STAFF REPORT
HISTORIC LANDMARKS COMMISSION

PROJECT DESCRIPTION:

ADDITION OF A QUALIFYING STRUCTURE, LOCATED AT RYLAND PARK, 421 N. FIRST STREET, TO THE HISTORIC RESOURCES INVENTORY (HRI) AS A CANDIDATE CITY LANDMARK

Name of resource	Ryland Park Swimming Pool
Type of structure	Swimming Pool
Date of construction	1926-1927
Proposed action	List the structure on the City Historic Resources Inventory (HRI)
Proposed listing	Candidate City Landmark

BACKGROUND

In 1986, the San Jose City Council approved a resolution authorizing the Historic Landmarks Commission to maintain the Historic Resources Inventory (HRI). The City Council recognized that the Inventory as a resource for conducting environmental review and as a land use and development planning tool. The resolution authorizes the Commission and its staff to maintain the Inventory by adding and deleting listings as appropriate. The Commission established the Historic Evaluation Criteria form as a quantitative process based on the work of Harold Kalman (1980), as a guide in evaluating historic resources. To qualify for the Historic Resources Inventory, properties must score at least 33 points (out of a possible 134 points) in a numerical rating system using the Historic Evaluation Criteria form.

In February 2007, Council approved a staff recommended plan for re-opening of the Ryland Park Swimming Pool with improvements needed to satisfy health and safety requirements. In response to concern about the significance of the pool, City staff worked closely with the community to coordinate the project development/design process by way of monthly meetings with the neighborhood's Capital Project Advisory Committee. The Swimming Pool, located in Ryland Park at 421 N. First Street, was identified in the attached September 2007 *Historic Assessment Report for Ryland Park Swim Center Swimming Pool*, completed by qualified consultants Jones & Stokes, as part of the Environmental Review for the municipal facility rehabilitation project. The project is scheduled for approval at the December 17, 2007 City Council hearing as part of the construction award process.

ANALYSIS

The historic report includes the following information: The Rotary Club of San Jose funded the construction of the 1926-27 Ryland Park Swimming Pool and changing house, on land donated to the City by the heirs of Caius Tacitus Ryland in 1911. The Rotary Club commissioned architect Charles S. McKenzie to design the approximately 68 feet in width by 89 feet in length oval shaped pool, which was encircled by a concrete walkway inset with black diamond shaped ornamental decorations. Around the upper circumference of the outer walls of the pool was a

Historic Assessment Report for Ryland Park Swim Center Swimming Pool, San Pedro and North 1st Street, San Jose, Santa Clara County, California

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INTRODUCTION

Jones & Stokes contracted with the City of San Jose's Public Works Department (SJPWD), City Facilities Architectural Services, to prepare a Historic Assessment Report for the Ryland Park Swim Center swimming pool (Ryland Park Swimming Pool) and associated structures. Because the SJPWD is acquiring city permits for the project, the California Environmental Quality Act (CEQA) environmental compliance process is being conducted. CEQA requires that the project proponent identify significant historical resources that may be affected by the project, assess the significance of the impacts on historic resources, and identify ways to avoid or reduce significant impacts. This report applies state criteria for identifying and evaluating historic properties and for determining the significance of project impacts. In addition to applying state criteria for identifying and evaluating historic properties in the project area (Ryland Park Swim Center swimming pool and associated structures), per the City of San Jose's *Guidelines for Historic Reports* (2007), the historic properties in the project area were also evaluated for significance under the National Register of Historic Places (NRHP).

Project Description

The City of San Jose developed an Aquatics Master Plan recommending the renovation of citywide aquatics facilities to meet community goals for safety, health, capacity, operations, affordability and access. As part of this plan, Ryland Park Swim Center Swimming Pool (Ryland Swimming Park Pool) was selected for repairs, renovation and compliance with the latest Santa Clara County health and safety codes and the Americans with Disabilities Act. The proposed project includes the construction of a wheelchair access ramp that will ascend to the height of the existing pool walls then descend into the pool. The proposal also includes the construction of a platform, which would extend around fifty percent of the pool's perimeter, as well as two new ladder entries. The SJPWD proposes to renovate the pool according to the Secretary of Interior's Standards for Rehabilitation (36 CFR 67).

The proposed project is located in the City of San Jose in Santa Clara County north of downtown San Jose in Ryland Park (Figure 1 and 2). The 3.12-acre park is located between North 1st and North San Pedro Streets and is bounded on the south by a private road, Ryland Park Drive. The Ryland Park Swim Center (the Study Area) is centrally located in the park along its southern boundary (Figure 3).

Qualifications

Jones & Stokes, an environmental planning and resource management firm with offices throughout California and the western United States, prepared this report. Chris Kuzak, who surveyed the project area, conducted research on it, and wrote this report, is an architectural historian for Jones & Stokes and has his Master of Arts degree in public history from California

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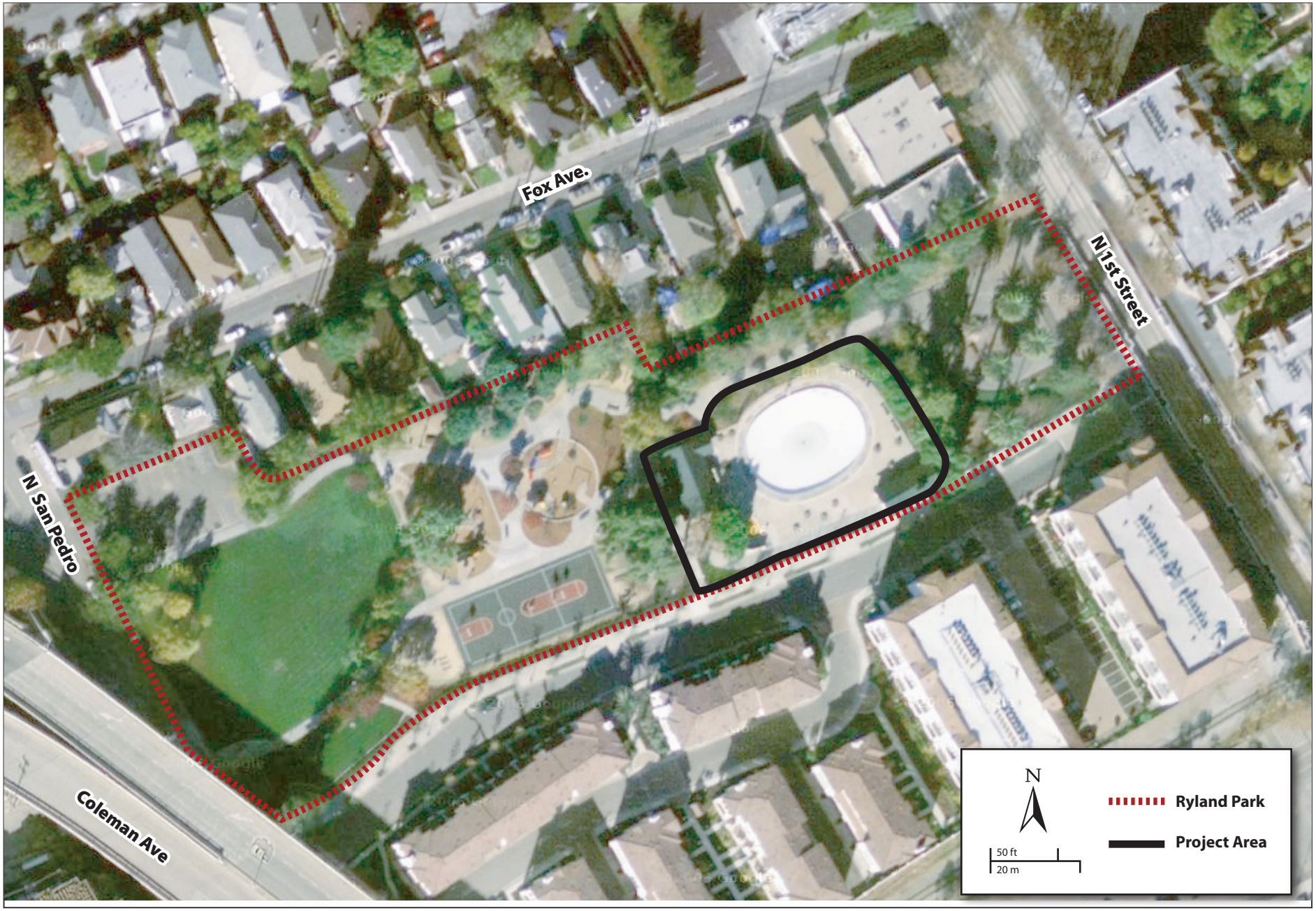
Figure 1
Project Location



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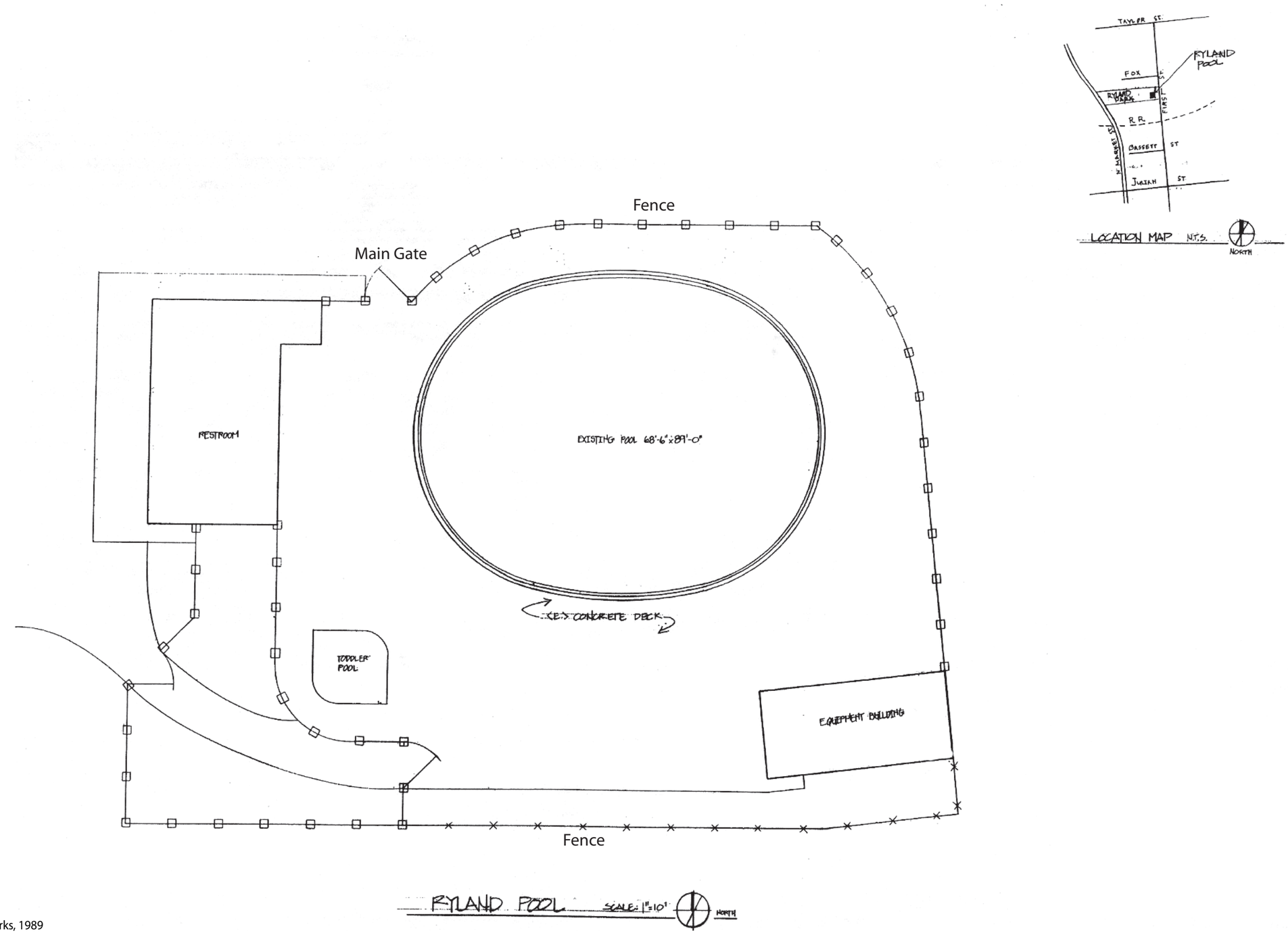
Jones & Stokes

Figure 2
Study Area



Source: Department of Public Works, 1989

00194.00-001

Jones & Stokes

Figure 3
Ryland Park Swim Center Buildings and Structures

State University, Sacramento. Mr. Kuzak meets the Secretary of the Interior's professional qualification standards for historian and architectural historian.

Mark Bowen, who assisted in research and oversaw the writing of this report, is an architectural historian with more than 12 years of experience conducting cultural resources inventory and evaluation studies throughout California. Mr. Bowen completed his BA in history/public history at California State University, Chico, and his MA in public history from California State University, Sacramento. Mr. Bowen meets the Secretary of the Interior's professional qualification standards for historian and architectural historian.

Methodology

Jones & Stokes architectural historians conducted historical research at several local Santa Clara County and City of San Jose repositories. These repositories include the California Room, City of San Jose Public Library; SJSU Special Collections, City of San Jose Public Library; the History San Jose Research Center; and the Santa Clara County Office of the Clerk Recorder. In addition, historians sought information from the City of San Jose Public Works Department, City Council, City Planning Department, and the San Jose Rotary Club International. The historians also conducted research at state repositories including the Government Publications Section, California State Library and the California History Section, California State Library. On June 5, 2007, Jones & Stokes architectural historians also conducted a field survey of the Ryland Park Swim Center (see Figure 3). As part of the field process, buildings and structures 50 years old or older were inspected, photographed, and documented using written notes. The purpose of this research was to identify important historic people, events, and architectural trends that may have been associated with the Ryland Park Swim Center.

HISTORICAL BACKGROUND

The following historical overview is drawn primarily from the *Historical Overview and Context for the City of San Jose* prepared by Archives and Architecture (1992). Additional sources are noted parenthetically.

