

HISTORICAL AND ARCHITECTURAL EVALUATION

PREPARED FOR

485 SOUTH MONROE STREET

APN 277-38-002 & 277-38-006

SAN JOSE, SANTA CLARA COUNTY,

CALIFORNIA

Prepared at the request of:

**David J. Powers & Associates
1885 The Alameda Suite 210
San Jose CA 95126**

Prepared by:

**Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127**

Date:

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Figure 1 – Vicinity Map

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Photographs - Existing Buildings

SECTION II INTRODUCTION

1. Name of the Proposed Project

Silverstone Communities

2. Name of the Developer

Silverstone Communities, LLC
1733 Woodside Road, Suite 125
Redwood City, CA 94061

3. Description of the Proposed Project

The 7.43 acre former SBC Building is contemplated for a General Plan Change to allow residential redevelopment.

4. Address, nearest Cross Street, Acreage, and APN for the Property

The property, APN-277-38-002 & 006
The site is located on Monroe Street, South Baywood Drive, and Tish Way.
The combined site is 7.43 acres.

5. Current Use of the Property

The property is vacant.

6. Report

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg, who has over 30 years experience in preparing historic surveys for cities, counties and the federal government, National Register Nominations for individual sites and historic districts and local assessment reports. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation and former San Jose Historic Landmark Commissioner (1974-1980). She is a Director of History San Jose, the Western Region of the Association for Preservation Technology and a member of the Advisory Committee of Preservation Action San Jose. Linda Larson Boston, BA, has 20 years experience as a researcher and published author in local history, she conducts historic research for architects, attorneys and landowners. She is a former Historical Landmarks Commissioner (1993-1997), member Institute for Historical Study, and the Board of Directors Preservation Action Council of San Jose. William Zavlaris, MUP, has extensive experience in providing historical architectural assessment, and over 25 years experience in evaluating architecture for local historical surveys and National Register Nominations.

6. Description of the Research Procedures used to prepare the Report

Standard research methodology included, compiling existing data, researching maps, and deeds, published and unpublished materials and contacting individuals with knowledge of the property and related historical subjects. Site inspections and photographs were also part of the research. Repositories used included Dr. Martin Luther King Jr., San Jose Main Library, University of California Bancroft Library, wine industry association archives and official records of Santa Clara County. Research included in this report may have been drawn from Sanborn Insurance maps, city directories, tax assessment rolls and block books.

The report incorporates the historic context and reviews the historical background of the subject property and describes the historical significance of the buildings, structures and objects located on the property, as they may have the potential to be individual or contributing elements eligible for local designation or listing in the National Register of Historic Places, the California Register of Historic Resources or the San Jose Inventory of Historic Resources. Evaluation of specific improvements, areas and features was the final step in the evaluation process.

7. Current Listing of the Property in the City of San Jose's Historic Resource Inventory

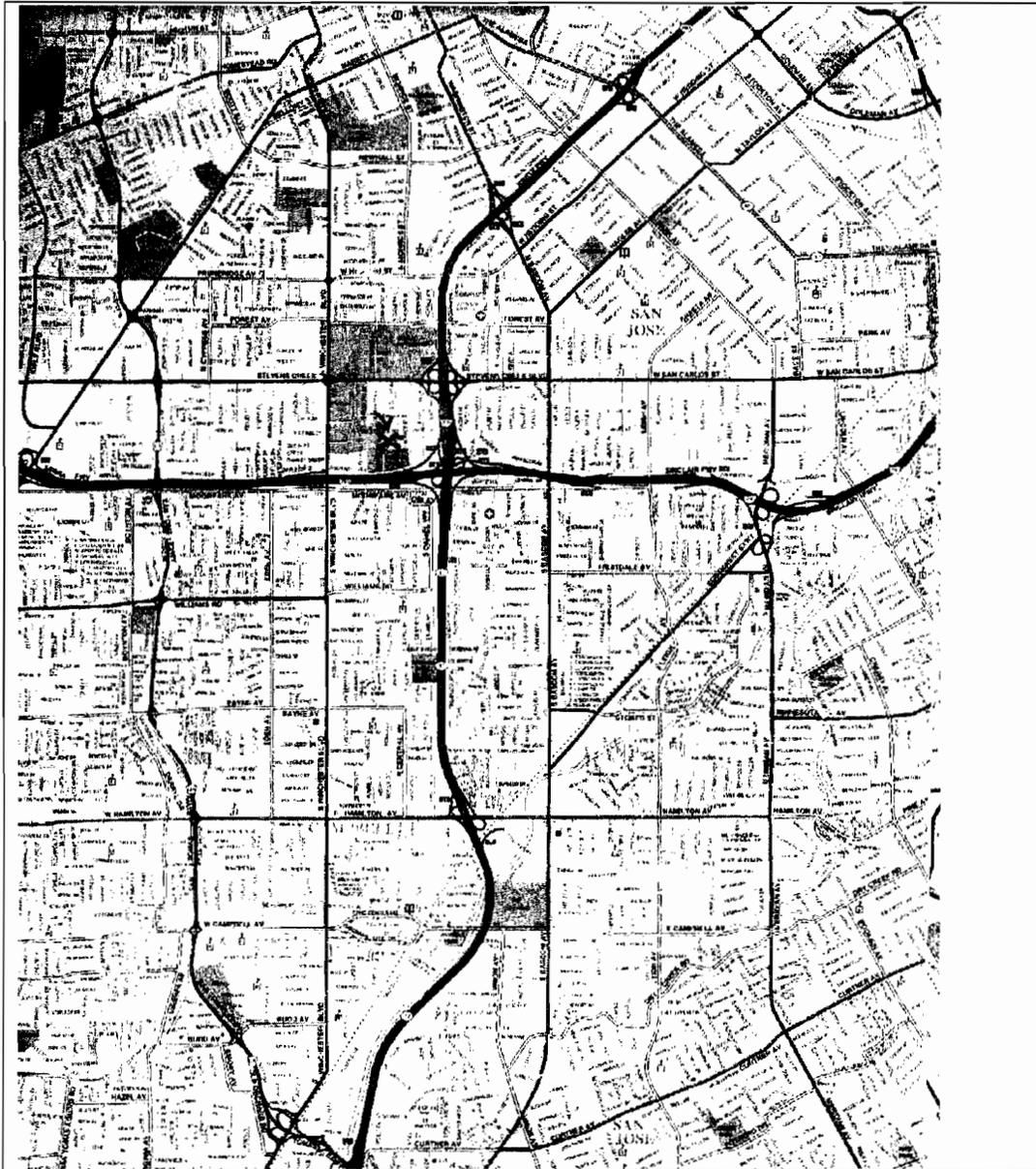
The property is not listed in the San Jose Historic Resource Inventory.

8. Executive Summary:

The property located at 385 S. Monroe Avenue was evaluated to determine the historic and/or architectural significance of the site and buildings. Research was conducted at local repositories and through the internet to repositories in distant places.

