

HISTORIC REPORT

**1717 The Alameda
San Jose, Santa Clara County, California
(APN 261-13-057)**



Prepared for:

December 2019

**The YMCA of Silicon Valley and Santa Clara County
1717 The Alameda
San Jose, California 95126**

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HISTORIC REPORT

Introduction

This Historic Report provides an historical and architectural analysis of a single property comprised of multiple buildings at 1717 The Alameda in the City of San Jose, also known as the YMCA of Silicon Valley, or simply, the YMCA. The study evaluates the potential historic significance of the site and related buildings to determine if the property is significant under the California Environmental Quality Act (CEQA) and to determine if a project proposed for the site would or would not have an adverse effect on a historic resource.

The evaluation presented in this report is based on a records search on the history of the property and an intensive-level field survey. The evaluation for significance was prepared using criteria of the California Register of Historical Resources and City of San Jose policies and regulations.

Brewster Historic Preservation was contracted by the YMCA to prepare this report. The City's Planning Division within the Department of Planning, Building, and Code Enforcement (PBCE) has requested that a report such as this be submitted as a part of the development review process under a pending site development permit. The practice of the City of San Jose is to require that this review be done by a qualified Historian when a project involves a potential historic resource.

Brewster Historic Preservation is a consulting firm founded by professional architectural historian and preservation planner, W. Brad Brewster, in 2017 to provide historic resources evaluations, surveys, and impact studies for public and private clients in the San Francisco Bay Area.

This report is being prepared for review by staff of the Planning Division, and is intended for submittal as a part of an Initial Study to be completed prior to the environmental determination on the project under CEQA.

Project Description

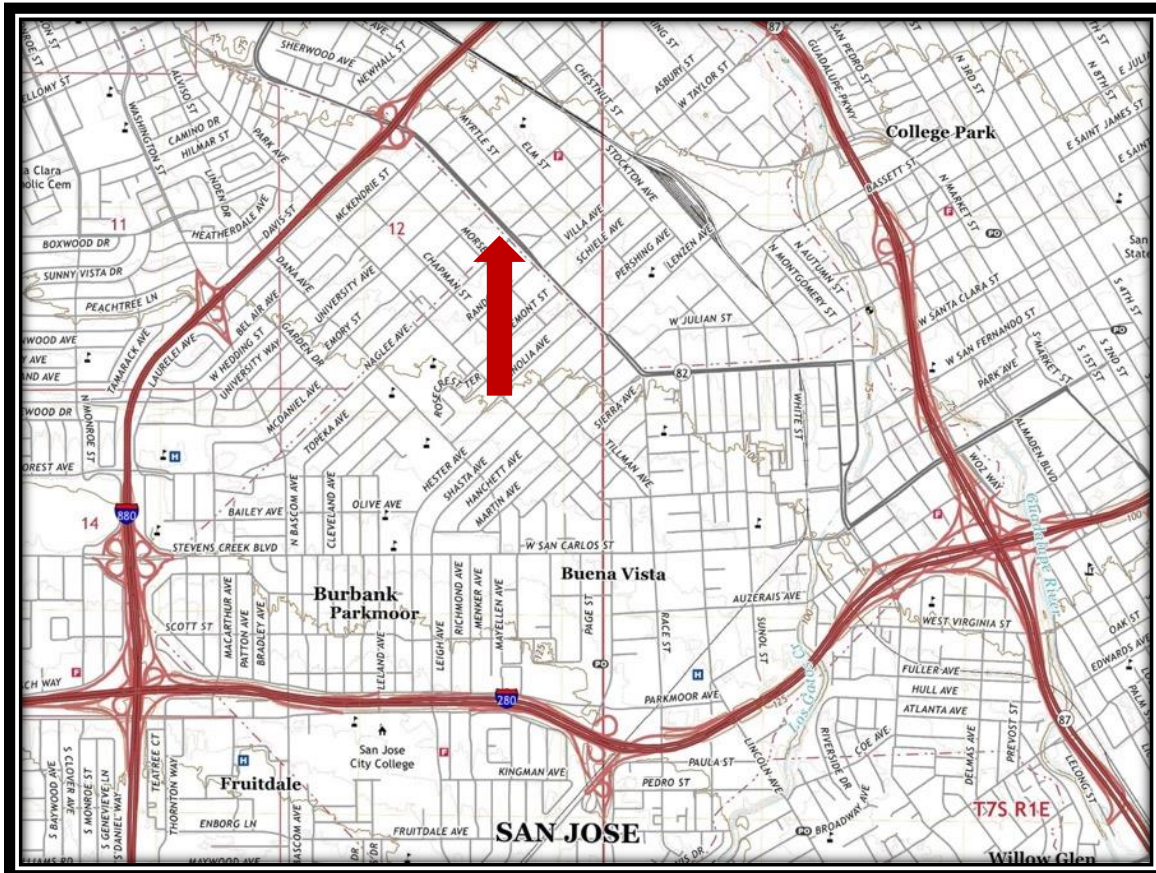
The proposed project would demolish the existing administration building which is attached to the main YMCA facility, and replace it with a children's playground. A portion of this area may also be used for expanded bicycle parking. The main YMCA facility would be retained but remodeled on the interior to enhance accessibility and to upgrade existing interior spaces. No additions to this facility are contemplated. The YMCA would continue to provide the same essential programs and multi-use spaces, as it does currently, including the kids club, wellness room, gymnasium, group exercise rooms, and an indoor pool.

Previous Surveys and Historical Status

The property has not been previously surveyed or evaluated by the City of San Jose. No buildings on the property are listed in, nor have they been previously found eligible for, the California Register of Historical Resources or the National Register of Historic Places, or on any other local, state, or national registers of historic properties.

Location

Area Map



USGS Topo Map, San Jose West Quad, 2018

Methodology of this Study

This document is presented in a report format and addresses the extant building and related structures on the project site. Within this report is an evaluation for historical significance according to criteria of the California Register of Historical Resources and City of San Jose policies and regulations.

The report includes a detailed architectural description, historical and architectural context, regulatory context, evaluation of historical significance and integrity, as well as a bibliography of sources of information and property data.

The site was examined in October 2019 by W. Brad Brewster of Brewster Historic Preservation. Digital photographs of the exterior of the buildings and views of the adjacent setting were taken at that time. Historical research was also conducted by W. Brad Brewster of Brewster Historic Preservation, and included review of historic maps, city directories, building permits and plans, some property sales transactions, local histories, and vital statistics. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Qualifications of the Consultant

The principal author of this report was W. Brad Brewster, Architectural Historian and Preservation Planner, who consults in the field of historic architecture and urban development. In addition to 25 years of consulting experience, Mr. Brewster has a master's degree in Urban Planning, with a master's certificate in Historic Preservation from the University of Washington, Seattle. Mr. Brewster is the principal and founder of Brewster Historic Preservation. Also see: <http://www.brewsterpreservation.com>

W. Brad Brewster is qualified to do this work within the City of San Jose for privately-sponsored projects under the City's on-call historic resources services list of qualified consultants, established by the San Jose Planning, Planning, and Code Enforcement (PBCE) department in August, 2019, as well as the California Historical Resources Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation. W. Brad Brewster meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61. His professional qualifications can be found in **Attachment B**.

Summary of Findings

In considering the potential significance of the property and related buildings, based on the City of San Jose criteria for historical significance, the property was not found to exhibit individual character and interest in a way that reflects the heritage and cultural development of the city in a significant way. It is not associated with a historical event, any important individuals or groups or other activity, nor does it have a direct association with broad patterns of local area history. The buildings on the property would be considered only moderate examples of their architectural styles, types, and construction methods.

The property does not appear to be eligible for the California Register of Historical Resources under any applicable criteria, and therefore demolition would not have a significant effect on the environment under the California Environmental Quality Act (CEQA).

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as San José City Landmarks.

Architectural Description

The subject property at 1717 The Alameda known as the YMCA of Silicon Valley and Santa Clara County (Central YMCA) is located on approximately 3.8 acres of land on the southeast corner of The Alameda and Naglee Avenues in a neighborhood northwest of downtown San Jose known as The Alameda within the College Park District, and adjacent to the Rose Garden District. The facility consists of two primary buildings which are connected; the main YMCA facility and the administration building. Each of these is described below.

