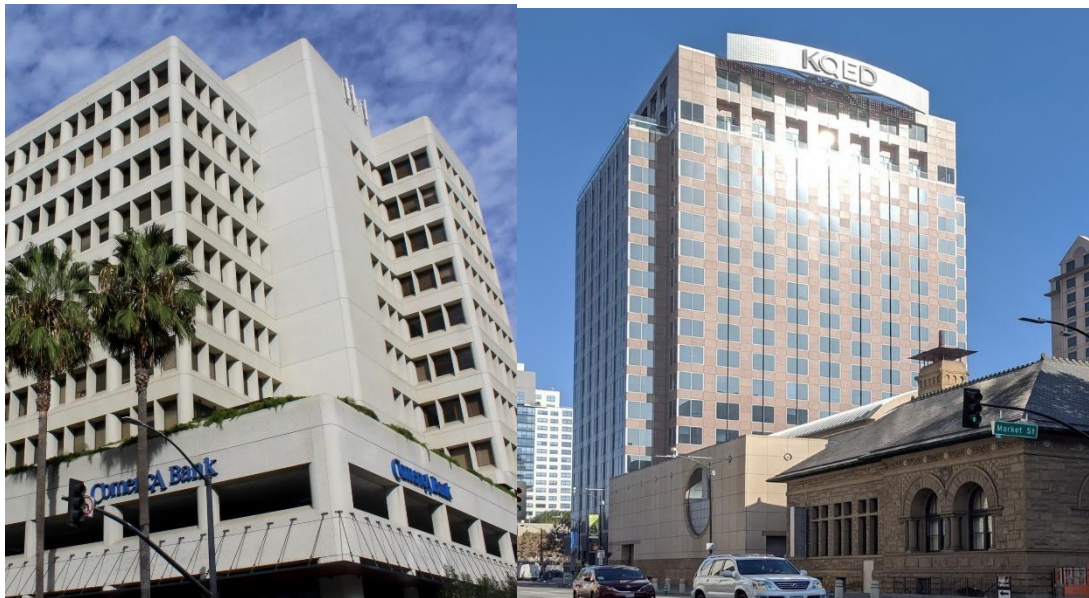


1976 aerial overview of the evolving Park Center Plaza in context, viewed from the southeast. Photographer unknown, print courtesy of Leslie Masunaga personal collection.

In the 1970s, Wolff-Sesnon also brought Bank of California (later to be occupied by Sumitomo Bank) and Japan-California Bank into new buildings at Park Center Plaza, and, in other areas of the Park Center Redevelopment Area, built facilities for Security Pacific Bank (demolished for the first Adobe Corporation tower), Sanwa Bank (recently demolished), Commercial Center Bank (now City National Bank building), and Mitsubishi Bank (now Bridge Bank building).

By the time Lew Wolff sold the central portion of Park Center Plaza (three buildings) to JMB in 1985, only two development sites remained in the original Park Center Redevelopment Area on Block B. He had by then, in partnership with Sesnon and Pamela Buttery, built 1.5 million square feet in the Park Center Redevelopment Area, and by the late 1980s was in partnership with Philip DiNapoli for many of the remaining properties. By then, the Redevelopment Agency of San José was under the management of Executive Director Frank Taylor, and most new construction was occurring in the San Antonio Plaza Redevelopment Area as well other privately developed projects along South Market and West Santa Clara Streets.

The last two major banking building to be constructed in the downtown were the Pacific Valley Bank building on West Santa Clara Street (now Comerica Bank), and the Silicon Valley Financial Center within San Antonio Plaza Block 1.



Pacific Valley Bank (now Comerica) designed by Alan Walter & Associates (Wikimedia.org, by spavlov2000 11/21/2018) and Silicon Valley Financial Center (Archives & Architecture photo).

New development during Taylor's tenure at the Redevelopment Agency were energized with tax increment financing resulting from the merging of all the City's redevelopment areas. Wolff was quoted in the late 1980s that the large subsidies disrupted the market for tenants in the older redevelopment projects (as well as those on privately developed

land). At the time that Wolff sold off the majority of his property interests, he still maintained ownership of what had then been the Holiday Inn, the Plaza Bank building, and Scott's Seafood Grill & Bar and parking garage on Park Avenue.

Urban Renewal and Community Development

Context for Urban Renewal in the United States

Urban renewal projects first appeared in the United States in the Interwar Period as a part of Depression-era initiatives to address inner-city blight and economic development. Most of these massive projects involved construction of transportation infrastructure, urban housing, and public parks. While most non-public sector projects involved housing, in San José, by summer 1936, eight commercial rehabilitation projects were underway in the downtown, an additional twelve were in planning, and others were being considered. This first coordinated "redevelopment" effort in the downtown, organized by the Builders Exchange of Santa Clara County and funded with low-interest loans from the Federal Housing Administration (FHA), involved a campaign called "Modernize for Profit." The committee that advanced this effort included the Merchants Association, contractors, architects, and FHA officials, and included outreach to all the business owners in the downtown in which they explained to the *San Jose Mercury Herald* in July 1936 "...the advantages of bringing store and building fronts up to date and the ease and economy with which such improvements may be made."

The Taft-Ellender-Wagner Act, also known as the Housing Act of 1949, provided federal loans to cities to acquire and clear slum areas to be sold to private developers to redevelop in accordance with plans prepared for this purpose by participating public agencies. Through the Act, the federal government provided grants to cover up to two-thirds of applying city's costs in excess of the proceeds received from prospective developers. The Act also provided large-scale funding to develop public housing throughout the country.

The newly coined concept of "urban renewal" during the period is associated with the subsequent amending of the Housing Act in 1954 which provided mortgages backed by the FHA to developers along with other incentives. That same year the Supreme Court of the United States upheld the general validity of federal urban redevelopment statutes in *Berman V. Parker*, that interpreted the Takings Clause ("nor shall private property be taken for public use, without just compensation") of the Fifth Amendment to the United States Constitution. This court decision was key to the origins of San José's establishment of a redevelopment agency and the beginning of its acquisition and clearance of buildings in the Park Center Redevelopment Area.

Urban renewal programs gutted the historic centers of towns and cities across America in the 1950s and 1960s, with some programs, such as the one in downtown San José, lasting into the 1980s.

Federal policies involving urban renewal began to change under President Lyndon Johnson and the War on Poverty. The Housing and Urban Development Act and The New Communities Act, both in 1968, guaranteed private financing for private entrepreneurs to plan and develop new communities.

In 1974, the Nixon administration impounded \$600 million in funds for urban renewal programs and began negotiations over the future of federal involvement in local programs. The subsequent Housing and Community Development Act of 1974 established the Community Development Block Grant program which redirected federal attention to redevelopment of existing neighborhoods and properties, rather than demolition of substandard housing and economically depressed areas. This compromise reached by the Nixon administration and the U.S. Conference of Mayors and Congress precipitated the end of the urban renewal era, as focus was redirected to other means of stimulating community development within existing urban centers.

In San José, 1974 saw the beginning of the end of federal involvement in the City's two major redevelopment projects, Park Center in the downtown and Mayfair 1 in East San José. The compromise allowed the release of \$3.5 million to the City of San José in urban renewal and Model Cities funds to complete pending projects in those two areas (mostly street improvements), and also included \$2.4 million for the San Antonio Mall and other Model Cities programs elsewhere in the city. While the federally chartered redevelopment areas continued to exist for many years, San José began to seek new funding mechanisms to stimulate its downtown renewal efforts.

Community Redevelopment in California during the Post World War II Period

In 1945, the California Legislature enacted the Community Redevelopment Act to assist local governments in eliminating blight through development, reconstruction, and rehabilitation of residential, commercial, industrial, and retail districts. The Act gave cities and counties the authority to establish redevelopment agencies.

The Act was superseded in 1951 with the Community Redevelopment Law, Chapter 710, Statutes of 1951. Codified in California Constitution, Article XVI, Section 16, and the Health and Safety Code, beginning with Section 33000, the Law provides funding from local property taxes to promote the redevelopment of blighted areas.

The 1951 Law also established the authority for tax increment financing, which is a public financing method to subsidize redevelopment, infrastructure, and other community-improvement projects. This form of public financing used future increases in property taxes to subsidize ongoing improvements, which then were projected to create the conditions for the increases. Tax increment financing requirements changed in 1976 when the California Legislature required that at least 20% of the tax increment revenue from redevelopment project areas be used to increase, improve, and preserve the supply of housing for very low, low, and moderate-income households. The Law was amended again in 1993 when the California Legislature enacted AB 1290, known as

the “Community Redevelopment Law Reform Act of 1993,” to address alleged abuses, and added restrictions on redevelopment activities, including limiting them predominately to urban areas. By this time in San José, the Redevelopment Agency had established 21 project areas covering around 16 percent of the City’s incorporated areas, including large agricultural areas north and south of the downtown. The merging of these redevelopment areas under Executive Director Frank Taylor and Mayor McEnergy allowed for financing of downtown projects within the downtown redevelopment areas from tax increment gains from the growing industrial areas surrounding the urban city.

Redevelopment Agencies, such as the then Redevelopment Agency of the City of San José, were separate legal entities established by local ordinance that exercised governmental functions and had the powers defined in the Community Redevelopment Law. Initially, at the time of the development of Park Center, their authority included the ability to buy private property for resale to another private person or organization for redevelopment purposes and use eminent domain to do so, the authority to collect property tax increment to finance redevelopment programs, and the ability to issue tax increment bonds.

In 2012 under the state administration of Jerry Brown, all redevelopment agencies in California were disbanded pursuant to AB1X 26. From this dissolution came successor agencies, which in San José is known as SARA, Successor Agency to the San José Redevelopment Agency, with its Oversight Board.

Architectural Context

By the early 1970s when the development of Park Center Plaza was underway, Modernist architecture had become pervasive in both institutional and commercial work in the San Francisco Bay Area region and throughout the world. The International Style of Modernism that had its roots during the early 1930s was starting to be subverted by a new generation of architects. César Pelli, Design Partner of Gruen Associates, was a leading proponent within this transformation; his work after leaving the firm of Eero Saarinen’s office in the mid-1960s was chronicled, published and admired.

Some architects during this period were returning to historic vocabulary and elements, as in Post-Modernism, and others were demonstrating that Modernism did not have to rely on a universal (“International”) vocabulary. Architectural works during this period were exploring forms and types of detailing beyond those specific design elements that were expected in International Style buildings of the early-to-mid-twentieth century.

At the time it was conceived and implemented, Park Center Plaza was under the design coordination of Gruen Associates headed by architect César Pelli. The original architectural designs at this complex are representative of this new expression of civic/corporate architecture of the late 1960s and early 1970s. Urban shopping and concentrated banking centers were perceived as innovations intended to revitalize urban

areas after two decades of post-war expansion that had been focused on suburbanization in the sunbelt of the United States. The Park Center Plaza development brought to San José the work of Skidmore, Owings, and Merrill (SOM) as well as the master hand of César Pelli. SOM had already achieved world-wide recognition for its modern architectural design aesthetic. Local leaders and the Redevelopment Agency of the City of San José sought at this time to bring renowned architects to the creation of the new city center in Downtown, and they worked with other distinguished firms such as Taliesin Associated Architects and John Carl Warnecke & Associates, as well as working with leading local firms such as Alan Walter & Associates and Norton Curtis & Associates.

Context of Brutalist in Modern Architecture

Park Center Plaza utilized the repetitive formwork and organic qualities of concrete to create boldly sculptural building forms. Known as “Brutalism” — a term that comes from the French *béton brut*, meaning “raw concrete” — these designs were intended to act as bulky, unembellished backdrops for colorful and lively human activity and placed emphasis on the quality of light and shadow created by patterns of recessed spaces.

Such internationally acclaimed architects as Le Corbusier, whose Secretariat building in Chandigarh, India is identified as the earliest example of the style in the early 1950s, and Paul Rudolph, whose Yale Architectural School has come to signify a benchmark of the trend in America, many prominent architects such as along with I.M Pei, Philip Johnson, Louis Kahn, Ulrich Franzen, and John Carl Warnecke & Associates were designing buildings during the 1960s and early 1970s that featured heavy, exposed-concrete exoskeletons and open interior spaces.



Secretariat Building, Chandigarh, India 1953, by Le Corbusier, photo by Sanyan Bahga, January 22, 2007 (Wikimedia Commons)

Repetitive patterns of cast concrete, often with rough, board-formed surfaces, expressed the structural capabilities of the building materials and communicated the interior uses of the spaces on the exterior of the building. The style also addressed minimalist Modernist objectives and late-Modernist interest in abstract sculptural form.

The buildings were often combined with extensive paved plazas that sometimes incorporated large-scale fountains by such notable landscape architects as the West Coast's Lawrence Halprin. While earlier Modernism can be identified for its slender columns of steel, extensive glass curtain walls, and thin-shell roof shapes, this later movement tended to accentuate the heaviness of concrete as a material, and many included inset or expanded podium bases that accentuated the mass of the concrete walls and drew attention to the technical expertise that allowed cantilevered upper levels.



Brutalist detailing at south elevation of Wells Fargo Bank building at CityView Plaza showing vertically ribbed concrete panels.

At a more massive scale, the style was utilized for civic architecture and institutional buildings, such as for churches and on college campuses. Acclaimed buildings that represent this style include UC Berkeley's Wurster Hall by Joseph Esherick et al (1964), Boston's Government Center by Kallmann, McKinnell & Knowles, Paul Rudolph, and

others (1968-70), , I.M. Pei's Christian Science Center in Boston (1969-70), and the bold 50-story concrete skyscraper One Shell Plaza in Houston by SOM completed in 1971. Smaller-scale buildings such as Berkeley's University Art Museum by Mario Ciampi (1970), Glen Park BART Station by Ernest Born (1968-1972), and Laney College in Oakland by SOM (1970), as well as local banks and office buildings often utilized this style; in San José both Norton Curtis and Alan Walter embraced the essence of this movement in their own localized architectural commissions.

The early portions of Park Center Plaza designed by Gruen Associates, including 100 West San Fernando Street (Landmark building and pavilions), Bank of America, United California Bank (Morton's), and the Bank of California (most recently Family Court), embody many Brutalist characteristics, including podium bases, repetitive elements of unpainted concrete, and a large, raised plaza setting.



170 Park Avenue (original Bank of California building) from north, showing bold Brutalist forms.

The Wells Fargo Bank building by SOM has a more direct connection with early Brutalism, including the rough formwork found on their design for the Weyerhaeuser Company headquarters building in Tacoma, Washington. The Gruen Associates work, in contrast, is smooth and refined with proportionately spaced fenestration, and is more directly related to evolving modern corporate design. The Bank of California building stands out among the Gruen Associates designed buildings at Park Center Plaza for its more sculptural massing. It clearly shows the hand of master architect César Pelli. Pelli's direct involvement in this design was confirmed prior to his death in July 2019.

