

Heritage Resource Partners LLC

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June 6, 2008

Demetri Loukas, Project Manager
David J. Powers & Associates, Inc.
1825 The Alameda, Suite 204
San Jose, CA 95126

RECEIVED

JUN 09 2008

**DAVID J. POWERS
& ASSOCIATES, INC.**

Re: Rosemary Housing
Historical and Architectural Evaluation

Dear Demetri:

Please find attached a City of San Jose Historic Evaluation Rating Sheet we prepared for the building located at 1290 North First Street in San Jose. This rating sheet, as well as this letter, constitutes an historical analysis of the building that presently exists on the site.

In preparing this rating, we conducted background research on the development of this building, identifying both the architect and developer. We also did a brief survey of the neighborhood to gain an understanding of the neighborhood context.

The building located at 1290 North First Street, which is located at the southeast corner of North First and Rosemary Streets just north of the Highway 880 off ramp, was constructed in 1964 under San Jose building permit #043682. The owner/developer at that time was Claitor Properties - owned by Young Claitor. The architect of record was Ron Young of the firm of Young and Davidson. The contractor was Rollin Shearer.

Shortly after completion, the building was occupied by Coldwell Banker, a nation-wide brokerage that was founded in 1906. The building functioned as a multi-tenant office building along the North First Street commercial corridor. The area north of Highway 880 developed in the 1950s-1970s with a mix of office, neighborhood retail, commercial, motel/hotel, multi-family residential, and restaurant uses. It continues to evolve today with new residential and offices uses as planned within the Rincon South Specific Plan.

We interviewed Charles Davidson, who was the engineer-partner of the firm. Mr. Davidson indicated that the partnership existed from about 1962-1965, and that Ron Young had previously worked for Kal Porter. During their business partnership, the firm specialized in school construction, but did some commercial buildings in the area including those where their offices had been located, on Gish Road between North First and Fourth Streets. Following the dissolution of the partnership, Ron Young established his own business and later went to work for UTC as their staff architect. Mr. Davidson believes that Ron Young may currently live in Sunnyvale.

Mr. Davidson also indicated that the design, although one of their earliest buildings, was intended to provide an economical office structure for the client. He did not provide any other specifics regarding the design concept.

The Modernist building is a simple, tall, rectangle, with a flat roof that extends significantly outside the perimeter walls. The eaves are supported by a dense series of slender stucco columns that each contains a flared detail near its top. The columns surround all four sides of the building, at the outer edge of a walkway that wraps the base of the building; this design is a Modernist reference to the Parthenon. The recessed walls are a mix of aluminum curtain walls and plain stucco panels that run the full height of the walls. A parking lot sits to the east of the building along Rosemary Street. There are mature street trees.

In evaluating this building, we found that it does not appear to qualify for the City of San Jose Historic Resources Inventory. The rating we conducted resulted in a score of 25.31 points, which is below the Structure of Merit threshold of 33 points. Although the building scored ratings of "good" for exterior design, style, and designer, it lacks any significant associations with significant personages or events, and the pattern of development along the North First Street commercial corridor lacks visual continuity that would create a setting of historical character. The building seems to be in fairly good condition and has integrity with its original design. We did not view the interior, and, as such, the rating provides no bonus points in this regard. It is our professional opinion that the property does not qualify for the California Register of Historical Resources.

Please let us know if you need any additional information on this building or any further clarification on the evaluation.

Sincerely:



Leslie A. G. Dill, Architectural Historian
Archives & Architecture, LLC

HISTORIC EVALUATION SHEET

Historic Resource Name: Claitor Building - 1290 N. 1st St.

A. VISUAL QUALITY / DESIGN

Justification

1. EXTERIOR	Proportions, columns provide some visual quality
2. STYLE	Good example of 1960s modernism
3. DESIGNER	Ron Young of Young & Davidson - work unknown
4. CONSTRUCTION	Of no particular interest
5. SUPPORTIVE ELEMENTS	None

E	VG	G	FP
		X	
		X	
		X	
			X
			X

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION	Coldwell Banker - local branch only
7. EVENT	None
8. PATTERNS	Post WWII North 1st commercial corridor
9. AGE	1964

E	VG	G	FP
			X
			X
		X	
			X

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY	No visual continuity in area
11. SETTING	Compatible with area
12. FAMILIARITY	Familiar to neighborhood

E	VG	G	FP
			X
		X	
		X	

D. INTEGRITY

13. CONDITION	Minor surface wear
14. EXTERIOR ALTERATIONS	No alterations visible
15. STRUCTURAL REMOVALS	No features removed
16. SITE	Not moved

E	VG	G	FP
	X		
X			
X			
X			

E. REVERSIBILITY

17. EXTERIOR	2/3s or more original exists.
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E	VG	G	FP
X			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

18. INTERIOR / VISUAL	Not investigated
19. INTERIOR / HISTORY	Not investigated
20. INTERIOR ALTERATIONS	Not investigated
21. REVERSIBILITY / INTER.	Not investigated
22. NATIONAL OR CALIF. REG	Does not appear eligible for NR or CR

E	VG	G	FP
			X
			X
			X
			X
			X

REVIEWED BY: Leslie Dill

DATE: 06/06/08

EVALUATION TALLY SHEET

Historic Resource Name: Claitor Building - 1290 N. 1st St.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	6			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	2			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		12	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	0		5	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		6	23
<i>(SUM OF A+C) =</i>					18			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.03	x	23	0.7
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	18	0.0
	.00	.03	.05	.10	0	x	5	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	18	0.0
	.00	.10	.20	.40	0	x	5	0.0
16. SITE	.00	.10	.20	.40	0	x	5	0.0
							0.7	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								22.31
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			25.31
<u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u>								
	E	VG	G	FP				
18. INTERIOR / VISUAL	3	3	1	0	0			
19. INTERIOR / HISTORY	3	3	1	0	0			
20. INTERIOR ALTERATIONS	4	4	2	0	0			
21. REVERSIBILITY / INTERIOR	4	4	2	0	0			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	0		0	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)								25.31