Prehistoric Period

The first inhabitants of the coastal area from San Francisco to Monterey were the members of the Ohlone, or Costanoan, Native American language group. Although the Ohlone shared cultural and linguistic similarities, the tribe consisted of eight distinct politically

autonomous linguistic groups. The Santa Clara Valley along the banks of the Guadalupe River and Coyote Creek was occupied by the Tamyen, or Tamien, group, made up of four or more triblets with their own territories within the valley. The natives congregated in rancherias or concentrations of small villages that were related to each other by kinship ties (Levy 1978, in Archives and Architecture 1992).

These early people established their settlements near a dependable water source and other easily available subsistence needs. Inhabitants in the northern part of the valley were able to exploit both the river and estuary environments, in addition to nearby grasslands and oak woodlands, for fish, game, and vegetable materials. Temporary camps were also established in scattered locations to collect seasonal foodstuffs or materials that were not locally available.

The arrival of the first Spanish exploration parties marked the beginning of the end of the Ohlone lifestyle in the Santa Clara Valley. Spain began to colonize California as a response to the threat to its northern borders by the Russian settlement at Fort Ross and English and American explorations and commercial expansion. California ports were also necessary to provide provisions for Spain's fleet of Manila galleons in the Pacific Ocean.

Spanish Period

The process of Spanish settlement of the Santa Clara Valley began in 1169 with the initial exploration by Sergeant Jose Ortega of the Portola Expedition. Subsequent Spanish explorers noted the desirable settlement conditions of the Santa Clara Valley, including rich bottomlands, numerous Indian settlements, available timber, and a constant source of freshwater. In 1777, Jose Joaquin Moraga and Fray Tomas de la Pefia established Mission Santa Clara on the west bank of the Guadalupe River. Within a year, *El Pueblo de San Jose de Guadalupe* was located on the river's east bank. The Guadalupe River became the boundary between the lands controlled by the mission and the pueblo.

Spanish colonization strategy utilized three institutions: military, civil, and religious. The military government represented by the presidios at San Francisco and Monterey protected the Spanish frontier against other Europeans and the colonists against Indians attacks. The Catholic Church established missions to convert and civilize the aboriginal population. The missions were the dominant colonizing influence in California during the Spanish period. Each mission's sphere of influence radiated from its center, with buildings for worship, housing, and industries surrounded by grain fields and livestock grazing lands.

In November 1777, Lt. Moraga set out from San Francisco with 14 families, totaling 66 people. El Pueblo de San Jose de Guadalupe was the first civil settlement established by the Spanish in California. Its primary function was to supplement the crops grown by the missions to support the garrisons at Monterey and San Francisco. Moraga, representing the Spanish government, laid out the town, allocating a house lot and cultivation plot (*suertes*) to each settler. The Spanish crown retained ownership of the land; the settlers could not sell their land or divide it. As such, much of the property within the pueblo remained in possession of the descendents of the original settlers until the American period in the mid-nineteenth century. The common lands

(*ejido*) surrounding the pueblo were used primarily for grazing the livestock of the pueblo inhabitants (*pobladores*).

The pueblo was originally established near the Guadalupe River in the vicinity of Taylor and Hobson Streets. A combination of winter flooding and land conflicts with the nearby Mission Santa Clara resulted in the relocation of the pueblo approximately 1 mile south in 1791. Market Street Plaza was the center of the second (final) pueblo site. The colonists' first action was to build a dam above the settlement that collected water in a pond for distribution throughout the pueblo by way of a ditch (*acequia*); the acequia provided both household and irrigation water.

The colonists' homes, small adobe structures, were clustered in proximity to the course of the acequia, around the market square and at the crossing of the roads to Monterey, Mission Santa Clara, and the embarcadero at Alviso. The major transportation routes during this period were little more than trails. They included El Camino Real, which connected the pueblo and Mission Santa Clara with the presidios at Monterey and Yerba Buena. This road closely followed the route of modern Monterey Road and El Camino Real. The Alameda follows the old route between the pueblo and Mission Santa Clara. The padres directed the planting of three rows of willow trees that shaded travelers between the two settlements.

Trimble Road closely follows the route of the old Spanish road between Mission Santa Clara and the mission cornfields (*milpas*). This road was later extended to Mission San Jose, which was established in 1789. State Route 17 roughly follows the route of the old Spanish trail between Mission Santa Clara and Mission Santa Cruz. This road through the Santa Cruz Mountains was originally an old Indian trail that was improved by mission Indians in 1791 under the direction of the padres.

The early colonists planted crops of corn, beans, wheat, hemp, and flax, and set out small vineyards and orchards. Portions of the crops were taxed for the support of the soldiers at the presidios and to provision ships in the harbors. Surplus crops were traded in Monterey for manufactured goods shipped from Spain and Mexico. Rudimentary industrial activities included grist, milling, making wine and brandy, hemp processing, and soap making. As the cattle herds increased, the hide and tallow trade became an important element in California's economy.

Mexican Period

When civil wars erupted in Mexico in 1810, California found itself cut off from Mexico, its source of supplies and primary market for surplus crops. During this period, illegal trading took place with foreign ships that surreptitiously visited California ports. Seamen from these ships became the vanguard of American and Anglo-European settlers in California.

By the 1820s, the lagging economy of the area began to increase because of the changing administrative policies of the new Mexican government. Two policies had important local ramifications. The first was the legalization of trade with foreign ships in the ports of San Francisco and Monterey. The traders exchanged such goods as tea, coffee, spices, clothing, and

leather goods for tallow and hides. Under the stimulus of this commerce, the settlements around the bay became lively trade centers. The second change in policy to have far-reaching effects in California was the secularization of the missions and the establishment of large, private land grants (Broek 1932:40-46, in Archives and Architecture 1992).

Accompanying the change of governmental control from Spain to Mexico in 1822 and the secularization of the missions was a change in land utilization and ownership patterns. In 1824, Mexico passed a law for the settlement of vacant lands to stimulate further colonization. Any citizen, foreign or native, could select a tract of unoccupied land if it was a specific distance away from the lands held by missions, pueblos, and Indians, then petition the governor for ownership of the tract. After investigation, if there were no objections, the land was granted.

Thirty-eight land grants were issued between 1833 and 1845 in the Santa Clara Valley; all or parts of 15 rancho grants were located within the current city limits of San Jose. When a citizen was granted rancho land, he was required to occupy the property and build a dwelling within a certain period. Many of the ranchos in the Santa Clara Valley had received provisional grants from the *alcalde* several years before the official petition to the governor. Each rancho had a hacienda that was, in many cases, a self-supporting village, comprising the main rancho residence, laborers housing, corrals, grist mill (*tahona*), tannery, and other structures surrounded by vineyards and cultivated fields.

A California ranchero and his vaqueros, overseeing immense acreage and herds of cattle, spent many hours on horseback, the favored form of transportation. Cattle, allowed to range freely, were rounded up twice a year during a *rodeo*: in spring to brand the calves and during late summer for slaughter. A rodeo was often an occasion for socializing with the neighboring rancho families. With *fiesta* and *fandango*, rodeo festivities often lasted 1 week or more.

In the early years of the province, the slaughter (*matanza*) was solely for domestic needs. Cattle supplied beef to be eaten fresh or dried for future use; hides for shoes, lariats, and outerwear, fat for cooking; and tallow for candy and soap. During the period of Mexican rule, the matanza became more systematic and extensive. Hides were carefully stripped from the carcasses, and lard and tallow were rendered. Lard was retained for domestic use, and tallow was saved for export. Between 75 and 100 pounds of tallow were obtained from each carcass. In trade, tallow brought 6 cents per pound. Hides brought from $1 to 2.50 each; they become known as "California banknotes." The malodorous killing fields could be detected for miles and attracted vultures, coyotes, and other scavengers that fed on the unwanted flesh (Daniels 1916, in Archives and Architecture 1992).

With the relaxation of immigration regulations by the Mexican government in 1828, more foreigners began to settle in California, frequently marrying the daughters of local landowners. Of the approximately 700 people who lived in the pueblo in 1835, 40 were foreigners, mostly American and English. The first overland migration arrived in California in 1841; by 1845, new American settlers had increased the population of the pueblo to 900.

The American presence in San Jose was rapidly changing the character of the pueblo from a Mexican village to a bustling American town. The presence of a growing American

population allowed for relatively easy occupation of California by American forces following the Mexican War in 1846.

By the time of the United States' military conquest, Anglo-American commercial conquest was well established. The Mexican population of California observed the influx of European and American settlers with a sense of helplessness. In the earlier Spanish period, San Jose was characterized as an agrarian village with little or no commercial activity. With the change to Mexican rule, foreigners began to settle in San Jose and establish small-scale commercial operations. As the Anglo-American population increased during the 1840s, native Californians found themselves suddenly in the minority and their way of life was seriously threatened.

Early American Period (1846–1869)

This frontier period is bracketed by the military conquest of California in 1846 and the completion of the transcontinental railroad in 1869. This period is dominated by the superimposition of American culture on the former Hispanic culture. In May 1846, the United States declared war on Mexico; shortly thereafter, the Americans raised the flag in Monterey and San Jose. In 1848, the United States acquired the Mexican province of California in the Treaty of Guadalupe Hidalgo. Closely following the annexation of California, the 1848 discovery of gold in the Sierra Nevada foothills prompted a sudden influx of population to the state. This event accelerated California statehood, achieved in 1850, with San Jose serving as the first state capital.

As the last town on the route to the southern Mother Lode, San Jose became the supply center for hopeful miners as they passed through the area. The high cost and scarcity of flour, fruit, and vegetables during the early Gold Rush made agricultural and commercial pursuits as profitable and more dependable than mining.

During this frontier period, a combination of factors formed the beginnings of modern San Jose. One of the dominating cultural traits of the American population was its urban value system. The American settler naturally wanted to settle down and establish towns, speculate in property, and start businesses and related activities. Each town colonized by Americans in the west during the nineteenth century began with a preconceived plan based on a grid plan (Reps 1979, in Archives and Architecture 1992), which was popular because of its simplicity. A grid pattern was easily laid out by semiskilled surveyors, it apportioned land quickly and efficiently, lots were a suitable shape for the erection of buildings, and it was easily expanded beyond its original limits. It also facilitated the transfer of property ownership and tax assessment.

In response to pressure by American settlers, the *junta* commissioned a survey of the pueblo. The survey encompassed lands between Market Plaza to Eighth Street, and Julian Street and Reed Street, all of which were adjacent to the occupied pueblo area. Persons with claims to land in the surveyed area were granted legal title, and the unclaimed lands were sold by the alcalde at $50 per city block. Several other surveys followed the initial survey in 1847. In 1850, Thomas White's survey extended the city limits to Coyote Creek on the east and just beyond the

Guadalupe River on the west. San Jose was approximately 3 miles long (northwest–southeast) and about 2 miles wide. These limits were not expanded until after the turn of the twentieth century.

As the productivity of the placer mines fell off and enthusiasm for gold mining began to wane, many immigrants began to look to the cities and fertile range lands as sources of income. Until the drought of 1864, stock raising continued to be the primary economic activity in San Jose. More-intensive stock farming began in the 1860s, when cattle were moved from the foothill pastures to valley feed yards until ready for marketing (Broek 1932, in Archives and Architecture 1992). On a smaller scale, sheep raising paralleled the cattle industry. Sheep populations peaked during the 1870s, and the number declined thereafter as farmlands extended and markets for local wool and mutton decreased (Broek 1932, in Archives and Architecture 1992).

Wheat became the agricultural staple in San Jose after the Gold Rush. By 1854, Santa Clara County was producing 30% of California's total wheat crop. Other grains crops, primarily barley and oats, followed wheat in productivity (Broek 1932; Detlefs 1985, in Archives and Architecture 1992). Hay production developed in the 1880s and 1890s but began to decline with the increased appearance of the automobile after 1900. Most hay and forage crops were used by the dairy industry (Broek 1932, in Archives and Architecture 1992).

Another impetus to San Jose's early development was its selection as the first state capital in 1850. The combination of migrating miners and the arrival of legislators, reporters, and interested onlookers spurred the rapid development of the city. During this period, the city designated several areas for parks; however, with the exception of The Plaza and St. James, most never got beyond the planning stage. Urban development moved at a swift pace during the 1860s. Gas service was introduced in 1861, and gas mains were extended from San Jose into Santa Clara. San Jose Water Company was incorporated in 1866, supplying piped water to city residents. The first sewers were contracted by the city this same year. In the 1850s, regional stage lines were established between San Jose, Santa Clara and Saratoga. These were replaced by the arrival of the streetcar line, chartered by Samuel Bishop in 1868, establishing the first urban transit lines in San Jose (Arbuckle 1985: 417).

The need for a railroad to and from San Jose was recognized in the early 1850s, but the railroad line between San Francisco and San Jose was not completed until 1864. This event was followed a few years later with the completion of the Central Pacific Railroad line from San Jose to Niles, connecting San Jose with the transcontinental railroad, in 1869. San Jose thus became part of the national and world economic network that opened new markets for the agricultural and manufactured production of the valley. Development of the railroad led to increased population and agricultural developments and ushered in a new era of land use.

Development of San Jose: 1870-1910

The capital was removed from San Jose in 1852, but the city exhibited steady growth through the following two decades. This period was characterized by the transformation of San Jose to a major service center for the expanding agricultural hinterland, an increase in industrial

and commercial activities, development of internal and regional transportation services, increase in ethnic immigration, residential expansion, and development of urban services and utilities.

The pioneer canning industry was begun in residential San Jose by Dr. James Dawson in 1871. The fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards. Other support industries such as box, basket, and can factories were also established. Orchard and food processing machinery and spraying equipment also became important local industries. W. C. Anderson started a canning machinery factory (Anderson Prune Dipping Co.) in 1890. The fruit industry came to dominate the lives and livelihoods of most residents in both city and county by the turn of the twentieth century. Early industrial development was located near shipping points and transportation lines.

Commercial growth in San Jose boomed in the 1880s and continued with steady growth toward the end of the nineteenth century. In the 1870s, business overflowed onto Second Street. Chinatown on Market Plaza burned in 1887; a new city hall was erected in the middle of the plaza in 1889, and a post office followed in 1893, spurring further development in the downtown area. Large bank buildings were built on all four comers of First and Santa Clara Streets. From the 1880s through the early years of the twentieth century, the business district moved southward along First Street. The major force in downtown development during this period was T. S. Montgomery, who constructed many large commercial buildings and business blocks.