The conclusion drawn from the research and site visits is that the buildings are not significant to the history or architectural heritage of San Jose and do not meet the criteria of the National Register of Historic Places or the California Register of Historic Resources.

FIGURE # 1 Location Map – West Area of San Jose



SECTION II DESCRIPTION OF THE HISTORICAL RESOURCE

The setting of the SBC Building at 485 S. Monroe is within an area defined by I-880 on the east, I-280 on the south and Stevens Creek to the north and Winchester Blvd on the west. The immediate area has redeveloped from Town & Country Village to the mixed uses of Santana Row on the north, and higher density buildings between South Monroe Street and Winchester Blvd. to the west. The relatively flat site is two parcels the form a “L” shape, around San Jose Fire Station #10 and Santana Park.

The building is a concrete structure with pre-cast panels, some with metal frame windows, other blank, covering most of the facades. Those not so covered are the ground floor with large window walls set in extruded, anodized metal frames. The building has a full improved basement. The floors are concrete with an active area for mechanical and electrical chases. The roof is built-up material. The pre-cast concrete panels have a white rock face and are articulated with the windows recessed to create a chevron or undulating effect beneath a straight cornice. The regular panels with anodized window frames and bronze tinted windows are the same on the east, west and north facades while the south façade has no windows on the second level. The façade facing S. Monroe Street appears to be the secondary façade because the large ground floor windows are covered with exterior metal sun blinds that are hinged on the sides but are not easily moved. An enclosed patio in front of the façade continues with a stylistic concrete panel wall along the south property line to create a large patio with planting area and tables in the rear. This west façade, off the parking lot appears to have been the primary façade. It also exhibits the large ground level window wall, without louver screens and a double door into the main open area of the building. A projecting wing has the mechanical building in front of it. The façade of this wing is a recessed large loading area. The building is a good example of the panelized system of construction. The design is less important as an example of the style.



Photograph # 1 -Above: Front façade –facing S. Monroe. Photo May 18, 2007



Photograph # 2 Front façade showing patio wall and the metal louver sun shades on the first floor.



Photograph # 3 Metal Louver Sun Screen of the first floor - east facade



Photograph # 4 North façade; concrete pre-fab panels and windows.



Photograph # 5 South façade, first level with glass walls.



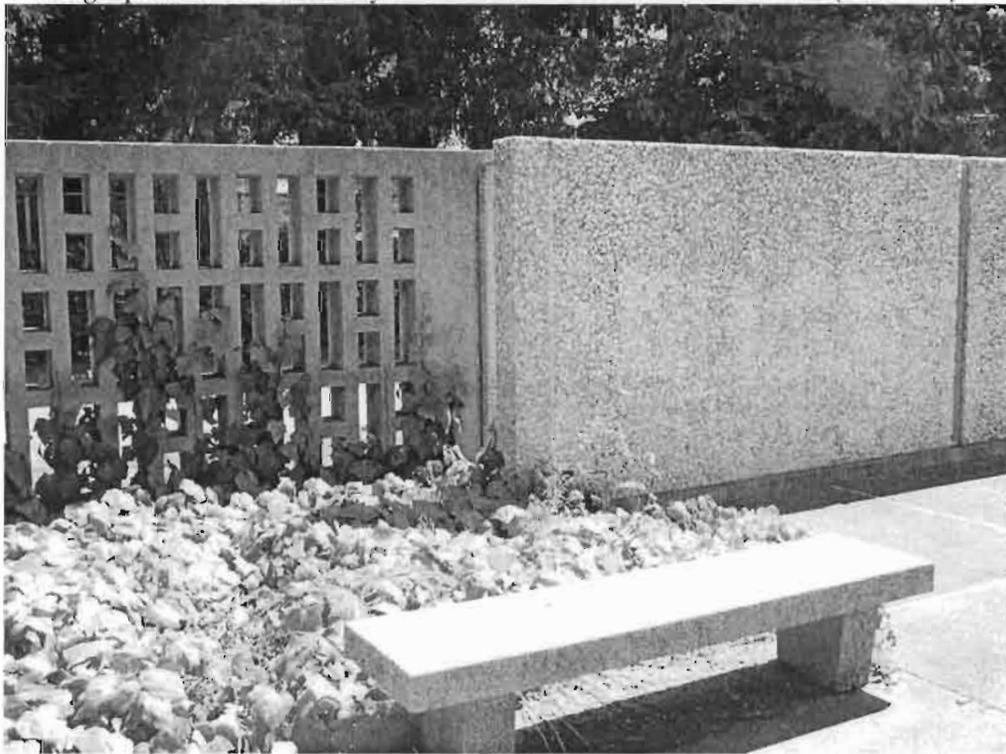
Photograph # 6 Rear façade, "L" of the building.



Photograph # 7 Power building and rear facade loading dock area



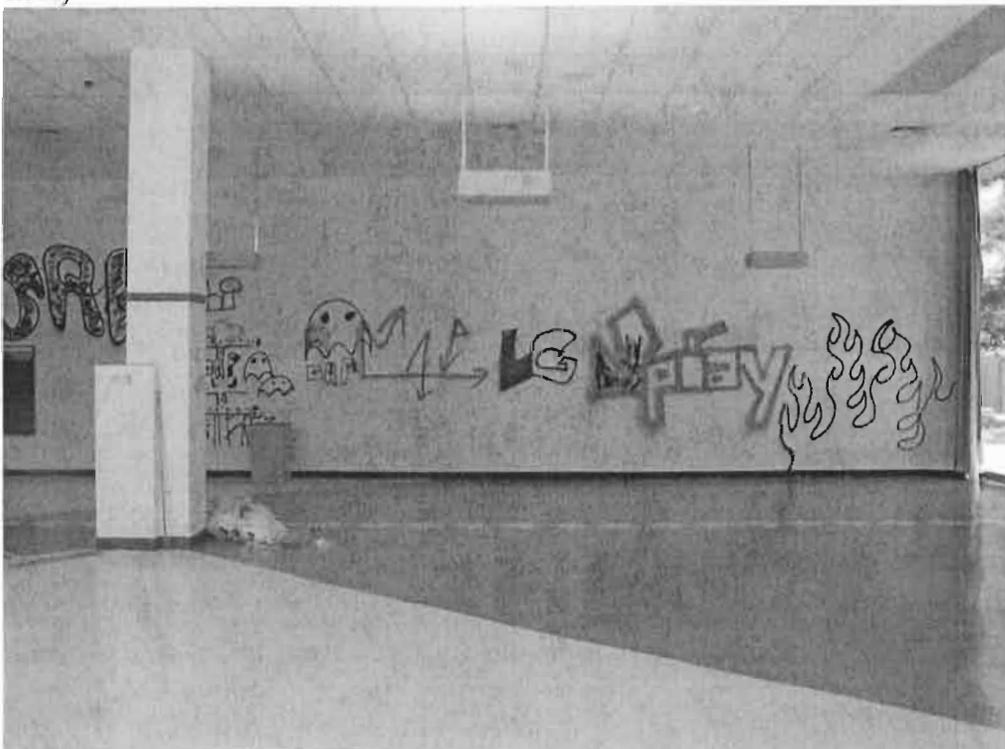
Photograph # 8 Front courtyard fence and formed concrete wall (east side)



Photograph # 9 Perimeter wall of formed concrete screen and panels that match the surface of the building.