Main YMCA Facility

The main YMCA facility and ancillary structures were built in phases between 1959 and 2000, with the majority completed by 1969. This facility is a two-story recreational building approximately 57,000 square feet in size, with an irregular plan, a flat roof, walls of painted concrete or cement block, and constructed of reinforced concrete with a concrete foundation. Portions of the roof over the gymnasium spaces are constructed of widely-spaced rows of large-span steel I-beams with wood framing and roofing between them, while other roof elements, especially over the large indoor pool, consist of tightly-spaced rows of prefabricated reinforced concrete beams with a T-shaped cross section, also known as ‘Double-T’s.’ While the majority of the walls are painted concrete, the exterior walls of the large gymnasium on the east elevation exhibits exposed concrete block construction with regular perforations of glass blocks in a grid pattern. Similarly, the exterior walls of the smaller gym located on southeastern corner of the facility is constructed of exposed concrete block, but with expressed structural columns and an absence of the decorative glass blocks found on the larger gymnasium. Fenestration throughout the building primarily consists of rows of aluminum frame window-walls with fixed glazing, especially on the eastern and western elevations, with smaller amounts of glazing on the southern and northern elevations. Certain portions of the window-walls have operable awning-style sashes, while others have fixed, opaque panels painted a dark red color. The primary pedestrian entry is located on the eastern elevation, and consists of a modern, commercial-grade, aluminum frame automatic sliding door and adjacent fixed-frame windows, with a fabric awning above. Other entries to the building can be found on the western and northern elevations leading out to the patio and outdoor pool, which consist of modern aluminum-frame sliding doors. A steel frame awning with a flat roof supported on steel poles runs the length of the western elevation of the ground floor, providing shade for the concrete patio in this location. Further west is an ‘L’-shaped outdoor pool surrounded by concrete patio areas further to the north, south, and west. Beyond the

patio lies a concrete wall with stucco cladding and decorative wood trellis-work, which separates the outdoor pool from the parking areas further west and north. Please see Figures, 1 - 7, below.

The interior program consists of numerous recreational and support spaces, including a large and small gymnasium, handball courts, indoor swimming pool, weight and equipment rooms, exercise room, changing rooms, restrooms, administrative offices, a kid's club (day-care) room, connecting hallways and stairs, and other ancillary support spaces. The materials found on these interior spaces consists of a variety of painted plaster walls, drop acoustical ceilings with recessed florescent lighting, commercial-grade vinyl or carpeted flooring, hardwood floors in the gymnasiums and handball courts, or tiled flooring surrounding the indoor pool. The building was designed in a Modern style of architecture, but has an institutional appearance with a somewhat haphazard array of variously remodeled spaces and more contemporary features and materials. The building is in fair condition.



Figure 1. Partial east elevation and main entry



Figure 2. Partial east elevation showing exterior of large gymnasium



Figure 3. South elevation and partial east elevation



Figure 4. Partial south elevation



Figure 5. Partial west elevation showing rear of YMCA facility



Figure 6. Partial west and north elevations showing outdoor swimming pool



Figure 7. Partial west elevation showing outdoor swimming pool

Administration Building

Located to the north of, and attached to, the main YMCA facility is the administration building. This former single-family residence was built c. 1929 and was absorbed into the main YMCA facility during its initial phase of construction in 1959 and converted to serve the facility's administrative needs. This two-story administration building is approximately 3,000 square feet in size, with an 'L'-shaped plan, a hip roof clad in Spanish tile with smaller flat-roof elements clad in built-up tar, painted stucco siding, and constructed of wood framing over a concrete perimeter foundation. The former single-family residence is Spanish Eclectic in style, combining elements of the Spanish Revival style of architecture with various Classical Revival style architectural elements. Some of the Classical Revival style elements include the recessed entry with a stucco cartouche detail centered directly above a Palladian-style archway on the building's east elevation. The entry features a single wood frame paneled door with inset panes of glass, a Palladian-style arch transom window above, and matching wood frame, multi-pane sidelights. Missing from the Palladian-style entry are two columns which were removed at a later date. The former sunroom, located on the southeast corner of the first floor, has a fixed, wood frame, multi-pane, Palladian-style window on the east façade, and a series of fixed, wood frame, multi-pane windows with decorative wood pilasters of the Doric order between them. A final Classical Revival detail is located on the front façade of the second floor, which features a set of wood frame, multi-pane, French doors with double arch headers and a carved wood balustrade. With the exception of these elements, the majority of the fenestration has been replaced with vinyl frame double-hung windows or sliding aluminum frame windows throughout the first and second floors within the last 30 years. A rear entry located on the west façade has a replacement metal frame door with wood frame sidelights, and a Palladian-style window with a fixed vinyl frame centered above it. A single-story element which projects from the rear of the building was the home's former service wing, and exhibits a flat roof encircled by a low parapet wall clad in Spanish tile. All of the fenestration on this wing has been replaced as well. A two-car garage, which was once attached to the west of the service wing, no longer exists and was likely demolished in the 1950s when the YMCA built a pedestrian walkway and adjacent parking lot in this area. A curved walkway and front lawn are the only remaining landscape features of the former home. Please see Figures 8 - , below.

The interior of the administration building retains some of the original home's floorplan, although two of the larger rooms on the first floor have been partitioned to create separate offices. The majority of the interior exhibits painted plaster walls, commercial-grade wall-to-wall carpeting, florescent lighting, with most rooms serving as either offices, storage, or an overflow kids club (daycare) uses. The interior of former sunroom has been altered with a rear addition in the form of a vestibule and hallway which leads to the main recreational facility. This area exhibits newer aluminum frame window-wall and glazed entry door, newer wall-to-wall commercial-grade carpeting, and plaster walls. The few original feature of the home that remain include the wood frame staircase and balustrade in the central entry hall, and two original fireplace mantels with decorative tile surrounds; one each on the first and second floors. Overall, the interior of the former home has an institutional appearance with various remodeled spaces and exhibiting little of the former home's original features or materials. The building is in fair condition.



Figure 8. Partial east elevation of administration building (right) showing attachment with main YMCA facility (left)



Figure 9. East elevation of administration building



Figure 10. East and north elevations of administration building



Figure 11. Partial north and west elevations of administration building



Figure 12. West elevation of administration building



Figure 13. Partial west elevation of administration building (left) showing attachment to main YMCA facility (right)

Historic Context

Brief History of The Alameda

The Alameda, or ‘Beautiful Way,’ is a segment of the more famous El Camino Real, which in Northern and Central California, connected San Jose with San Francisco to the north, and Monterey to the south, and the many Spanish missions in between. The Pueblo of San Jose was established in 1777 by Governor Felipe de Neve, the same year that Father Tomas de la Pena blessed the Mission Santa Clara as the eighth mission in California. To bridge the three-mile gap between the Pueblo and Mission Santa Clara, The Alameda was constructed beginning around 1795 using the labor of Neophytes, or young Ohlones, who were some of the first converts of the mission. In 1799, approximately 200 Neophytes lined The Alameda with willow saplings from the nearby Guadalupe River. The mission padres had many reasons for creating the Beautiful Way. In Spanish, ‘Alameda’ is translated as ‘poplar grove,’ ‘shady walk,’ ‘wood,’ and ‘public walk.’

The padres had San Jose settlers in mind when The Alameda was built, as it provided the public with a pleasant stroll between the Pueblo San Jose to the mission, encouraged church attendance by the early settlers, and provided protection from stray long-horned cattle which roamed the plains surrounding the mission. Improvements along The Alameda in the early 1800s also aided in establishing a ‘mission-pueblo’ contract which helped to resolve boundary disputes between the Mission Santa Clara and the pueblo villagers. As the willow trees grew, they overarched the road creating a scenic and direct route for travelers visiting San Jose. A horse-drawn omnibus line began operating along The Alameda in 1856, and The Alameda Turnpike was established in 1862 becoming one of the state’s first toll roads. Three rows of willow trees originally ran along the Alameda, but the center row was eliminated when work began on the first electric streetcar line in 1887. By 1934, however, only three of the original willow trees remained due to numerous expansions of the road to accommodate ever-growing automobile traffic.¹ The Alameda is now bordered by 50-110 feet high Sycamore trees with 23-45 inch diameters. A single offshoot of one of the original trees was still growing in front to 1860 The Alameda in 1982.²

Residential development along The Alameda began well after Governor Micheltorena granted El Potrero de Santa Clara to James Alexander Forbes in 1844, encompassing some 6,000 acres, who later sold the land to Robert F. Stockton in 1847. Residential development along The Alameda did not begin in earnest until the extension of the streetcar line in the late 1880s, making the area more accessible to downtown, as well as the subdivision of land into what is known today as the College Park neighborhood of San Jose, so named for the nearby Santa Clara University. The Alameda became a desirable address and began to attract wealthy residents who constructed elaborate homes beginning in the 1870s. Some of the earliest residents were Charles Polhemus who was the consul for Chile and Peru, and was later involved in the importing and exporting business. In 1870, Polhemus moved his family into a new house near The Alameda on the

¹ Clark, Shannon E., *The Alameda, The Beautiful Way*, Published by The Alameda Business Association, 2006.