Architectural Firms

Gruen Associates / César Pelli, FAIA Design Partner

Most of the buildings within the original Park Center Plaza (and to the west across Almaden Boulevard) were designed by the architectural firm of Gruen Associates. These include the original Park Center Plaza buildings and parking garage (Landmark building and pavilions), the Bank of America building, United California Bank building (Morton's), and the Bank of California building (Sumitomo Bank and later Family Court).

Gruen Associates, founded by Austrian-born Victor David Gruen (1903-1980) in 1949, was a pioneer in the design of shopping malls and inner-city urban renewal projects in the United States in the post-World War II period. An outspoken leader on the future of architecture and planning, Gruen's published works include *The Heart of Our Cities*, *The Urban Crisis: Diagnosis and Cure* (1964), and *Centers for the Urban Environment, Survival of the Cities* (1973) – the biography of his life's work can be found in *Mall Maker, Victor Gruen, Architect of an American Dream*.

From 1949 to 1968, Gruen's work grew from individual stores to national chains, and included shopping centers to entire downtowns. Until the mid-1970s, the offices of Victor Gruen and the post-retirement offices of Gruen Associates had designed over fifty shopping malls in the United States. In San José, Gruen was the designer of Valley Fair Shopping Center in the late 1950s, and at the time of his retirement in 1968 his firm was entrusted with designing San Jose's Park Center Plaza in the downtown.

With Victor Gruen returning to Vienna in 1968, the design lead for Gruen Associates was passed to César Pelli as the new Partner for Design during July of 1968.³ After working for Eero Saarinen for 10 years, his reputation as a designer of spirited, contemporary buildings had begun to grow during his four years at Daniel, Mann, Johnson, & Mendenhall of Los Angeles. As Esther McCoy commented in *Architectural Forum*: "With a man like Pelli in charge of design, there is the impact of a tough mind, sensitivity to the tensions of the city... Common sense architecture is lifted above dullness and it becomes the means through which the city is refreshed."

Park Center Plaza is listed within César Pelli's curriculum vitae in John Pastier's *César Pelli*, a monograph on contemporary architecture published in 1980. Pastier identified 28 works attributed to Pelli as he worked under the aegis of Gruen Associates, beginning in 1968 until he founded his own firm César Pelli & Associates in 1977 around the same

³ During the summer of 1968 Gruen Associates published *Recent Work of Cesar Pelli, Partner for Design, Gruen Associates, Los Angeles* to announce that Cesar Pelli had joined the firm as a partner with the responsibility of directing the design of all architectural work. The booklet identified and described his work while Director of Design at Daniel, Mann, Johnson, & Mendenhall of Los Angeles from June 1964 to July 1968, with fourteen projects profiled of which three were recognized with industry-wide awards.

time that he left Gruen Associates to become dean of Yale's School of Architecture. Park Center Plaza (identified as Park Center Financial Plaza by Pastier) in San José is listed along with its United California Bank, with partner in charge identified as Herman Gutman and design team leader Charles Jones.⁴

Gutman had been with Gruen Associates beginning in 1946 and designed the nation's first two-story enclosed mall in Minneapolis and was one of the designers of California Plaza in the Bunker Hill Redevelopment Area in Los Angeles. At Bunker Hill, he was involved in the 42-story One California Plaza office building designed by Gruen Associates and the adjacent Museum of Contemporary Art.

Although not identified specifically by Pastier within the Park Center Plaza listing, the Bank of California building is an exceptional regional example of César Pelli's acclaimed body of early work at Gruen Associates.⁵ The building embodies the stylistic elements of his work that can be found in critical studies and books on contemporary architects and the architecture of our times and reflects a sense of excellence based on architectural design principles.

César Pelli is an internationally renowned designer, whose early work, for Eero Saarinen, DMJ&M, Gruen Associates, and then for his own firm, is often illustrated by such works as the San Bernardino City Hall (1963), the Commons Centre and Mall in Columbus, Indiana (1973), and the Pacific Design Center in Los Angeles (1975). By the late 1980s and into the 1990s, and continuing into the present, his later firm has continued to work on a civic scale, and has more recently focused on high-rise buildings and large civic projects, including the design of the award-winning, tallest building in the world when built, Petronas Twin Tower in Kuala Lumpur (1998). The current firm of

⁴ In larger firms such as Gruen Associates and SOM, teams are responsible for program development, building and site design, and project management. Within the team a licensed staff architect is usually identified as "project designer," design team leader," and sometimes "partner in charge," and will be listed in the title blocks of the working drawings submitted for agency permit review and issuance. However, the project design concept falls under the responsibility of the partner for design of the firm who either develops the design concept or directs or supervises staff designers involved in design development. For Park Center Plaza, it appears that Pelli joined the firm after the initial design concept had been developed. The later Bank of America building design shows a refinement in detail that can likely be attributed to Pelli's aegis, and the later United California Bank design maintains the original design concept but is more expressively associated with Pelli's hand. These buildings are specifically listed in Pastier's chronology of Pelli's work or oeuvre, with Herman Gutman as "partner in charge" and Charles Jones as "design team leader," although they are recognized within the body of work of César Pelli. The design concept of the Bank of California building was specifically identified by Pastier as the individual work of César Pelli during Pastier's testimony at the San Jose Historic Landmarks Commission meeting of April 4, 2018, and was also confirmed by the authors of this report in correspondence with the firm of Pelli Clarke Pelli and confirmed by César Pelli himself to his staff prior to his death in 2019.

⁵ César Pelli's 1971 design for the Bank of California building at 170 Park Center Plaza was confirmed in correspondence from Janet Yoder, Director of Communications for Pelli Clarke Pelli Architects on January 16, 2017 within an email response to an inquiry from Leslie Dill. Ms. Yoder had discussed this with Mr. Pelli directly as part of her weekly meeting with him. This authorship was further confirmed by César Pelli's biographer John Pastier at the April 4, 2018 meeting of the San Jose Historic Landmarks Commission. Mr. Pastier testified that he had discussed this directly with Mr. Pelli two days prior to the HLC meeting.

Pelli Clarke Pelli Architects is the architect of record of the Transbay Transit Center in San Francisco (now known as the Salesforce Tower and Transit Center), as well as other prominent works around the world. César Pelli had been a recognized and prominent designer for over half a century until his death in 2019.

A recent biography of César Pelli describes his roots as follows:

César Pelli was born in Argentina where he earned a Diploma in Architecture from the University of Tucuman. He first worked in the offices of Eero Saarinen serving as Project Designer for several buildings, including the TWA Terminal at JFK Airport in New York and Morse and Stiles Colleges at Yale University. After this apprenticeship, he was Director of Design at DMJM and, later, Partner for Design at Gruen Associates, both in Los Angeles. Throughout these years, he designed several award-winning projects, including the San Bernardino City Hall in San Bernardino, California; the Pacific Design Center in Los Angeles, California; and the United States Embassy in Tokyo, Japan.

César Pelli's early work brought almost immediate attention. His oeuvre was recognized early during his long and illustrious career. The firm's "selected" list of awards is edited to over 80 design awards, spanning from 1966 until the present. It has been reported that Pelli was listed by the American Institute of Architects (AIA) as one of the ten most influential living architects in 1991, one-third of the way into his career. A Fellow of the AIA, he received the AIA Gold Medal, a lifetime achievement award, in 1995, less than halfway through his career. A monograph of his work was published as early as 1980, and a book by Pelli highlighted his own projects from 1965-1990.

*Mr. Pelli has written extensively on architectural issues. In 1999 he wrote *Observations for Young Architects*, published by the Monacelli Press. His work has been widely published and exhibited, with nine books and several issues of professional journals dedicated to his designs and theories. He has received twelve Honorary Degrees, over 200 awards for design excellence and is a Fellow of the American Institute of Architects, a Member of the American Academy of Arts and Letters, the National Academy of Design, the International Academy of Architecture, and of l'Academie d'Architecture de France.*

César Pelli passed away in July of 2019 at age 92, and his obituary in the New York Times can be found here: <https://www.nytimes.com/2019/07/20/arts/cesar-pelli-dead.html>.

Skidmore, Owings & Merrill, San Francisco / John Merrill Jr. Managing Partner

The Wells Fargo Bank building at the southwest corner of South Market and West San Fernando Streets was designed by the firm of Skidmore, Owings & Merrill in 1968-1969. The construction of this mid-rise office building appears to have run parallel to the construction of the what is now the Landmark Building and garage at 100 West San Fernando St., and coincided closely with the building of the Bank of America building

and tower at the northwest corner of South Market Street and Park Avenue, both of those buildings designed by Gruen Associates.

SOM San Francisco has identified the Managing Partner for this project to be John Merrill Jr., Lawrence Doane as Project Designer, and John Fisher Smith as the Project Manager.⁶

The architectural firm was found by Louis Skidmore and Nathaniel Owings in 1936 in Chicago, with John Merrill Sr. joining the firm in 1939. Since those early beginnings, the firm has attained standing as one of the most prestigious and successful architectural and engineering firms in the United States if not the world. Known for its clean, geometric shapes and functional designs, by the 1970s SOM was renowned within the profession of architecture for its corporate architecture that had begun to dominate the landscape of major cities throughout the world.

John O. Merrill Jr., FAIA (1923-2014), the son of SOM founder John Merrill Sr. was the Partner in Charge of many of SOM's widely regarded projects on the west coast, including the Oakland-Alameda County Coliseum in California; the former Bank of America World Headquarters in San Francisco with Wurster, Bernardi, & Emmons; and the Weyerhaeuser Corporate Headquarters in Washington State.

Merrill began his career with SOM in San Francisco in 1949. In 1952 he took over the leadership of the firm's former office in Portland, Oregon, and in the following eight years, he established SOM's strong reputation in the Pacific Northwest. He was elevated to Partner in 1957 and served as a senior Managing Partner until his retirement in 1989.

SOM Managing Partner Gene Schnair, FAIA has been quoted as saying "with John's leadership, SOM brought an approach to integrated design that hadn't been seen before on the West Coast...John's focus and insistence on design excellence continue to deeply influence our practice."

The project designer for the Wells Fargo Bank project in San José was Lawrence S. Doane. Doane achieved partner status at SOM in the 1970s and was honored by the American Institute of Architects in 1987 through his election to the college of Fellows in recognition of his outstanding contribution to the profession. He is best known within the organization as the co-architect of some of Houston's most distinguished high-rises constructed during the 1960s and 1970s, including the Tenneco Building and the Enterprise (InterFirst) Plaza Building.

⁶ Telephone discussion on December 10, 2019 between Franklin Maggi and Heather Cornish, Records Coordinator for SOM San Francisco, confirming that the Park Center Plaza Wells Fargo Bank building was designed by SOM in 1969-1970, including personages involved in the design and management.

Identification and Technical Descriptions

Seven buildings within CityView Plaza owned by SJ CityView LLC are identified below. Detailed information on these buildings including technical descriptions are provided in the DPR523a forms (Primary Records) attached to this report in the Appendix.

Additionally, historic resources or potential resources adjacent or nearby the project site are identified below and in the Appendix. The identification of those resources, known as historic adjacency, was conducted to determine if the project would impact nearby properties.⁷ A summary of these buildings and sites in the Appendix are provided in table format.

Included Buildings

- (1) Landmark building, Plaza Pavilion Buildings and garage
100 W. San Fernando St., 130 S. Almaden Blvd., and 115 S. Market St. 1968-1969
- (2) Wells Fargo Bank - 121 South Market St. 1969-1970
- (3) Bank of America and tower - 125 S. Market St. 1970-1971
- (4) United California Bank (Morton’s Steakhouse) - 177 Park Ave. 1971-1973
- (5) Bank of California (Sumitomo Bank / Family Court)- 170 Park Center 1971-1973
- (6) Mitsui Manufacturers Bank (Heritage Bank and Kiosk) - 150 South Almaden Blvd. – 1984-1985
- (7) Parking garage and Scott’s Seafood at 183-185 Park Ave. 1985



⁷ Historic Adjacency (or nearby) means that at a historic building or property that is listed or eligible for listing on the Historic Resources Inventory is partially or fully within 200 feet of a project site.

Nearby Properties

- [A] Plaza de César Chavez
- [B] Tech Museum
- [C] Parkside Hall *City national Civic and McCabe out of 200 feet, but on the same parcel
- [D] Vacant (under construction) former Sanwa Bank and Holiday Inn Parking
- [E] Center for Performing Arts
- [F] Adobe
- [G] PG&E
- [H] AlphaMedia
- [I] Not used
- [J] AT&T
- [K] Caravan Lounge
- [L] Former Plaza Motel
- [M] Greyhound Bus Depot
- [N] Brazilian Steak House
- [O] Bayprint
- [P] Vacant
- [Q] 95 South Market
- [R] St. Joseph's Cathedral
- [S] San José Museum of Art
- [T] Circle of Palms



Policy and Regulatory Context

Two sets of guidelines were used in conducting the historical evaluation for this report; the California State Historic Resources Commission's requirements for listing on the California Register of Historical Resources, and the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code). The criteria for listing on the National Register of Historic Places was also considered, however those criteria are

similar to those related to the California Register and are therefore not specifically enumerated in this evaluation.

Additionally, the Envision San José 2040 General Plan Goals and Policies are addressed in the following section.

Policies and regulations in the City's Envision San José 2040 General Plan and the Municipal Code have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development.

General Plan Goals and Policies

As outlined in the Envision San José 2040 General Plan as updated over time, *The preservation of its historic structures and sites helps to create a unique urban environment and sense and pride of place in San José for its residents. This cultural richness strengthens the local economy by promoting tourism and encouraging investment.*

Since the 1980s, San José's General Plan has contained goals and policies which encourage the protection and preservation of its historic resources. The primary General Plan goal (pertaining to historic preservation) is to preserve historically and archaeologically significant structures, sites, districts, and artifacts to promote a greater sense of historic awareness and community identity, and to enhance the quality of urban living.

The proposed project would be subject to the following General Plan Goals and Policies, as further outlined in the Downtown Strategy 2040 Final EIR:

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

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

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

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

LU-13.7 Design new development, alterations, and rehabilitation/remodels within a designated or candidate Historic District to be compatible with the character of the Historic District and conform to the Secretary of the Interior's Standards for the

Treatment of Historic Properties, appropriate State of California requirements regarding historic buildings and/or structures (including the California Historic Building Code) and to applicable historic design guidelines adopted by the City Council.

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

LU-13.13. Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

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

LU-13.16 Alert property owners, land developers, and the building industry to historic preservation goals and policies and their implications early in the development process.

Goal LU-14 – Historic Structures of Lesser Significance

Preserve and enhance historic structures of lesser significance (i.e., Structures of Merit, Identified Structures, and particularly Historic Conservation Areas) as appropriate, so that they remain as a representation of San José's past and contribute to a positive identity for the City's future.