Photograph # 10 Landscaping in the rear between the building and the parking lot (west)



Photograph # 11 Interior of the ground level (west)– large open space, dropped ceiling

SECTION IV HISTORICAL CONTEXT STATEMENT AND BACKGROUND OF THE PROPERTY

Historical Development

Prehistoric Period

The first known inhabitants of the Santa Clara Valley were the Tamien tribe, a group of four distinct triblets that occupied different parts of the valley and were part of the Coastal Ohlone language group. Their settlements were established in areas where game, fish, acorns and vegetation (food) and fresh water were available, often along the Guadalupe River and Coyote Creek (Laffey 1992:1).

The Ohlone were decimated in the late 1700's as Spain, attempting to thwart the expansion of Russia and England in California, colonized the area enforcing subjugation and introducing European disease as Spain continued exploring and settling the coast for commercial expansion.

The Spanish Period (1777-1822)

In November 1777, Lt. Jose Joaquin Moraga, representing the King of Spain, and 14 families, a total of 16 people, left the Presidio San Francisco to create the first civil settlement in California in the fertile valley of the Guadalupe River. Moraga had the map drawn providing each family with a lot for a house and allocating "suertes" farming plots which could be used but not sold, and surrounding the Pueblo, common lands for grazing.

The settlement was originally located on the Guadalupe River in north San Jose (Taylor Street), but the annual flooding caused the settlers to petition for relocation to the south where they would be on higher ground. The request was granted, allowing the town to relocate about 1791. The new location was at the cross roads from Monterey and Mission Santa Clara with the port of Alviso about one mile north. The town was laid out with the center a plaza and market place where the Road from Monterey entered (Market Street). Creating the town required a system of ditches (acequia) be constructed that would circulate fresh water throughout the town and farm lands. Eventually these were fed throughout the years by constructing a dam on the river. Residential lots and settlement patterns followed the alignment of the acequia.

During the Spanish period, farming produced beans, corn, wheat, hemp, flax, seasonal vegetables and fruit. The basic industry of the area revolved around the crops, milling and hemp/flax thread, candles and soap- the necessities. A poor quality wine and brandy were made from small vineyards and orchard fruit. As the cattle herds grew, hides (leather) and tallow (fat and rendering) became important in the local economy. Surplus food and goods made by the Pueblo were sent to the Presidios or traded with the sailing ships through the ports of Alviso, Monterey, Yerba Buena, and Santa Cruz.

Mexican Period (1822-1846)

Change was brought about by the 1810, civil war in Mexico which relaxed the regulations and destroyed the economy within the Pueblo. With reduced oversight from the Spanish military and reduced Spanish trade, the opportunity for trade with foreign ships through previously guarded ports provided different provisions - tea and coffee as well as manufactured goods. Exposure to different trade and governance systems came from the sailors who decided to jump ship and stay in California.

In 1822 Mexican governmental control replaced Spain's. The two most important and long term changes were the secularizing of Mission lands and, in 1824, the granting of large land holdings (ranchos) to any person who settled an unoccupied track of land. Within Santa Clara Valley there were 38 land grants issued between 1833 and 1845, 15 of which were within the lands formerly held by the Pueblo (Laffey 1992:2).

Another change was allowing foreigners to settle in California. The first such settler was Antonio Sunol, born in Spain, who arrived on a French ship. An educated man, he opened the first general store and saloon in the Pueblo. He also planted a vineyard and it appears he was the first European to make wine in Santa Clara Valley selling it as early as 1823 (Arbuckle 1984:175). Soon his education qualified him for postmaster, banker and attorney, and in 1841, he became the Alcade (Mayor). Others followed and in 1841, the first Americans arrived by overland routes. In 1835, approximately 700 residents lived in the Pueblo; 40 were foreign, mostly English or Americans. By 1845, the population had grown to 900; almost 200 were Americans. The Americans were interested in business and transforming the Pueblo with American style commerce. By 1846, when the Americans occupied the State, their numbers were sufficient to take control.

The Early American Period (1846-1869)

This turbulent period was marked by change; the influx of American settlers to the Mexican community; the dramatic change from the established governing systems of Spain, then Mexico to the English/American legal system; and an agrarian economy to the beginning of industry in the local economy. Land ownership was particularly difficult since the Mexican Government had granted large holdings with little documentation of boundaries; the two cultures often disagreed on how to adjudicate differences.

The gold rush of 1848-49 brought a sudden influx of primarily Americans to California. People needed food and services that were not immediately available. The businessmen of San Jose quickly developed hotels, saloons, theaters, and stores ready to sell whatever the miners needed. So prominent was the City that it was selected the first State Capitol in 1850 and although it lasted only two years, this provided incentive for even more urban development.

Outside the city proper, farms, orchards vineyards started to fill The Valley. However, the stock of vines and trees did not significantly improve until 1851-53 when Antonie Delmas and then Louis Pellier imported European vines and scions that could be grafted to the hardy mission grape stock. They were followed by Etienne Thee and Charles Le Franc, who by 1857, had formed the Almaden Vineyards.

Communication became more important with the educated population which attracted printers and newspapers to the area. Politically motivated, the *State Journal* in December 1850, and the *Daily Argus* in 1851, were short lived; however, San Jose would never again be

without locally printed newspapers (Arbuckle 1984:397). Following in 1853, the first telegraph connected San Jose with San Francisco and Sacramento. By 1860 the Pacific and Atlantic Company extended from San Jose to Los Angeles. Between the California State Telegraph and Western Union, San Jose received transcontinental service by 1861 (Arbuckle:1984:381).

A subtle change was occurring in agriculture with a switch from grazing lands to planted grain fields, primarily wheat, filling the valley floor. The economy was changing from cattle-based to wheat and seasonal fresh fruit. Fruit orchards planted by the Mission supplied apples and pears to the miners showing the profit potential that could be made by raising fruit. By the end of 1850, San Jose was home to several professional orchardists and nurserymen including Louis Pellier, who opened City Nursery on the northeast corner of San Pedro and Chaboya Alley in 1850. Just 10 years later, 106,000 fruit trees thrived in the county and 156,000 grape vines; orchards were planted in all directions extending from the City (Arbuckle 1984:155).

This early period ends with the coming of the railroad. The first line was between San Francisco and San Jose opened in 1864, and in 1869, the Central Pacific line started from San Jose to Niles. The transcontinental railroad that connected Santa Clara Valley to the eastern states allowed access for the local agriculture and goods to be sold into the world's markets.