² City of San Jose, *The Alameda right-of-Way (ROW) Historic Landmark District*, <https://www.sanjoseca.gov/index.aspx?NID=2981>, Accessed October 16, 2019.

southwest corner of Stockton and Taylor streets (later replaced by a Dutch Colonial house in 1919). In the late 19th and early 20th centuries, The Alameda became a fashionable address for prominent San Jose attorneys and doctors. In 1907, renowned architect Julia Morgan designed a home for Mr. and Mrs. J.H. Pierce at the corner of The Alameda and Villa Street which still survives.³

In 1876, Moses Davis and W.S. Chapman subdivided Poplar City, the location of the current Rose Garden District. The subdivision was located south of Naglee Avenue, between The Alameda and Park Avenue, and by 1915, the subdivision was 75% built out. The Municipal Rose Garden was established in 1931 on 5 acres of former prune orchard owned by John Crummey. Crummey subdivided the remainder of his 25-acre orchard in 1937, and many new homes were built. John Crummey was a member of the San Jose Rotary Club, helped to establish the Methodist Church, began volunteering at the YMCA on South First Street when he was 15 years old, and was one of the individuals who were central to bringing the YMCA to The Alameda in 1955 (see discussion of the YMCA, below).⁴

Located at the southwest corner of The Alameda and Naglee Avenue, in the location of the subject property, was the Hart Mansion. Built c.1915 at a then-astronomical cost of \$125,000 for Alexander J. Hart, president of the L. Hart & Son department store, the home was designed after the Petit Trianon in Versailles and was a gift to Alexander's wife, Nettie (see **Attachment A** – Historic Photos, Maps, Plans and Permits). The Hart family was one of the wealthiest families in San Jose in the first half of the 20th century. However, following the shocking kidnapping and death of their son, Brooke Hart,⁵ in 1933, and the subsequent sale of the property in 1945 for use as a chiropractor's office, the home was purchased by the city in 1952 with an ambitious plan to turn the home into a museum. Unable to raise the \$76,000 needed for the project, the property was sold at auction in 1953 to the YMCA which subsequently demolished the mansion to accommodate their new recreational facility, which opened at the corner of The Alameda and Naglee Avenue in 1959 (see history of the YMCA, below).

A number of other historic properties are located in the immediate area that have survived to the present. Located at 1190 Emory Street on the corner of Morse and Emory streets on the subject block is the Wilder/Hait Residence, a Tudor Revival style home built in 1923. This home is a San Jose Historical Landmark #HL04-150. The rear yard of this property abuts a portion of the western edge of the YMCA parking lot. See discussion of off-site historic resources, beginning on page 25, for additional information about the Wilder/Hait Residence.

³ Ibid.

⁴ Ibid.

⁵ Alexander and Nettie Hart's son, Brooke Hart, was the Vice President of L. Hart & Son department stores in 1933, and was a recent graduate of Santa Clara University. At the age of 22, Brook was kidnapped and ransomed for \$40,000. About two weeks after his disappearance, his body was discovered in the mudflats below the San Mateo Bridge. The two murderers, Jack Holms and Thomas Thurmond, were soon arrested, but an angry mob broke into the downtown jail where they were being held, and they were lynched in St. James Park surrounded by thousands of cheering witnesses. Although the Governor of California pardoned members of the 'patriotic' mob, public lynching was made illegal, and the 1933 event became the last known event in the state (Clark, Shannon E., *The Alameda, The Beautiful Way*, Published by The Alameda Business Association, 2006).

Located across The Alameda near the corner of Emory Street at 1818 The Alameda is the Dunne Mansion, a Queen Anne style home built c. 1893. This home is a San Jose Historical Landmark #HL02-146. Other historical landmarks can be found along The Alameda on blocks further afield, including two on the 1400 block of The Alameda, such as the Towne Theater and the Bank of America/ Gairaud Realtor. Finally, The Alameda ROW (Right-of-Way) itself is a San Jose Historic Landmark District# HS84-26 is listed under the theme of Communication and Transportation for the Spanish period (1777-1822). This district consists of the entire transportation corridor from I-880 on the north to Race Street on the south, including large-diameter Sycamore trees in the ROW.⁶

History of the YMCA in San Jose and on the Project Site

The Young Men’s Christian Association, or YMCA, the Association, or just the ‘Y,’ had its beginnings in London in 1844 where it was organized by George Williams as a society for the improvement of the spiritual condition of young men who were employed in the working trades. The first American YMCA was formed in Boston in 1851, and later members were accepted regardless of religious affiliation. The YMCA was established in many college and railroad cities, and spread throughout the country as it grew throughout the 19th and 20th centuries.⁷

The YMCA was first organized in San Jose in 1867 with its members initially meeting in rented rooms on South First Street. The Association was reorganized in 1882 with a total of 52 charter members, and operated out of rented rooms on the Knox Block at First and Santa Clara streets. Not satisfied with their rooms, the YMCA made another move to 89 South Second Street in 1886, and in 1891, a permanent building was erected for the YMCA in this location at a value of \$35,000. In 1910, an executive committee was formed to organize a campaign to raise \$100,000 to build a new, ‘modern’ YMCA building at Third and Santa Clara Streets. More than \$146,000 in pledges was ultimately raised as a result of the campaign, and ground was broken on April 18, 1912 for a new Y which would eventually have a total of 75 rooms. The new YMCA was dedicated on June 1, 1913 with a cost of construction of \$160,000. The YMCA operated in this location for another 46 years.⁸

In April 1952, the YMCA Building Bureau presented a report to the New Building Committee regarding the construction of a new YMCA facility in San Jose to accommodate growing membership and to provide modern recreational facilities in a more central location. The following month, the Board of Directors adopted the recommendation of the New Building Committee that a completely new facility should be constructed at an estimated cost of \$1,257,000, and on a new site selected for enhanced accessibility for the youth of San Jose.⁹

In May 1953, the YMCA Board of Directors and Trustees decided on the location of the site at the southeast corner of Naglee Avenue and The Alameda, and subsequently secured 3.5 acres

⁶ City of San Jose, San Jose Designated Historic Landmarks, 2016, <https://www.sanjoseca.gov/DocumentCenter/View/35476>, Accessed October 16, 2019.

⁷ Gilbert, Levi, *The Hundred Year History of the YMCA in San Jose and Santa Clara County*, 1967.

⁸ Ibid.

⁹ Ibid.

comprised of five properties owned by the Hart, Borchers, Webb, Coolidge, and de Bourguignon families. The sale by Mrs. Robert H. Borchers of her home at 1755 The Alameda to the Association, in particular, opened the way for the acquisition of all the required property on The Alameda. Four of the five homes on these properties, with the exception of the Borchers' home, were subsequently demolished to make way for the new facility.¹⁰ See discussion of the Borchers Family, below.

Although The Alameda had once been a desirable residential area with many fine homes built during the late 19th and early 20th centuries, after World War II and especially by the mid-1950s, the area had undergone substantial change as many of the older homes on large lots were either converted to commercial and institutional uses, or were replaced entirely with larger, commercial and institutional buildings designed in Modern architectural styles and typically surrounded by generous amounts of surface parking.

In the Spring of 1955, a campaign for capital funds was conducted which secured pledges totaling \$760,000. The campaign counseling committee was comprised of 16 leading men, including the aforementioned Alex Hart Jr. and John Crummey, and the new building project was endorsed by a Citizens' Sponsoring Committee of one hundred twenty-five men and women from business, industry, labor, the professions, agriculture and education.¹¹

The San Jose architectural firm of Higgins & Root was employed to work with the YMCA Building Bureau in the preparation of plans for a comprehensive building which should serve as a basis of YMCA operations for the next 50 years (see discussion of this architectural firm, below). It was decided that the old building at Third and Santa Clara Streets should be sold and the proceeds applied on the construction of the new YMCA building. The new YMCA building was planned for recreational program that reflected the times, including accommodations for co-educational and family activities, and was designed to be the center from which youth groups from communities throughout Santa Clara Valley could access.¹²

Due to the increase in construction costs and changes in plans for the new building, the total cost of the new building rose to approximately \$1,800,000, more than double the amount raised by the capital campaign. The Directors and Trustees have therefore decided that the new facility would be constructed in phases or 'units' as additional funds became available.¹³

As designed, Unit One would include a boys' department and club rooms, craft shop, chapel, gymnasium, two handball courts, health club, locker rooms, swimming pool, boxing, wrestling and judo room. Unit Two, which was intended to be built at a later date as more funds became available, would include administrative offices, all-purpose room, auxiliary gymnasium, a board

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

room, coffee shop, dormitories, two additional handball courts, instruction pool, squash court, and the young adult department.¹⁴

The original building permit, dated May 9, 1958, identifies a 2-story, Type I concrete building to consist of a gym, swimming pool, and offices to be built by Barnhart Construction Company at a cost of \$768,000.¹⁵ Architectural plans by Higgins & Root dated the same year identify a Modern style, 2-story, concrete structure with a flat roof and a modified cruciform plan, exposed concrete walls and rows of large, floor-to-ceiling window-walls on portions of all four elevations.¹⁶ The former Borchers home at 1755 The Alameda was incorporated into the initial design to function as the YMCA's administrative offices, and was connected to the northeast corner of the main facility with a hallway attached to the southwest corner of the former home, in the location of the home's former sunroom. In addition, a decorative metal sundial which once belonged to the Hart family was placed on a concrete pedestal behind the former Borchers' home, with a plaque below it bearing the inscription, "*The YMCA stands on the site of the Hart Mansion. This sundial from the formal gardens is donated by the Hart family, pioneer merchants and civic leaders since 1866.*"

After about a year of construction, the new YMCA opened its doors on August 22, 1959, the same day that the YMCA at Third and Santa Clara Streets, which had operated for 46 years prior to this time, was permanently closed.¹⁷

Unit Two was built in phases throughout the 1960s as construction funding became available. Permitted in 1961 and completed in 1963 was a large, 2-story concrete addition for handball courts in the southwest corner of the building, as well as completion of the interior of the second floor at a cost of \$118,000, also designed by Higgins & Root.¹⁸ Another 2-story concrete addition for a small gymnasium was added to the southwest corner in 1969 at a cost of \$143,000, designed by the architecture firm of Terra & Weaver.¹⁹

A review of building permits on file with the City indicates that many other alterations to the property occurred after it was initially completed, including solar panels added to the roof in 1985 at a cost of \$50,000,²⁰ interior alterations in 1989 at a cost of \$650,000,²¹ and an outdoor swimming pool permitted in 1999 and completed in 2000 to the west of the main recreational facility.²² Numerous other permits were granted for smaller interior alterations between 2000 and

¹⁴ Ibid.