Urban services continued to expand in this period. Electrical service came to San Jose in 1881, provided by several small independent gas and electric companies. In 1881, an electrical light tower was constructed at the intersection of Market and Santa Clara Streets, bringing worldwide fame to San Jose. Electric arc lamps replaced gas streetlights in the late 1880s. These were replaced by incandescent lights. In 1912, 112 ornate electroliers were ordered for the downtown streets from the Joshua Hendry Iron Works in Sunnyvale.

Changes in transportation during this period were a major influence on developmental patterns. Samuel Bishop built the first electrical streetcar line in America when he electrified the line between San Jose and Santa Clara in 1887–1888. The streetcars were converted to overhead electrical trolley lines in 1891. The trolley lines within the city served Hedding Street, Julian Street, South 10th Street, Monterey Road to Oak Hill Cemetery, and Willow Street to Willow Glen. There were also lines to Alum Rock Park and Santa Clara. The Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905. The Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories, the first in California, were established in San Jose after 1900. Clarence Letcher opened the first “garage" in the west in 1900 and the first service station in 1912, which boasted "a gasoline station of 110 gallons which measures the amount of gasoline sold" (James and McMurry 1933:142, in Archives and Architecture 1992). Mr. Hamilton started the first motor bus line in the state in 1910.

Interwar Period (1918–1945)

Following World War I, San Jose entered a period of great posterity characterized by a spirit of "boosterism." Three projects were initiated in 1929 that spurred growth: the development of a water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a U.S. Navy dirigible base. All these projects were in place by 1939.

Population growth continued to expand the urban boundaries of the city as orchards were replaced by residential developments. Large residences appeared on the eastern foothill terraces. The county's first airport, located in 1919 on Alum Rock between Capitol Avenue and White, was used by a succession of barnstorming and commercial companies and by the army reserve squadron in 1923. In 1929, the first municipal airport was established at King Road and Story Road. Cecil and Robert Reid established the Garden City Airport in 1934, moving to Tully Road in 1939 and changing the name to Reid-Hillview Airport.

World War II, like the Gold Rush a century before, had a major effect on the changing complexion of the San Jose area. The San Francisco Bay area was the gateway to the Pacific theater from 1941 to 1945. The large naval air station at Moffett Field became a center of much activity. Thousands of military personnel were brought to the area for training and processing, exposing the valley to public view.

Industrialization and Urbanization (1945 to the present)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries to San Jose. Early industries that established plants in San Jose were the Chicago's International Mineral and Chemical Corporation's Accent plant in 1946, the General Electric plant in the early 1950s and International Business Machines (IBM) in 1953. By the 1960s, the County's economic base was dependent upon the electronic and defense industries. The 1970s saw the development of the personal computer industry stimulated by Apple's "user friendly" computers.

Attracted by the increasing job market, the population of the valley experienced phenomenal growth after 1950. Between 1950 and 1975, the population increased from 95,000 to over 500,000. Correspondingly, the area of the city spread from 17 square miles in 1950 to over 120 square miles in 1970, replacing orchards with subdivisions and shopping centers. During this period, residential subdivisions replaced orchards at amazing speed. Rural roads widened into freeways and expressways and boulevards were lined with restaurants and automobile salesrooms.

During the contemporary period, the city expanded outward along major transportation arteries. The commercial migration started in 1956 when the first store at Valley Fair, San Jose's first regional shopping center, opened for business. Up until this time, the San Jose City Council maintained a policy that no commercial zoning would be granted out of the downtown core area. Major and minor shopping centers sprung up to serve outlying residential areas, attracting

additional residential and commercial development. The unfortunate by-product of the commercial migration to the suburbs was the death of a vital down-town business core followed by widespread demolition for aborted redevelopment projects during the 1960s. However, successful redevelopment efforts in the 1980s have signaled a rebirth of San Jose's downtown business district characterized by International style high-rise architecture.

San Jose Parks and Recreation

For most of nineteenth century, San Jose had few public parks for recreation and city investment in them was minimal. Many parks in San Jose before the turn of the century were privately owned, though some like Louis Pelleir's City Gardens and Santa Clara Valley Agricultural Society's Agricultural Park, which served as the County Fairgrounds, provided recreation opportunities for the public. Two of the oldest existing public parks, St. James Park and The Plaza (Market Space), established circa 1850, were not landscaped until long after their establishment. The city planted trees in St. James Park in 1887 and 1888, while the construction of City Hall in 1887 precipitated the landscaping of The Plaza. A third public park, Washington Park, established at the same time as St. James and The Plaza, became the grounds for the State Normal School in 1870 (Arbuckle 1985: 417, 419).

The most popular park in San Jose, the Alum Rock Park, was established on March 13, 1872 by the California Legislature, but operated by the City of San Jose. Located east of San Jose in the Diablo Foothills, the former mining area became a popular destination for San Jose citizens and tourists attracted to the waters of Alum Rock Creek and the scenery of Alum Rock Canyon. A natatorium (indoor pool) constructed in the mid-1890s, existed within the park for almost 80 years. Unlike other San Jose parks, the State Legislature authorized a board to oversee the popular park and members of it were prominent citizens from San Jose. Perhaps influenced by the popularity of Alum Rock, on January 28, 1889, wealthy mining entrepreneur, Hiram Cadwallader, donated land on First and Second Streets to the city. The following year, it was formally dedicated as a park, though it apparently needed substantial improvements before serving any recreational interests. Indeed, as of 1900, the only inner city municipal public parks with landscaping were St. James and The Plaza, and both offered limited recreational opportunities. As Charles Mulford Robinson noted in a speech to the Outdoor Art League in 1909, the function of these and similar small San Jose parks was "decorative rather than social" (Arbuckle 1985: 417, 419, 425; Mars 1901: 33, 36-37; Johnston May 14, 1922; Robinson 1909: 35; Thompson 2003).

After the turn of the century, as the city began to urbanize and expand, the City of San Jose began taking a more active interest developing public parks, including parks for recreational use. In 1911, the heirs of prominent banker, lawyer, and former California State legislator, Caius Tacitus Ryland, donated land on the west side of North First Street to the city. At the dedication ceremony, Ryland's heirs requested the land be called Ryland Park and that it be used as a children's park. However, the park remained largely undeveloped until 1927, when the Rotary Club of San Jose completed the Ryland Park Swimming Pool. In 1913, the city purchased land on First and Market Streets and shortly thereafter, financed improvements to Cadwallader Park. The following year, the city purchased Reed Athletic Field for $15,000. The field included facilities for track-and-field sports and became physical education grounds for San Jose High

School students. Subsequently, in 1920, the city, using money donated by the widow of homeopathic physician, John P. Backesto, purchased Backesto Park, the largest residential park in the city up to that point. The park was outfitted with a baseball diamond and a fountain that apparently also served as a children's wading pool (*San Francisco Call* 1897; *San Jose Mercury* 1911; Sanborn Map Company 1915; Ibid. 1915-1950; Arbuckle 1985: 425; Johnston May 14, 1922; *San Jose Mercury Herald* 1926).

Though public parks development slowed during World War II, in 1942 the City Council created a new department to oversee the development of San Jose's parks, the Parks and Recreation Department. The new department's head, Frank W. Bramhall, was interested in developing a professional parks program that went beyond developing standard garden parks. Under his tenure, during the 1950s and 1960s, San Jose purchased land for parks at a rapid pace, and recreational parks like Kelley Park came into existence. As a result, today the City of San Jose operates public parks that offer a variety of recreational opportunities, from tennis to swimming. Through the years the city leased upwards of 25 pools to meet the demands of swimmers. Currently the Department administers five pools within the city limits: Ryland (Constructed 1927), Biebrach (1974), Mayfair (1974), Alviso (1977), Camden (Renovated 1990s), and Fair (2004) (Arbuckle 1985: 424, 429; City of San Jose Department of Parks, Recreation & Neighborhood Services).

Development of the Ryland Park

The land that became Ryland Park, which includes the study area, was once owned by Caius Tacitus Ryland, a prominent lawyer, judge, banker, and California politician who arrived in San Jose in 1850 (*San Francisco Call* 1897). While it is not known when Ryland acquired the land, by 1891, he constructed a large house on it that faced North First Street. To the rear of the house on the property were other buildings, while the adjacent parcel to the south of his home was occupied by a stone yard, railroad yard, and a canning operation. Bordering the property to the north was residential housing (Sanborn Map Company 1891). After Ryland died, the property passed to his heirs who subsequently donated it to the City of San Jose on March 14, 1911 (*San Jose Mercury* 1911). By 1915, only a single building remained on the property and the western portion of it was a grain field. Bordering the property to the south was a railroad yard, while housing tracts bordered it to the north (Sanborn Map Company 1915). In 1926, the Rotary Club of San Jose began construction on the Ryland Park Swimming Pool, as well as a changing house, which were completed in 1927 (*San Jose Mercury* June 4 1926; Ibid., May 12, 1927; Ryland Park Swimming Pool Plans [c.1926]). In the spring of 1933, the city installed horseshoe-pitching courts on the property to the west of the Ryland Park Swimming Pool (Ryland Park Clipping File April 30, 1933). While the city made minor modifications to the property in subsequent decades, in 1986, major renovations were undertaken. The old changing house was removed from the study area, and an enlarged concrete deck, equipment building, restroom building, and concrete block wall were constructed. Moreover, the horseshoe courts were removed from the park, and a parking lot, grassy area, a playground, a fountain, and garden areas with trees and shrubs were built (Ryland Park Plans 1986).

Development of the Ryland Park Swim Center

The Ryland Park Swimming Pool, the focal point the Ryland Park Swim Center, was constructed between late 1926 and early 1927. It appears that as early as 1922, individuals in San Jose were proposing that a children's round wading pool be constructed in Ryland Park to give the youth a respite from the summer heat as well as enhance the park's beauty. The desire to construct a wading pool appears to have been driven by the need for a shallow children's pool in the north downtown area. Older residents were able to take advantage of a number of existing pools such as the Alum Rock Park Natatorium; new pools constructed as part of school construction projects; and privately financed community centers throughout the city. Work on the Ryland pool did not begin, however, until the Rotary Club of San Jose, a civic-minded organization, took an interest in the idea (Johnston May 14, 1922; Gilbert 1962: 38).

Bru Bunnier, A. T. De Rome, and R. J. Bruenberg formed the Rotary Club of San Jose in 1914. The club was established during the earlier years of what eventually became known as Rotary International. An attorney, Paul Harris, formed the first Rotary Club in Chicago in 1905. Rotarians formed a second club in San Francisco in 1908 and an Oakland club was formed soon after (Gilbert 1962: 11). An affiliate of the Rotary Club International, just as the larger organization, the San Jose organization encouraged "acquaintance as an opportunity for service"; ethics in business; business, community, and personal service; and "the advancement of international understanding, good will, and peace through a world fellowship of business and professional men united in the ideal of service" (Gilbert 1962: 13, 27). Within the City of San Jose, the Rotary's formation in 1914, commenced the formation of what eventually included a number of "luncheon clubs" (including the 100 Percent Club in 1918, which became the Kiwanis Club in 1923; the Exchange Club and the Lions Club in 1920; and the women's Soroptimists Club in 1924) that sought to combine business success with charitable community endeavors (James & McMurry 1933: 162). To advance its ideals of personal and community service, the Rotary Club of San Jose supported a plethora of community projects before constructing the Ryland Park Swimming Pool, including hosting orphans at Home of Benevolence, installing road signs at city intersections, starting a birthday fund for orphans, and tree planting. Thus, the construction of the Ryland Park Swimming Pool was part of the organization's interest in enhancing and advancing community interests and service (Gilbert 1962: 37; *San Jose Mercury Herald* July 2, 1926).

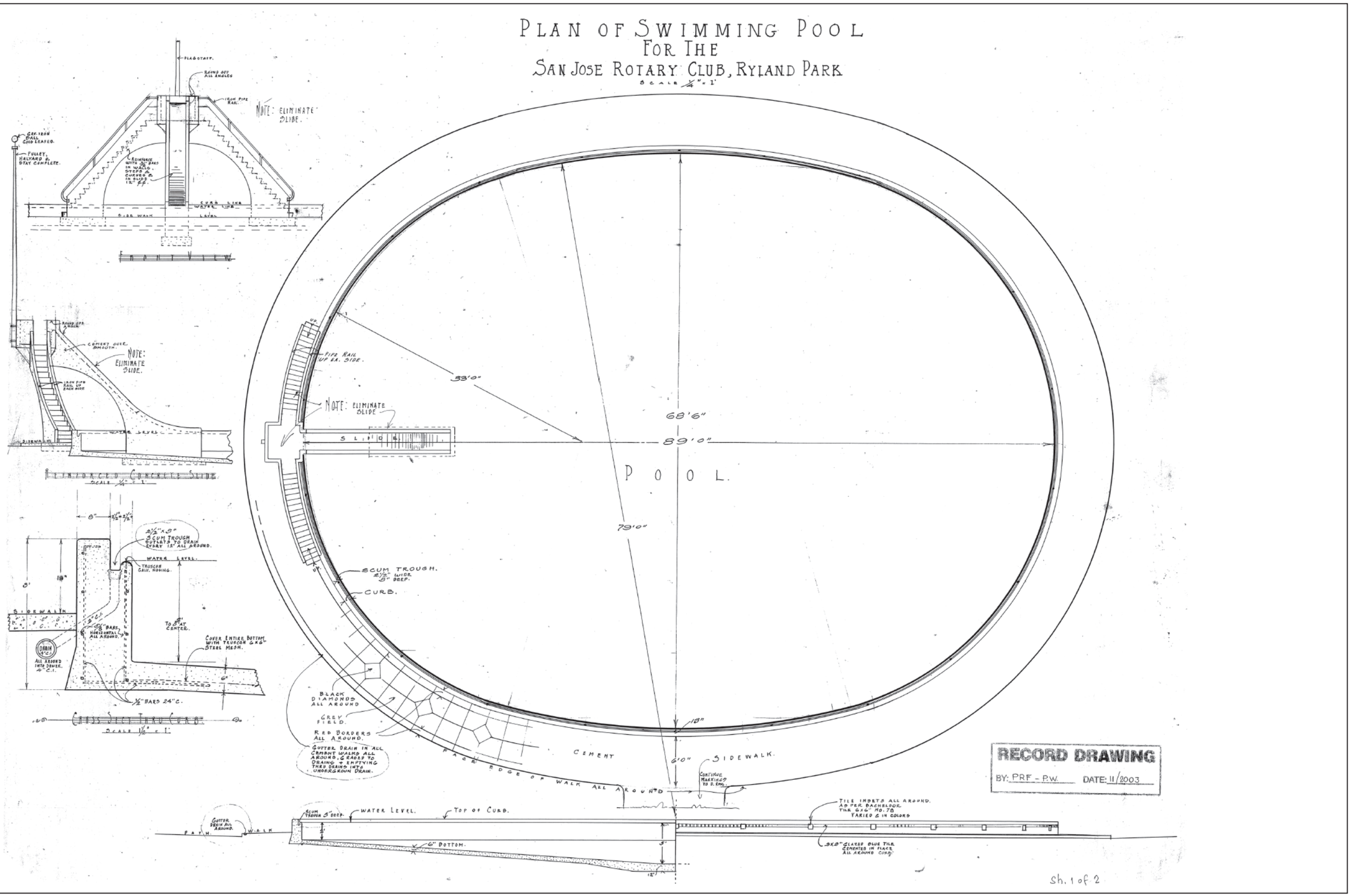
The idea of the Rotary Club's funding drive to construct the pool appears to have been conceived by San Jose Fire Chief Ed Plummer, apparently a Rotary Club member. Plummer's idea appears to have been approved under Rotary Club President John D. Crummey's administration, in 1925. Throughout 1925 and 1926, membership pledges of $116.00 were raised to finance construction pool. To design the pool, the club turned to prominent San Jose Architect, Charles S. McKenzie. McKenzie, born in Boston in 1874, traveled with his father, a cabinetmaker and draftsman, to San Jose in 1876. According to Ellis A. Davis, McKenzie acquired an interest in architecture after graduating from high school in 1888, though historian George Espinola notes McKenzie never completed the sixth grade due to his father's death. Despite the disagreement between sources, it appears McKenzie became a draftsman for Joseph