Policies – Historic Structures of Lesser Significance

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

LU-14.2 Give high priority to the preservation of historic structures that contribute to an informal cluster or a Conservation Area; have a special value in the community; are a good fit for preservation within a new project; have a compelling design and/or an important designer; etc.

LU-14.4 Discourage demolition of any building or structure listed on or eligible for the Historic Resources Inventory as a Structure of Merit by pursuing the alternatives of rehabilitation, re-use on the subject site, and/or relocation of the resource.

EC-2.3 Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

City Council Development Policy on the Preservation of Historic Landmarks

The City Council's Policy on the Preservation of Historic Landmarks (as amended May 23, 2006) calls for preservation of candidate or designated landmark structures, sites, or districts wherever possible. The City also has adopted design guidelines that suggest various methods for the restoration or rehabilitation of older/historic structures and establish a general framework for the evaluation of applications involving historic resources. The City offers a number of historic preservation incentives, including use of the State Historic Building Code, Mills Act/Historical Property Contract, and various land use and zoning incentives.

Municipal Code Requirements

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of historically or architecturally worthy structures and neighborhoods that impart a distinct aspect to the City of San José and that serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation, is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic, and aesthetic benefits to the city and its residents; preserve, continue, and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to the goals and policies of the General Plan. The following factors are considered to make those findings among other relevant factors:

1. Its character, interest or value as a 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;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires regulatory compliance regarding projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

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

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.”

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four 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.
2. It is associated with the lives of persons important to local, California, or national history.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses 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.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

Exceptional Importance

Properties considered historically significant are generally those that have withstood the test of time. It is generally understood that some detachment is needed to understand, evaluate, and establish the significance of a resource or its designer. Without the perspective of time, historical significance could be based--perhaps undeservedly--on popularity, taste, sentimentality, expediency, or class values, which might distort the designation process. There are some properties, however, that although less than 50 years in age clearly reflect an aspect of community values or design quality in a significant way, and whose physical presence already instill a sense of timeless quality.

California Code of Regulations Section 4852(d)(2) addresses the issue of age as a "Special" consideration. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to obtain a scholarly perspective on the events or individual associated with the resource. These properties are considered to have "exceptional importance" and their significance is recognized during the public hearing process. The City of San José itself has no age limitation when considering historic significance under its historic preservation ordinance.

Integrity

California Code of Regulations Section 4852(c) addresses the issue of "integrity" which is necessary for eligibility for the California Register. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the

retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged for authenticity with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Evaluation for Significance

CityView Plaza, known originally and until recently as Park Center Plaza, was San Jose's first major redevelopment project when conceived in the late 1950s and initiated 1966-1968 by San Jose Center Corp under the authority of the Redevelopment Agency of the City of San José. As a pivotal urban renewal project associated with the revitalization of Downtown San José during the post-war *Period of Industrialization and Suburbanization*, the original portions of CityView Plaza remain today as a key and exceptional representative of an important local pattern of community redevelopment. In 1976, the Bay Area Council recognized the evolution of Park Center Plaza as "an outstanding example of how private enterprise can operate in conjunction with public works to the benefit of all," and further elaborated that "the financial center has been a key factor in the progress and success of San Jose's core renewal."

Although the original portions of the plaza has undergone some minor renovations in the recent past, most of the circa-1970 buildings remain intact except for a small promenade that connected the Bank of California building to the plaza and early kiosks that once sat within the plaza deck. The promenade was replaced with a 1980s parking garage addition to the complex, that was constructed after the period of significance of the plaza. That period of significance is 1968-1973, the year in which the project began, until the year that the Bank of California opened.

Events and Patterns

The circa 1970 portions of the original Park Center Plaza are a historic resource under the California Environmental Quality Act as this site meets Criterion 1 of the California Register of Historical Resources and appears eligible for local listing as a historic landmark site (CCLD - Candidate City Landmark District). Three building at the project site that were built outside the period of significance, including the Heritage Bank building and pavilion, and Park Avenue Parking Garage, and are not historically significant and are non-contributors. The AlphaMedia building (historic Japan-California Bank), is not a part of the project, and its construction also falls outside the period of significance. The eligibility for local listing as a historic landmark site/district can be considered under the following factors:

- The circa 1970 portions of the original Park Center Plaza have value as a part of the local and regional history as the first planned redevelopment project in Downtown San José;

- The circa 1970 portions of the original Park Center Plaza exemplifies the economic historic heritage of the city of San José;
- The circa 1970 portions of the original Park Center Plaza portrays of the environment of the local financial sector in an era of history, the period of Industrialization and Suburbanization, characterized by a distinctive corporate architectural style;
- The circa 1970s portions of the original Park Center Plaza embodies distinguishing characteristics of the modern Brutalist architectural type that was prevalent in the United States during the 1960s and early 1970s;
- The design of the buildings in the circa 1970 portions of the original Park Center Plaza have been identified as the work of architects César Pelli and his team at Gruen Associates, and John Merrill Jr. and Lawrence Doane of Skidmore, Owings, & Merrill, whose work has influenced the development of the city of San José; and
- The design of the circa 1970 portions of the original Park Center Plaza embodies elements of architectural design, detail, materials or craftsmanship which represents a significant architectural innovation in the local area and remains unique in the large context of the local built environment.

Other buildings within the CityView Plaza block are part of the historic Park Center Plaza, but do not contribute directly to the site/district significance in a historic way. The AlphaMedia (historic Japan-California Bank) was not directly integrated into the plaza design when built and remains today as an outlier. In addition to this building, the later Heritage Bank building and pavilion, as well as the Park Avenue Parking Garage all built in the 1980s and are now only around 35 years old. These buildings were responsible for build-out the site, but when designed did not effectively integrate into the plaza concept that had been developed in the late 1960s. While the Heritage Bank building has openings onto the plaza deck, the building design was not executed in a way to link the building to the Brutalist architectural character of the original plaza buildings from the circa 1970s period of significance.

Personages

During the 1960s and 1970s, there were also a number of personages associated with this project, including developers Lewis K. Wolff, Jackson Sesnon, Arthur J. Sims, Mayor Ron James, Redevelopment Agency directors Olney Smith and Jack Dusthimer, and Planning Director Sanford Getreu. While all of these persons contributed to the creation of the project in a substantial way, none appear to individually qualify the circa 1970 portions of the original Park Center Plaza or later expansions within the block as a historic resource under California Register Criterion 2, or can findings be made under the City's Historic Preservation Ordinance related to historic personages.

Architectural Distinction

Within CityView Plaza are individual buildings that are both distinctive and exceptional examples of modern architecture of our times and are considered historic resources. These include the distinctive Wells Fargo Bank building, designed by the prestigious firm of Skidmore, Owings, & Merrill, with John Merrill Jr, Managing Partner and Lawrence Doane, Project Designer, the exceptional Bank of California building, designed by internationally renowned architect César Pelli while at Gruen Associates, the distinctive United California Bank building also designed by Pelli, as well as the distinctive Bank of America building and tower designed by architects at Gruen Associates under the aegis of Pelli in his role as Design Partner. These buildings individually contribute to the significance of this site as a historic resource under CEQA and each meet Criterion 3 of the California Register, and each appear eligible as historic landmark structures under the City's Historic Preservation Ordinance.

Of the original buildings within the circa 1970 portions of Park Center Plaza, the Landmark Building, pavilions, and parking garage are representative of the original design of the plaza and are contributors to the historic significance of the site/district. However, due to reductions in historic integrity to the plaza deck and pavilions, these structures are not individually eligible for the California Register or as Candidate City Landmark structures (CCL). They are buildings of lesser significance but would qualify for listing on the San Jose Historic Resources Inventory as Structures of Merit (SM).

Other buildings within the CityView Plaza project area such as the excellently designed Heritage Bank building and kiosk, and the Park Avenue Parking Garage, are not of exceptional importance to qualify for the California Register due to their age, as it has only been around 35 years since construction, which falls under the 50-year old threshold for California Register eligibility.

The AlphaMedia (historic Japan-California Bank) is also a quality design for its time, but is only 44 years in age, and is not of exceptional importance to qualify for listing on the California Register or as a Candidate City Landmark. Both the Heritage Bank building and AlphaMedia buildings are structures of lesser significance and would be eligible for listing on the San Jose Historic Resources Inventory as Structures of Merit based on their architectural design.

Potential Project Impacts

Generally, a resource is considered to be historically significant by the City of San José if it is listed or meets the criteria for listing on the National Register, California Register, or as a City Landmark or contributor to a Landmark District on the City's Historic Resources Inventory (HRI).

Future development and infrastructure improvement projects in the Downtown such as the CityView project could directly or indirectly affect historic resources, including those

that are currently listed and those that have yet to be identified and evaluated. Examples of direct impacts include demolition, relocation, or inappropriate or unsympathetic modification (e.g., use of incompatible materials, designs, or construction techniques in a manner that alters character-defining features). Indirect impacts could occur if:

- new construction conflicts with or isolates historic buildings or structures;
- changes to the historic fabric or setting materially impair the resource's ability to convey its significance; and/or
- there is deliberate incremental deterioration due to inaction/neglect, lack of occupancy, or inappropriate uses.

Physical changes to a historic resource or its immediate surroundings such that the resource's ability to convey its significance is materially impaired is considered a significant impact.

According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." The proposed demolition of the circa 1970 portions of the original Park Center Plaza and its contributing buildings would result in a substantial adverse impact to a Candidate City Landmark site/district and to individual buildings that appear eligible for the California Register.

The currently proposed project is not consistent with the City of San José General Plan Policies. LU-13.2 states that the top priority of the City is to preserve candidate or designated landmark buildings, and the project proposes the demolition of a candidate city landmark site/district and related buildings.

If a project were to be constructed that incorporated the subject circa 1970 original Park Center Plaza buildings, General Plan Policy LU-13.6 indicates that the project be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Measures to Reduce and/or Avoid Impacts of the Project

For the purpose of this project analysis, it is assumed that impacts to historic resources can be avoided through implementation of 2040 General Plan policies and incorporation of applicable design measures. If the project is found to adversely affect historic resources, supplemental alternative design analyses should be required to identify feasible mitigation measures to reduce the impact to a less than significant level.

If the CityView project proposes removal of a historic resource(s), the supplemental analysis should be required to address the feasibility of avoiding adverse impacts through project redesign, rehabilitation, or reuse of the resource(s). Preservation in place

is always the preferred measure for mitigating direct impacts to historic resources. If the resource(s) is (are) to be preserved on the property, specific measures to protect the integrity of the structure(s) and its setting should be identified. If impacts to the historic resource(s) cannot be avoided, all feasible measures should be implemented to reduce the magnitude of the impact. At a minimum, the City of San José should require “Documentation” and “Commemoration” efforts (see bullets below). Additional measures could include relocation, incorporation of the resources into the project, and/or salvage.

Consistent with current practices, the CityView project should be subject to the following measures, depending on the final project design’s potential for affecting historic structures:

- Supplemental alternatives evaluation shall be required for future projects that would impact buildings or the site that may meet the CEQA definition of historic resources, including properties greater than 45 years of age. For portions of the project site less than 45 years of age, the project proponent shall seek the comment of the San José Historic Preservation Officer regarding any concerns the City may have regarding the proposed action and its effects on the historic significance of the property.
- This report constitutes supplemental review and preparation of DPR523 forms according to the recommendations of the Downtown Strategy 2040 Final EIR. Criteria for Traditional Cultural Properties and Cultural Landscapes was not considered, as the project site does not appear to be associated with either concept. However, Plaza park has characteristics that might qualify it as a Traditional Cultural Property.
- Documentation should be required in conformance with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation, Historical American Building Survey (HABS).
- A means of commemoration should be explored that will result in the creation of an interpretative exhibit(s) or documentary display(s), or other means that increase public awareness of the historic resource(s) and its (their) historical significance.

Analysis of Impacts on Adjacent Properties

Nearby Historic Building Resources

The project will not have any direct impacts on any adjacent buildings that are historic resources. A review of buildings within the immediate vicinity finds the Old Post Office (HL77-2), St. Joseph’s Church (HL77-4), Civic Auditorium (HL86-40), and Center for Performing Arts (a candidate City Landmark). All four of these resources are across major downtown thoroughfares from the project site.

Plaza Park

The project site is directly across South Market Street from Plaza Park. Plaza Park is generally considered to be the central site of what was once known as the Plaza during the city's Spanish and Mexican Periods. Following the beginning of the American Period, the plaza has remained a central focal point of the city and remains so today. The site has characteristics associated with traditional cultural properties (TCP), due to its long-standing roles as a public space for around 236 years.

The historical evaluation of properties such as this within the framework of the Secretary of the Interior's Guidelines require consultation with the community at large to ascertain the level of importance that the properties have attained in contemporary San José. This evaluation would necessitate the development of a full historic context for a site such as this, and would include organized public participation in the contextual development as recommended in the Secretary of the Interior's Guidelines for Preservation Planning (48 FR 44717) and The Advisory Council on Historic Preservation Guidelines for public Participation in Historic Preservation Review (ACHP 1988).

While the Plaza site has not been the subject of an in-depth study for significance, for the purposes of this study it appears to reflect the diverse social customs related to a community center of cultural life that has passed down through the generations. A location, such as San Jose's Plaza Park, where the community has traditionally carried out its economic, artistic, or other cultural practices important in maintaining the historic identity of the city and might be considered a traditional cultural property after further study. As stated in National Register Bulletin #38, "A traditional cultural property can be defined generally as one that is eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community."

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Qualifications of the Consultants

The principal authors of this report were Leslie A.G. Dill, Historic Architect and Architectural Historian, and Franklin Maggi, Architectural Historian

Ms. Dill has a Master of Architecture with a Historic Preservation Program Certificate from the University of Virginia, Charlottesville.

Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California,

Both Leslie Dill and Franklin Maggi meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture respectively, as outlined in 36 CFR Part 61.

Appendix (attachments)

Appendix 1 - Table of Nearby Historic Properties outside of the project area.