¹⁵ City of San Jose Building Department, Application for a Building Permit, Permit No. 28206, dated May 9, 1958.

¹⁶ Higgins & Root, AIA, Elevations, *Building for the YMCA of San Jose and the Santa Clara Valley*, May, 1958.

¹⁷ Gilbert, Levi, *The Hundred Year History of the YMCA in San Jose and Santa Clara County*, 1967.

¹⁸ City of San Jose Building Department, Application for a Building Permit, Permit No. 35847, dated April 13, 1961, and Higgins & Root, Plot and Roof Plans, *Addition to the YMCA of San Jose and the Santa Clara Valley*, May, 1963.

¹⁹ City of San Jose Building Department, Application for a Building Permit, Permit No. 61218, dated May 1, 1969.

²⁰ City of San Jose Building Department, Application for a Building Permit, Permit No. 48181, dated January 21, 1985.

²¹ City of San Jose Building Department, Application for a Building Permit, Permit No. 76918, dated November 16, 1988.

²² City of San Jose Building Department, Application for a Building Permit, Permit No. 004984, dated June 12, 1999. Cost unknown.

2014, including seismic upgrades to the large gym in 2010, as well as many permits for mechanical and electrical upgrades.

Today, the YMCA is a 57,000 square foot facility which provides several multi-use spaces that allow for youth development programs and healthy living programs that foster social responsibility, and is available to people from all backgrounds, ages, faiths, capabilities, and income levels. These uses and spaces include a kid's club, multi-use rooms used for group exercise, adaptive programs, wellness education, senior groups and community health meetings, a small and full size gymnasium used for a variety of activities including youth and adult basketball, volleyball, and badminton, an indoor pool for all ages, including swimming lessons and senior mobility classes, locker rooms, an outdoor pool and spa, cardio and weight rooms, racquetball and handball courts, an on-site day camp for kids, and multiple indoor and outdoor spaces.²³ Today, the subject property is the Central YMCA for Santa Clara County, and includes 10 other YMCA facilities located in East San Jose and South San Jose, Mountain View, Palo Alto and East Palo Alto, Morgan Hill, Cupertino, Redwood City, Saratoga, and Campbell.²⁴

Brief History of the Borchers Family

Robert Henry Borchers was born in San Jose in 1876 to parents who had immigrated to California from Hanover, Germany, many years earlier. Robert married Abigail Simons in 1902, and they had two children; Lois and Robert Jr., who were born in 1906 and 1909, respectively.²⁵ During this time, Robert and his brother George formed Borchers Brothers, which was located at 396 North First Street, and sold building materials of all types as well as fuel, including 'wood, lime cement, roofing, sewer pipes, and coal.'²⁶

The Borchers family resided at 555 East Julien Street between 1910 and 1920, and then at 1415 The Alameda between 1922 and 1927. By 1930, Robert and Abigail Borchers were residing at 1755 The Alameda, which was estimated to be worth \$25,000 at the time.²⁷ After Robert died in 1951 at the age of 75, Abigail continued to reside in the home for another two years until she sold the property to the YMCA to accommodate their new facility. After the sale, the home remained unoccupied until the rear of the building was physically incorporated into the main facility and was converted for use as its administrative offices when the YMCA opened in 1959. The former home continues to be used for administrative and storage uses today. Abigail Borchers died in 1963 at the age of 87.

²³ David Fisch, Vice President of Property, YMCA of Silicon Valley, email to author, October 14, 2019.

²⁴ YMCA of Silicon Valley, Locations, <https://www.ymcasv.org/locations?type=yymca&amenities>, Accessed October 15, 2019.

²⁵ Borchers Family Tree, Ancestry.com, Accessed October 14, 2019.

²⁶ 1919 City of San Jose phone directory.

²⁷ 1910, 1920, and 1930 US Census, Ancestry.com, Accessed October 10, 2019. Also, City of San Jose phone directories, 1922 - 1927.

Higgins & Root, Architects

The San Jose architectural firm of Higgins & Root designed the first phase of the YMCA in 1958, as well as the handball courts addition in 1963 as part of its second phase. The firm was established by William Lewis Higgins (1911 – 2006) and Chester Orville Root (1905 - 1977) in 1936 when Higgins took over his father’s architectural firm and partnered with Root. Higgins & Root was in business for over 50 years, and designed many schools, churches, businesses and homes in and around San Jose. They were members of the Santa Clara Valley Chapter of the AIA, and William Higgins was chapter president in 1958.²⁸

Policy and Regulatory Context

California Environmental Quality Act

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

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

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

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.

²⁸ <http://historysanjose.org/wp/recently-processed-architectural-records-at-history-san-jose/>. Accessed October 10, 2019.

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4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

City of San José Historic Preservation Ordinance

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

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

1. Its character, interest or value as a part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet] one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is] proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Evaluation of Historical Significance

CRHR Criterion 1/San Jose Criterion 1-2, 4

Associations with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States (CRHR Criterion 1), its character, interest or value as a part of the local, regional, state or national history, heritage or culture (San Jose Landmark Criterion 1), it is the location as a site of a significant historic event (San Jose Landmark Criterion 2), or exemplifies the cultural, economic, social or historic heritage of the city of San José (San Jose Landmark Criterion 4)

Completed in 1959 with additions and alterations constructed between 1963 and 2000, the Main YMCA Facility is the most recent in a series of YMCAs which began in 1867 when the Association first organized in San Jose. The Main YMCA Facility was built to accommodate growing membership in the 1950s, and to provide modern recreational facilities in a more central location than the prior YMCA which opened in 1913 had been operating for some 46 years at South Second Street in downtown San Jose. The construction of the Main YMCA Facility reflected a concerted effort on the part of various civic leaders to raise funds to enable the relocation of the Y from downtown to The Alameda, including local landowners who sold their properties to the organization in the early 1950s and whose homes were subsequently demolished to make way for the new building. The opening of the Main YMCA Facility on The Alameda in 1959 occurred simultaneously with the closure of the old YMCA at South Second Street. While the opening of a new YMCA in the 1950s and the closure of the old one signaled a move away from downtown, and reflected a desire for larger and more modern recreational facilities in a

more central location, these events alone would not be considered historically significant within the City of San Jose, the state, or the nation. Additionally, while the Main YMCA Facility is the central facility in Santa Clara County, it is currently one of 11 such facilities found in many other cities throughout the county, including two others in San Jose alone.

The Administration Building was originally built as a single-family home c. 1929 in an area of The Alameda that was once considered a desirable residential location in the late 19th and early 20th centuries, with many fine homes built on spacious lots during this period. After World War II and especially by the mid-1950s, however, The Alameda was undergoing substantial change as many of these older homes on larger lots were converted to commercial or institutional uses, or were replaced entirely with large, Modern-style commercial and institutional buildings. Today, only a handful of the formerly grand homes exist on The Alameda. It is in this context of Post-War neighborhood change that the property was purchased and the former home incorporated into the Main YMCA Facility to serve its administrative, while four other homes in the immediate area were demolished to make way for the new building and associated parking areas. While these events signified neighborhood change during the Post-War period, they are not unique to the area or San Jose as a whole.

A portion of the southeast corner of the YMCA property nearest to the intersection of The Alameda and Naglee Avenue is located on the grounds of the former Hart Mansion. The mansion was once owned and occupied by the Hart family, who were pioneer merchants in San Jose. In 1933, Brooke Hart, who was the son of Alex Hart Jr. and Nettie Hart, was kidnapped near the L. Hart & Son department store in downtown San Jose. About two weeks after his parents had received a ransom demand for \$40,000, Hart's body was discovered in the mudflats below the San Mateo Bridge. The two suspected murderers were soon arrested, but an angry mob broke into the downtown jail where they were being held, and they were lynched in St. James Park. While where the ransom demand may have been received at the former Hart mansion, this site is only tangentially associated with the criminal events themselves, and was not the location of the kidnapping, murder, or subsequent lynching of the accused murders. As such, it cannot be said that the northwest corner of the YMCA property is strongly associated with the site of a significant historic event in San Jose history. The former Hart mansion is currently memorialized by a decorative sundial and plaque now located on a pedestal behind the Administration Building.