McKee when he was eighteen. Shortly thereafter, architect Frank D. Wolfe purchased McKee's business, and formed a partnership with McKenzie. In 1902, San Jose's Naglee Park tract opened for development and Wolfe and McKenzie proceeded to design a large portion of homes in the subdivision. Their designs were popular with the public and Wolf and McKenzie went on to design several notable buildings afterwards, including the Gilroy City Hall and the home of Elbert Peck in Palo Alto, both of which are listed on the National Register of Historic Places. In 1911, after a successful decade, Wolfe and McKenzie broke off their partnership for unknown reasons. McKenzie continued to design residential and business buildings on a solo basis, however, and continued his practice until World War II, when he closed his business to draft for defense contractors. McKenzie died in 1957, at the age of 83 (*San Jose Mercury Herald* May 12,1927; Gilbert 1962: 38, 83; Douglas 2005: 186; Davis 1915: 419; Espinola 2004: 3-5, 11).

As originally conceived by McKenzie, Ryland Park Swimming Pool's design featured an oval shape, approximately 68 feet wide and 89 feet long, encircled by a six-foot wide cement sidewalk with gutter drains (Figures 4, 5, and 6). The sidewalk was inset with black diamond shaped ornamental decorations. The walls of the pool were three feet high and a curb projected about 18 inches above the cement sidewalk. Around the circumference of the outer walls of the pool were 6 x 6-inch pattern # 78 Ernest A. Batchelder tiles (originally created for Batchelder's Los Angeles "Dutch Chocolate Shop" commission) (Winter 1999: 63). Around the upper circumference of the inner walls of the pool was a scum gutter. As originally designed, the western elevation of the pool featured a large concrete waterslide. In the center of the pool itself was a drain that conveyed water through a six-inch iron pipe out to North First Street. A 12 foot wide cement walkway with a flag pole centered in it led from the pool to a Spanish Eclectic-style concrete masonry unit changing house, located approximately twenty-nine feet to the south of the pool. Pumps designed to convey water to the pool were located in the changing house (Ryland Park Swimming Pool Plans [c.1926]).

On March 29, 1926, the Rotary Club submitted McKenzie's plans for the pool to the San Jose City Council. The City Council submitted the plans to City Engineer, W. L. Popp, who approved of the project, with the stipulation that the slide was to be removed. On April 5, 1926, following Popp's recommendations, the City Council approved the plans for the pool without the slide. Subsequently, on June 3, 1926, under the administration of newly elected Rotary Club President, Dr. Louis T. Smith, the club began drilling a well in Ryland Park to supply water for the pool. After the club's well diggers found water at 220 feet below the surface, the club hired San Jose contractor Robert O. Summers to build the pool at a cost of $7,240. Summers, born in 1871, moved to San Jose in 1873. He was educated in the building trades and started a successful contracting business in 1905. In early July 1926, Summers began work on the pool. While it is unclear exactly how long it took for Summers to construct the pool, on May 11, 1927, the pool was officially handed over to the City of San Jose during a formal event. Over three hundred people attended the dedication ceremony. The project was one of the Rotary Club's most expensive up to that time, costing a total of $9,262.00, almost $2,000.00 more than initially contracted for (City Council Minutes; *San Jose Mercury Herald* May 12,1927; Gilbert 1962: 38, 83; *San Jose Mercury Herald* June 4,1926; Ibid., July 2, 1926; Ibid., July 11, 1926).

The Ryland Park Swimming Pool saw completion during a time when many cities were investing in public pools. Fueled by an expanding economy in the 1920s, the public's increasing



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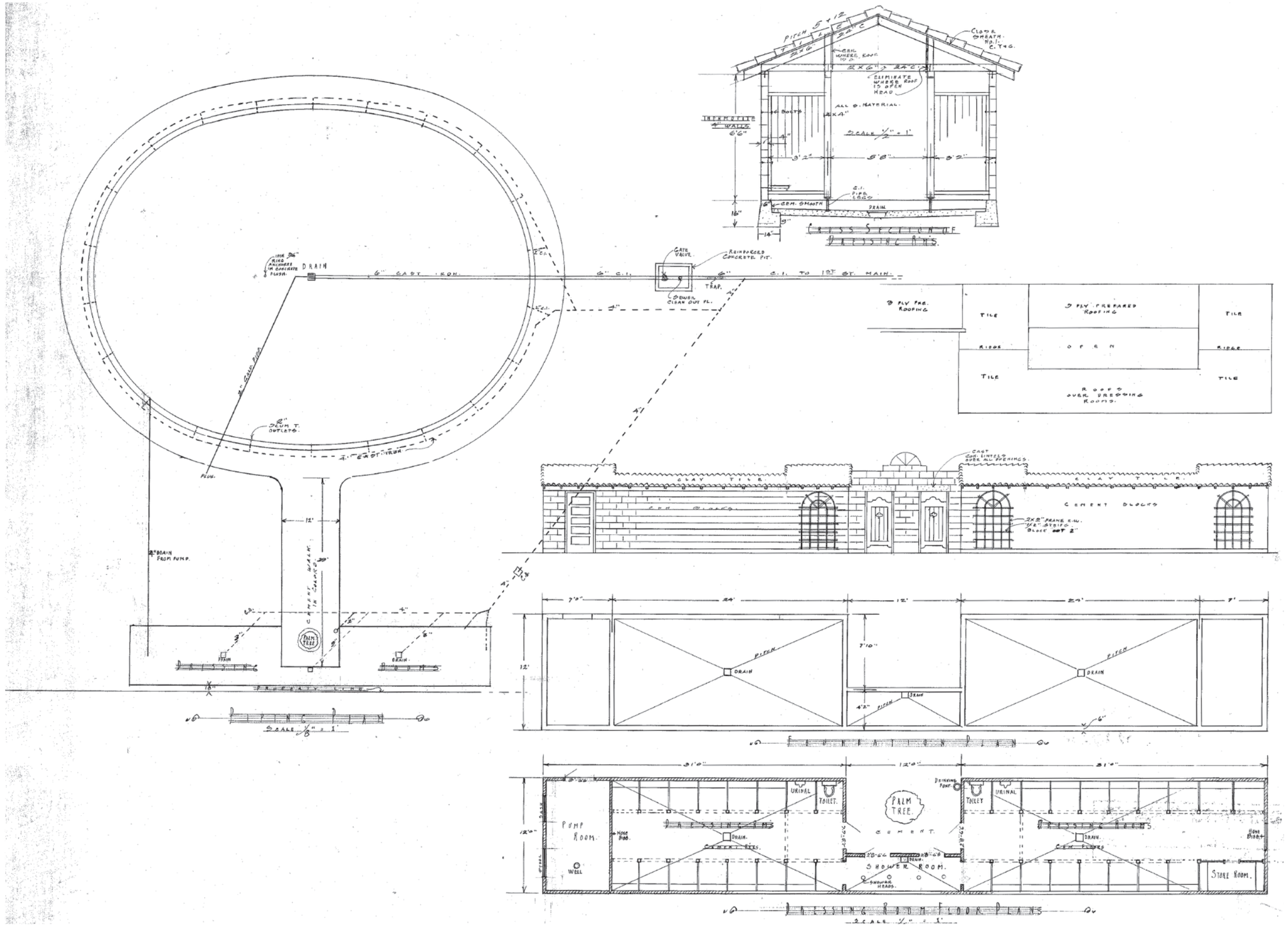
Jones & Stokes

Figure 4
Ryland Park Swimming Pool Plans



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Jones & Stokes

Figure 5
Ryland Park Swimming Pool Plans 2

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Jones & Stokes

Figure 6
Ryland Park Swimming Pool, Circa 1926-1935

interest in leisure time activities, and the development of clean pool technologies, such as chlorination, many cities, businesses, and civic organizations, including the Rotary Club of San Jose, invested in pool facilities. Whereas in 1916, only forty-nine American cities operated outdoor pools, by 1929, three hundred cities operated outdoor pools. The oval design of the pool was commonly seen as an effort by the designers to increase the popularity of pools, and such styles were common, at least by 1937. Moreover, the fountain-pool in Backesto Park was apparently also constructed about the same time as the Ryland Park Swimming Pool, perhaps a further indication of the rising popularity of public pools in San Jose. Hence, the Ryland Park Swimming Pool was one of many popular public pool facilities built within numerous cities throughout the country during the "Swimming Pool Age" (Wiltse 2007: 91-92; Day and Stedman 1937: 11; City Council Minutes).

Following the dedication in 1927, it appears the Ryland Park Swimming Pool operated for the next two decades without any modifications until 1952, when the San Jose City Health Officer, Dwight M. Bissell closed the pool. As a result of updated state safety standards, Bissell maintained the pool needed a new a new water inlet system, chlorinating equipment, fencing, updated dressing facilities, and turnstiles to ensure feet disinfection. Subsequently, the San Jose City Council appropriated $10,000.00 to renovate the pool. The City of San Jose installed a chlorination system for the pool and lavatories and clothing bins in the changing house. In June of 1953, the Ryland Park Swimming Pool reopened, though Bissell believed the facility still needed better showers, an improved recirculation system, and vacuum cleaning equipment. Some 15 years later, the city installed a locker storage area along the northern elevation of the changing room (Ryland Park Clipping File April 29, 1952; Ibid., June 24, 1953; Ibid., July 2, 1953; Jensen 1968).

In 1971, it appears the City of San Jose initiated some of the changes Bissell desired to the Ryland Park Swimming Pool facility. The city expanded the pavement surrounding the pool, installed new lavatories and other amenities in the changing house, constructed a new pool equipment building, located on the site of the present one, and installed new piping and vacuum equipment. The pool itself was sandblasted and cracks were filled with hydraulic cement. Six years later, it appears additional vacuum equipment was installed for the pool. The final and most substantial changes to the Ryland Park Swim Center, however, occurred in 1986, when the City of San Jose undertook extensive work to revamp the whole of Ryland Park as well as the pool complex. In terms of the pool complex, the renovations undertaken at this time included the removal of the old Spanish Eclectic-style changing house, construction of a new equipment building and restroom building, further enlargement of the concrete deck, the construction of a toddler pool, the construction of a large wall with a bench and shower facilities, the installation of picnic tables around the pool, and the building of a wrought iron fence to enclose the facility. Moreover, it appears the curb of the pool was plastered over at this time, concealing the details of the Batchelder tiles. The surrounding park and landscaping was completely remodeled to offer more visitor modern amenities such as playground areas and picnic tables, while removing some of the older features such as the horseshoe pit area. In 2002 further improvements were conducted to the park which included landscaping along the south side of the Swim Center and the rehabilitation of the playground to the west of the Swim Center (Ryland Park Swimming Pool Plans 1971; Building Permits 1971; Ryland Park Swimming Pool Plans 1977; Ibid., 1986; Ibid 2002).

DESCRIPTION OF HISTORICAL RESOURCE

The Ryland Park Swim Center is located in Ryland Park. The 3.12 acre park is located north of downtown San Jose between North 1st and North San Pedro Streets and is bounded on the south by a private road, Ryland Park Drive and by a housing development to the north. Within the park boundaries are a parking lot, grassy area, a playground, the Swim Center, a fountain, and garden areas with trees and shrubs.

The Ryland Park Swim Center consists the Ryland Park Swimming Pool; a restroom building, which includes dressing rooms and a facility for management; an equipment building; a toddler pool; and a large wall that includes a shower area and wooden bench. Bordering the center to the south is Ryland Park Drive, to the north a sidewalk and garden area, to the east a garden area with trees, shrubs, and a fountain, and to the west a playground. Occupying approximately a half-acre of Ryland Park, the entire facility is enclosed by a modern wrought iron fence.