Appendix 2 - DPR523a for individual buildings at CityView Plaza

APPENDIX 1

ADJACENT BUILDINGS:

	Current Use	Address	Pervious / Historic Name	Yr. Built
A	Plaza De César Chávez	N/A	Market Plaza	c. 1797
B	Tech Interactive	201 S. Market St	Tech Museum of Innovation	1998
C	Parkside Hall	180 Park Ave	San Jose Convention Center	1977
D	Vacant – Under Construction	200 Park Ave and 282 Almaden Blvd	Sanwa Bank & Parking	N/A
E	Center for the Performing Arts	255 Almaden Blvd	Same	1972
F	Adobe Headquarters	345 Park Ave	Same	1996-98
G	P G & E	111 Almaden Blvd	Same	c. 1975
H	Alpha Media (Radio Station)	190 Almaden Blvd	Japan California Bank	1976
J	AT&T Building and Addition	95 S. Almaden Ave	Pacific Telephone Building	1947 & c. 1967
K	The Caravan Lounge	98 S. Almaden Ave	Same	c. 1962
L	Plaza Hotel	96 S. Almaden Ave	Maas Hotel	c. 1962
M	Vacant	70 S. Almaden Ave	Greyhound Bus Station	1957
N	Taurus Steak House	167 W. San Fernando St	Grothe's Auto Supply	1934
O	Bay Print Solutions	161 W. San Fernando St	San Jose Paper Co.	c. 1923
P	Tony Dimaggio's Stromboli & Pizza	155 W. San Fernando & 97 S San Pedro St	Mission Taxi (Site associated with adobe)	c. 1925
Q	95 S Market Office Complex	95 S. Market St	The First National Bank of San Jose	c. 1975
R	Cathedral Basilica of St. Joseph	80 S Market St	St. Joseph's Church	c. 1877
S	San José Museum of Art	110 S. Market St	Post Office / Library	1892
T	Circle of Palms Plaza	S. Market St	Site of First State Capitol	N/A



A Plaza de César Chávez

Historic Name	Pueblo Plaza / Market Plaza
Property Address	N/A
Assessor's Parcel	259-42-036
Date / Age	Ca. 1797 / approximately 223
Architect	N/A

The park or plaza property has been a public space in this location since the Spanish colonial era in the late 1790s and has been altered by buildings, street patterns, and landscape design over time. The existing park design is recent.

Market Plaza was assessed as a part of the Mixed-Use Century Center EIR in the early 2000s, and it might be considered a Traditional Cultural Property based on its essential role as a public space in the evolution of San José as a Spanish pueblo to the present.

[Photo by Franklin Maggi, 2019.]



B Tech Interactive

Historic Name	Tech Museum of Innovation
Property Address	201 South Market St.
Assessor's Parcel	259-42-023
Date / Age	1998 / 22
Architect	Ricardo Legorreta

The Tech Museum of Innovation was built as part of the late-twentieth-century series of public buildings and public spaces with the support of the Redevelopment Agency of the City of San Jose. Ricardo Legorreta designed both this museum and the Children's Discovery Museum at a time when corporate buildings in Downtown were expected to be moderate in color and calm in detailing, to contrast with the highly colorful and decorative museums and theaters being funded by the Redevelopment Agency.

Now known as The Tech Interactive, although a major work by an internationally recognized architect and representative of a very specific era of redevelopment in the City of San José, is too recently built to be considered for significance.

[Photo by Leslie Dill, 2019.]



C Parkside Hall

Historic Name	San Jose Convention Center
Property Address	180 Park Ave.
Assessor's Parcel	259-42-023
Date / Age	1977 / 43
Architect	HOK (Hedlev)

This convention center wing of the Civic Auditorium complex was built soon after the establishment of the downtown library, Center for the Performing Arts, and Park Center Plaza. The building has been proposed for demolition and replacement with a high-rise mixed-use tower.

Parkside Hall was assessed as a part of the *Museum Place Mixed-Use Project DEIR* in the 2016. It was found not to meet the criteria for listing on the California Register of Historical Resources or the City's Landmark Preservation Ordinance.

[Photo by Franklin Maggi, 2016.]



D Vacant – Under Construction

Historic Name	N/A
Property Address	220 Almaden Blvd. / 200 Park Ave.
Assessor's Parcel	259-43-076
Date / Age	N/A
Architect	Gensler

This property was recently cleared of the former ca. 1977 Sanwa Bank building and also cleared of a parking garage associated with the adjacent hotel that faces San Carlos Street. A multi-story mixed-use building is under construction (pictured).

[Rendering by Gensler, 2019.]



E Center for the Performing Arts

Historic Name	N/A
Property Address	255 Almaden Blvd.
Assessor's Parcel	259-43-064
Date / Age	1972 / 48
Architect	Taliesin Associated Architects – William Wesley Peters

The Center for the Performing Arts (CPA) is a building that has been described and evaluated for its connections to urban renewal in Downtown San Jose and for its exceptional design by Taliesin Associated Architects (Wright Foundation). Its construction was part of the 1960s-70s urban renewal/redevelopment efforts in the Park Center Redevelopment area that also produced Park Center Plaza.

The CPA was assessed as a part of the Downtown Survey Year 2000s and was determined at the time to have exceptional significance for its design associations and is a Candidate City Landmark structure (CCL).

[Photo by Leslie Dill, 2019.]



F Adobe Headquarters

Historic Name	N/A
Property Address	345 Park Ave.
Assessor's Parcel	259-44-088 & 089
Date / Age	1996-98 / 22-24
Architect	HOK

Adobe Headquarters was constructed at the end of the twentieth century on the site of a former bank building and parking garage that had been built within the Park Center Redevelopment Area. Its high-rise design, with green-tinted glass, glossy stone veneer paneling, and square motifs and stripes indicate that it was designed in the late 1990s.

The two-building complex is not a historic resource and does not embody exceptional architectural significance as a recent design.

[Photo by Franklin Maggi, 2019.]



G PG&E Building

Historic Name	Same
Property Address	111 Almaden Blvd.
Assessor's Parcel	259-44-080
Date / Age	1975 / 45
Architect	Gruen Associates with Alan Walter & Associates

The Pacific Gas & Electric building (PG&E) was erected within the larger development occurring within Park Center Redevelopment Area in the 1970s. It was designed by Gruen Associates in collaboration with Alan Walter & Associates. Its exposed concrete walls are composed of a grid of horizontal oblongs that feature rounded and angled frames. The cornice is expressed with concrete wall panels separated from the main wall plane and supported on angled concrete corbels. The horizontal windows are tinted glass with four panes. These rounded elements, expressed in bare concrete represent a recognizable, albeit modest, example of mid-rise architecture from the era of brutalist design.

The building has not been evaluated for historic significance and should be listed as an Identified Structure (IS), as it is nearing 50 years in age and requires further evaluation as a historic resource.

[Photo by Leslie Dill, 2019.]



H AlphaMedia (Radio Station)

Historic Name	Japan-California Bank
Property Address	190 Park Center Plaza
Assessor's Parcel	259-41-069
Date / Age	1976 / 44
Architect	Kajima Associates

The former Japan-California Bank (AlphaMedia Radio Station Building), by Kajima Associates architects, is an example of a sculptural curtain-wall building of the mid-1970s. Its black-glazed curtain-wall exterior is divided into facets with exposed steel-colored framing; its form includes sloped cantilevers and overhangs supported on slender posts. The all-over tinted glazing, as well as the triangular and trapezoidal elements provide a stark contrast in materials the rest of the historic buildings that were built as Park Center Plaza, but it includes geometry and scale similar to the former Bank of California to the south and to the front wing of the former Bank of America building on the far corner of the block. The building is not raised on the plaza level with the rest of the Park Center Plaza complex.

The building has not been evaluated for historic significance and should be listed as an Identified Structure (IS), as it is nearing 50 years in age and requires further evaluation as a historic resource.

[Photo by Franklin Maggi, 2019.]



J AT&T (Office) Building and Addition(s)

Historic Name	Pacific Telephone
Property Address	95 South Almaden Ave.
Assessor's Parcel	259-39-120
Dates / Ages	1947 & 1957-68 (additions) / 73 & 52-63 (additions)
Architect(s)	U/K

The Pacific Telephone Building (AT&T) is recognizable as an older high-rise design because of its ribbons of recessed multi-pane steel windows separated by a simple pattern of horizontal projecting concrete spandrels. The control joints or tiles is well designed and executed, with the joints aligning and forming a smooth texture and pattern on the building's elements. The primary addition to the west has few openings, and its exposed-aggregate concrete exterior walls, in a slightly warmer color, that are curved at the outer corners, is compatible with the earlier building.

The AT&T Building and its additions was reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was found not to meet the criteria of the California Register of Historic Resources.

[Photo by Franklin Maggi, 2019.]



K Caravan Lounge

Historic Name	Same
Property Address	98 South Almaden Ave.
Assessor's Parcel	259-40-070
Date / Age	c. 1962 / 58
Architect	U/K

This narrow building has narrow and shallow brick pilasters and a stucco fascia that overhangs the high windows. Its south façade includes a metal sign with outlines of camels.

The Caravan Lounge was reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was found not to meet the criteria of the California Register of Historic Resources.

[Photo by Leslie Dill, 2019.]



L Plaza Hotel

Historic Name	Maas Hotel
Property Address	96 South Almaden Ave.
Assessor's Parcel	259-40-071
Date / Age	c. 1961-62 / 59
Architect	U/K

This mid-century-Modern hotel was built for A. E. and Betty Lou Maas as one of their many small urban hotels in the area. It was constructed by Warren Untiedt.

This building was evaluated for significance as part of an intensive review in 2007 by Archives & Architecture LLC. It was found not to meet the criteria of the California Register, the National Register or eligible to be listed on the City of San Jose inventory.

It was again reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was not identified as meeting the criteria of the California Register of Historic Resources.

[Photo by Leslie Dill, 2019.]



M Former Greyhound Bus Station

Historic Name Greyhound Bus Station

Property Address 70 South Almaden Ave.

Assessor's Parcel 259-40-012

Date / Age 1957 / 63

Architect Skidmore Owings & Merrill

The long, low station features glazed tile façade accentuated by aluminum pilasters or fins. Attributed to Skidmore, Owings & Merrill, the design once featured glazed storefronts and a large sign but has been vacant for a while.

The San José Greyhound Bus Station was reviewed for significance as the focus of an intensive *Draft Historic Resources Technical Report* by Carey & Co. Inc in 2016, and it was identified as not meeting the criteria of the California Register of Historic Resources but was identified as a Candidate City Landmark.

[Photo by Leslie Dill, 2019.]



N Taurinus Steak House

Historic Name	Grothe's Auto Supply
Property Address	167 West San Fernando St.
Assessor's Parcel	259-40-010
Date / Age	c. 1934 / 86
Architect	U/K

This brick commercial building has housed a variety of retail establishments since its construction in the mid-1930s and first identified use as Grothe's Automobile Supply. The parapet walls above the storefronts feature herringbone brick patterns in panels between shallow pilasters.

This building was evaluated during the *Downtown San José Historic Resources Survey Year 2000*, and in 2002 for the proposed *Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project*. It was not found to meet the threshold for local listing or listing on the National or California Registers.

It was again reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was identified as not meeting the criteria of the California Register of Historic Resources.

[Photo by Leslie Dill, 2019.]



O Bay Print Solutions

Historic Name	San Jose Paper Co.
Property Address	161 West San Fernando St.
Assessor's Parcel	259-40-019
Date / Age	1923 / 97
Architect	U/K

This stucco-faced commercial retail building was built for light-industrial purposes near the beginning of the twentieth century. It has little ornamentation although the bulkheads are brick.

This building was evaluated during the *Downtown San José Historic Resources Survey Year 2000*, and in 2002 for the proposed *Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project*. It was not found to meet the threshold for local listing or listing on the National or California Registers.

It was again reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was not identified as meeting the criteria of the California Register of Historic Resources.

[Photo by Leslie Dill, 2019.]



P Tony Dimaggio's Stromboli & Pizza

Historic Name	Mission Taxi
Property Address	155 West San Fernando St. & 97 South San Pedro St.
Assessor's Parcel	259-40-017
Date of Establishment	c. 1925
Architect	N/A

This Mission-Revival commercial building was first constructed to provide automobile services. It replaced earlier buildings on the site.

This building was evaluated during the *Downtown San José Historic Resources Survey Year 2000*, and in 2002 for the proposed *Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project*. It was not found to meet the threshold for local listing or listing on the National or California Registers.

It was again reviewed for significance as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016, and it was identified as not meeting the criteria of the California Register of Historic Resources.

[Photo by Leslie Dill, 2019.]



Q 95 S Market Office Complex

Historic Name	First National Bank of San Jose
Property Address	95 South Market St.
Assessor's Parcel	259-40-084
Date of Establishment	1975-77
Architect	U/K

This building was built across the street from Park Center Plaza soon after the initial phases of redevelopment. Its 1970s modern design is influenced by New Formalism, as evidenced in its array of full-height pilasters topped with cantilevered capitals.

This office building was evaluated as part of an intensive *Draft Historic Resources Technical Report* of the adjacent San José Greyhound Station by Carey & Co. Inc in 2016. At less than 50 years in age, it was not identified as an exceptional architectural achievement, so would not meet the criteria as a historic resource.

[Photo by Leslie Dill, 2019.]



R Cathedral Basilica of St. Joseph

Historic Name	St. Joseph's Church
Property Address	80 South Market St.
Assessor's Parcel	259-40-066
Date of Establishment	c. 1877
Architect	U/K

The neoclassical cathedral building features a ribbed central dome with four surrounding smaller domes and a pair of domed towers that flank the classically inspired front portico. It replaced a series of previous churches on the site. Its construction was begun in about 1877 and completed later in the nineteenth century. It underwent a full restoration in the late twentieth century and was named a basilica in 1997.

The Cathedral Basilica of St. Joseph is listed on the National Register of Historic Places, listed as California Historical Landmark #910, and designated San José City Landmark #HL77-4.

[Photo by Leslie Dill, 2019.]



S San José Museum of Art

Historic Name U.S. Post Office and San Jose Library

Property Address 110 South Market St.

Assessor's Parcel 259-41-077 & -078

Date of Establishment 1892 and 1991 (addition)

Architect Willoughby J. Edbrooke and SOM (addition)

This Richardsonian Romanesque building is distinctive in the area for its form, stonework, clock tower (damaged in the 1906 Earthquake and altered), and uses over time. It was rehabilitated as an art museum in 1991, with an addition by Skidmore Owings & Merrill.

The San José Museum of Art is listed on the National Register of Historic Places, listed as a California Historical Landmark #854, and designated as a Historic City Landmark in the City of San Jose #HL77-2.

[Photo by Franklin Maggi, 2019.]



T Circle of Palms Plaza

Historic Name Site of State Capitol (1849-1851)

Property Address N/A

Assessor's Parcel 259-41-087

Date of Establishment 1991

Architect SOM / San José Redevelopment Agency

The focus of the design of this paved plaza or park encompasses a circle of palm trees that surrounds an image of the California State Seal. This is the site of California State Historical Landmark #461, the site of California's First State Capitol from 1849-1851.

Installed concurrently with the addition to the San José Museum of Art addition and currently undergoing alterations, the design of this open space does not meet the criteria for a historic resource as it does not meet the criteria for exceptional design or historical significance for properties less than 50 years old.