For these reasons, neither the Main YMCA Facility nor the Administration Building would be considered historically significant within the context of the development of San Jose, and are not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

CRHR Criterion 2/San Jose Criterion 3

Associations with the lives of persons important to local, California, or national history (CRHR Criterion 2), or is identified with a person or persons who significantly contributed to the local, regional, state or national culture and history (San Jose Landmark Criterion 1).

Although a portion of the Main YMCA Facility stands on the site of the former Hart Mansion, once owned by the Hart family who were pioneer merchants in San Jose, and Alex Hart Jr. was one of the civic leaders who was central to relocating the YMCA from downtown to The Alameda in the early 1950s, the facility itself is not directly associated with this important individual or family. The former Hart Mansion had been sold out of the family some years earlier and had been converted for use as a doctor's office, and was likely in disrepair by the 1950s when it was demolished to make way for the YMCA buildings. The only reminder that the Hart Mansion once stood on the spot of the YMCA is a small, decorative sundial and plaque now located on a pedestal behind the Administration Building. The Main YMCA Facility is part of a nationwide youth organization, and is not tied directly to any one important person or group of people.

While the former single-family home at 1755 The Alameda was originally owned and occupied by Robert and Abigail Borchers, who were also local merchants selling materials to the building trades, and Abigail was one of the individuals who agreed to sell her home to the YMCA along with four other neighbors in the 1950s, the former home itself cannot be said to be significantly or directly associated with these locally important individuals. Alterations to the home in the 1950s reduced its integrity and along with it, any associations between the home and the Borchers family. The former home is not associated with any other persons considered important on state or national levels. For these reasons, neither the Main YMCA Facility nor the Administration Building are significantly associated with the lives of persons important to San Jose, regional, state, or national history.

CRHR Criterion 3/San Jose Criterion 5-8

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values (CRHR Criterion 3), is the portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style (San Jose Criterion 5), is the embodiment of distinguishing characteristics of an architectural type or specimen (San Jose Criterion 6), is identified as the work of an architect or master builder whose individual work has influenced the development of the city of San José (San Jose Criterion 7), or is the embodiment of elements of architectural or engineering design, detail, materials craftsmanship which represents a significant architectural innovation or which is unique (San Jose Criterion 8).

The Main YMCA Facility was originally designed in 1958 by the San Jose architecture firm of Higgins & Root, and completed in 1959 in a Modern style of architecture, exhibited by its use of smooth, poured concrete and concrete block walls, flat roofs, and continuous window-walls of aluminum framed windows and doors. With few architectural embellishments and displaying the use of modern materials and construction techniques, the building retains some of the hallmarks of Modern architecture, albeit rendered as a more institutional variation of the style. Later additions and alterations completed between 1963 and 2000, however, have somewhat diminished the original 'Mid-Century Modern' design intent by Higgins & Root, and the building now has a starkly institutional appearance with a somewhat haphazard array of variously remodeled spaces combined with more contemporary features and materials. And while Higgins

& Root was a local architectural firm which designed a number of commercial, institutional, and residential projects in San Jose, and the two principals of the firm were involved in the Santa Clara Valley Chapter of the AIA, the architects themselves are not listed among other ‘master’ architects working in San Jose during this period, nor did they significantly influence the development of San Jose.

Similarly, the Administration Building, which was a former single-family residence built c. 1929 displays some of the hallmarks of the Spanish Eclectic style of architecture, exhibited by the use of its dominant hip roof clad in Spanish tile, stucco siding, and Classical Revival details in the form of Palladian windows, it cannot be said that it represents the *embodiment* of the style. Rather, the former residence is a more typical and less elaborate version of the style. In addition, it has suffered some loss of integrity in the form of a Modern addition to the rear which contrasts with style of the home, replacement fenestration in the form of vinyl sash windows, the loss of the front pillars at the entry, alterations to the interior of the former home to convert it to administrative and storage uses, and changes to the immediate setting with the loss of the two-car garage toward the rear of the property, and the loss of four other homes of the same vintage which once existed on this block of The Alameda. The designer and builder of the home is unknown as no original building permits or plans were available at the City of San Jose Building Department.

For these reasons, neither the Main YMCA Facility nor the Administration Building embody the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master or important creative individual whose individual work has influenced the development of the city of San José, or possesses high artistic values.

CRHR Criterion 4

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

While an evaluation of the site’s potential to contain archaeological information is beyond the scope of this report, historical research identified no information that would indicate the project site appears to be important to the prehistory or history of the local area, California, or the nation.

Integrity

The Main YMCA Facility property retains some of its historical integrity as per the National Register's seven aspects of integrity. However, the changes to the building after its initial completion in 1959, including later additions and alterations between 1963 and 2000 and completed in varying architectural styles, have reduced the building to only a moderate level of integrity. Similarly, the Administration Building retains some of its historical integrity as per the National Register's seven aspects of integrity. However, the alterations to convert this c. 1929 structure from a single-family home into an administration building, including a Modern addition to the rear of the building in 1959 which departed stylistically from the former home’s Spanish

Eclectic style, replacement vinyl sash windows, as well as numerous interior alterations, have reduced the building to only a moderate level of integrity. Substantial alterations to the former home's setting occurred in the late-1950s, including the removal of four other homes of this vintage which once surrounded it on both sides, the removal of the two-car garage which was once located to the west of the service wing, and the construction of the large, Modern style YMCA facility and parking lot to either side. Overall, the entire YMCA facility could only be said to retain a moderate level of integrity.

Evaluation of Off-Site Historic Resources

The following tables identify the properties that are located within 200 feet of the project boundaries, which is restricted to the area surrounding the Administration Building, as this is the only portion of the project that would be visible from off-site areas. Interior changes to the Main YMCA Facility would not be visible from off-site resources, as they would be internal to that building. The date and use of each of the properties is identified, and their potential historical significance is explained as well as can be determined within the scope of this report. Figure 14, below, identifies the location of these nearby properties relative to the YMCA Administration Building.



Figure 14. Nearby Properties Relative to the YMCA Administration Building

As shown on the tables below, three properties are located within 200 feet of the Administration Building. Two of these lie directly across The Alameda from the Administration Building, located at 1764 and 1786 The Alameda, as well as one single-family residential property at 1190 Emory Street, which lies behind and to the west of the Administration Building, with an intervening parking lot. While this residential structure is more than 200 feet away from the Administration Building, the easternmost edge of this property including its swimming pool is within the 200 foot radius.

Table of Properties

	Current Use	Address/APN	Historic Name	Yr. Built/Eff Yr. Built (ASSESSOR)
1	Commercial	1764 The Alameda (261-09-038)	N/A	1997/1998
2	Multi-Family Residential	1786 The Alameda (261-09-039)	N/A	1958/1958
3	Single-Family Residential	1190 Emory St (261-13-032)	Wilder/Hait Residence (Landmark #HL04-150)	1923/1923

<p>1 – Commercial Property</p> <p>Historic Name: N/A Address: 1764 The Alameda APN: 261-09-038 Year Built: 1997-8 Architect: Unknown</p>	<p>Description:</p> <p>This two-story commercial property was built in 1997/1998 and designed in a neo-Georgian style of architecture, with stucco quoins on the corners of the front façade, a double-height front porch supported by four Doric-order columns, and a hip roof. An eyebrow window is centered on the roof directly above the front entry. Parking at the rear of the building is accessed through a port-cochere located on the south elevation. Given the relatively recent construction date, this property would be ineligible for listing on the federal, state, or local registers of historical resources.</p>
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Photo by David Fisch, YMCA

<p>2 – Multi-Family Residential Property</p> <p>Historic Name: N/A Address: 1786 The Alameda APN: 261-21-039 Year Built: 1958 Architect: Unknown</p>	<p>Description:</p> <p>This two-story multi-family residential apartment building was built in 1958 and designed in a Modern style of architecture. It is generally rectangular in plan with a shallow-angle hip roof, stucco siding, a brick base on the front façade, and vinyl frame windows with fixed and sliding sashes. An interior courtyard is located in the approximate center of the building providing access to the individual units. Although this building meets the minimum age for potential listing, there is no indication that it would meet any of the other criteria for listing on the federal, state, or local registers of historical resources.</p>
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Photo by David Fisch, YMCA

<p>3 - Wilder/Hait Residence</p> <p>Historic Name: Same Address: 1190 Emory St APN: 261-13-032 Year Built: 1923 Architect: Unknown</p>	<p>Description:</p> <p>The Wilder/Hait Residence is a two-story single-family residential property built in 1923 and designed in a Tudor Revival style of architecture. It features an irregular plan, a steeply-pitched gable roof, stucco siding, wood frame, multi-lite windows as well as a three-part bay with leaded glass windows directly above the entry. The entry features a decorative flattened arch and a recessed front door flanked by leaded glass sidelights. This home is a City of San Jose Landmark #HL04-150.</p>
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Photo by David Fisch, YMCA

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Clark, Shannon E., *The Alameda, The Beautiful Way*, Published by The Alameda Business Association, 2006.