The Ryland Park Swimming Pool, the center of the Swim Center, is an oval shaped structure, approximately 89 feet long from west to east, and 68 feet wide from north to south. The pool is constructed entirely of reinforced concrete. The inner walls of the pool measure approximately two feet high, while the floor of the pool slopes to a depth of approximately five feet in the center. At the top of the inner walls is a two-and-a-half inch wide, five inch deep, scum gutter drain, which runs along the circumference of the pool. Approximately eighteen circular drains, spaced approximately three feet apart, are featured on the inner walls of the pool, while the main drain is located in the center of the pool on its floor. Four steel rings, designed to tie the pool cover to, project from the pool's inner walls and are located in the northwestern, northeastern, southwestern, and southeastern quarters of the pool. The pool's outer walls, which are covered in plaster, are approximately three feet high. A curb projects eighteen inches above the concrete pavement that surrounds the pool. Square tiles, which run along the circumference of the outer walls, are visible beneath the plaster. Adjacent to the pool on its north side is a six-feet high steel lifeguard stand with a plastic seat, while picnic tables are located northwest, northeast, and south of the pool.

The restroom building is a modern single-story rectangular-plan concrete block building with a side gable steel roof featuring battens and boxed eaves. The roof also features a small cross gable that shelters a metal louver and a fixed aluminum sash ticket window. Other fenestration includes fixed aluminum sash and sliding sash. Concrete block walls project from the east and west elevations of the building and enclose entries to women's and men's restrooms. A large concrete block wall projects from the south elevation. Affixed to the wall are shower fixtures and a large wooden bench. The exterior of building and concrete block walls is clad in plaster.

Like the restroom building, the equipment building is a single story rectangular plan concrete block building with a side gable steel roof featuring battens and boxed eaves.

Projecting from the roof is a stack vent with a gabled roof. The exterior of the building is clad in plaster and an entry is located on the north elevation.

The toddler pool is diamond shaped and, as in the case of the Ryland Park Swimming Pool, constructed of reinforced concrete. It is approximately six inches deep, fifteen feet wide, and fifteen feet long. It is currently covered by wood and not in use.

EVALUATION

National Register of Historic Places

NRHP significance criteria applied to evaluate the cultural resources in this report are defined in 36 Code of Federal Regulations (CFR) 60.4 as follows:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and
>
> a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> b. that are associated with the lives of persons significant in our past; or
>
> c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> d. that have yielded, or may be likely to yield, information important in prehistory or history.

Integrity refers to a property's ability to convey its historical significance (National Park Service 1991). There are seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. The importance and applicability of these qualities depend on the significance of the property and the nature of the character-defining features that convey that significance.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the NRHP. However, such properties will be considered eligible if a property that achieved significance within the past 50 years is of exceptional importance (Consideration G). These considerations are to be applied after it has been determined that a property is significant under one or more of the four significance criteria above.

California Register of Historical Resources

CEQA) requires that public or private projects financed or approved by public agencies be assessed to determine the effects of the projects on historical resources and unique archaeological resources. CEQA uses the term "historical resources" to include buildings, sites, structures, objects, or districts, each of which may have historical, pre-historical, architectural, archaeological, cultural, or scientific importance. The term "unique archaeological resource" refers to an archaeological artifact or site that does not meet the criteria for "historical resource" but does meet criteria set forth in Section 21083.2.

CEQA states that if implementation of a project results in significant effects on historical resources, then alternative plans or mitigation measures must be considered; however, only significant historical resources need to be addressed (California Code of Regulations [CCR] 15064.5, 15126.4). Therefore, before impacts and mitigation measures can be identified, the significance of historical resources must be determined.

CEQA guidelines define three ways that a property may qualify as a historical resource for the purposes of CEQA review:

- if the resource is listed in or determined eligible for listing in the California Register of Historical Resources (CRHR),

- if the resource is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code unless the preponderance of evidence demonstrates that it is not historically or culturally significant, or

- the lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (CCR, Title 14, Division 6, Chapter 3, section 15064.5(a)).

Each of these ways of qualifying as an historical resource for the purpose of CEQA is related to the eligibility criteria for inclusion in the CRHR (PRC 5020.1(k), 5024.1, 5024.1(g)). A historical resource may be eligible for inclusion in the CRHR if it meets any of the following criteria.

1. The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

2. The resource is associated with the lives of persons important in our past.

3. The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

4. The resource has yielded, or may be likely to yield, information important in prehistory or history.

Properties that are listed in or eligible for listing in the NRHP are considered eligible for listing in the CRHR, and thus are significant historical resources for the purpose of CEQA (Public Resources Code section 5024.1(d)(1)).

According to CEQA guidelines, effects on important or unique archaeological resources must be addressed as well. A "unique archaeological resource" is an artifact or site that, more than adding to the current body of knowledge, has the potential to meet any of the following criteria.

1. The resource contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. The resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. The resource is directly associated with a scientifically recognized important prehistoric or historic event or person. (13 CPR 21038.2)

City of San Jose Preservation Ordinance

San Jose Municipal Code 13.48.110 defines the procedures for designation of a landmark, as follows:

Prior to recommending approval or modified approval, the historic landmarks commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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

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

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

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;

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

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

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

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

The San Jose ordinance does not specify a limit on the age of a property that may meet the designation criteria. For planning purposes, the city generally considers properties that are 45 years old or older for potential eligibility for designation. Newer properties may receive added scrutiny during the designation review process. Based on the City of San Jose Preservation Ordinance, the San Jose Historic Landmarks Commission established a quantitative process for evaluating potential City Landmarks. Properties that score above 67 points are City Landmark candidates; 33 to 66 are Structures of Merit or Contributing structures to a historic district; and 1 to 32 are non-contributing or non-significant structures. Properties that score lower than 67 points are not considered historical resources for the purposes of CEQA unless they were formally determined eligible for the National Register, listed or eligible for the California Register, or have been determined significant by the City Council.

Significance

The Ryland Park Swim Center does not appear to meet all of the required criteria for listing in the NRHP or the CRHR. The date of the Swim Center's period of significance is 1926-1927, or the date when construction of the Ryland Park Swimming Pool commenced to the date when the Rotary Club of San Jose dedicated it to the City of San Jose after its completion (*San Jose Mercury Herald* May 12, 1927). For the purposes of this evaluation, the historic boundary is generally that of the currently fenced area surrounding the pool and buildings. The current Swim Center includes the main wading pool, a toddler pool, a ticket booth /locker-room, a filtration equipment shed, and various ancillary features such as benches, a shower wall, and a lifeguard chair. With the exception of the Ryland Park Swimming Pool structure and approximately seven or so trees, all features and landscape elements within the Swim Center and surrounding park are less than 50 years in age. While the center is hereafter described as a complex, the bulk of the analysis centers upon the Ryland wading pool as it is the only feature of the Swim Center that existed during the period of significance. The remaining features, while included within the boundary of the Swim Center for the purposes of this analysis, are all late 20th century additions to the original Ryland pool.

The Ryland Park Swimming Pool was constructed between 1926 and 1927, a time when municipal swimming pool construction exploded throughout the nation. This 1920s era can be

considered a middle "growth period" of public pool construction in the United States. The earliest era of public pools in the United States took place during the mid-19th century with Boston's first municipal pool opening in 1868 (Wiltse 2007: 22). Municipal swimming pools included as part of formal public park design commenced in Chicago between 1903 and 1908 when that city constructed eleven municipal swimming pools intended to be used primarily by children. In these examples, the tanks were shallow designs and surrounded by sandy areas to simulate beach environments. The likely intent of the City of San Jose during this early 20th century "Progressive Movement" was to brighten the lives of the local urban youth, invoke a sense of social pride at a young age, and thus curb juvenile crime (Wiltse 2007: 57).

Fueled by an expanded economy following World War I, public interest in leisure time activities, improved swimming attire, and the development of clean pool technologies, many cities, businesses, and civic organizations across the country invested in public pools during the 1920s. Athletes conducted public spectacles worldwide that were designed to bring attention to swimming, such as Gertrude Ederle's swim across the English Channel. In terms of popularity, Ederle's feat did for swimming what Lindbergh's crossing did for aviation. Whereas in 1916, only 49 American cities operated outdoor pools, by 1929, three hundred cities operated outdoor pools, or six times as many as the previous decade. One of the notable pools of the Bay Area region constructed during this period was the famed "Fleishhacker Pool" of San Francisco, which was completed in 1925 (Wiltse 2007: 91-92, 97).

The Ryland pool was clearly constructed as part of the national pool construction boom, which spanned from 1920 to the onset of World War II. Pool construction after the cessation of the Second World War focused primarily on private residential uses instead of public facilities. The Ryland pool was constructed during the middle growth years of this "Swimming Pool Age" having been constructed in the mid-1920s. This particular intermediate period is characterized by the substantial increase of municipal pool construction (particularly in the west) that mirrored the new construction of buildings, roads, and countless additional public facilities within numerous towns and cities across the country. As part of this middle period, Ryland Pool is representative of the benefits countless municipalities reaped while the nation prospered between the wars. The pool is not indicative of the commencement of a local movement to construct municipal pools, nor does it appear that it signified the end of municipal pool construction in San Jose.

The theme of luncheon clubs and philanthropy during the 1920s was considered as well. The San Jose Rotary Club's involvement with the financing and ultimate donation to the city appears to be a typical facet of public interaction for such luncheon clubs and was likely a consequence of the city's economic growth during this time. Successful Rotarians nationwide, and their sponsors, possibly benefited from increased business and income and thus were better able to justify philanthropic activities during the mid-1920s until the Great Depression of the 1930s. Thus, under this potential historic theme, the Ryland Pool does not appear to represent the beginning of a unique or innovative ideology or trend by luncheon clubs during the early 20th century.

As a result of its ties to a more general national expansion that often led to philanthropy by luncheon clubs, the Ryland Park Swimming Pool does not appear to be directly associated

with events that have made a significant contribution to the broad patterns of national or state history. Therefore, it does not appear to meet Criterion A of the NRHP. On a local level, the pool's opening arguably represents the City's recognition of swimming as a desirable form of public recreation for its youth during the 1920s. As a representative of San Jose recreation development patterns, during the 1920s, it appears to meet Criterion 1 of the CRHR.

The Ryland Park Swim Center does not appear to meet Criterion B of the NRHP or Criterion 2 of the CRHR. Named for Caius Tacitus Ryland, the pool's moniker is commemorative in nature. Following the donation of the land to the city by Ryland's heirs in 1911, the City Council named the park in honor of Ryland. Ryland, noted for his civic activities during his lifetime, passed away years before the construction of the pool began and thus is not directly connected to the pool or park. No other historical associations are known to exist with persons who have made significant contributions to United States, California, or San Jose history. As a result, the pool does not appear to be associated with individuals of importance to national, state, or local history and therefore does not appear to meet Criterion B of the NRHP or Criterion 2 of the CRHR.

Local architect Charles S. McKenzie designed the pool and construction took place under local general contractor Robert O. Summers (*San Jose Mercury Herald* May 12, 1927; Gilbert 1962: 38). McKenzie and Summers appear to have been relatively prominent men in their respective fields in the San Jose area during the late 1800s and early 1900s, and they are not known to have been particularly active in projects outside of the city. McKenzie is known for his work in the surrounding residential neighborhood that witnessed increased construction around the same period as the pool construction. It is likely that McKenzie associated with members of the Rotary Club through professional and leisure activities he undertook during his peak years at the turn of the 20th century. Given his association with designs of the surrounding neighborhood, he would have been a logical choice for the Rotary Club to approach for the pool project. It appears that the while McKenzie designed the pool in this instance, his focus and success derived from residential, business, and (occasional) civic building plans. He is most noted for his collaborative work within the Naglee Park, Hanchett Park, and Palm Haven neighborhoods of San Jose, which he completed with his more senior partner Frank Wolfe from 1897-1910. Given the dissolution of that partnership, by the 1920s, the Ryland pool contract was likely a manageable diversion from McKenzie's residential and commercial work. Examples of his individual works include the Arata House (1911), Croft House (1911), First National Bank of Mountain View (1913), St Leos Church and School (1915), Pomery House (1922), and El Paseo Court (1932). The physical attributes of the pool do not outwardly represent a particular phase in McKenzie's overall career, nor does the pool appear to represent a new focus outside of his residential, business, and civic building plans.

Based upon McKenzie's aforementioned "building" focus, his drawings for the pool structure likely derived from some of the popular engineering and design literature available at the time (Peabody 1920: 676-680; Day and Stedman 1937: 11). The simple design and small scale of the pool appears to support this argument. Municipal pools of other cities (including nearby San Francisco) were often drafted by specialists in pool engineering, larger in scale, more varied in design, and offered more modern and complex filtration equipment and amenities. Ryland pool's straightforward oval pattern, simple drain system, decorative use of tiles and paint,

and basic pool house borrowed from many of the established principals of successful pool design throughout the nation, and were not unique or groundbreaking in 1926. McKenzie's choice of Batchelder Tile for his pool was logical considering that he and Wolfe likely used Batchelder tiles for their previous residential/commercial works of the early 1900s. The tile was plentiful at the time as Batchelder-Wilson (the parent company that manufactured Batchelder tile) operated showrooms in all major cities of the West Coast by the 1920s and provided numerous catalogues of products and design/layout ideas to customers. McKenzie chose a simple single line arrangement of tiles that included Tile pattern #78 (a 6"X6" multi-color Dutch-themed pattern originally conceived for the Chocolate Shoppe in Los Angeles) separated by 3" X 3" glazed blue tiles. The pool is a simple oval shape, constructed of standard materials, and does not appear to represent exceptional work or high art. Therefore, the resource does not appear not to embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess a high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, the Ryland Park Swim Center does not appear to meet Criterion C of the NRHP. While the property is associated with a prominent local architect noted for his partnership and regional residential/and commercial design, the Ryland Pool facility appears to represents a unique diversion from his typical commissions. When considering the total body of work completed by Charles McKenzie while working with Frank D. Wolfe, as well as McKenzie's subsequent solo career in the San Jose area, an argument for significance can be made for the Ryland Park Swim Center under Criterion 3 of the CRHR on a local level.