[Photo by Ikluft - Own work, CC BY-SA 4.0,
[https://commons.wikimedia.org/w/index.php?curid=3932060.](https://commons.wikimedia.org/w/index.php?curid=3932060)]

APPENDIX 2 (DPR523a FORMS)

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

Page 1 of 8

*Resource Name or #: (Assigned by recorder) Landmark Building & Pavilions

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 100 West San Fernando St. City San Jose Zip 95113

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598165mE/ 4132324mN

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

Assessor's Parcel Number: 259-41-070;

south side of West San Fernando Street between South Market Street and Almaden Boulevard.

The Landmark Office Building is an example of 1970s modernist architecture with Brutalist influences. The term Brutalism comes from the French *béton brut*, meaning raw concrete, and this building uses the repetitive formwork and organic qualities of concrete construction to create a classically inspired modern building. The building is related, by design, materials, and architect, to the former United California Bank building to the south, to the former Bank of American building diagonally across the raised plaza complex, and to the former Union Bank (Specialty's Bakery & Café) and other pavilion buildings within the original circa 1970s Park Center Plaza complex.

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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



P5b. Description of Photo: (View, date, accession #)
View facing west, December 2019.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
1969, 50 years old,
permits, directories.

*P7. Owner and Address:
SJ CityView Plaza, LLC

*P8. Recorded by: (Name, affiliation, and address)
Leslie Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza., San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR523A

*Required information

Page 2 of 8 *Resource Name or # (Assigned by recorder) Landmark Building & Pavilions

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(Continued from previous page, DPR523A)

The building was permitted in 1968 and completed in 1971. It was designed by Gruen Associates and was the first major building designed in the complex and was associated with the underground parking construction. Although it did house California Canadian Bank, it was primarily intended for speculative office space and identified within Park Center Plaza in early brochures by its 113,000-square-foot size.

The building has a relatively long, rectangular footprint. It is set atop the parking podium where it borders San Fernando Street (nominally north), and it is set back from the sidewalk plane. It is approximately centered on the block, placed on the frontage between the termini of San Pedro Street and Almaden Avenue. The building rises five stories above the plaza; four cantilevered upper stories are set atop main entrance level. The building features lobby entrances centered on the two longer sides, facing San Fernando Street (north) and an open area of CityView Plaza (south). The street access cuts through the parking podium with a staircase. The southern entrance of the Landmark Building is at plaza level, facing the center of the landscaped plaza. The entrances feature fixed, arched cantilevered canopies. Like other elements in the CityView Plaza complex added in 2006, the glazed panels are supported by steel-colored structural elements, and the face of the wall has been altered with a grid of steel-colored panels. To both sides of both main entrances are a series of added fixed red awnings, mounted to the face of the concrete wall above the ground-floor openings and below the upper windows. The east and west ends of the building are constrained by parking lot entrances that create walkways. The north façade has no walkway, but offices open onto seating areas. Only the south façade faces a landscaped area at grade.

The four upper levels feature square openings between the exposed concrete grid structure. The horizontal and vertical members are similar in cross-section, differing slightly to augment the optical perception of the grid. At the back of the shallow grid structure is the plane of the upper glazing. The windows have bronze anodized sash dividing the spaces into two stacked windows; two tall upper panes over two shorter lower panes. The horizontal concrete beams are cantilevered at the corners, and the windows wrap with a single stacked window facing each direction, accentuating the horizontal concrete elements. The horizontal top and bottom beams are wider, creating a visually balanced composition. The long walls feature 29 full bays and two outer half-bays in width and the narrower elevations have eight full bays and two outer half-bays.

The ground floor is arranged within two long rows of bare concrete wing walls, set in parallel, creating storefront bays that are the width of three upper windows. The face of these wall segments is approximately aligned with the face of upper concrete grid, and the rear of the wall segments is the plane of a glazed curtain wall, so the first-floor enclosure is recessed beneath the upper stories of the building. The windows and doors on this level are full height with bronze anodized frames and tinted glazing. There is a stucco soffit. On both ends, the ground floor is recessed beneath the upper floors and faced with concrete wall plans parallel with the wing walls and separated by narrow full-height openings. The ends are recessed approximately one upper bay, so not aligned with one of the primary wing walls. The overall footprint is slightly Greek Cross at this level.

The exposed concrete structure includes patterns of dots and seams that represent the construction methods and formwork. The concrete walls are very flat, with a slightly grainy texture. There is a bronze-clad service penthouse set back on the roof.

INTEGRITY:

The historic integrity of the Landmark Office Building has almost completely been preserved, although some important aspects of its setting have been lost in recent years. The location has remained constant; however, alterations to the plaza in 2006, including the demolition of the pavilions and the modernization of the paving and landscaping, have altered an original visual connection between the building and the rest of the complex. The original design has been substantially preserved although all of the entrances have been altered with new steel-and-glass fixed awnings and changes in glazing.

(continued on next page)

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The building includes embedded formwork connectors and concrete texture that could be referred to as artisanship, and these have been preserved. The building continues to embody associations with the larger complex as envisioned by Gruen Associates, and its design continue to be associated with the urban renewal process in San José in the mid-to-late twentieth century. The building continues to evoke the feeling of concrete architectural designs of financial office buildings during the early days of redevelopment in San José.

Park Center Plaza: The original plaza design consisted of a raised, paved open area, that also acted as the roof for below-grade parking. It features a paving grid that corresponded with the placement of the various square and rectangular buildings within the deck. The deck and landscaping were entirely replaced in 2006 when the complex was converted to CityView Plaza. The current design includes diagonal striped paving patterns, a huge, low central round fountain, linear water features and planting areas, curved planting features, and rows of large planters with trees and other plantings. The redesigned setting includes minimalist angular light posts that correspond in style and color with the added and altered front entrance awnings at the plaza buildings. There are many large sculptures set within the design.

Integrity: Although an excellent design, the current plaza has little historic integrity with the original design, materials, or craftsmanship. It no longer conveys the associations with Gruen Associates and no longer serves as an integrated orthogonal setting for the buildings. Its feeling is of concrete architectural designs of financial office buildings during the early days of redevelopment in San José.

PAVILIONS:

The Landmark Office Building is associated with the initial construction of the raised plaza and podium pavilions within the center of the plaza. Still remaining are two pavilions; one of these has been altered heavily over time. Three pavilions or "kiosks" were demolished in 2006 when the deck and landscaping was redesigned as CityView Plaza. The design of the pavilions and kiosks was directly related to the materials and detailing of the other Park Center Plaza buildings, but more straightforward in their approach. The pavilion sizes, locations, and shapes corresponded to the grid system of the early plaza landscaping. They feature exposed concrete column-and-spandrel grid systems at their outer façades; they feature recessed or inset dark-tinted glazing set into bronze-anodized window framing. They have flat roofs. The exposed concrete structure includes tightly controlled patterns of joints that represent the construction methods, and the walls are very flat, with a slightly grainy texture; however, some of the buildings have been painted. The outer corner posts are indented, as are the structural corners of the anchor buildings that surround the plaza. Pavilions 102, 106, 108 and 109 were permitted for demolition in 2006.

Pavilion #104: The former Union Bank, also referred to as Pavilion #104, is an altered one-story modern design with raw-concrete influences. The footprint is approximately square, corresponding to the original plaza grid. Most recently used as a bakery and café, it is pictured in historic documentation as a flat-roofed building supported by a series of exposed square pillars that are accentuated by recessed dark-tinted dark-anodized windows. The building currently has replacement windows of brushed-steel; all of the perimeter windows are now flush with the face of the columns, and a prominent rounded canopy wraps the northeast corner of the building. This 2006 boomerang-shaped element, with a fascia decorated with neo-Art Moderne speed stripes, provides for signage and highlights the deeply recessed angled entry and parking-garage stairs. Its roof utilities are concealed by recently added gray panels. The building has been painted, but the joints remain visible, indicating its original concrete detailing but obscuring the concrete texture.

Pavilion #104 Integrity: This building has lost much of its historic integrity with the replacement of the original windows, the modification to the entrance, and the paint, impacting the design and character-defining materials. Its location remains original;

(Continued on next page)

Page 4 of 8

*Resource Name or # (Assigned by recorder) Landmark Building & Pavilions

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(continued from previous page)

however, its footprint and location were integrated into the original plaza design, and the landscaping alterations have impacted its relationship to the original setting. The loss of integrity of design and materials have removed the understanding of its original use as a compact bank building in the center of a composed whole, and the alterations have removed much of its visual associations with the Gruen design of the original Park Center Plaza.

Pavilion #130: This two-story office building recently housed the Paul Mitchell School. It is a square in plan, corresponding to the central organizing grid of the original plaza landscaping. The building has three bays on each side, with fully recessed curtain wall providing sheltered walkways under its flat roof. The outer corner posts are indented while the roof has a 90-degree corner that project. The building has been painted gray and beige, but the joints remain visible, indicating its original concrete detailing but obscuring the concrete texture.

Pavilion #130 Integrity: This building retains much of its historic integrity. Its footprint and location were integrated into the original plaza design. Its location remains original; the landscaping alterations have impacted its relationship to an original setting, but it is a large enough building to have associations beyond its placement in the larger composition. There has been very little loss of integrity of design and materials although its painted exterior impacts its original exposed-concrete aesthetic. It continues to have the feeling of a 1970s office building, and it conveys the associations of a speculative office building of its time.

EVALUATION:

This grouping of buildings represents three of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s. These buildings were grouped because they consist of the speculative office/retail space built as part of the original development, rather than a building designed specifically for a bank branch. The Landmark Office building, as the speculative first building in the complex, can be found to contribute to the period of significance, design, and financial focus identified with the development of Park Center Plaza in Downtown San José. The two smaller buildings centered within the plaza setting are also early construction elements, intended as retail support. Two additional "kiosk" buildings were also included in this cluster of retail space set within the grid; however, they have been demolished. These three buildings are within the portion of the complex that has been identified as eligible for the California Register of Historic Resources under Criterion 1 and as a historic landmark site under the City of San José Criteria for its value as a representation of planned redevelopment, its exemplification of the economic heritage of the City of San José, its local embodiment of corporate design development and brutalist design, its associations with César Pelli and Gruen Associates and the firm Skidmore, Owings, & Merrill, and for its excellence in architectural design, detail, materials, and craftsmanship.

Designed by Gruen Associates before and during when it was headed by internationally renowned architect César Pelli, the Landmark Office building's elongated form, façade detailing, materials, raised podium, and construction are in concert with the other sophisticated concrete buildings in Park Center Plaza; however, the design of the speculative office building is not individually distinctive within the context of the complex or the City of San José. Its repetitive forms are pleasing, but there are no focal features, special materials, or sculptural forms that provide design impact or advance the architectural associations. The office building was not found individually eligible for the California Register or as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance.

Pavilion #130 retains only some of its historic integrity. Although sharing many features of the individually significant buildings that also contribute to the historic Park Center Plaza, Pavilion #130 has a simpler form and repetitive façades that indicate its support role. It does not have the individual design excellence that would make it individually eligible for the California Register or as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance.

(Continued on next page)

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The former café building identified as Pavilion #104 has been heavily altered and painted, diminishing its contributions to the overall composition. It currently lacks the design qualities that would make it individually eligible for the California Register or as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance.



West elevation at West San Fernando Street, viewed facing east.



115 South Market St. pavilion and plaza deck, viewed facing southwest.



West elevation of 130 Almaden Blvd. pavilion viewed facing northeast.



Plaza level of Landmark office building at west end, facing north.



Plaza area between pavilions with Morton's in distance, facing southeast.



Fountain embedded in plaza deck near Wells Fargo Bank, viewed facing east.



Plaza deck south of Landmark office building, facing east.

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

age 1 of 6

*Resource Name or #: (Assigned by recorder) Wells Fargo Bank/Park Center Plaza

P1. Other Identifier: 121 Park Center Plaza

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.
 c. Address 121 South Market St. City San Jose Zip 95113
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598196mE/ 4132340mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 259-41-054;
 southwest corner of South Market and West San Fernando Streets.

The Wells Fargo Bank Building is an excellent regional example of early 1970s Brutalist design. The term Brutalism comes from the *French béton brut*, meaning raw concrete, and this building uses the repetitive formwork and organic qualities of concrete construction to create a boldly sculptural building and distinctively textured finish. Although an integral component of the late-1960s and early-1970s Park Center Financial Plaza plan, the building differs in design and materials from the other buildings of the same timeframe within the Park Center Plaza complex as it was built.

Designed by the San Francisco office of the internationally prominent firm of Skidmore, Owings, and Merrill (SOM), the Managing Partner in charge of the project was John Merrill, Jr. The lead project designer for SOM was Lawrence S. Doane. The project manager for the project was John Fisher Smith.
(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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



P5b. Description of Photo: (View, date, accession #)
 View facing southwest,
 December 2019.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
 1969, 50 years old, news articles, directories.

*P7. Owner and Address:
 SJ CityView Plaza, LLC

*P8. Recorded by: (Name, affiliation, and address)
 Leslie Dill
 Archives & Architecture, LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
 Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza, San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

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

Primary #
HRI #
Trinomial

Page 2 of 6 *Resource Name or # (Assigned by recorder) Wells Fargo Bank/Park Center Plaza
*Recorded by Leslie Dill *Date 02/07/2020 Continuation Update

(Continued from previous page, DPR523A)

The nine-plus-story commercial office building is at the nominally northeast corner of CityView Plaza. Of two wall recesses, one is located at the southeast corner of the building, facing east toward Market Street; the other is located at the southwest corner of the building, facing south into the center of the raised plaza. The outer walls (north and east) of the building are raised 5-7 steps above the sidewalks, forming the outer planes of the plaza podium where the complex borders San Fernando and Market Streets. An original stair and an added access ramp are located at the southern corner of the Market Street elevation, and the southern entrance is at plaza level. Unlike many of the other buildings in CityView Plaza, the building is not set back with an outer plaza walkway or raised planter. The Wells Fargo Building rises nine stories above the plaza level. It is separated from the sidewalk by planting areas that slope toward the building and provide additional basement window area facing Market street. A handrail is provided along San Fernando Street because of the steepness of the planting slope; this railing connects to the plaza entrance to the west of the building, between the building and the parking garage entrance.

Within the block that was once known as Park Center Plaza, the subject building is adjacent to the fourteen-story former Bank of America Building (University of San Francisco) and the former Union Bank, now a one-story café building, to the southwest, while, across the parking lot entrance to the west is the Landmark Building. Across San Fernando Street is the mid-1970s former First National Bank complex, addressed at 95 South Market St.; diagonally across the intersection of San Fernando and Market Streets is the nineteenth-century, Greek Revival, Cathedral Basilica of St. Joseph. Across Market Street is the Richardsonian Romanesque former Post Office, now the San José Museum of Art, adjacent to the Circle of Palms Plaza. To the southeast, across Market Street where the street divides, is the site of the original pueblo plaza, later known as Market Plaza, and now known as Plaza César Chavez.