Gilbert, Levi, *The Hundred Year History of the YMCA in San Jose and Santa Clara County*, 1967.

Higgins & Root, AIA, Elevations, *Building for the YMCA of San Jose and the Santa Clara Valley*, May, 1958.

Plot and Roof Plans, *Addition to the YMCA of San Jose and the Santa Clara Valley*, May, 1963.

History San Jose (Higgins & Root), Available online at: <http://historysanjose.org/wp/recently-processed-architectural-records-at-history-san-jose/>, Accessed October 10, 2019.

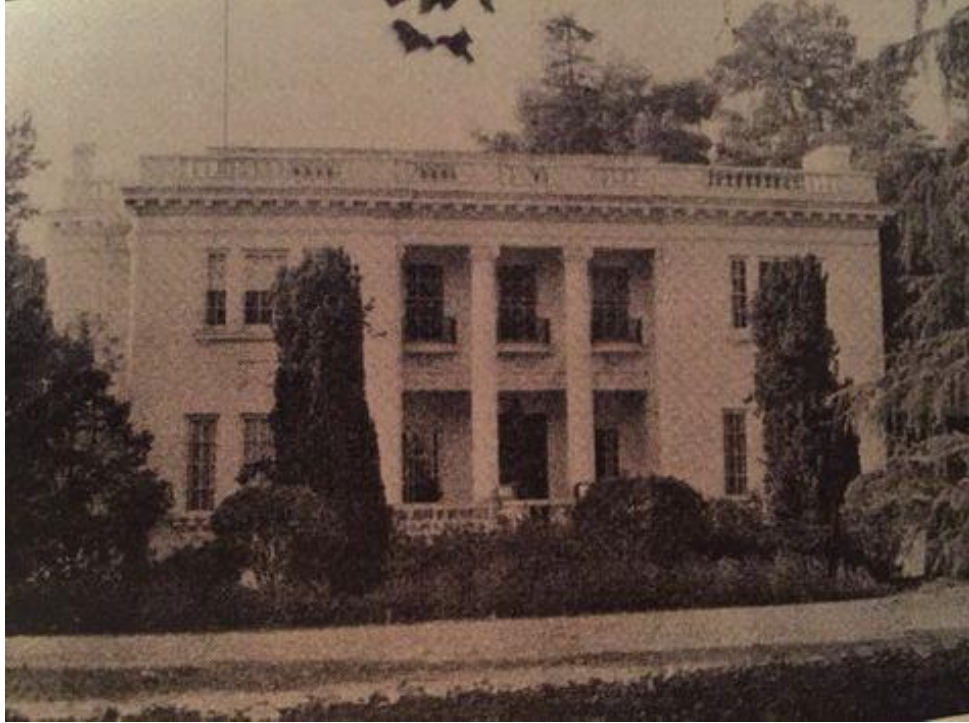
US Census, San Jose, 1910, 1920, and 1930 (Borchers Family), Available online at: www.Ancestry.com, Accessed October 10, 2019.

YMCA of Silicon Valley, *Locations*, Available online at: <https://www.ymcasv.org/locations?type=yymca&amenities>, Accessed October 15, 2019.

ATTACHMENTS

ATTACHMENT A

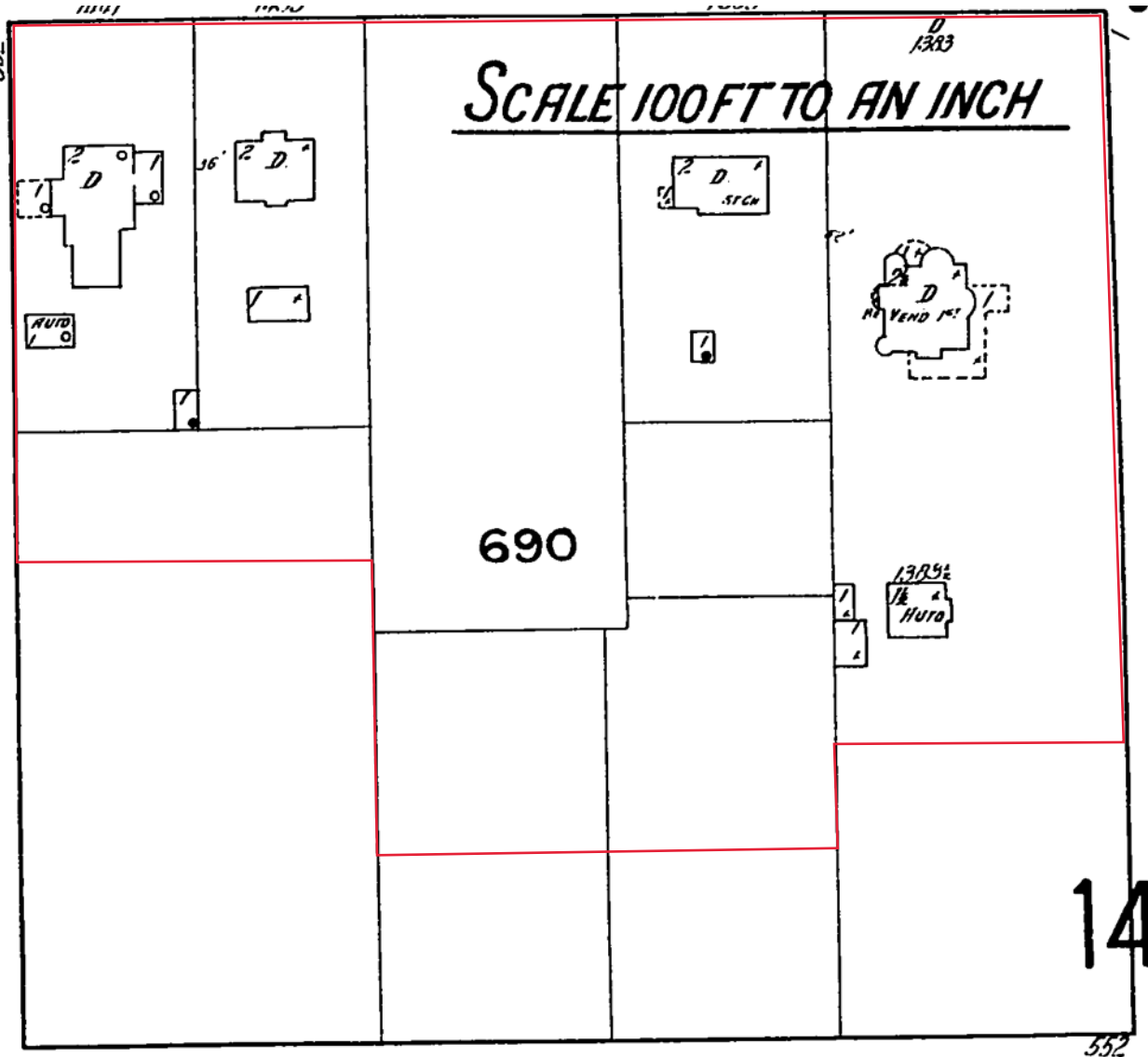
Historic Photos, Maps, Plans, and Permits