Any significance assigned to the Ryland Park Swim Center is overshadowed by the substantial alterations made to it following its dedication in 1927. Over the subsequent 80 years, the city undertook numerous upgrades and modifications to the pool and surrounding park and neighborhood to meet the continually changing demands of park and pool users as well as health officials and local, state, and federal safety guidelines. By far, the most comprehensive alterations took place in 1971 and 1986. In 1971, the City of San Jose expanded and elevated the pavement surrounding the pool, removed the interior rounded brass "scum gutter" lip, installed new lavatories and other amenities in the old changing house, constructed a new pool equipment building, and installed new piping and vacuum equipment (Ryland Park Swimming Pool Plans 1971). More substantial changes came in 1986. At this time, the City of San Jose removed the Spanish Eclectic changing house, constructed a new equipment building and restroom building, further enlarged the concrete deck surrounding the pool, constructed a toddler pool, constructed a large wall with a bench and shower facilities, installed picnic tables around the pool, and built a wrought iron fence to enclose the facility (Ryland Park Swimming Pool Plans 1986). It is likely that the addition of the modern lifeguard chair and removal of the flagpole also took place at this time. Each of these alteration events combined to degrade the pool's ability to convey any significance tied to its period of significance of 1926-1927. Important character-defining features such as the pool house, the narrow detailed concrete poolside walkway, the flagpole, the rudimentary filtration system, Batchelder tiles, and surrounding park have been outright removed (pool house, the narrow detailed concrete poolside walkway, the flagpole, the rudimentary filtration system), obscured (Batchelder tiles unrecognizable and original multi-color scheme now dual-tone) or rehabilitated (surrounding park) to a level that they now represent, in many ways, modern facilities.

While the pool retains its original location and general shape and depth, some key character-defining feature alterations include the pool's complete coverage (interior and exterior) by a newer gunite/fiberglass surface, removal of the Mission Eclectic pool house, obscuration of the identifying details of the single row of Batchelder tiles that surrounds the pool, upgrades to the surrounding park and redevelopment of the former railyard to the south, indicate a compromise of the majority of the seven aspects of integrity including design, materials, workmanship, feeling, and association.

As a result of these alterations, the Ryland Pool Swim Center does not embody distinctive characteristics of a type, period, or method of construction to its period of significance. Thus, the facility at this time does not appear to meet all the necessary criteria (significance and integrity) for listing in the NRHP or the CRHR.

Nevertheless, the Ryland Park Swim Center was evaluated using the City of San Jose Evaluation Rating System and scored 67.35, indicating it is a Candidate City Landmark. This designation also qualifies it as a historical resource for the purposes of CEQA. Under this designation, Ryland Park Swim Center can be formally added to the City's Historic Resources Inventory and can be considered for Landmark status.

Furthermore, given the relatively high score the pool facility received under the City's Historic Evaluation Criteria, and in consultation with the public and City Historic Preservation Officer, it is recommended that the pool be reconsidered under local and state evaluation criteria during, or immediately following, the completion of the proposed project. Through the course of the proposed project, important character-defining features such as the Batchelder tiles could be rehabilitated and new information could be uncovered to an extent wherein the Ryland Park Swim Center (and particularly the pool vessel) will meet the criteria for the California Register of Historical Resources.

Given the heightened community interest in the pool and proposed project's rehabilitation components, it is recommended that the City (as owner or authorized agent of the owner of the property) consider exercising Section 13.48.110 (A) of the City of San Jose Municipal Code to formally nominate the property to City Landmark status.

Impacts

Whereas the Ryland Pool Swim Center appears to meet the criteria for consideration as a historical resource for the purposes of CEQA, the proposed project would not significantly impact a historical resource for the purposes of CEQA. Under the proposed project, a number of building protection standards and measures will be implemented to the extent feasible to preserve important character-defining features of the pool. Perhaps the most overarching protection measure in force in the United States (and applicable to the subject project) is the Secretary of the Interior's Standards for Rehabilitation (Standards). According to Section 15064.5(b)(3) of the State CEQA Guidelines, "…generally, a project that follows the [Secretary's

Standards]...shall be considered as mitigated to a level of less than significant impact on the historical resource."

The Standards identify four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

(The preservation and rehabilitation approaches most directly apply to the proposed Ryland Swim Center Project.)

The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy. The Standards encompass the exterior and the interior of historic buildings as well as related landscape features.

The Standards are intended to apply to specific rehabilitation projects in a reasonable manner, and take into consideration the proposed project's economic and technical feasibility.

Throughout the course of this project, to the extent feasible, any displacement of materials, which occur through the proposed project will be repaired "in kind" in keeping with the Secretary of the Interior's requirement that "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials."

City of San Jose Public Works staff will take all prudent and feasible measures to ensure that all procedures described under the proposed project will avoid alterations of character-defining features of the Ryland Pool as per the Secretary of the Interior's Standards for Rehabilitation. As needed, the City will avoid character-defining features of the structure during project implementation. Staff of Jones & Stokes would be available for any future consultation.

Under the proposed project, the renovation work would result in a substantial reduction in visually detracting changes perceptible to visitors to the swim center (See Appendix C). Important proposed project work, such as the improvements needed for compliance with the

Americans with Disabilities Act (ADA) are designed to be incorporated with minimal disturbance to the structure's visual and physical fabric. A number of project elements, such as the restoration of the Batchelder tiles (see Figure 7), will provide visitors with improved access to previously obscured character-defining features of the Ryland Pool. Through project design, new steps located along the outside of the pool wall can be constructed such that any original tiles obscured from view (via the current project) will be preserved in place. When at such time in the future that the proposed access steps/and or ramp are removed or altered for maintenance or reconfiguration, it will be possible to rehabilitate even those aforementioned tiles (obscured by the currently proposed access steps/ramp).

Although the Ryland Park Swim Center is considered a historical resource for the purposes of CEQA, According to Section 15064.5(b)(3) of the State CEQA Guidelines, "…generally, a project that follows the [Secretary's Standards]...shall be considered as mitigated to a level of less than significant impact on the historical resource."

Figure 7: Batchelder Tile Pattern # 78 (multiple colors used on Ryland Pool)

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Appendix A DPR 523 Form Set

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial NRHP Status Code 6Z
Other Listings Review Code	Reviewer / Date

 ***Resource Name or #:** Ryland Park Swim Center

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** **X 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:** 1961, Rev. 1980 **T** ; **R** ; **¼ of ¼ of Sec** ; M.D. **B.M.**

c. Address: 421 N. First Street City: San Jose Zip: 95112

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

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

The Ryland Park Swim Center is located in Ryland Park. The 3.12 acre park is located north of downtown San Jose between North 1st and North San Pedro Streets and is bounded on the south by a private road, Ryland Park Drive and by a housing development to the north. Within the park boundaries are a parking lot, grassy area, a playground, the Swim Center, a fountain, and garden areas with trees and shrubs.

The Ryland Park Swim Center consists of the Ryland Park Swimming Pool; a restroom building, which includes dressing rooms and a facility for management; an equipment building; a toddler pool; and a large wall that includes a shower area and wooden bench. Bordering the center to the south is Ryland Park Drive, to the north a sidewalk and garden area, to the east a garden area with trees, shrubs, and a fountain, and to the west a playground. Occupying approximately a half-acre of Ryland Park, the entire facility is enclosed by a modern wrought iron fence (see continuation sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP39. Other

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Contextual view of pool area, facing east, 7/05/2007

***P6. Date Constructed/Age and Sources:** **X**Historic ☐Prehistoric ☐Both 1926-1927

***P7. Owner and Address:**
City of San Jose
200 East Santa Clara Street
San Jose CA 95113

***P8. Recorded by:** (Name, affiliation, and address)
Chris Kuzak
Jones & Stokes, 2600 V Street
Sacramento, CA 95818

***P9. Date Recorded:** 7/15/2007

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Jones & Stokes. 2007. *Historical and Architectural Evaluation for Ryland Park Swimming Pool, San Pedro and North 1st Street, San Jose, Santa Clara County, California. September 2007*. (J&S 00684.07). Sacramento, CA. Prepared for the City of San Jose Public Works Department, City Facilities and Architectural Services, San Jose CA.

.***Attachments:** ☐NONE ☐Location Map ☐Sketch Map **X**Continuation Sheet **X**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 6Z

*Resource Name or # (Assigned by recorder) Ryland Park Swim Center

B1. Historic Name: Ryland Park
B2. Common Name: Ryland Park Swim Center
B3. Original Use: Recreation
B4. Present Use: Recreation

***B5. Architectural Style:** 1920s Municipal

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1926 and 1927; lavatories and a chlorination system were installed in 1952, 1953; in 1971, the City of San Jose expanded the pavement surrounding the pool, installed new lavatories and other amenities in the old changing house, constructed a new pool equipment building, installed new piping and vacuum equipment; in 1986, the City of San Jose removed the Spanish Eclectic changing house, constructed a new equipment building and restroom building, further enlarged the concrete deck, constructed a toddler pool, installed picnic tables, constructed a large wall, and enclosed the Swim Center in a wrought iron fence.

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

***B8. Related Features:**

B9a. Architect: Charles S. McKenzie
b. Builder: Robert O. Summers

***B10. Significance: Theme:** Recreation **Area:** Santa Clara
Period of Significance: 1927 **Property Type:** Municipal **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Ryland Park Swim Center does not appear to meet all of the required criteria for listing in the NRHP or the CRHR. The date of the Swim Center's period of significance is 1926-1927, or the date when construction of the Ryland Park Swimming Pool commenced to the date when the Rotary Club of San Jose dedicated it to the City of San Jose after its completion (*San Jose Mercury Herald* May 12, 1927). For the purposes of this evaluation, the historic boundary is generally that of the currently fenced area surrounding the pool and buildings. The current Swim Center includes the main wading pool, a toddler pool, a ticket booth /locker-room, a filtration equipment shed, and various ancillary features such as benches, a shower wall, and a lifeguard chair. With the exception of the Ryland Park Swimming Pool structure and approximately seven or so trees, all features and landscape elements within the Swim Center and surrounding park are less than 50 years in age. While the center is hereafter described as a complex, the bulk of the analysis centers upon the Ryland wading pool as it is the only feature of the Swim Center that existed during the period of significance. The remaining features, while included within the boundary of the Swim Center for the purposes of this analysis, are all late 20th century additions to the original Ryland pool (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) HP39 Other

***B12. References:**
(see continuation sheet)

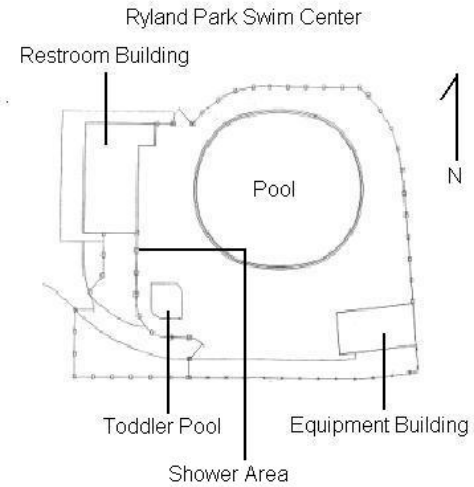
B13. Remarks:

***B14. Evaluator:** Chris Kuzak and Mark Bowen, Jones & Stokes

***Date of Evaluation:** 7/15/2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Chris Kuzak, Jones & Stokes *Date: 7/15/07 X Continuation ☐ Update

P3a. Description Continued:
The Ryland Park Swimming Pool, the center of the Swim Center, is an oval shaped structure, approximately 89 feet long from west to east, and 68 feet wide from north to south. The pool is constructed entirely of reinforced concrete. The inner walls of the pool measure approximately two feet high, while the floor of the pool slopes to a depth of approximately five feet in the center. At the top of the inner walls is a two-and-a-half inch wide, five inch deep, scum gutter drain, which runs along the circumference of the pool. Approximately eighteen circular drains, spaced approximately three feet apart, are featured on the inner walls of the pool, while the main drain is located in the center of the pool on its floor. Four steel rings, designed to tie the pool cover to, project from the pool's inner walls and are located in the northwestern, northeastern, southwestern, and southeastern quarters of the pool. The pool's outer walls, which are covered in plaster, are approximately three feet high. A curb projects eighteen inches above the concrete pavement that surrounds the pool. Square tiles, which run along the circumference of the outer walls, are visible beneath the plaster. Adjacent to the pool on its north side is a six-feet high steel lifeguard stand with a plastic seat, while picnic tables are located northwest, northeast, and south of the pool.

The restroom building is a modern single-story rectangular-plan concrete block building with a side gable steel roof featuring battens and boxed eaves. The roof also features a small cross gable that shelters a metal louver and a fixed aluminum sash ticket window. Other fenestration includes fixed aluminum sash and sliding sash. Concrete block walls project from the east and west elevations of the building and enclose entries to women's and men's restrooms. A large concrete block wall projects from the south elevation. Affixed to the wall are shower fixtures and a large wooden bench. The exterior of building and concrete block walls is clad in plaster.

Like the restroom building, the equipment building is a single story rectangular plan concrete block building with a side gable steel roof featuring battens and boxed eaves. Projecting from the roof is a stack vent with a gabled roof. The exterior of the building is clad in plaster and an entry is located on the north elevation.

The toddler pool is diamond shaped and, as in the case of the Ryland Park Swimming Pool, constructed of reinforced concrete. It is approximately six inches deep, fifteen feet wide, and fifteen feet long. It is currently covered by wood and not in use.

B10. Significance Continued:
The Ryland Park Swimming Pool was constructed between 1926 and 1927, a time when municipal swimming pool construction exploded throughout the nation. This 1920s era can be considered a middle "growth period" of public pool construction in the United States. The earliest era of public pools in the United States took place during the mid-19th century with Boston's first municipal pool opening in 1868 (Wiltse 2007: 22). Municipal swimming pools included as part of formal public park design commenced in Chicago between 1903 and 1908 when that city constructed eleven municipal swimming pools intended to be used primarily by children. In these examples, the tanks were shallow designs and surrounded by sandy areas to simulate beach environments. The likely intent of the City of San Jose during this early 20th century "Progressive Movement" was to brighten the lives of the local urban youth, invoke a sense of social pride at a young age, and thus curb juvenile crime (Wiltse 2007: 57).

Fueled by an expanded economy following World War I, public interest in leisure time activities, improved swimming attire, and the development of clean pool technologies, many cities, businesses, and civic organizations across the country invested in public pools during the 1920s. Athletes conducted public spectacles worldwide that were designed to bring attention to swimming, such as Gertrude Ederle's swim across the English Channel. In terms of popularity, Ederle's feat did for swimming what Lindbergh's crossing did for aviation. Whereas in 1916, only 49 American cities operated outdoor pools, by 1929, three hundred cities operated outdoor pools, or six times as many as the previous decade. One of the notable pools of the Bay Area region constructed during this period was the famed "Fleishhacker Pool" of San Francisco, which was completed in 1925 (Wiltse 2007: 91-92, 97).