Each side of the building is divided into three vertical bays, separated by smooth concrete pilasters that terminate in the wide upper fascia band/parapet wall. The upper levels are regular in size and design. There the two northern bays on each side and all three of the north-facing bays are glazed, while a single bay on each side and all three southern bays wrap the plaza-facing elevation with solid concrete panels. The glazed floors feature horizontal ribbon windows separated by horizontal concrete spandrels. The window glass is tinted, supported by dark-anodized frames. The concrete spandrels between the windows are topped by quadripartite recessed bands that slope outward immediately below the windows. The base of the building is differentiated from the main column by full-height glazing that illustrates the lower level's original lobby use. Each of the angled recessed entrance walls is accentuated by rough-textured, ribbed concrete panels; the south-facing wall adjacent to the Market Street entrance bay and the west-facing wall adjacent to the plaza entrance bay are also ornamented with the ribbed concrete, accentuating these corners and the south façade. At the rear of the street-facing main entrance recess are shallow concrete balconies with metal guardrails. The plaza-facing entrance bay features full-height dark-anodized louvers at the back of the recess.

The building appears to have had few alterations over the years, although was updated in 2014 and gained LEED Silver certification. It is unknown if the building was painted originally, but it was always a light color, either exposed concrete or paint. The main entrance stairs facing Market Street (east) have been overlaid with a ramp. The adjacent plaza setting was altered in 2006.

(continued on next page)

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CONTINUATION SHEET

Primary #
HRI #
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Page 3 of 6 *Resource Name or # (Assigned by recorder) Wells Fargo Bank/Park Center Plaza
*Recorded by Leslie Dill *Date 02/07/2020 Continuation Update

(continued from previous page)

INTEGRITY:

The historic integrity of the Wells Fargo Bank Building remains intact, although some aspects have been slightly altered over time. The location has remained constant; however, the alterations to the plaza, such as the demolition of the pavilions and the modernization of the landscaping, have altered the immediate setting somewhat. The original 1970s design has been substantially preserved while the paint would appear to have reduced the integrity of the historic materials. The building includes ribbed or corrugated formwork that could be referred to as handcraft, and it remains. The building has associations with the design firm Skidmore Owings & Merrill and is associated with the urban renewal process in San José in the early-to-late twentieth century. The building continues to evoke the feeling of concrete architectural designs of financial office buildings during the early days of redevelopment in San José.

EVALUATION:

As one of the earliest financial buildings constructed during the development of Park Center Plaza, and as a design by one of the collaborating architectural firms, the Wells Fargo building can be found to contribute to the period of significance, design, and use identified with the development of this financial center in Downtown San José. A portion of the historic complex has been identified as eligible for the California Register of Historic Resources under Criterion 1 and as a historic landmark site under the City of San José Criteria for its value as a representation of planned redevelopment, its exemplification of the economic heritage of the City of San José, its local embodiment of corporate design development and brutalist design, its associations with César Pelli and Gruen Associates and the firm Skidmore, Owings, & Merrill, and for its excellence in architectural design, detail, materials, and craftsmanship.

Designed by internationally renowned architectural firm Skidmore Owings & Merrill, with John Merrill, Jr. as the managing partner, the Wells Fargo commercial building is individually distinctive for its carved-away form, its expressive façade detailing, its exposed use of textured materials, its raised podium and connection to the plaza level. The design is in concert with the remaining, sophisticated Gruen-designed buildings in Park Center Plaza, but embodies a complementary set of design principles. The building can be found individually eligible for the California Register under Criterion 3 and can be found eligible as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance.

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

Primary #
HRI #
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*Resource Name or # (Assigned by recorder) Wells Fargo Bank/Park Center Plaza

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update



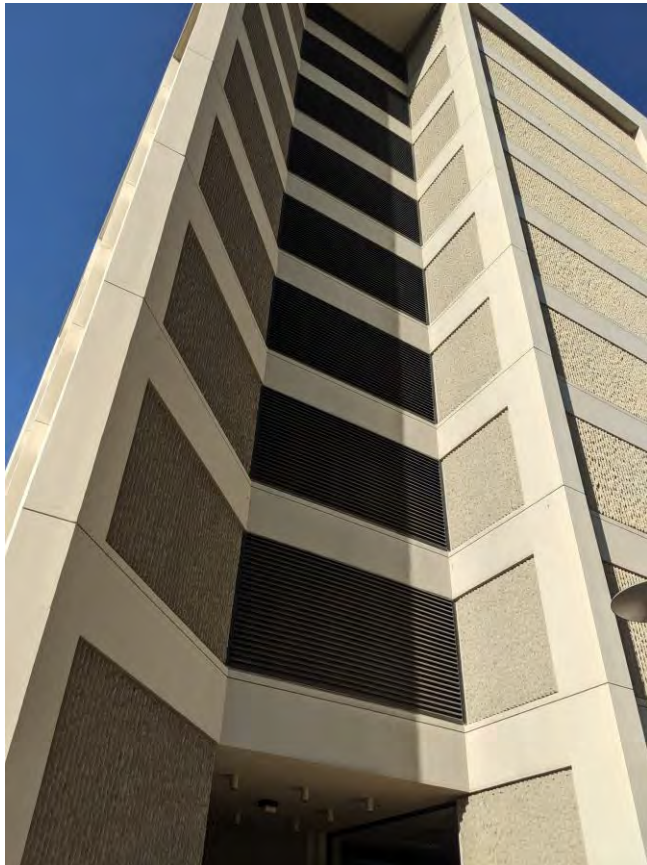
West and north elevations from across West San Fernando Street.



Upper façade (east) from across South Market Street.



View of upper west elevation from San Fernando Street.



Angled façade at south elevation



Building entry at South Market Street.



Board form concrete texture.

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

Page 1 of 5

*Resource Name or #: (Assigned by recorder) Bank of America/Park Center Plaza

P1. Other Identifier: 125 South Market St.

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.;R.1E.; Mount Diablo B.M.

c. Address 125 South Market St. City San Jose Zip 95113

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598194mE/ 4132270mN

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

Assessor's Parcel Number: 259-41-057

northwest corner of South Market Street and Park Avenue.

The Bank of America building and tower is an example of 1970s modernist architecture with Brutalist and New Formalist influences. The term Brutalism comes from the French *béton brut*, meaning raw concrete; the term "New Formalism" indicates that the building has arrays of features that recall classical architectural forms and construction. This building uses the repetitive formwork and organic qualities of concrete construction to create a classically inspired modern building with a sculptural southern wing. The building is related by design, materials, and architect to the former United California Bank building adjacent to the west, to the Landmark Building diagonally across the raised plaza complex, and to the former Union Bank and other pavilion buildings within the original Park Center Plaza complex. Its sculptural southern wing is somewhat similar to the former Bank of California, in the southwest corner of the shared block; however, it is less purposefully sculptural, it has large expanses of wall planes and a massive appearance. *(continued on next page)*

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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



P5b. Description of Photo: (View, date, accession #)
View facing north, December 2019.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
1969-1971, 49 years old,
news articles, directories.

*P7. Owner and Address:
SJ CityView Plaza LLC

*P8. Recorded by: (Name, affiliation, and address)
Leslie Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza, San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR523A

*Required information

Page 2 of 5 *Resource Name or # (Assigned by recorder) Bank of America/Park Center Plaza
*Recorded by Leslie Dill *Date 02/07/2020 Continuation Update

(Continued from previous page, DPR523A)

This building, completed around 1971, is at the southeast corner of the former Park Center Plaza complex. It is approximately rectangular in footprint, with the longer east side following Market Street and the narrower south end facing Park Avenue (nominally south). The north and west façades open onto the plaza level. Across Park Avenue is the Tech Museum of Innovation, across Market Street is the Plaza César Chavez. Within the CityView Plaza, the subject building is adjacent to the three-story former United California Bank Building (Morton's The Steakhouse and Regus offices) and the one-story former Union Bank (Specialty's Bakery & Café) building to the west. To the north, across a major plaza entrance, is Wells Fargo Bank. Diagonally across the plaza to the northwest is the Landmark Office Building. The massing of the building is formed with two main elements that are designed to appear separated when viewed from the street and to overlap visually when viewed from the plaza. To the south is a monumentally scaled two-story wing, approximately square in plan, with an inset centered front entrance that faces Park Avenue. The fourteen-story northern half of the building (thirteen stories above the plaza level) is also approximately square in footprint. The high-rise portion is offset to the east from the two-story wing. The main entrances to the high-rise are at the northern corners.

The outer walls of the building are raised 5-7 steps above the sidewalks, forming the outer planes of the plaza podium where the complex borders Park Avenue and Market Street. Unlike many of the other buildings in CityView Plaza, the building is not set back with a separate plaza walkway. There are narrow raised planters that are divided by monumental staircases. An access ramp is located at the southern corner of the Market Street elevation. The exposed concrete structure includes patterns of joints that represent the construction methods, and the walls are very flat, with a slightly grainy texture.

The two-story wing is expressed strongly with large, unfenestrated wall segments at the southern three elevations. Along Market Street (east), the two-story wing is separated from the high-rise wing by a large inset entrance hyphen. Along the plaza (west) elevation, the two-story wing extends to the north to overlap the base of the high-rise. This elevation is set back slightly and differentiated with an array of vertical window bays; this window pattern relates to the high-rise portion of the building that it wraps. The south façade features a symmetrical massing, with two large blocks separated by a recessed entrance. There is no fenestration on east half of south façade. The west wall is broken only by a single vertical bay of windows. The recessed entrance has been altered by an arched fixed awning manufactured of steel and glazed panels.

In the low-rise portion of the building, six vertical bays face Market Street; these are recessed into the wall plane, with wall on all four sides. One of the central bays is used as a recessed entrance. It has been altered with a cantilevered awning that is supported by tension rods. Between the wings, the recessed entrance has been altered with arched fixed awning. It also features a steel-colored curtain-wall frame and canopy structure that was added in 2006. In the high-rise portion, eight vertical bays face Market Street, separated by full-height vertical pilasters. There is an intermediate concrete band above the two lower floors, creating a base, and the parapet band is wide, creating a cornice. All outer corners of the building, low- and high-rise, are solid concrete and indented (in contrast to the other Plaza buildings that feature cantilevered corners). The window walls are recessed, and the window units are separated by flush concrete spandrels and divided into four lites by bronze-anodized frames and tinted glazing.

The north wall of the high rise is symmetrical. This elevation consists of a vertical bay of windows at each outer corner, and a pair of expansive concrete wall planes that are split by a full-height narrow centered recess. The vertical split is punctuated by shallow areas farther recessed into the wall and protected by bronze-anodized guardrails. There are entrances at both corners of this end of the building, incorporating three of the street-facing or plaza-facing bays and the single outer bays facing north.

(continued on next page)

The 2006 entrance canopies consist of prow-shaped triangles with speed-stripe fascias, manufactured to have a brushed-steel or aluminum appearance. They are topped with glazed panels and include Moderne address numbers. The original dark-anodized entrances were also replaced with polished metal frames.

Facing the plaza (nominally west), there is no fenestration for the southernmost portion of the low-rise wing. The wall of the low wing steps in, opposite the recessed Market Street hyphen, where there is an expanse of eight two-story bays, flanked by wide concrete wall segments. The north wall of the two-story wrapping element is unfenestrated, continuing the monumental scale of this wing. The tower features eight bays facing the plaza, and the central two-story element overlaps five bays of the high rise, revealing three entrance bays.

INTEGRITY:

The historic integrity of the Bank of America building remains intact, although a few minor aspects have been altered over time. The location has remained constant; however, the alterations to the plaza, such as the demolition of the kiosks and the modernization of the landscaping, have altered the immediate setting in ways that reduce the connection of the design to the original 1970s patterns of paving and planters. The original 1969-1970 design has been substantially preserved although all the entrances were altered with new steel-and-glass fixed awnings in 2006. The building includes embedded formwork connectors and concrete texture that could be referred to as artisanship, and these have been preserved. The building continues to embody associations with the design firm Gruen Associates, and its design and setting continue to be associated with the urban renewal process in San José in the mid-to-late twentieth century, although the setting has been altered. The building continues to evoke the feeling of concrete architectural designs of financial office buildings during the early days of redevelopment in San José.



Tower at 125 South Market St., viewed facing southwest and southeast.

EVALUATION:

One of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s, the Bank of America building can be found to contribute to the period of significance, design, and use identified with the development of this financial center in Downtown San José. Much of the block-sized complex is identified as eligible for the California Register of Historic Resources under Criterion 1 and as a historic landmark site under the City of San José Criteria for its value as a representation of planned redevelopment, its exemplification of the economic heritage of the City of San José, its local embodiment of corporate design development and brutalist design, its associations with César Pelli and Gruen Associates and the firm Skidmore, Owings, & Merrill, and for its excellence in architectural design, detail, materials, and craftsmanship.

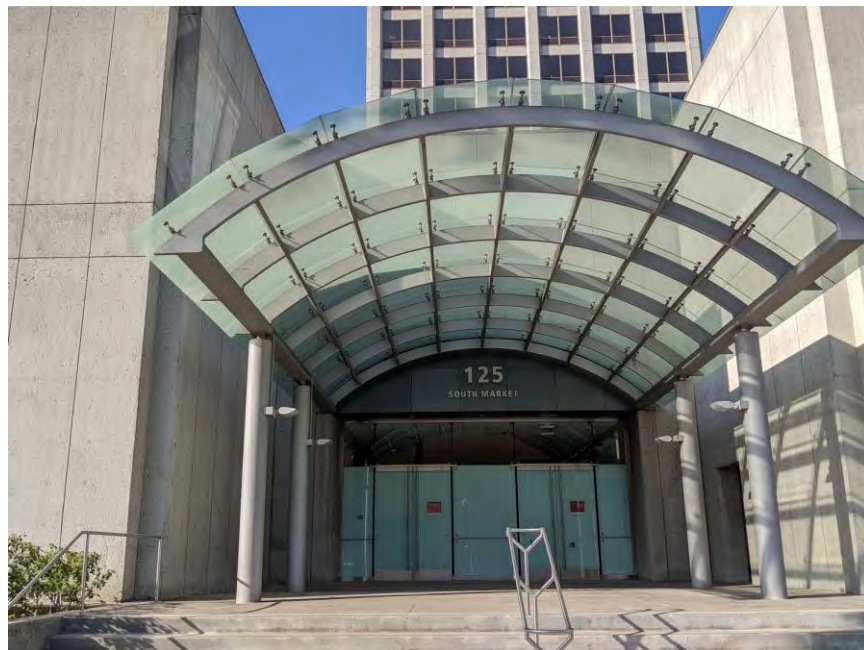
Designed by Gruen Associates when the firm was headed by internationally renowned architect César Pelli, the Bank of America building's complex form, distinctive façades, materials, detailing, and construction are a compatible feature within the original, sophisticated concrete buildings of Park Center Plaza. It is also distinctive for its massive-appearing south wing and gridded high-rise tower and can be found individually eligible for the California Register under Criterion 3 and eligible as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance for its associations with Gruen Associates and for its design.