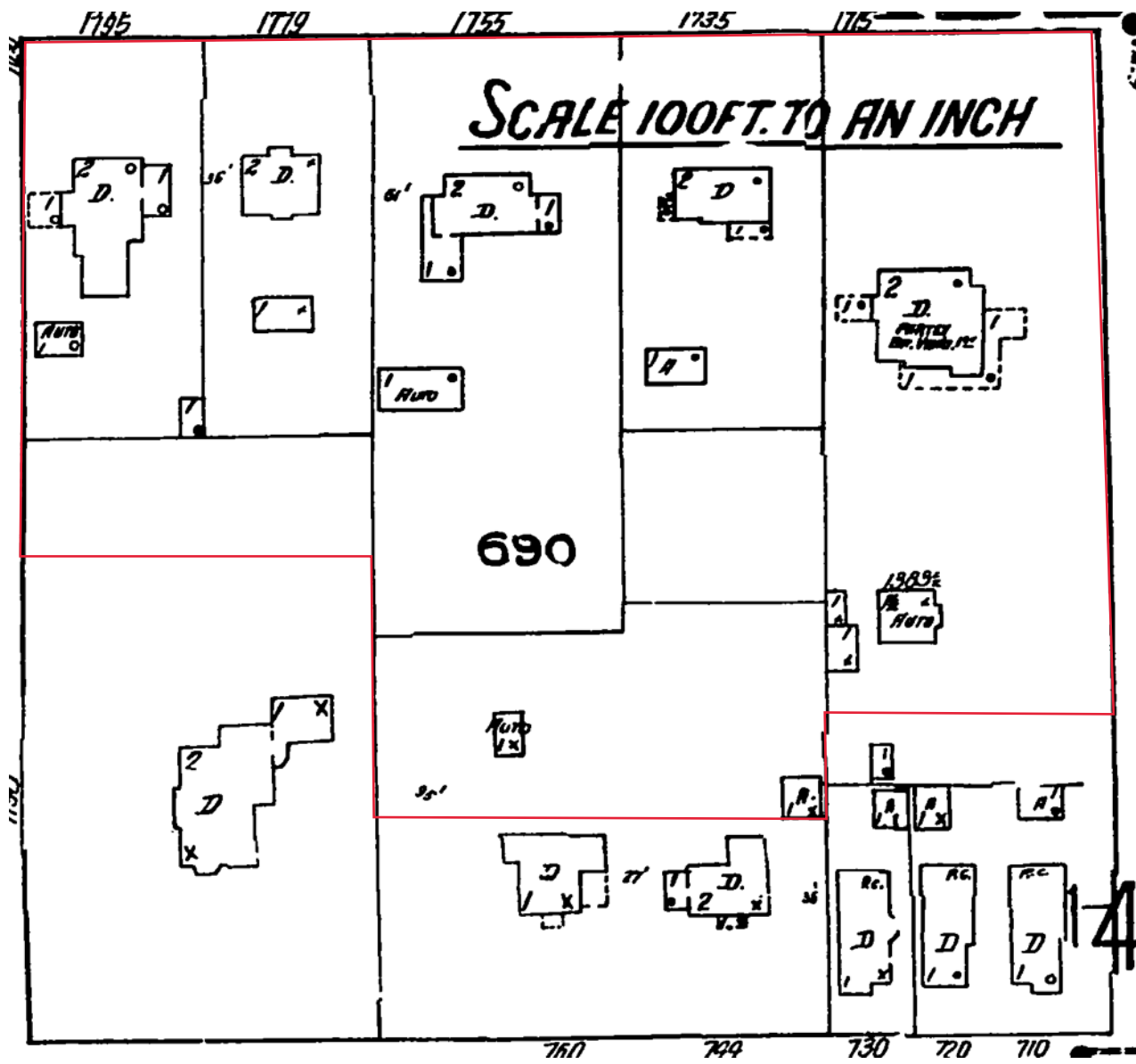
Hart Mansion at 1717 The Alameda, built c. 1915, demolished c. 1957. Undated photo



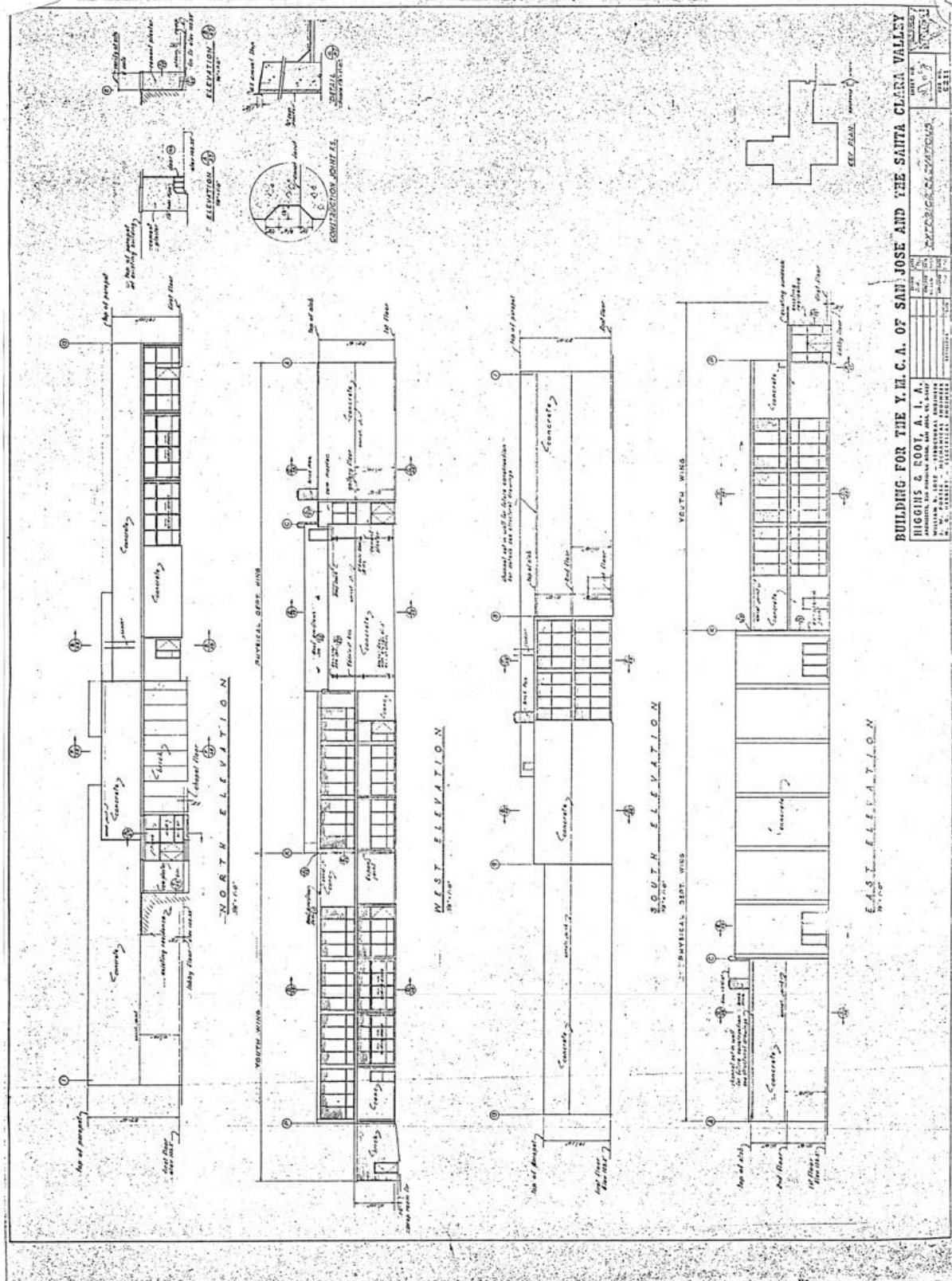
Decorative sundial and plaque from the Hart Gardens



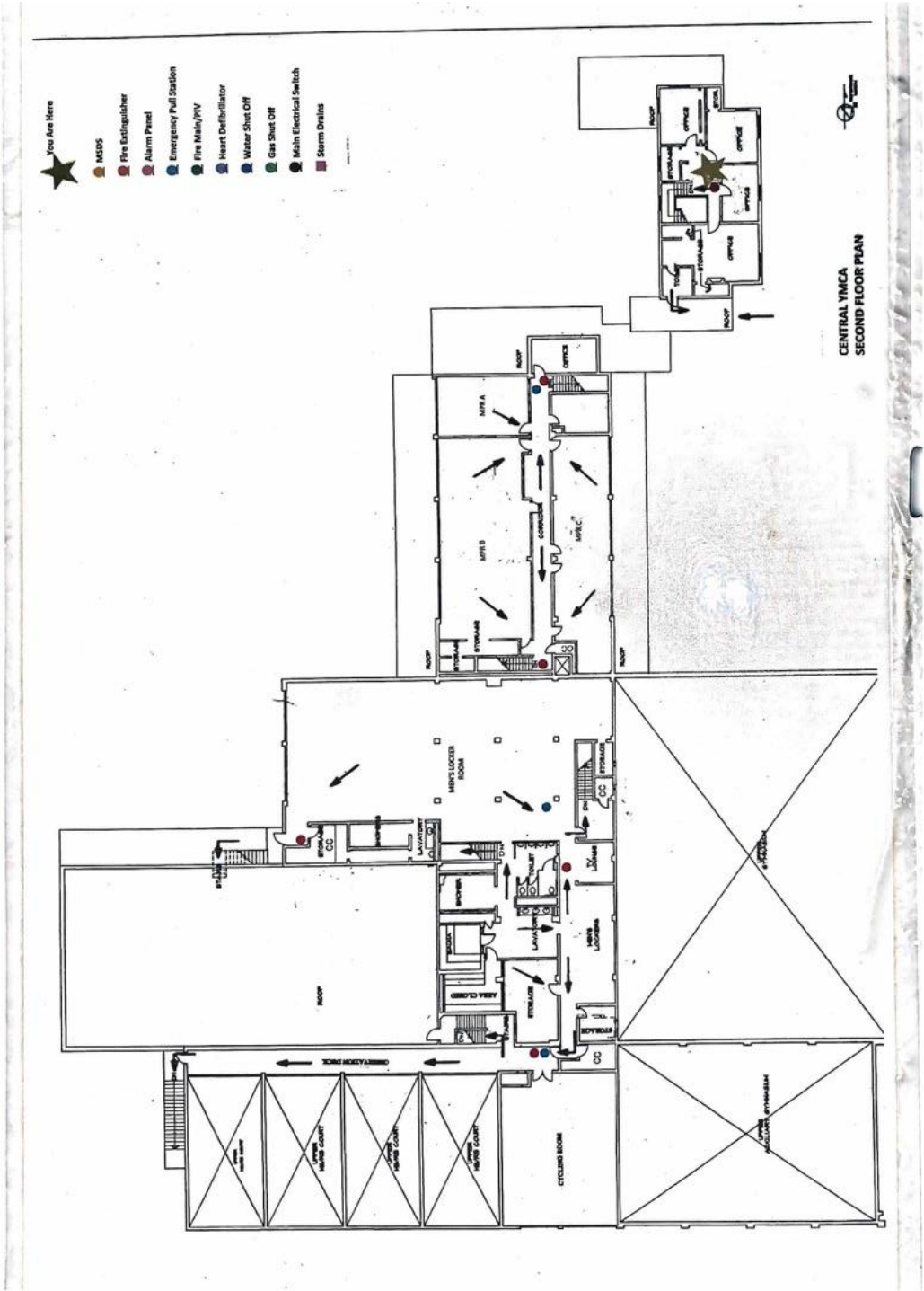
Sanborn Fire Insurance Map of Subject Block (1915)