Horticultural Expansion 1870-1918

Orchards spreading in all directions spawned small towns with services and conveniences. Berryessa in the east, The Willows in the west, Saratoga and Los Gatos, were all connected by fruit orchards. The most popular fruit was the small French prune imported by Louis and Pierre Pellier, known as the "la Petite Prune d'Agen" a fruit that would be in high demand all over the world and grow to be a \$43,000,000 a-year- industry in California (Arbuckle, 1984:163). Drying fruit was a relatively natural and low cost process, but it was subject to weather conditions and not suitable for all types of fruit. The abundance of the orchards demanded a new process to preserve the fruit for sale.

Food processing started in France in the 1850's. However, locally it was Dr. James Dawson who invented the process in his home laboratory in 1871. Companies formed to manufacture all types of equipment to support the joint industries; orchard sprayers, food processing machinery, and tractors all were made in San Jose.

As the City expanded so did the infrastructure. One year after Alexander Graham Bell patented the "telephone" in 1876, Bell Telephone Company was incorporated and only two years later, Charles Henley of San Jose purchased two telephones for experimenting followed in less than one year by the first telephone exchange in San Jose (Arbuckle 1984:382). Until 1909 the market was controlled by Sunset Telephone Company. After 1909, Pacific Telephone and Telegraph - P.T. & T.- a subsidiary of the Bell system was the dominate provider of telephone service in San Jose. By 1881, electricity, was provided by several private companies operating from different locations around the City. In the same year J.J. Owen, owner of the San Jose Mercury was instrumental in having a light tower constructed at the corner of Market and Santa Clara streets. Electric arc lamps that had replaced the gas lamps were replaced in 1912, with incandescent lights on the downtown streets.

Automobiles were first seen in the Valley in 1890's, with the State's first auto manufacturing, garage and gas station established in San Jose by the turn of the century. The first "garage" was opened by Clarence Letcher in 1900 followed by his first gas station in 1902. The first motor bus line in the state began service from San Jose to Mt. Hamilton in 1910. It was then possible to take the bus to the San Jose Country Club established in 1899, on Alum Rock Avenue.

The first regularly scheduled radio station was started in San Jose in 1909, when Dr. Charles Harold broadcast from his offices at the corner of First and San Fernando streets. In addition to the first commercial broadcast, Harold is credited with opening a college to train radio engineers where he qualified over 1200 students by 1922. He is also credited with more than 50 inventions during his career.

Development continued throughout the City. Most of the vacant lots were filled with houses or small commercial buildings during the 1880's. The Hensley property was divided in 1886, as was College Park off the Alameda followed by the subdivision of General Naglee's estate in 1902 and Hanchett Park in 1907. During this period, the City annexed the Gardiner District and the City of East San Jose in 1911, and a year later an unusual annexation was the 100 foot wide strip of land along N. First Street leading to Alviso.

Inter-War Period 1918-1945

Three projects that started in the 1920's and completed by 1939, were particularly important in the development of San Jose. The first was the connection of Bayshore Highway from N. First Street to San Francisco; the second was the formation of the Santa Clara Valley Water Conservation District to alleviate the falling level of ground water, and the selection and development of Moffett Field as a military base, for which San Jose campaigned heavily.

Population continued to increase and the residential development to expand into the orchard areas. Annexation continued to extend the City boundaries; Palm Haven in 1922, and the Stockton and White districts in 1924. Willow Glen incorporated in 1927 and annexed to San Jose in 1936. Further outside the City, the east hills were subdivided for homes and the first airport was constructed at 1919 Alum Rock Road. The first municipal airport was established as the Garden City Airport in 1934 and moved to Tully Road in 1939 by Cecil and Robert Reid who renamed it Reid Hillview Airport (Laffey 1992:9).

Part of the population and job growth was from those who had served in the military and came to attend college in the Valley using the G.I. Bill to help pay expenses. At Stanford University, Dr. Frederick Terman, a gifted professor had an exceptional class and was already seeing some of his students venture into what would become the next economic wave; electronics, and high technology. Students David Packard and Bill Hewlett invented test equipment in 1939, and obtained government contracts to continue their work during the war years. In 1945, they were well positioned to lead those who formed or worked for companies that were the foundation of Silicon Valley - Varian Sylvania, Philco-Ford, GE and Lockheed.

Industrialization and Urbanization 1945-1991

During WWII social changes occurred. Women who became part of the war-effort work force were then less content to stay at home. Able to work outside the home or to volunteer these

women made it very desirable to have two cars in each family. This was not lost on the home builders who included a two car garage with most homes after 1945. With more automobiles available, commercial centers were no longer tied to the bus or street car line; thus they spread out along all the major roads. At the same time, changes in building safety codes required additional exiting and other modifications to second floor spaces primarily in the downtown. Without the guarantee of higher rents, many owners did not correct the deficiencies so the upper story spaces became vacant.

After WWII, the population of San Jose rose dramatically. City leaders launched campaigns to attract non-agricultural industries and house building led construction in the Valley. The post-war community of 95,000 in 1950 became the urban hub of 500,000 by 1975, while the area of the City grew from 17 square miles to 120 square miles as land annexed for housing tracts, commercial centers and industrial complexes replaced orchards.

All roads seemed to lead out of the historic downtown. Valley Fair at Stevens Creek and Winchester boulevards, offered a new shopping experience - a mall with free parking and a variety of stores, (I Magnin, Joseph Magnin, Macys, and the Emporium, stores previously only in San Francisco). In 1957, the new City Hall was constructed with modern manufactured materials, signaling the progressive City, was located at N. First and Mission streetst, far north of the downtown. Hotels in the downtown, once the heart of the social set, became subsidized housing for older, often destitute people. Even the San Jose Mercury and San Jose Evening News, San Jose's only daily newspapers moved from W. Santa Clara Street to a new facility on Ridder Park Drive out of the downtown. Soon the downtown became isolated as shops either went out of business or moved to outlying centers and there was little to attract people to come into the City's core. During the 1950's and early 1960's federal funds were available for urban renewal to demolish obsolete or blighted buildings and San Jose's leaders, believing that a cleared parcel of land was more attractive to new development, received many awards for this work. Asphalt soon covered the vacant lots where three and four story buildings had once stood, almost 30% of the downtown was paved.

The train ran between San Jose and San Francisco exactly as it had since 1909, and the Southern Pacific sponsored bus line dropped the SP and became the Greyhound Line, moving to a larger bus terminal on Notre Dame Avenue. Light industrial development appeared just outside the core where the opportunity for less expensive land allowed service, repair, warehouse and distribution of services related to the remaining businesses.