The Ryland pool was clearly constructed as part of the national pool construction boom, which spanned from 1920 to the onset of World War II. Pool construction after the cessation of the Second World War focused primarily on private residential uses instead of public facilities. The Ryland pool was constructed during the middle growth years of this "Swimming Pool Age" having been constructed in the mid-1920s. This particular intermediate period is characterized by the substantial increase of municipal pool construction (particularly in the west) that mirrored the new construction of buildings, roads, and countless additional public facilities within numerous towns and cities across the country. As part of this middle period, Ryland Pool is representative of the benefits countless municipalities reaped while the nation prospered between the wars. The pool is not indicative of the commencement of a local movement to construct municipal pools, nor does it appear that it signified the end of municipal pool construction in San Jose.

The theme of luncheon clubs and philanthropy during the 1920s was considered as well. The San Jose Rotary Club's involvement with the financing and ultimate donation to the city appears to be a typical facet of public interaction for such luncheon clubs and was likely a consequence of the city's economic growth during this time. Successful Rotarians nationwide, and their sponsors, possibly benefited from increased business and income and thus were better able to justify philanthropic activities during the mid-1920s until the Great Depression of the 1930s. Thus, under this potential historic theme, the Ryland Pool does not appear to represent the beginning of a unique or innovative ideology or trend by luncheon clubs during the early 20th century.

As a result of its ties to a more general national expansion that often led to philanthropy by luncheon clubs, the Ryland Park Swimming Pool does not appear to be directly associated with events that have made a significant contribution to the broad patterns of national or state history. Therefore, it does not appear to meet Criterion A of the NRHP. On a local level, the pool's opening arguably represents the City's recognition of swimming as a desireable form of public recreation for its youth during the 1920s. As a representative of San Jose recreation development patterns during the 1920s, it appears to meet Criterion 1 of the CRHR.

The Ryland Park Swim Center does not appear to meet Criterion B of the NRHP or Criterion 2 of the CRHR. Named for Caius Tacitus Ryland, the pool's moniker is commemorative in nature. Following the donation of the land to the city by Ryland's heirs in 1911, the City Council named the park in honor of Ryland. Ryland, noted for his civic activities during his lifetime, passed away years before the construction of the pool began and thus is not directly connected to the pool or park. No other historical associations are known to exist with persons who have made significant contributions to United States, California, or San Jose history. As a result, the pool does not appear to be associated with individuals of importance to national, state, or local history and therefore does not appear to meet Criterion B of the NRHP or Criterion 2 of the CRHR.

Local architect Charles S. McKenzie designed the pool and construction took place under local general contractor Robert O. Summers (*San Jose Mercury Herald* May 12, 1927; Gilbert 1962: 38). McKenzie and Summers appear to have been relatively prominent men in their respective fields in the San Jose area during the late 1800s and early 1900s, and they are not known to have been particularly active in projects outside of the city. McKenzie is known for his work in the surrounding residential neighborhood that witnessed increased construction around the same period as the pool construction. It is likely that McKenzie associated with members of the Rotary Club through professional and leisure activities he undertook during his peak years at the turn of the 20th century. Given his association with designs of the surrounding neighborhood, he would have been a logical choice for the Rotary Club to approach for the pool project. It appears that the while McKenzie designed the pool in this instance, his focus and success derived from residential, business, and (occasional) civic building plans. He is most noted for his collaborative work within the Naglee Park, Hanchett Park, and Palm Haven neighborhoods of San Jose, which he completed with his more senior partner Frank Wolfe from 1897-1910. Given the dissolution of that partnership, by the 1920s, the Ryland pool contract was likely a manageable diversion from McKenzie's residential and commercial work.

Examples of McKenzie's individual work include include the Arata House (1911), Croft House (1911), First National Bank of Mountain View (1913), St Leos Church and School (1915), Pomery House (1922), and El Paseo Court (1932). The physical attributes of the pool do not outwardly represent a particular phase in McKenzie's overall career, nor does the pool appear to represent a new focus outside of his residential, business, and civic building plans.

Based upon McKenzie's aforementioned "building" focus, his drawings for the pool structure likely derived from some of the popular engineering and design literature available at the time (Peabody 1920: 676-680; Day and Stedman 1937: 11). The simple design and small scale of the pool appears to support this argument. Municipal pools of other cities (including nearby San Francisco) were often drafted by specialists in pool engineering, larger in scale, more varied in design, and offered more modern and complex filtration equipment and amenities. Ryland pool's straightforward oval pattern, simple drain system, decorative use of tiles and paint, and basic pool house borrowed from many of the established principals of successful pool design throughout the nation, and were not unique or groundbreaking in 1926. McKenzie's choice of Batchelder Tile for his pool was logical considering that he and Wolfe likely used Batchelder tiles for their previous residential/commercial works of the early 1900s. The tile was plentiful at the time as Batchelder-Wilson (the parent company that manufactured Batchelder tile) operated showrooms in all major cities of the West Coast by the 1920s and provided numerous catalogues of products and design/layout ideas to customers. McKenzie chose a simple single line arrangement of tiles that included Tile pattern #78 (a 6"X6" multi-color Dutch-themed pattern originally conceived for the Chocolate Shoppe in Los Angeles) separated by 3" X 3" glazed blue tiles. The pool is a simple oval shape, constructed of standard materials, and does not appear to represent exceptional work or high art. Therefore, the resource does not appear not to embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess a high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, the Ryland Park Swim Center does not appear to meet Criterion C of the NRHP.

While the property is associated with a prominent local architect noted for his partnership and regional residential/and commercial design, the Ryland Pool facility appears to represents a unique diversion from his typical commissions. When considering the total body of work completed by Charles McKenzie while working with Frank D. Wolfe, as well as McKenzie's subsequent solo career in the San Jose area, an argument for significance can be made for the Ryland Park Swim Center under Criterion 3 of the CRHR on a local level.

Any significance assigned to the Ryland Park Swim Center is overshadowed by the substantial alterations made to it following its dedication in 1927. Over the subsequent 80 years, the city undertook numerous upgrades and modifications to the pool and surrounding park and neighborhood to meet the continually changing demands of park and pool users as well as health officials and local, state, and federal safety guidelines. By far, the most comprehensive alterations took place in 1971 and 1986. In 1971, the City of San Jose expanded the pavement surrounding the pool, removed the interior rounded brass "scum gutter" lip, installed new lavatories and other amenities in the old changing house, constructed a new pool equipment building, and installed new piping and vacuum equipment (Ryland Park Swimming Pool Plans 1971). More substantial changes came in 1986. At this time, the City of San Jose removed the Spanish Eclectic changing house, constructed a new equipment building and restroom building, further enlarged the concrete deck surrounding the pool, constructed a toddler pool, constructed a large wall with a bench and shower facilities, installed picnic tables around the pool, and built a wrought iron fence to enclose the facility (Ryland Park Swimming Pool Plans 1986). It is likely that the addition of the modern lifeguard chair and removal of the flagpole also took place at this time. Each of these alteration events combined to degrade the pool's ability to convey any significance tied to its period of significance of 1926-1927. Important character-defining features such as the pool house, the narrow detailed concrete poolside walkway, the flagpole, the rudimentary filtration system, Batchelder tiles, and surrounding park have been outright removed (pool house, the narrow detailed concrete poolside walkway, the flagpole, the rudimentary filtration system), obscured (Batchelder tiles unrecognizable and original multi-color scheme now dual-tone) or rehabilitated (surrounding park) to a level that they now represent, in many ways, modern facilities.

While the pool retains its original location and general shape and depth, some key character-defining feature alterations include the pool's complete coverage (interior and exterior) by a newer gunite/fiberglass surface, removal of the Mission Eclectic pool house, obscuration of the identifying details of the single row of Batchelder tiles that surrounds the pool, upgrades to the surrounding park and redevelopment of the former railyard to the south, indicate a compromise of the majority of the seven aspects of integrity including design, materials, workmanship, feeling, and association.

As a result of these alterations, the Ryland Pool Swim Center does not embody distinctive characteristics of a type, period, or method of construction to its period of significance. Thus, the facility at this time does not appear to meet all the necessary criteria (significance and integrity) for listing in the NRHP or the CRHR.

Nevertheless, the Ryland Park Swim Center was evaluated using the City of San Jose Evaluation Rating System and scored 67.35, indicating it is a Candidate City Landmark. This designation also qualifies it as a historical resource for the purposes of CEQA. Under this designation, Ryland Park Swim Center can be formally added to the City's Historic Resources Inventory and can be considered for Landmark status.

Photograph 2: Lifeguard Chair, Facing East, 7/05/2007

Photograph 3: Plastered Batchelder Tiles, 7/05/2007

Photograph 4: Equipment Room, Facing South, 7/05/2007

Photograph 4: Restroom Building and Shower Area, Facing West, 7/05/2007

B12. References (Continued):

Day, Louis J. and C. W. Stedman
1937. *A Treatise on Swimming Pool Design*. Josam Manufacturing Company, Cleveland, Ohio.

Gilbert, Levi
1962. *History of the Rotary Club of San Jose*. On file at the California State Library, Sacramento, California.

Peabody, Arthur
1920. "Swimming Pools." *Handbook of Building Construction*. Volume 1. George A. Hool and Nathan C. Johnson, Editors. McGraw-Hill Book Company, New York, New York.

Ryland Park Swimming Pool Plans
[c. 1926], 1977, 1986, 2002. On file at the Public Works Department, City of San Jose, California.

San Jose Mercury Herald
May 12, 1927. "Swimming Pool is Gift to City's Children."

Wiltse, Jeff
2007. *Contested Waters: A Social History of Swimming Pools in America*. University of North Carolina Press, Chapel Hill, North Carolina.

Appendix B Historic Evaluation Sheets

HISTORIC EVALUATION SHEET

Historic Resource Name: Ryland Park Swim Center

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

	RATING	VALUE
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: Vessel of pool still visible	G	6
2. STYLE: Few survivors of style in City	VG	8
3. DESIGNER: Charles S. McKenzie	VG	4
4. CONSTRUCTION: Few survivors of type in City	VG	8
5. SUPPORTIVE ELEMENTS: New pool house	G	3
	SUBTOTAL A:	29

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: Rotary Club connection	G	7
7. EVENT: No event connections	FP	0
8. PATTERNS: represents City recreation of 1920s	E	12
9. AGE: Constructed 1926/1927	G	3
	SUBTOTAL B:	22

C. ENVIRONMENTAL/CONTEXT		
10. CONTINUITY: connected to neighbood	VG	6
11. SETTING: Swim center/park appear modern	FP	0
12. FAMILIARITY: Pool well known to neighborhood	VG	8
	SUBTOTAL C:	14

SUBTOTAL A + SUBTOTAL C:	43
SUBTOTAL B:	22
PRELIMINARY TOTAL (A+B+C):	65

D. INTEGRITY	**RATING**	**PERCENT**	**FACTOR**	**DEDUCTION**
13. CONDITION: Exhibits considerable surface wear	G	0.05	65	3.25
14. EXTERIOR ALTERATIONS: Overall character	G	0.10	43	4.3
changed but recognizable	G	0.05	22	1.1
15. STRUCTURAL REMOVALS: Pool remains	VG	0.20	43	8.6
removed: poolhouse	G	0.20	22	4.4
16. SITE: Has not been moved	E	0.00	22	0
			INTEGRITY DEDUCTIONS SUBTOTAL:	21.65

ADJUSTED TOTAL:	43.35

	RATING	VALUE
E. REVERSIBILITY		
17. EXTERIOR: Not easily: poolhouse replaced	G	2

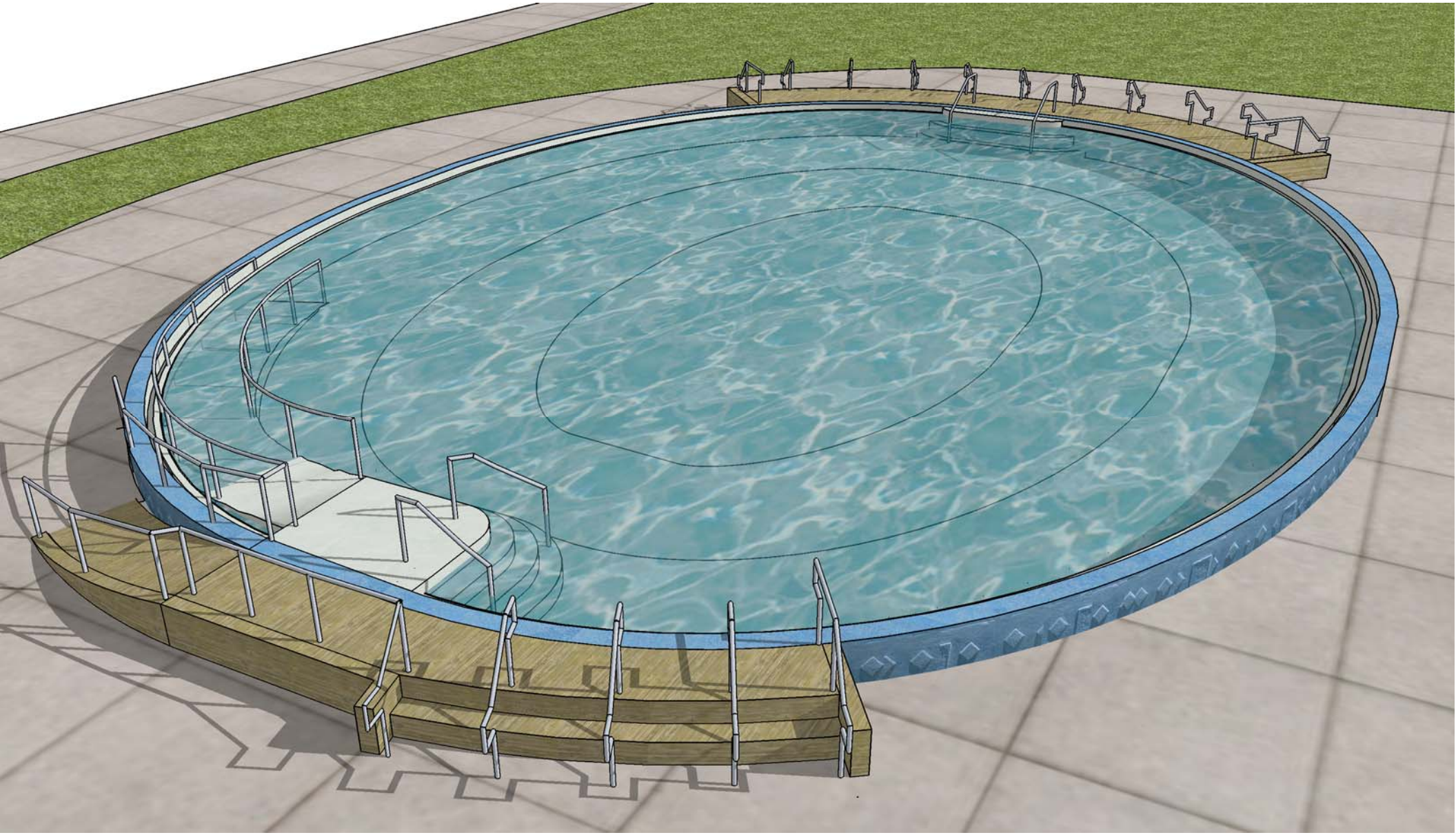
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS		
18. INTERIOR/VISUAL QUALITY	VG	3
19. HISTORY/ASSOCIATION OF INTERIOR	G	1
20. INTERIOR ALTERATIONS	VG	4
21. REVERSIBILITY/INTERIOR	VG	4
22 NATIONAL OR CALIFORNIA REGISTER	G	10