Two-story bank wing at plaza, viewed facing southeast.



Detail view of northwest corner with 2006 enhancements - east elevation facing north.



Main entry at Park Avenue with 2006 entry enhancements.

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

Page 1 of 5 *Resource Name or #: (Assigned by recorder) United California Bank

P1. Other Identifier: Morten's the Steakhouse

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.;R.1E.; Mount Diablo B.M.

c. Address 177 Park Ave. City San Jose Zip 95113

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598211mE/ 4132305mN

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

Assessor's Parcel Number: 259-41-066

north side of Park Avenue between South Market Street and Almaden Boulevard.

The 1971 former United California Bank (Morton's The Steakhouse and Office Building) is an example of modernist architecture referred to as "New Formalism," with some Brutalist influences. The term Brutalism comes from the French *béton brut*, meaning raw concrete, and this building uses the repetitive formwork and squared-off qualities of concrete construction to create a classically inspired modern building. The design is a Modernist homage to classical Greek temple designs, with multiple vertical columns supporting a flat roof. This form was used for many institutional designs in the second half of the twentieth century, as they alluded to tradition while also being very modern. The building is related by design, materials, and architect to the Bank of America building adjacent to the east, to the Landmark Building north across the raised plaza complex, and to the former Union Bank (Specialty's Bakery & Café) and other pavilion buildings within the original Park Center Plaza complex.
(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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



P5b. Description of Photo: (View, date, accession #)

View facing northwest,
December 2019.

*P6. Date Constructed/Age & Sources:

Historic Prehistoric Both

1971, 48 years old,
permits, directories.

*P7. Owner and Address:

SJ CityView Plaza, LLC

*P8. Recorded by: (Name, affiliation, and address)

Leslie Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza, San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
HRI #
Trinomial

Page 2 of 5 *Resource Name or # (Assigned by recorder) United California Bank

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(Continued from previous page, DPR523A)

Other buildings within the complex were completed at approximately the same time, including the former Bank of California and Wells Fargo Bank buildings; however, their design features are not similar.

The United California Bank Building has a relatively compact rectangular footprint within the larger plaza context. It is in the southeast quadrant of the CityView Plaza complex, between the former Bank of America building (University of San Francisco) to the east and the more recently built parking garage, that also houses retail shops and Scott's Seafood, to the west. It is opposite Parkside Hall, a tall one-story convention center building slated for demolition and replacement with a high-rise building. The subject building is set atop a lower edge of the plaza podium where it borders Park Avenue (nominally south); it is raised six steps above the sidewalk. The surrounding walkway provides a raised platform, or classical *crepidoma*, for the design. The walkway is set back from the sidewalk plane by some raised planters and utility elements. The walkway wraps the east end of the building where it is used for outdoor dining. The plaza is constrained in this location by a parking lot entrance. The south façade features a centered entrance that is marked by a recent cloth awning; this façade faces the nearby side wall of the parking garage.

The building is three stories above the plaza level; the primary design features are the array of full-height square concrete pilasters that are topped by a single horizontal concrete band that reads as a cornice. The exposed concrete structure includes patterns of dots and seams that represent the construction methods and formwork. The concrete walls are very flat, with a slightly grainy texture. There is a bronze-colored service penthouse set well back on the roof.

Glazed curtain wall bays, with bronze frames and tinted mirror glass, are recessed between the pilasters. In each bay, the two upper levels of windows are divided into a pair of stacked windows; two tall upper panes over two shorter lower panes. The ground floor consists of vertical full-height fixed windows and doors with thin frames. The bronze spandrels between the floors are extremely narrow. The north and south elevations feature 11 full bays and two outer half-bays and the east and west elevations have 8 full bays and two outer half-bays. The columns are held back from the corners and support the cornice in cantilever. The dark, recessed window walls wrap the corners beneath these elements. The west elevation features a centered entrance with a paired column bay at the main floor. The entrance is currently protected by a recent cloth awning; this entrance faces the side wall of the parking garage across a relatively narrow walkway. The southeast corner of the building includes entrances and signs for the restaurant in that area. The restaurant bays are connected by fascia signs. The doors in this corner are glazed with tinted glass and in bronze frames, in keeping with the original curtain wall design. The east elevation has been altered with a recent lobby entrance approximately centered on the façade. It features a paired prow-shape fixed awning across two of the bays. Each cantilevered "V" canopy consists of a wide band of polished steel with three Moderne speed stripes. Replacement storefront elements have been installed at the entrance; the frames are steel-colored, rather than bronze-anodized. A sign is suspended beneath them, with the address of the office building: 177 Park Avenue. On the north side of the building, each bay is spanned by a fixed cloth awning in red. These conceal the lower windows of the second floor and have traditional sloping tops with front valances.

INTEGRITY:

The historic integrity of the United California Bank Building has almost completely been preserved, although some aspects of its setting have been lost over time. The location has remained constant; however, alterations to the plaza in 2006, including the demolition of the pavilions and the modernization of the paving and landscaping, have altered an original visual connection between the buildings in the plaza. The original 1971 design has been substantially preserved although all of the entrances have been altered with new steel-and-glass fixed awnings and changes in glazing.

(continued on next page)

Page 3 of 5 *Resource Name or # (Assigned by recorder) United California Bank

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(continued from previous page)

The building includes embedded formwork connectors and concrete texture that could be referred to as artisanship, and these have been preserved. The building continues to embody associations with César Pelli when he was working with Gruen Associates, and its design and setting continue to be associated with the urban renewal process in San José in the mid-to-late twentieth century. The building continues to evoke the feeling of concrete architectural designs of financial office buildings during the early days of redevelopment in San José.

EVALUATION:

One of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s, the United California Bank building can be found to contribute to the period of significance, design, and use identified with the development of this financial center in Downtown San José. A portion of the overall complex has been identified as eligible for the California Register of Historic Resources under Criterion 1 and as a historic landmark site under the City of San José Criteria for its value as a representation of planned redevelopment, its exemplification of the economic heritage of the City of San José, its local embodiment of corporate design development and brutalist design, its associations with César Pelli and Gruen Associates and the firm Skidmore, Owings, & Merrill, and for its excellence in architectural design, detail, materials, and craftsmanship.

Designed by internationally renowned architect César Pelli when he headed Gruen Associates, the United Bank of California building's compact form, its distinctive façade detailing, its materials, raised podium, and construction are in concert with the other sophisticated concrete buildings in Park Center Plaza, and the former bank building is also individually distinctive for its classical Greek temple influences. The building can be found individually eligible for the California Register under Criterion 3 and can be found eligible as a Candidate City Landmark under the City of San José's Historic Preservation Ordinance.



East elevation at garage entry, viewed facing north.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) United California Bank

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update



Entry off plaza at east elevation, viewed facing south.



North façade at plaza, viewed facing west with Heritage Bank of Commerce in distance.

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*Resource Name or # (Assigned by recorder) United California Bank

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update



View from plaza facing southwest.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Bank of California

P1. Other Identifier: Sumitomo Bank / Family Court / 170 Park Center Plaza

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 170 CityView Plaza City San Jose Zip 95113

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598817mE/ 4132215mN

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

Assessor's Parcel Number: 259-41-067

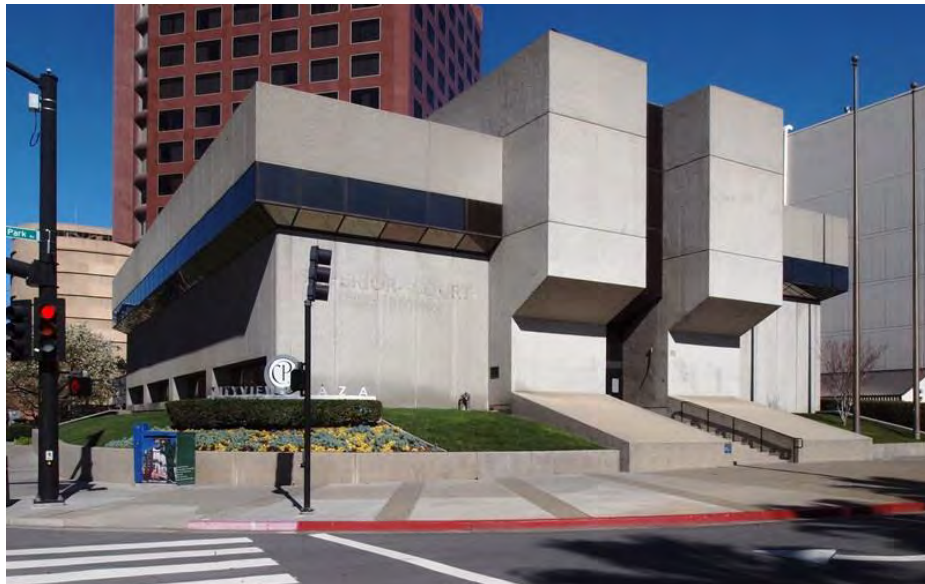
northeast corner of Park Avenue and Almaden Boulevard.

A unique example of Modern architecture, that could be described using the terms late Expressionist, Brutalist, or Metaphoric, the design of the former Bank of California is monumental in scale while relatively small in size. The building is representative of the work of César Pelli in his early years, and it uses motifs and forms that are recognizable and distinctive.

The former Bank of California has a relatively small, approximately rectangular footprint within the larger plaza context. It is in the southwest corner of the CityView Plaza complex, between the parking garage to the east and the Heritage Bank Tower to the north. The plaza is offset from this building to the northeast. It is opposite the Adobe Headquarters building to the west and diagonally across the intersection from the Center for the Performing Arts. A new high-rise is under construction across Park Avenue to the south. (Continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1 to 3 story commercial building

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



P5b. Description of Photo: (View, date, accession #)
View facing north, December 2019.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
1971-1973, 46 years old,
news articles, directories.

*P7. Owner and Address:
SJ CityView Plaza, LLC

*P8. Recorded by: (Name, affiliation, and address)
Leslie Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza, San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR523A

*Required information

Page 2 of 7 *Resource Name or # (Assigned by recorder) Bank of California

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(Continued from previous page, DPR523A)

The two-story subject building is set back from and above the property line, on a sloping lawn plinth retained by a low concrete wall at the sidewalk. It is raised twelve shallow steps above the sidewalk at the center of the south entrance path, and an entrance is provided at plaza level at the north end. Between this building and the adjacent parking structure is a long ramp that provides access to the plaza level. This location was once the drive-through window for the original banking services.

The overall form of this building is designed in a way that appears as though two massive walls have split two outer wings apart to create a central recessed entrance zone. There are two symmetrical, vertical, entrance slots on opposite ends of the building. Each dark-glass, three-story entrance is flanked by a pair of monumental vertical walls that are partially cantilevered and partly sloped outward. These walls are smooth concrete, in contrast to the dark glazing. The walls rise above the surrounding flat roofline from low, wide bases at the sidewalk, and the size, angle and proportion convey the effect of entering the building through the abstracted legs of a sphinx. Concealed from the street, the roof is raised above the central lobby area.

The two outer portions of the building feature cantilevered upper walls on all sides. A horizontal stripe of dark, metal-framed windows makes up the base and sloping soffit of the cantilever. The window mullions align with the vertical expansion joints on the walls of the building. In contrast, the joints are horizontal on the entrance blocks, accentuating the heaviness of these walls. The smooth texture of the concrete accentuates the starkness of the design.

It is slightly later in age (two years) than—but differs significantly in design approach from—the rest of the Gruen Associates designs within Park Center Plaza. It shares the texture of concrete finish and the deliberate placement of the control joints, as well as the dark-tinted glazing and frames. It is not, however, influenced by New Formalism, and, instead, has sculptural qualities that make it an exceptional example of architecture in San José.

INTEGRITY:

The historic integrity of the Bank of California has been almost completely preserved, even though there has been more than one tenant over the years. The location has remained constant. The east and north setting was altered when the parking structure and banking tower were built in 1985, and again this setting was altered in 2006 when the plaza was replaced with a new design. Because this building was always separated from the rest of the plaza buildings, at first by on-grade parking and, later, by the 1985 construction, the changes in the plaza setting have less impact on the integrity of the Bank of California building. The original 1973 design has been substantially preserved, along with its materials and quality of construction. The building exemplifies its associations with César Pelli and his early body of work, and its design and setting continue to be associated with the urban renewal process in San José in the mid-to-late twentieth century. The building continues to evoke the feeling of blocky sculptural architecture from the 1970s and continues to represent an exceptional piece of architectural design.

EVALUATION:

One of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s, the Bank of California building can be found to contribute to the period of significance, design, and use identified with the development of this financial center in Downtown San José. The building complex has been identified as eligible for the California Register of Historic Resources under Criterion 1 and as a historic landmark site under the City of San José Criteria for its value as a representation of planned redevelopment, its exemplification of the economic heritage of the City of San José, its local embodiment of corporate design development and brutalist design, its associations with César Pelli and Gruen Associates and the firm Skidmore, Owings, & Merrill, and for its excellence in architectural design, detail, materials, and craftsmanship. The Bank of California building is set apart from the other contributing buildings by more recent infill construction, by its lower landscaped setting, and by its more sculptural design, but it shares the period of significance, the financial associations, an architect, and its excellence in materials and detailing.

(Continued on next page)

State of California – The Resources Agency
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*Resource Name or # (Assigned by recorder) Bank of California

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(Continued from previous page, DPR523A)

This design of this building has been identified as an exceptional example of the work of internationally acclaimed architect César Pelli. Its materials, detailing, form, setting, are representative of the early oeuvre of a master designer. These qualities have identified it as individually eligible for the National Register of Historical Places under Criterion C and the California Register of Historic Resources under Criterion 3. It meets the criteria of the San José for its significant architectural innovation in the local area and unique in the larger context of the built environment.