Outside of the City, General Electric Company opened a new facility at Curtner and Monterey Road in 1948, IBM on Cottle Road in 1953, and Ac'cent on Monterey Road in 1946. Lockheed was also renting space and looking for a place to construct a facility (eventually in Mt. View). Major reconstruction of the schools in San Jose began in the late 1950's when, with the intent to protect children, the State made bond funds available to local school districts if their schools were evaluated by structural engineers and found to be seismically inadequate. Many schools were determined to be structurally unsafe and were demolished, replaced with new buildings or new facilities which were deemed to be more economical to maintain and located in areas where the population was growing. A few years later, hospitals found the same state mandates and were either rebuilt or extensively remodeled.

By the end of the 1970's Park Center Plaza, a new library and the Center for the Performing Arts were constructed on the west side of the downtown. In the center, next to St. James

Park the Scottish Rite Temple on N. 3rd became the San Jose Athletic Club and the old Post Office (formerly library) became the San Jose Museum of Art. Other than reusing some historic buildings, there was little new development in the core area.

Replacing the orchards, new housing was constructed in tracts, all with a forward facing double or triple garage to showcase the family cars. As the City embraced the new, ever expanding high technology, the price of industrial waste and capacity was beginning to be understood. Still, the general tenure through the 1980's was one of optimism and progress.

485 South Monroe : Background of the subject property

San Jose's first telephone exchange was located in the Music Hall on N. First Street and had five subscribers in 1879 (Arbuckle 1984:382). The same year Bell Telephone Company took over the local telegraph line, and in 1880, Sunset Telephone Company was established in the Sourisseau Building on S. First Street. After 1909, the Sunset Telephone Company was acquired by the Pacific Telephone and Telegraph Company a part of the multi-state Bell Telephone Company. A year later a new four story building was constructed at 80 S. Market and in 1925 the building doubled in size. The much larger building, begun in 1946 at the corner of Almaden Avenue and San Fernando Street became the city's main exchange after 1949. Other offices opened to serve the growing communities of Mayfair o Alum Rock Avenue and north San Jose at N.5th and St. James Street. As the population grew, so did the need for additional telephone equipment and services. The 1968 Polk City Directory, under the heading Telephone Companies, lists only Pacific Telephone & Telegraph with eight building locations and one office, not counting the one under construction at 485 S. Monroe. Buildings were listed at 1615 Foxworthy Avenue, 3043 Florence Ave., 190 N. Fifth Street (Business Office), 540 N. First Street was the District Plant facility, a sub office in the Commercial Building, 817 The Alameda, 161 W. San Fernando (Toll Wire), 1485 Kerley Drive (Field Operations), 855 Lenzen (Peninsula Plant Operations), 111 North Market Street (Administrative offices). The pattern of growth for telephone service in San Jose closely follows both technological advances and population growth. In 1984, the Bell Company was forced to divest the several regional components of the company as well as Bell Laboratories. In San Jose the telephone carrier became Pacific Bell a Pacific Telesis Company - or Pacbell as it was known. The advent of cell phone service and realignment in the telephone service companies that began with the 1984 ruling continues into the current century with a restructuring of companies, Pacbell was taken over by Southwest Bell Company headquartered in Texas (SBC) and the Pacific Telesis was dropped from the name. With the acquisition of Ameritech that was added to the logo, but only for a couple of years. Then SBC Global Network was added. By 1999 the name was SBC- California. The name was again changed in 2005 when SBC completed the acquisition of American Telephone and Telegraph (AT&T). Currently the company is known as A.T.& T.- California. In the process of redesigning the companies, properties have been sold or redeveloped. In 2006, the Valley Yellow Pages lists headings for Telecommunications Carriers, AT&T and approximately 40 others. The conclusion to be made from the history and recent changes is that the industry is reinventing itself and creating more efficient business models, and just as in 1879, innovation is driving an industry.

The subject property is shown on the 1876 Thompson and West Historical Atlas of Santa Clara County, Map 5 as part of the 160 acres owned by J N..Laedrich whose house was on Stevens Creed Road. John N. Laedrich is listed as a butcher who emigrated from France in

1852 to mine in the Sierra and by 1859 had moved to the property owned by Mrs. L. Laedrich. By 1880, he had returned to the gold country living in Greenwood where the U.S. Census lists his occupation as gold miner. The property remained a fruit orchard for many years, until the mid-century when development began to expand along Stevens Creek Blvd., and the area was subdivided primarily for residential use. The first building permit was issued in December of 1963 for a foundation, followed in the next two years by several permits to construct a two story building for Pacific Telephone and Telegraph. The architect was Clearance O. Peterson AIA from San Francisco. It appears he designed several suburban buildings for the company. Engineers were Gould & Degenkolb Structural Engineers and Gayner Engineers. The building was constructed by William Nicholson Company, also from San Francisco. However as the company changed through reforming, mergers, and divesture the building remained active. In 1972, the property was sold to Pacific Bell Company to continue use for telephone service equipment and offices. It appears that as operations was realigned and sold, office functions were relocated to the building on S. Monroe St. When Southwest Bell Corporation merged with the company the building became known as SBC, although there was not an actual sale of the property. Currently the property is vacant.

The building constructed as both office and operations space for Pacific Telephone and Telegraph Company, later SBC and AT&T California, was one of several sites the company occupied through San Jose and the Santa Clara Valley. It does not appear to have been associated with significant events that contributed to the history of telephone service or the history of San Jose.

SECTION V. EVALUATION OF SIGNIFICANCE

The Pacific Telephone and Telegraph Building c. 1964 was evaluated and rated as not significant to the history of architectural history of San Jose. The adjusted point total of the San Jose Historic Evaluation Tally was XXX a category of not significant. The property is not eligible for the California Register of Historic Resources or the National Register of Historic Places.

San Jose Historic Landmark

The San Jose Historic Preservation Ordinance #17927, as amended, contains the criteria that were used to evaluate the property and building. The criteria are as follows.

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige;
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit
 - d. The totality of which comprises a distinctive, significant or important work of vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations

lived or worked; or

- f. The factor of age alone does not necessarily confer a special historical, architectural cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

San Jose Historic Landmarks Commission's Evaluation for Significance establishes the following levels of significance:

67-134	Candidate City Landmark
33-66	Structure of Merit
33-66	Contributing structure to a historic district
32-0	Non-significant

1. The building is not identified with a significant event or person. The Association with the Pacific Telephone Company, SBC and AT&T is as a secondary facility, the main offices and plant were in other buildings downtown.
2. (A , B & C) The building is not an important work or significant architectural style of high artistic merit. The materials were popular in the 1960's and 70's, as an efficient method of construction. The designers and contractor were not from San Jose and do not have a local body of work to evaluate.
(D) The area was developed and redeveloped over a period of time, with office and public buildings constructed about the same time. The buildings do not appear to have qualities that would constitute a historic district.
(E) the building was developed with a full basement, after years of agricultural tilling between trees. It is unlikely to yield information about history or pre-history.
(F) There are many examples of pre-cast panels used in commercial and industrial building in San Jose.

The property and building rated an adjusted total of 28.26 points, a category of non-significant.