REVERSIBILITY + BONUS POINTS SUBTOTAL:	24

ADJUSTED TOTAL (Plus Bonus Points):	**67.35**

REVIEWED BY: _____ **DATE:** _____

Appendix C Proposed Project Renderings



RYLAND COMMUNITY POOL

Department of Public Works
Prepared for the DRC Meeting 9/19/2007

THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SWIMMING POOLS

Excerpts from The California Health and Safety Code
The California Code of Regulations
California Building Code
California Electrical Code

Reprinted with Amendments
Through January 1, 1998

1998

County of Santa Clara
Department of Environmental Health
1555 Berger Dr STE 300
San Jose CA 95112

(408) 918-3400

(This booklet is for informational purposes only. Should the reader want assurance that the referenced material is current the codes should be referred to directly.)

Sec. 3113B (formerly 2-9018) Pool Decks

3113B.1 General. A minimum continuous and unobstructed 4 foot wide slip-resistant non-abrasive deck area of concrete or like material shall be provided flush with the top of the pool shell wall extending completely around the pool and the deck area shall further extend 4 feet (1.2 m) on both sides and rear of any diving board or slide and their appurtenances. The deck width shall be measured from the poolside edge of the coping lip.

Exceptions:

1. A deck at least 4 feet in width shall extend around 50 percent or more of the perimeter of a spa pool. For spa pools that have their walls extending above the ground or floor level, the deck area requirement shall apply at the ground or floor level unless otherwise specified by the enforcing agency.

2. The deck width separating a spa pool from an adjacent pool shall not be less than 6 feet wide.

3. The deck may be omitted from around a temporary training pool.

Sec. 3110B (formerly 2-9015). Steps, Recessed Steps, Ladders, and Recessed Stairs (Treads).

3110B.1 Construction A means of entry and exit to and from the pool shall consist of steps, recessed steps, ladders, or stairs, or a combination of them. One means of entry and exit shall be provided in the shallowest portion of a pool if the vertical distance from the bottom of the pool to the deck is over 2 feet. A second means of entry and exit shall be provided in the deep portion of a pool having a depth greater than 4 1/2 feet. Where the width of the pool exceeds 30 feet, such means of entry and exit shall be provided at each side, not more than 100 feet apart.

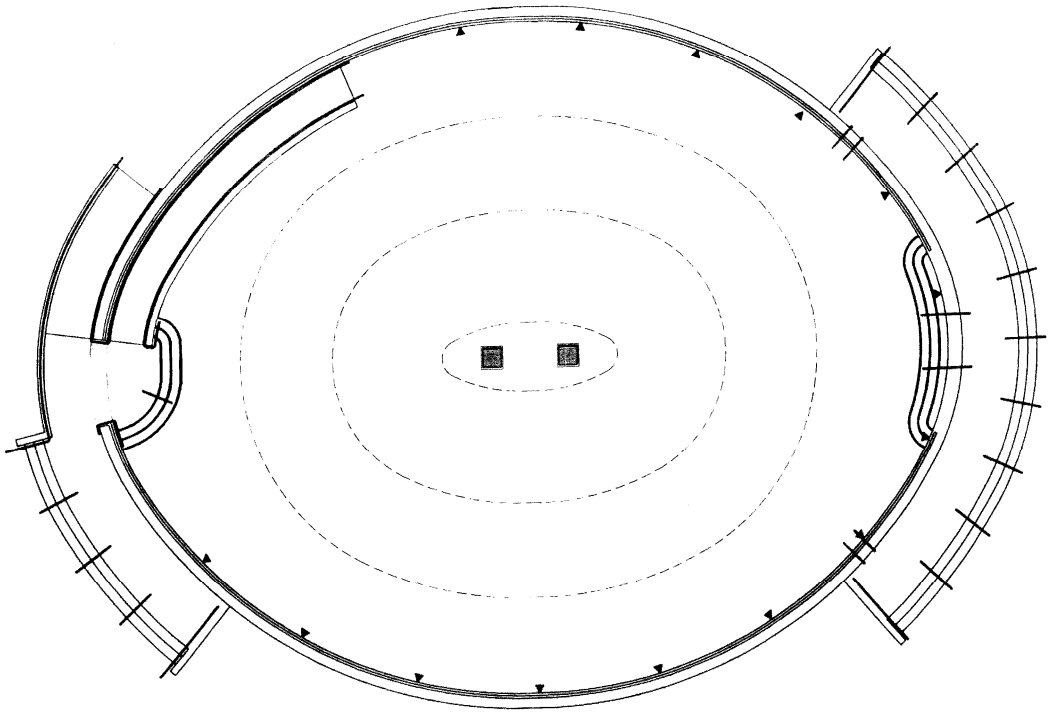
3110B.2 Ladders. Ladders with a handhold shall be corrosion-resistant and shall be equipped with slip-resistant tread surfaces. Ladders shall be rigidly installed and shall provide a clearance of not less than 3 inches nor more than 5 inches between any part of the ladder and the pool wall.

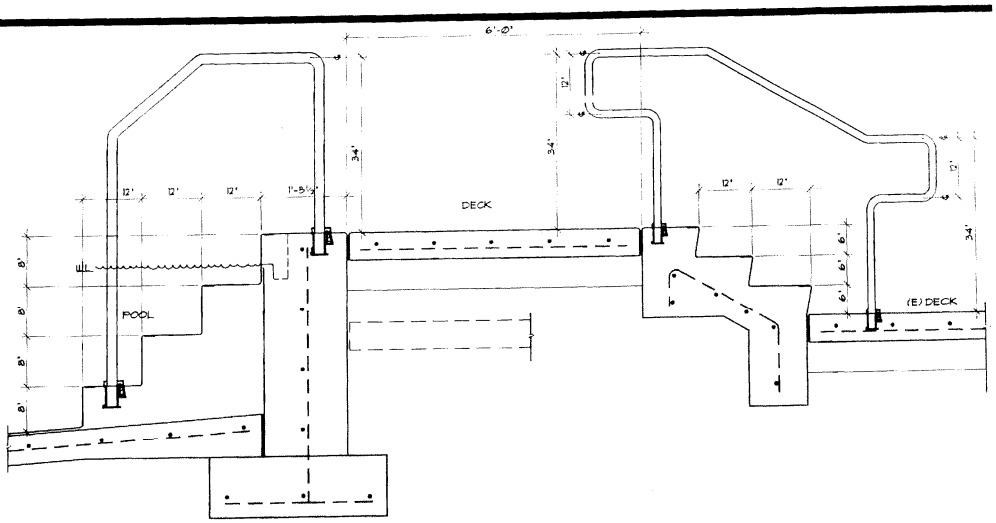
3110B.3 Stairs. Each step of a stair shall have the same dimensions with a tread not less than 12 inches wide, except that if the top step is curved convexly, the top step tread shall not be less than 18 inches wide as measured at the point of maximum curvature. Risers shall be uniform and shall not exceed 12 inches in height. A safety railing shall be provided, extending from the deck to not less than a point above the top of the lowest step and with the upper railing surface not less than 28 inches above the deck.

3110B.4 Steps and Stepholes. Steps and stepholes shall have a minimum tread of 5 inches, width of 14 inches, and shall be designed to be readily cleaned.

3110B.5 Hand Railings. Hand railings shall be provided at the top of both sides and shall extend over the coping or edge of the deck for each ladder and stephole.

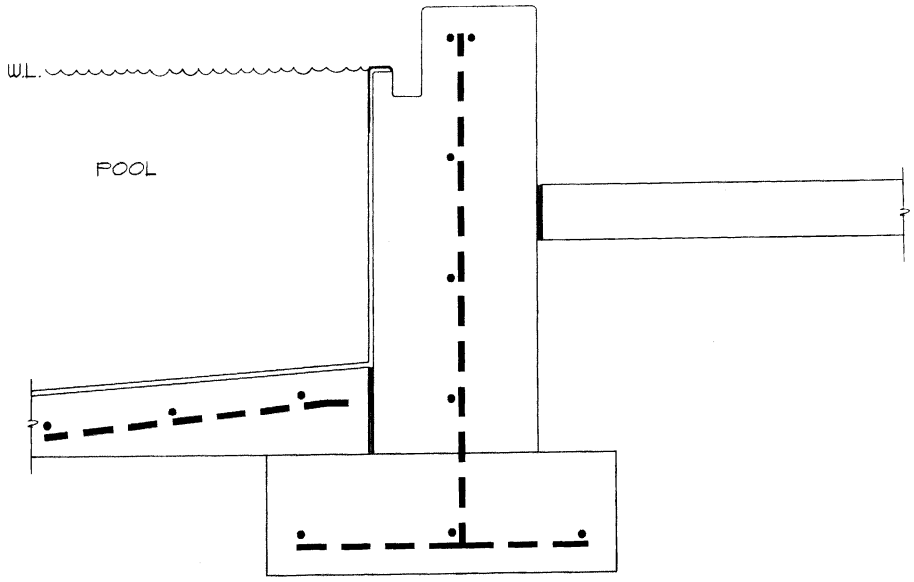
3110B.6 Steps for a Spa Pool. Each step of a spa pool shall have a tread width not less than 12 inches. Risers shall not exceed 9 inches in height when one hand railing is provided, or 12 inches in height when two hand railings are provided. A hand railing shall be installed over the steps, with the leading railing edge extending up to a point not less than 12 inches from the plane of the bottom riser. The steps shall be located where the deck is at least 4 feet wide.





2 POOL STEPS

1" = 1'-0"


W.L.
POOL

scum gutter, while around the outer circumference were pattern Batchelder tiles. A concrete walkway with a flag pole led from the pool to a Spanish Eclectic-style concrete masonry unit changing house.

While some key character-defining feature alterations, including: pool surface coverage, and removal of the concrete walkways, flagpole, and Spanish Eclectic changing house, have compromised the integrity of the site; the pool structure itself retains its original location, shape, and Batchelder-tiled pool surround wall.

Integrity is a relevant factor to be considered in the evaluation of the Historic Preservation Ordinance City Landmark criteria. The City Historic Evaluation and National Register criteria provide guidance that the lack of other extant examples of a property type may justify accepting a greater degree of alteration, provided that enough of the structure survives for it to be of significance. In addition, the State of California Office of Historic Preservation provides guidance that it is possible that historical resources found not to retain sufficient integrity to meet the criteria for listing in the National Register, may be determined eligible for listing in the California Register. The historic report notes that through the course of the proposed project, important character-defining features could be rehabilitated and new information could be uncovered to an extent wherein the pool vessel structure in particular will meet the criteria for the California Register of Historical Resources.

Based on the information provided in the historic report, therefore, the pool structure itself received a score of 67.35 points on the Historic Evaluation Criteria form and qualifies for City Landmark status based on: Criterion (1), Its character, interest or value as part of the local, regional, state or national history, heritage or culture; for its association with local recreation patterns as the oldest and only extant public swimming pool from the Inter-War period (1918-1945) in the City.

Effects of listing on the Historic Resources Inventory as a Candidate City Landmark

Properties listed in the HRI have use of the State Historical Building Code (SHBC, located in division 13, part 2.7 of the California Health and Safety Code). The SHBC is both a prescriptive and performance based code intended to protect California's architectural heritage by recognizing the unique construction problems inherent in historic resources and by providing reasonable safety and usability by the physically disabled. The California Health and Safety Code also regulates the design of public swimming pools, requiring a slip-resistant deck to be provided flush with the top of the pool shell wall to extend completely around the pool. A reasonable provision has been made for this historic resource by providing a compatible and potentially reversible accessible raised concrete deck around approximately 48 percent of the pool shell wall.

The Standards recommend complying with health and safety codes in such a manner that spaces, features, and finishes from the restoration period are preserved. The HLC Design Review Subcommittee (DRC) reviewed the proposed rehabilitation for conformance with the Standards at their September 19, 2007 meeting, focusing on required safety platform construction details that would allow for the preservation in place of the historic pool wall construction and Batchelder tile finishes. The subcommittee will report to the full Commission regarding that discussion at the October HLC meeting.

Adding this qualifying resource to the HRI would further the completeness of the Inventory as a catalog of all identified historic resources in the City of San Jose. Establishing the swimming pool structure's significance as a Candidate City Landmark qualifies it as a historical resource for the purposes of the California Environmental Quality Act (CEQA). As a project limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the facility rehabilitation qualifies for a categorical exemption.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission adopt a resolution listing the Ryland Park Swimming Pool Structure on the City of San Jose Historic Resources Inventory as a Candidate City Landmark.

Sally Notthoff Zarnowitz, AIA
Historic Preservation Officer

Attachments:
Historic Report