Bank of California at opening - banking by bicycle

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*Resource Name or # (Assigned by recorder) Bank of California

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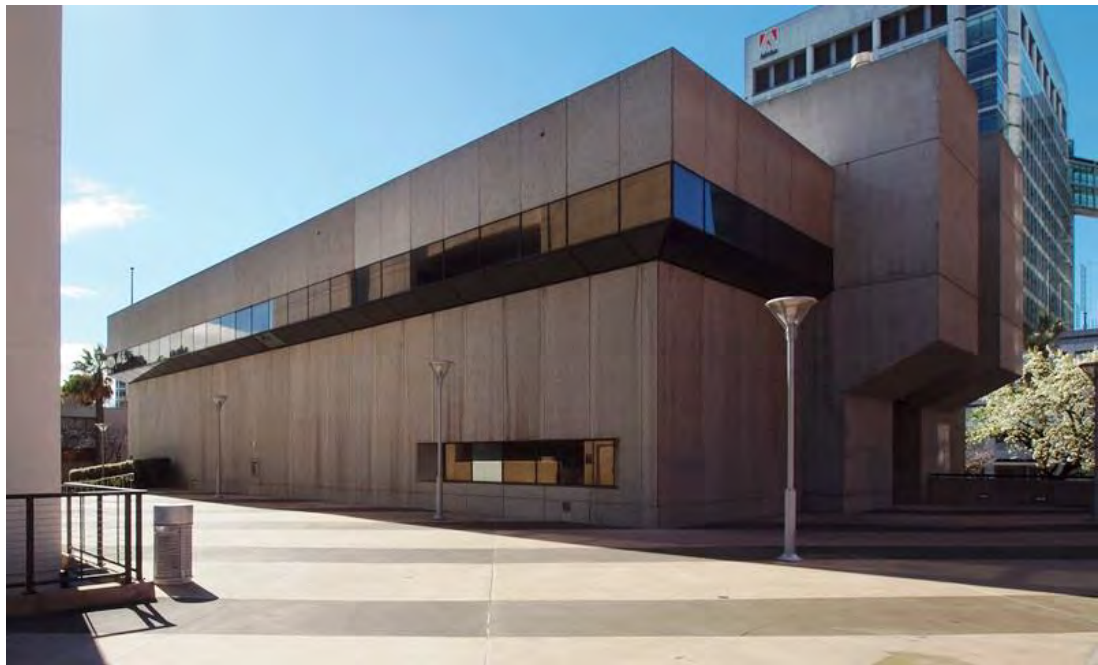
Almaden Boulevard façade, viewed facing southeast.



North elevation facing Heritage Bank of Commercial at plaza area constructed in 1985.



Park Avenue façade and east elevation, viewed facing northwest.



East and north elevations with drive-up windows, viewed facing southwest.



Detail view at southwest corner of building, viewed facing east.



Partial view at Almaden Boulevard at Park Avenue, viewed facing east.

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Open House Week Celebration-April 23-27.**

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9 A.M. to 6 P.M., Fridays

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See the oldest bicycle in the country built in 1842 on exhibit!

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AT SAN JOSE HOSPITAL
TV Camera Keeps Eye on Patients

Thanks to San Jose Hospital and Health Center's new eyes and ears, you can keep a close eye on patients without having to wear a headset. Thanks to a new television-camera system.

The transmitted TV camera and receiver also is tied with a sound system so nurses can hear the patient at all times.

It was purchased for the hospital by the Lockheed Corp. Bank of the South Club, a group that sponsors the hospital through pay-check deductions. The system is used primarily for patients who are in critical condition or who are recovering from surgery.

The camera and microphone are positioned over the patient's bed and connected to the monitor set in the nurses' work area.

It also permits nurses to open their eyes to the faces of all their patients. If one time one requires more than one eye, the nurse can see the patient who might otherwise have to be put on special duty or otherwise the necessity of bringing in an additional nurse just for one patient.

The cost of the system for patients in one area is estimated to be about \$10,000.

CAR SMASHED
She Wants 'Bushel' For Offered Peck

An offered kiss is hardly as the described it in her contemporary designs for a competition.

On or about Feb. 2, Miss Bushel, who is the daughter of about 19 inches tall of a companion that is 5'6" tall, was the winning pair of the contest.

Miss F. Wengel, an artist and designer, had the idea of a contest that is held in her driveway on Bushel Road.

Miss Bushel, who is 22, is a Lockheed employee. She is a member of the San Jose Hospital and Health Center.

Miss Wengel said in her contest she had to be a "bushel" of beauty. She had to be a "bushel" of beauty. She had to be a "bushel" of beauty.

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Dedication Set For S.C. Center

SAN JOSE, CALIF. — The dedication of the new S.C. Center for the Blind and Visually Handicapped will be held at 2 p.m. on Friday, April 27, at the S.C. Center for the Blind and Visually Handicapped, 170 Park Center Plaza.

The center's James H. Darrin, director, said the building is the largest and most modern of its kind in the world.

All of this, the said, will be held at 2 p.m. on Friday, April 27, at the S.C. Center for the Blind and Visually Handicapped, 170 Park Center Plaza.

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 or #: (Assigned by recorder) Heritage Bank Building & Garage

P1. Other Identifier: 150 Almaden Boulevard / Scott's Seafood Bar and Grill / Heritage Kiosk

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.;R.1E.; Mount Diablo B.M.
 c. Address 150 Almaden Blvd City San Jose Zip 95113
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598151mE/ 4132271mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 259-41-068;
 east side of Almaden Boulevard between West San Fernando Street and Park Avenue.

These three buildings were designed by the same architect, The Munselle/Brown Partnership Inc., and built by 1985. They are differentiated in siting, design, and materials from the other, earlier, buildings in the Park Center Plaza complex. They incorporate some mid-1980s post-modern influences in their designs and use of materials. The kiosk is most similar to the other pavilion buildings within the central plaza area. The high-rise tower is set diagonally and clad in red granite, in contrast to the light-colored or bare concrete structures that surround it, and the parking garage, although primarily painted concrete, has a structure concealed by applied tile façade. Post-Modernist design was an answer to the universality and minimalism of International Style Modernism; it is characterized by large "mannerist" gestures, such as the rounded corners and peeling walls of the Mitsui Bank Tower, and expressive gestures, such as the clock tower on the parking garage.
 (Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

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



P5b. Description of Photo: (View, date, accession #)
 View facing southeast, December 2019.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both
 1985, 34 years old, permits, directories.

*P7. Owner and Address:
 SJ CityView Plaza, LLC

*P8. Recorded by: (Name, affiliation, and address)
 Leslie Dill
 Archives & Architecture, LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: Feb. 7, 2020

*P10. Survey Type: (Describe)
 Intensive

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

Archives & Architecture, LLC: Historic Resource Project Assessment, CityView Plaza, San Jose, 2020.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(continued from previous page)

Park Avenue Parking Structure (CityView Plaza Parking Garage):

The 1985 former Park Avenue Parking Structure (CityView Plaza Parking Garage) is a relatively functional design, with stylistically "Corporate Modern" elements and post-modern influences. The garage building incorporates design elements that date from its mid-1980s construction period. For example, it includes some understated post-modern influences, such as the square clock tower and the flat use of materials as decorative elements. It uses materials that blend with the larger Park City Plaza buildings, such as the anodized ribbon windows and use of concrete. Although designed at the same time by the same architectural firm as the former Mitsui Manufacturers Bank (Heritage Bank) Tower and the Mitsui Travel Kiosk to the northwest, and although sharing the same assessor's parcel and some finish materials, the parking garage is also differentiated in design from both the of these buildings as well.

This six-story Parking Structure is located in the southwest quadrant of the Park Center Plaza (CityView Plaza) complex, facing Park Avenue. Its east wall is near the center of the block and forms a walkway with the former United California Bank (now housing Morton's Steakhouse and offices). The garage's western wall flanks a walkway and ramp with the former Bank of California building (most recently the Family Court) at the southwest corner of the block. Although both buildings to the sides of this structure are raised a half-level above the sidewalk, this mixed-use building is set lower and includes retail spaces that open at sidewalk level. A primary feature of the building is its restaurant on the top floor and recently added outdoor seating. There is a corner entrance from the raised plaza to the parking lot. Across the plaza to the north are the one-story Mitsui Manufacturers Bank Kiosk (Heritage Bank Kiosk) and the two-story Park Center Plaza Pavilion Building addressed as 130 S. Almaden Boulevard. Diagonally to the northwest is the Mitsui Manufacturers Bank Building (Heritage Bank tower) and to the northeast is the one-story former Union Bank (now a Café). The footprint is rectangular and set slightly back from the sidewalk. The building includes six stories of parking above grade. The parking levels are ramped and sloped so that portions of the building align with the plaza and portions align with the underground parking within the rest of the complex. The front of the sidewalk level is occupied by half-depth retail shops; occupying the front half of the top level of the building is Scott's Seafood Restaurant.

The parking elements of the design are finished with exposed concrete; these primarily consist of solid horizontal guardrails that step out in plan at each higher level of the front façade. The parking floors and walls are supported by relatively thin square concrete columns and deep concrete beams. The bottom parking level is currently enclosed additionally with chain-link fencing. The central feature of the front (nominally south) façade is a rectilinear elevator (and clock) tower. It is clad in square granite tiles with circular and square dark-granite accents, including a red-granite circular clock face centered in the top of the tower. The tower includes two vertical arrays of windows separated by a narrow vertical recess; one set of windows opens onto the staircase; one opens onto the elevator shaft. The base of the building steps forward from the upper levels and features a wide fascia band for signage, clad in painted stucco and bronze-anodized storefronts accented by red fixed awnings. The restaurant is detailed similarly to the retail spaces, with a wide sign fascia cantilevered over a ribbon of bronze-tinted windows. The two ends walls of the building (east and west) are solid concrete. The rear (plaza) elevation is a composition of horizontal and sloping parking-lot guardrails. The western third includes horizontal frieze bands to accentuate the entrance area, and the western end of the façade includes a wider wall segment that expresses the structural system.

Mitsui Manufacturers Bank Building (Heritage Bank Tower):

The 1985 former Mitsui Manufacturers Bank (Heritage Bank Tower) is differentiated in design and materials from the other, exposed-concrete buildings in the CityView Plaza complex. The Heritage Bank tower is sited at a diagonal, is clad in red granite, incorporates curved elements, and features boldly rounded exposed frames "recessed behind" postmodern "peeling" curtain walls.

(continued on next page)

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The tower is approximately square in footprint and set diagonally to the plaza (and city) grid. Its west and east corners are rounded at the plaza level while its north and south corners are clipped on a 45-degree angle. The building rises fifteen stories above the plaza level. The round corners consist of dark-painted bullnose-profile metal frames that are exposed at the corners between the outer walls and at the base of the building. The frames incorporate square windows, some rounded. The outer wall planes are quite flat in design and feature approximately square windows set into a grid of red stone veneer panels. The top spandrels of the outer walls are not accentuated into a cornice band, and the outer walls step back at the base to reveal the metal framework at grade. At the western corner, one of the outer walls overlaps the rounded bays and is detailed with an angled corner that accentuates the rounded frames beneath. The main entrance is in the corner below this feature.

This building is located near the center of the western boundary of the plaza, facing Almaden Boulevard. This portion of the plaza is raised fourteen steps above the sidewalk. It is directly south of the grade-level former Japan-California Bank (Alpha Media radio station) building at the northwest corner of the plaza and directly north of the former Bank of California building on the southwest corner of the plaza. Within the plaza, it is immediately adjacent to the one-story former Mitsui Kiosk building (built concurrently) to its east, while the Landmark Building is diagonally across the plaza to the northeast and the former Park Avenue Parking Structure, also designed by The Munselle/Brown Partnership, Inc., to the southeast.

Mitsui Bank Travel Kiosk (Heritage Bank Kiosk):

This small pavilion building is related in age and architect to the red-granite high-rise building to its immediate west and the parking garage to its south; however, the three buildings are not closely related in form, materials, or detailing. The one-story kiosk has an elongated, approximately octagonal, or "lozenge-shaped," footprint with squared corners. It is set atop the parking podium within the center of the plaza, surrounded by paved and planting elements altered in 2006. The building is located between the fifteen-story Mitsui Manufacturers Bank Building (Heritage Bank Tower) to the west, the five-story Landmark Building to the north, a two-story pavilion to the east, and the raised four-story parking garage to the south, as well as the compact but monumental two-story former Bank of California (Family Court) to the southwest and the lower (non-plaza-level) three-story former Japan-California Bank (Alpha Media radio station) building to the northwest. The building features symmetrical full-height, full-width glazed storefronts on the two longer sides; the only entrance is centered on the north storefront. The angled sides are concrete, unadorned except by control joints and down-light fixtures.

The north and south elevations feature full-height square pilasters at the corners, which support a large spandrel beam or fascia element that extends beyond the pilasters in a "π" form. The two storefronts are recessed into the concrete frame. Each consists of five equal window or door widths divided with bronze anodized frames. Both storefronts include a pair of symmetrical windows flanking a centered full-height element. A paired doorway on the north and a full-height window with painted bulkhead-height glass on the south. Both facades have concrete or stucco bulkhead finishes. The outer four corners of the building form right angles, with a cantilevered continuous fascia band above inverted orthogonal corners. At the west and east ends of the building, the corners meet the angled outer walls at the width of the pilasters. Each wall segment of the angled ends is divided near their corners with a pair of full-height vertical joints. These joints are connected at bulkhead height with a horizontal control joint. The lighting fixtures are fixed into the outer joint intersections. The upper fascia or cornice band is marked near each angle with a vertical joint; these joints are centered above the pilasters on the primary walls. The building appears to have been designed to have bare concrete finishes. The lower wall surfaces are currently painted off-white, and the cornice band has been painted a darker gray with shallow sign lettering centered in the longer walls.

(continued on next page)

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*Resource Name or # (Assigned by recorder) Heritage Bank Building & Garage

*Recorded by Leslie Dill

*Date 02/07/2020

Continuation Update

(continued from previous page)

INTEGRITY:

The buildings have no identified historical associations, as their design and setting were after the urban renewal process was mostly completed in San José. The architectural integrity of the three buildings on this parcel remain substantially intact. The location has remained constant. The altered plaza (2006) has changed the immediate setting; however, the original 1970s patterns of paving and planters was not a concurrent setting for the design. The original 1985 designs have not been altered except for the addition of the outdoor dining area on the top floor and the various tenant improvements at the retail level. Two of the buildings include stone veneer materials that remains in place. There is little that could be referred to as handcraft or visible artisanship. The building continues to evoke the feeling of architectural designs of the mid-1980s.

EVALUATION:

The Mitsui Bank tower, the Mitsui Bank Travel Kiosk, and the Park Avenue Parking Structure are a later continuation of the organizing concept of Park Center Plaza as a financial center for the City of San José; however, these three buildings are outside the period of significance of the initial redevelopment buildings, have a different architect, and have different design qualities from the earlier buildings within the complex. Because of their age, they could not be objectively reviewed, after the passage of time, for individual significance based on historic patterns, personages, or architectural design.



Front façade viewed facing north



Detail view of front entry



Heritage Bank of Commerce viewed from plaza facing west.



Multi-story CityView parking garage, viewed facing northwest from Park Avenue.



Rear of parking garage, viewed facing southeast.



Heritage Bank of Commerce on Plaza, viewed facing northeast.