California Register- Eligibility Statement

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be 50 years old (or meet additional criteria), and 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 possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must retain enough of its historic character or appearance to be

recognizable as a historic property, and to convey the reason for its significance, defined as “the authenticity of a property’s physical identity, evidenced by the survival of characteristics that existed during the property’s period of significance”(CA PRC Section 21084.1).

The Building is not 50 years old and for the reasons stated above, the Pacific Telephone and Telegraph Building is not eligible for listing in the California Register of Historic Resources.

National Register of Historic Places – Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. Historic resources may be considered important at the local level, state level or national level. To apply the standards the resource must be considered within significant historical contexts. The standards, age and integrity statements follow;

1. A property must be fifty years old
2. The resource must retain architectural and historical integrity.
3. The resources must meet at least one of the following criteria
 - a. are associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. are associated with the lives of persons significant in our past; or
 - c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. have yielded, or may be likely to yield, information important in prehistory or history.

The building is not 50 years old and for the reasons stated above, is not eligible for nominating to the National Register of Historic Places.

SECTION VI. IMPACTS OF THE PROPOSED PROJECT

CEQA: The California Environmental Quality Act (CEQA) defines a historic resource as one that is listed in, or determined eligible for listing in, the California Register. Resources already listed, or determined eligible for the National Register and California Historic Landmarks 770 or higher, are also defined as eligible for the California Register.

Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a “substantial adverse change.”

The California Environmental Quality Act (CEQA) defines historic resources as those that are eligible for listing in the California Register or the National Register of Historic Places.

The proposal to change the use from commercial/office to residential may cause the removal of the building and improvement on the property. Removal of buildings that are not eligible for listing in the California Register of Historic Resources will not to create a significant adverse impact under CEQA.

SECTION VII. APPENDIX

LIST OF SOURCES CONSULTED

Unpublished Referenced works:

1987 *City of San Jose Historic Resources Inventory*, San Jose Historic Landmarks Commission, 1987, as amended

Santa Clara County Official Records: Santa Clara County Assessor's Office; Assessment Records

Published Works - History; San Jose

Anonymous. *A Century of Service: San Jose's 100 Year Old Business Firms, Organizations and Institutions*. San Jose: Smith-McKay Printers, 1977

An Anthology of San Jose – Reflections of the Past; Editor: Judith Henderson, Heritage Media Corporation, Encinitas, CA 1996

Arbuckle, C., Clyde Arbuckle's History of San Jose, Smith and McKay Printers, San Jose, 1985

Arbuckle, C. and Rambo, R., Santa Clara County Ranchos, The Rosicrucian Press, San Jose, CA, 1968

Bielharz, E. and D. DeMers, San Jose California's First City, California Heritage Press, 1980

Douglas, Jack, Historical Footnotes of Santa Clara Valley, San Jose Historical Museum Association, San Jose, 1993

Jacobson, Y. Passing Farms Enduring Values-California's Santa Clara Valley, W. Kaufmann, Los Altos, CA 1984

Loomis, Patricia, A Walk Through The Past- San Jose's Oak Hill Memorial Park, Argonauts Historical Society, The Press, San Jose, 1998

Loomis, Patricia, SIGNPOSTS, San Jose Historical Museum, San Jose, 1982

Loomis, Patricia, SIGNPOSTS II, San Jose Historical Museum, San Jose, 1985

Munro-Fraser, History of Santa Clara County, California, Alley Bowen & Co., San Francisco, 1881

Payne, S. Santa Clara County, Harvest of Change, Windsor Publications, Northridge CA 1987

POLK Publishing Company; City Directories for San Jose and Santa Clara County, 1959, 1960, 1963, 1965, 1968, 1970, 1972, 1974, 1978,

San Jose Water Company, San Jose Water Company.125 Years of Service 1866-1991, San Jose, CA 1991

Santa Clara County Historical Heritage Commission, Santa Clara County Heritage Resource Inventory, San Jose, CA, 1979 page

Sawyer, Eugene T., History of Santa Clara County, Historic Records Company, Los Angeles CA 1922

Thomson & West, 1876 Historical Atlas of Santa Clara Co. California, (reprint) Smith McKay, San Jose, 1973

Published Works - Architecture

Rifkind, C. A Field Guide to American Architecture, Times Mirror, New York 1980

Whiffin, Marcus, American Architecture Since 1780. A Guide to Styles, M.I.T.Press, Cambridge Mass. 1981

Repositories Consulted

Martin Luther King Jr. Memorial Library, San Jose Main Library, California Room.
Newspaper Clipping Files.
San Jose Mercury News Microfiche Files.

Santa Clara County Recorder's Office, Official Records and Deeds

University of California Berkeley, Bancroft Library

HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME: Pacific Telephone and Telegraph Company- Suburban Building

HISTORIC RESOURCE ADDRESS: 485 S. Monroe Street, San Jose

A. VISUAL QUALIFICATIONS

1	EXTERIOR	E	VG	G	FP
2	STYLE Modern- Pre-Cast Facade Panels	E	VG	G	FP
3	DESIGNER Clarence O. Peterson	E	VG	G	FP
4	CONSTRUCTION good example of pre-cast façade	E	VG	G	FP
5	SUPPORTIVE ELEMENTS walls & landscaping plan	E	VG	G	FP

B. HISTORY/ASSOCIATION

6	PERSON/ORGANIZATION Pacific Telephone & Telegraph Important company-less important functions and uses	E	VG	G	FP
7	EVENT	E	VG	G	FP
8	PATTERNS expanding commercial use into neighborhoods	E	VG	G	FP
9	AGE c.1964	E	VG	G	FP

C. ENVIRONMENTAL/CONTEXT

10	CONTINUITY Not located in an area of prime or secondary significance	E	VG	G	FP
11	SETTING incompatible with dominant residential character	E	VG	G	FP
12	FAMILIARITY not particularly conspicuous or familiar	E	VG	G	FP

D. INTEGRITY

13	CONDITION deferred maintenance and surface wear	E	VG	G	FP
14	EXTERIOR ALTERATIONS	E	VG	G	FP
15	STRUCTURAL REMOVALS	E	VG	G	FP
16	SITE	E	VG	G	FP

E. REVERSIBILITY

17	EXTERIOR nothing to reverse	E	VG	G	FP
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F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18	INTERIOR VISUAL	E	VG	G	FP
19	INTERIOR HISTORY Office use and later additions for equipment	E	VG	G	FP
20	INTERIOR ALTERATIONS Permits show several over time	E	VG	G	FP
21	INTERIOR REVERSIBILITY open floor plan and partitions	E	VG	G	FP
22	NATIONAL OR CALIFORNIA REGISTER	E	VG	G	FP

REVIEWED BY: Bonnie Bamburg

DATE: May 18, 2007

EVALUATION TALLY SHEET (PART 1)

HISTORIC RESOURCE ADDRESS: 485 S. Monroe Street, San Jose

A	<u>VISUAL QUALITY/DESIGN</u>	E	VG	G	FP	
	1 EXTERIOR	16	12	6	0	6
	2 STYLE	10	8	4	0	4
	3 DESIGNER	6	4	2	0	0
	4 CONSTRUCTION	10	8	4	0	4
	5 SUPPORTIVE ELEMENTS	8	6	3	0	3
						Subtotal:
						17
B.	<u>HISTORY/ASSOCIATION</u>					
	6 PERSON/ORGANIZATION	20	15	7	0	7
	7 EVENT	20	15	7	0	0
	8 PATTERNS	12	9	5	0	0
	9 AGE	8	6	3	0	0
						Subtotal:
						7
C.	<u>ENVIRONMENTAL/ CONTEXT</u>					
	10 CONTINUITY	8	6	3	0	0
	11 SETTING	6	4	2	0	0
	12 FAMILIARITY	10	8	4	0	0
						SUBTOTAL:
						0
						A & C SUBTOTAL:
						17
						B SUBTOTAL:
						7
						PRELIMINARY TOTAL:
						24
						(sum of A. B. & C.)

EVALUATION TALLY SHEET (PART II)

HISTORIC RESOURCE ADDRESS: 485 S. Monroe Street, San Jose

D.	<u>INTEGRITY</u>	E	VG	G	FP			
	13 CONDITION		0.03	0.05	0.1	24 X	0.03 = 0.72	
			SUBTOTAL A,B&C					
	14 EXTERIOR ALTERATIONS		0.05	0.1	0.2	17 X	0 = 0	
			SUBTOTAL A&C					
			0.03	0.05	0.1	7 X	0 = 0	
			FROM B					
	15 STRUCTURAL REMOVALS		0.2	0.3	0.4	17 X	0 = 0	
			SUBTOTAL: A & C					
			0.1	0.2	0.4	7 X	0 = 0	
			FROM B					
	16 SITE		0.1	0.2	0.4	7 X	0 = 0	
			FROM B					
			INTEGRITY DEDUCTIONS SUBTOTAL					0.72
			ADJUSTED SUBTOTAL:				24 - 0.72	23.28
			(Preliminary Total minus Integrity Deductions)					
			VALUE					
E	<u>REVERSIBILITY</u>	E	VG	G	FP			
	17 EXTERIOR	3	3	2	2		0	
			Total:			0		
F.	<u>ADDITIONAL CONSIDERATIONS</u>							
	<u>BONUS POINTS</u>							
	18 INTERIOR HISTORY ASSOCIATION	3	3	1	0	1		
	19 INTERIOR VISUAL QUALITY	3	3	1	0	0		
	20 INTERIOR ALTERATIONS	4	4	3	1	2		
	21 INTERIOR REVERSIBILITY	4	4	2	0	0		
	22 NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0		
			BONUS POINTS SUBTOTAL:					3
			ADJUSTED TOTAL:					26.28

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

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad San Jose West Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 485 S. Monroe Street City San Jose Zip 95128

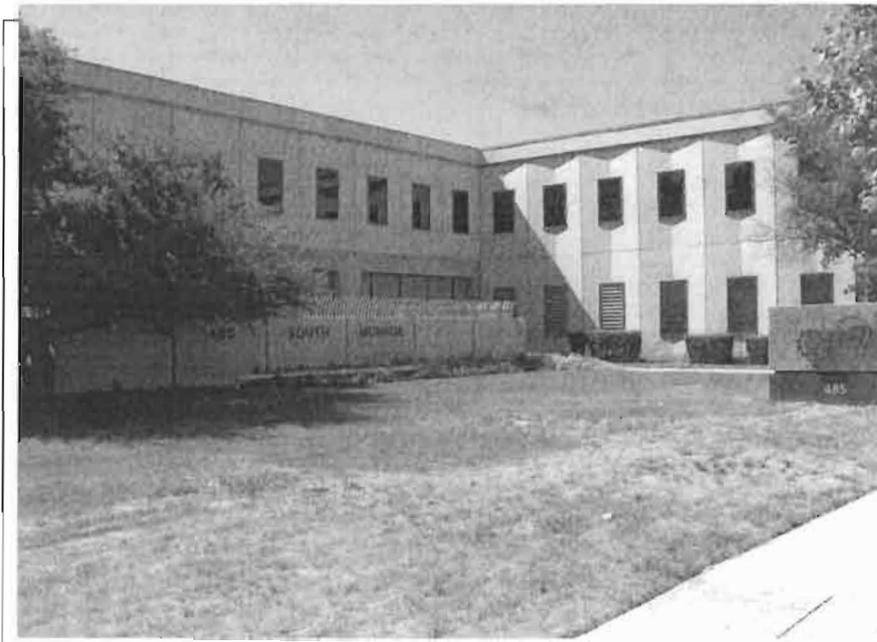
d. UTM: (Give more than one for large and/or linear resources) Zone 10,593680mE/ 4130571 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 277-38-006 & 277-38-002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The setting of the SBC Building at 485 S. Monroe is within an area defined by I-880 on the east, I-280 on the south and Stevens Creek to the north and Winchester Blvd on the west. The immediate area has redeveloped from Town & Country Village to the mixed uses of Santana Row on the north, and higher density buildings between South Monroe Street and Winchester Blvd. to the west. The relatively flat site is two parcels the form a "L" shape, around San Jose Fire Station #10 and Santana Park.

The building is a concrete structure with pre-cast panels, some with metal frame windows, others solid, covering most of the facades. Those not so covered are the ground floor with large window walls set in extruded, anodized metal frames. The building has a full improved basement. The floors are concrete with an active area for mechanical and electrical chases below the floor surface. The roof is built-up material. The pre-cast concrete panels have a white rock face and are articulated with the windows recessed to create a chevron or undulating effect beneath a straight cornice.

Continued on page 3



*P3b. Resource Attributes: (List attributes and codes) HP 7 Commercial Building

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

P5b. Description of Photo: (view, date, accession #) View N
Front Façade, March, 2007

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
Constructed: 1964- Remodeling through 2000

*P7. Owner and Address:
Silverstone Dev-northern California
1733 Woodside Road, Suite 125
Redwood City, CA 94061

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

*P9. Date Recorded: May 22, 2007

*P10. Survey Type: (Describe) Project Specific

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 4 *Resource Name or # (Assigned by recorder) 485 S. Monroe St., San Jose

B1. Historic Name: Pacific Telephone and Telegraph Suburban Branch

B2. Common Name: SBC

B3. Original Use: Industrial-Manufacturing and office B4. Present Use: vacant

*B5. Architectural Style: Modern- concrete pre-cast panel

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

Constructed c. 1963-64, remodeled; interiors 1980-2000

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

*B8. Related Features:

Landscaping - not significant

B9a. Architect: Clarence G. Peterson b. Builder: Nicholson Construction

*B10. Significance: Theme communications Area San Jose
Period of Significance 1964-2005 Property Type Commercial/Industrial building Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was one of several developed by Pacific Telephone and Telegraph Company to spread the phone exchanges throughout the areas of increasing usage in the Santa Clara Valley. Constructed in 1964, the suburban multi-function building is not 50 years old and although it retains a high degree of integrity, it is not significant in the history of communications in San Jose.

San Jose's first telephone exchange was located in the Music Hall on N. First Street and had five subscribers in 1879 (Arbuckle 1984:382). The same year Bell Telephone Company took over the local telegraph line, and in 1880, Sunset Telephone Company was established in the Sourisseau Building on S. First Street. After 1909, the Sunset Telephone Company was acquired by the Pacific Telephone and Telegraph Company a part of the multi-state Bell Telephone Company. A year later a new four story building was constructed at 80 S. Market and in 1925 the building doubled in size.

B11. Additional Resource Attributes: (List attributes and codes) NP B Industrial building

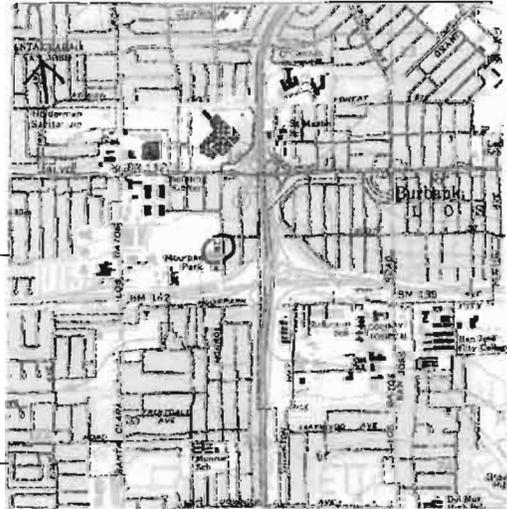
*B12. References: Official documents and deeds, Poik City Directories, 1984, Arbuckle, C., Clyde Arbuckle's History of San Jose, 1984-666 attached

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 4/29/07

(This space reserved for official comments.)



Page 3 of 4

*Resource Name or # (Assigned by recorder) 485 Monroe St. San Jose

*Recorded by: Urban Programmers

*Date May 22, 2007

x Continuation Update

P3.Description cont

The regular panels with anodized window frames and bronze tinted windows are the same on the east, west, and north facades while the south façade has no windows on the second level. The façade facing S. Monroe Street appears to be the secondary façade because the large ground floor windows are covered with exterior metal sun blinds that are hinged on the sides but are not easily moved. An enclosed patio in front of the façade continues with a stylistic concrete panel wall along the south property line to create a large patio with planting area and tables in the rear. This west façade, off the parking lot appears to have been the primary façade. It also exhibits the large ground level window wall, without louver screens and a double door into the main open area of the building. A projecting wing has the mechanical building in front of it. The façade of this wing is a recessed large loading area. The building is a good example of the panelized system of construction. The design is less important as an example of the style.

B 10. Significance- continued from page 2

The much larger building, begun in 1946 at the corner of Almaden Avenue and San Fernando Street became the city's main exchange after 1949. Other offices opened to serve the growing communities of Mayfair o Alum Rock Avenue and north San Jose at N.5th and St. James Street. As the population grew, so did the need for additional telephone equipment and services. The 1968 Polk City Directory, under the heading Telephone Companies, lists only Pacific Telephone & Telegraph with eight building locations and one office, not counting the one under construction at 485 S. Monroe. Buildings were listed at 1615 Foxworthy Avenue, 3043 Florence Ave., 190 N. Fifth Street (Business Office), 540 N. First Street was the District Plant facility, a sub office in the Commercial Building, 817 The Alameda, 161 W. San Fernando (Toll Wire), 1485 Kerley Drive (Field Operations), 855 Lenzen (Peninsula Plant Operations), 111 North Market Street (Administrative offices). The pattern of growth for telephone service in San Jose closely follows both technological advances and population growth. In 1984, the Bell Company was forced to divest the several regional components of the company as well as Bell Laboratories. In San Jose the telephone carrier became Pacific Bell a Pacific Telesis Company - or Pacbell as it was known. The advent of cell phone service and realignment in the telephone service companies that began with the 1984 ruling continues into the current century with a restructuring of companies, Pacbell was taken over by Southwest Bell Company headquartered in Texas (SBC) and the Pacific Telesis was dropped from the name. With the acquisition of Ameritech that was added to the logo, but only for a couple of years. Then SBC Global Network was added. By 1999 the name was SBC- California. The name was again changed in 2005 when SBC completed the acquisition of American Telephone and Telegraph (AT&T). Currently the company is known as A.T. & T.- California. In the process of redesigning the companies, properties have been sold or redeveloped. In 2006, the Valley Yellow Pages lists headings for Telecommunications Carriers, AT&T and approximately 40 others. The conclusion to be made from the history and recent changes is that the industry is reinventing itself and creating more efficient business models, and just as in 1879, innovation is driving an industry.

The subject property is shown on the 1876 Thompson and West Historical Atlas of Santa Clara County, Map 5 as part of the 160 acres owned by J N. Laedrich, whose house was on Stevens Creed Road. John N. Laedrich is listed as a butcher who emigrated from France in 1852 to mine in the Sierra and by 1859 had moved to the property owned by Mrs. L. Laedrich. By 1880, he had returned to the gold country living in Greenwood where the U.S. Census lists his occupation as gold miner. The property remained a fruit orchard for many years, until the mid-century when development began to expand along Stevens Creek Blvd., and the area was subdivided primarily for residential use. The first building permit was issued in December of 1963 for a foundation, followed in the next two years by several permits to construct a two story building for Pacific Telephone and Telegraph.

Page 3 of 4

*Resource Name or # (Assigned by recorder) 485 Monroe St. San Jose

*Recorded by: Urban Programmers

*Date May 22, 2007

Continuation Update

B 10. Significance- continued from page 3

The architect was Clearance O. Peterson AIA from San Francisco. It appears he designed several suburban buildings for the company, primarily in the East Bay. Engineers were Gould & Degenkolb Structural Engineers and Gayner Engineers. The building was constructed by William Nicholson Company, also from San Francisco. However as the company changed through reforming, mergers, and divesture, the building remained in active use. In 1972, the property was sold by PT&T to Pacific Bell Company continuing the use for telephone service equipment and offices. It appears that as downtown operations were realigned and buildings were sold additional office functions were relocated to the building on S. Monroe St. When Southwest Bell Corporation merged with the company the building became known as SBC, although there was not an actual sale of the property until Pacific Bell sold it to Silverstone Development Company – Northern California. Currently the property is vacant.

The building constructed as both office and operations space for Pacific Telephone and Telegraph Company, later SBC and AT&T California, was one of several sites the company occupied throughout San Jose and the Santa Clara Valley. It does not appear to have been associated with significant events that contributed to the history of telephone service or the history of San Jose.