Sanborn Fire Insurance Map of Subject Block (1950)



Higgins and Root, *Building for the YMCA of San Jose and Santa Clara County*, Elevations, 1958.



Central YMCA Second Floor Plan (current)

1717 The Alameda
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Date 79 1958 Permit No. 28206

Application is hereby made for a permit to BLD
 a 2 story, Type I EXCEPTION - GYM ROOF
COND. & ALSO LOBBY ATT. Youth Institute Building
 at 1717 The Alameda
 to be occupied only as Gym, Swimm. Pool, etc + Offices
 in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 768000
 It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner Y.M.C.A. Address _____
 By Baruch Const Co. Address _____
A.P. [Signature] Contractor/Agent - Supt.

Form 280-1 1717 The Alameda 4188-58 Y. M. C. A.

P-29048
 P-31623

RECORD OF INSPECTION

Foundation	Frame
Stucco	Finish
STEEL OK 5-5-58 <u>FD</u> <u>check of frame with</u> <u>partial painting in Basement ok</u> <u>6-19-58 OK</u> <u>Dick. 12-2-58 amc</u>	
BDBM 1 ST LIFT OK 6-9-58 <u>FD</u>	
POOL STEEL OK 6-9-58 <u>FD</u> <u>Progress check</u> <u>7-18-59 amc.</u>	
Bond Beam ok 6-23-58 <u>OK</u> <u>Wall steel ok 7-2-58 <u>OK</u></u> <u>check of steel 8-14-58 amc.</u> <u>check steel section 5-3-67 <u>OK</u></u> <u>9-3-58 amc.</u> <u>check of steel 10-8-58 amc.</u>	
<u>amc check</u> <u>from inside 4-25-59</u> <u>check steel amc.</u> <u>mid's 4-30-59 amc.</u>	

City of San Jose Building Department, Application for a Building Permit #, May 9, 1958 (large gym, swimming pool, and offices, etc. completed in 1959)

1717 The Alameda
CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Date 4-13-1961

Permit No. 35847

Application is hereby made for a permit to BLD ADDITION & ALTERATIONS

a 2 story, Type III ONE HOUR Assembly Building

at 1717 THE ALAMEDA

to be occupied only as YMCA - gym. Assembly, etc
in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 118,000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner YMCA Address 1717 The Alameda

By Herwig of California, Inc. Address 821 East Hamilton Av.
Robert W. Herwig

Form 280-1
Contractor's Agent
1717 The Alameda

Finish 2nd Floor
Add'l Handball
Courts

RECORD OF INSPECTION

Foundation 4-13-61 RWB Frame

Stucco Finish 2-13-61

CHECK WALL STEEL -
IF DIMS DOUBLE UP - APPEAR'S OK
5-4-61
Wall steel 5-10-61
Interior frame shown & measure
area at 6-2-61
wall steel 2nd story 6-8-61
both 7-2-61
modified the remove vert. corner Bd
from postload - 7-28-61

City of San Jose Building Department, Application for a Building Permit #35847, April 13, 1961
(handball courts addition completed in 1963)

1717 The Alameda

Tract No. _____ Lot No. _____

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Date 5/1 19 69 Permit No. 61218-V

Application is hereby made for a permit to ADD

a 2 story, Type III LINK ASSOCIATES Building at 1717 THE ALAMEDA

Use Zone CL

Occupancy B2

Parking Space < 15%

Fire Sprinkler 1

to be occupied only as SYM & RECREATIONAL BLDG in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 143,000

SEE PLOT PLAN

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner YMCA ADDN Address _____

By TERRA WEAVER Address 250 COMMERCIAL STREET

RECORD OF INSPECTION

Foundation 6-13-69 Hook (small) w/ metal joists Frame 5-5-69

Stucco 8-28-69 Finish 10-18-73

1717 The Alameda

5 YMCA

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner statement filed

Applicant attests that his State of California Contractor's License # 250306 B1 is in full force and effect and properly authorizes this application.

San Jose City Business License # 400231

For 6' x 4' OK 5-12-69 Areas 298-1717 said completed
 For 6' x 4' OK 5-13-69 Areas in 1969 can inspect
 For walls @ 6' x 4' & 4' x 4' OK 5-18-69 Areas any time
 For walls @ 4' x 4' OK 5-21-69 Areas
 For 6' x 4' @ 6' x 4' (4' x 4') OK 6-3-69 Areas
 Foundation @ 6' x 4' OK 6-13-69 Areas
 4' x 4' @ 4' x 4' OK 6-23-69 Areas
 10' x 7' @ 6' x 4' OK 6-30-69 Areas
 14' x 14' @ 7-7-69 Areas
 10' x 4' OK 7-7-69 Areas
 7-15-69 For 6' x 4' @ 6' x 4' Areas
 7-24-69 For 6' x 4' @ 4' x 4' OK Areas
 8-8-69 For 6' x 4' @ 6' x 4' OK Areas
 8-12-69 For 6' x 4' @ 6' x 4' OK Areas
 METAL JOIST USED AT CEILING JOIST PROVIDE
 FIRE PROOF IN FIRST FLOOR Areas

After reporting on inspection July 30, 1973

City of San Jose Building Department, Application for a Building Permit #61218, May 5, 1969 (Small gymnasium completed in 1969)

ATTACHMENT B

Professional Qualifications

W. Brad Brewster

141 Pierce Street
San Francisco, CA 94117
(415) 519-0254
email: brad.brewster@brewsterpreservation.com

SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation, San Francisco, CA
Principal and Founder

January 2017 - Present

- Consulting architectural historian and preservation planner, preparing historic architectural evaluations and multi-property surveys under CEQA and NEPA/Section 106 for public and private clients in the Bay Area.

Environmental Science Associates (ESA), San Francisco, CA
Senior Architectural Historian, Manager

September 2004- August 2016

- ESA's Senior Architectural Historian and Manager within the Bay Area Cultural Resources Group
- Specializing in historic architectural resource surveys and evaluations under CEQA and NEPA/Section 106
- HABS/HAER documentation specialist
- Significant marketing goals and management responsibilities

Carey & Co. Inc., Architects, San Francisco, CA
Senior Project Manager, Preservation Planning

February 2003 – September 2004

- Senior Project Manager for historic preservation products under CEQA and NEPA
- Specializing in historic building surveys and evaluations, as well as cultural resource sections under CEQA and NEPA/Section 106
- Experience with implementing mitigation measures, such as historic documentation (HABS/HAER) and public interpretation efforts
- Experience managing architects, architectural historians and materials conservators
- Significant marketing responsibilities

EIP Associates, San Francisco, CA
Senior Project Manager, Environmental Planning

March 2001 - February 2003

- Senior Project Manager for environmental review documents under CEQA and NEPA
- Specializing in EIRs for large and complex urban in-fill projects in San Francisco and the Bay Area
- Experienced in managing large project teams with numerous subconsultants and accelerated schedules
- Specific expertise in historic-architectural resources
- Extensive marketing experience, including managing and writing proposals, attending interviews

EDAW, Inc. San Francisco, CA and Seattle, WA
Project Manager, Environmental Planning

July 1996 – January 2001

- Managed numerous EIRs under CEQA for various municipalities and private developers, as well as EISs under NEPA for various federal agencies (DoD, BLM, FERC, etc.)
- Specializing in historic architectural resource surveys and management/treatment plans, Section 106 review
- Directly involved with proposal writing and other major marketing efforts

W. Brad Brewster

The Bentley Company, Moffett Field, CA
Environmental Planner

March 1993 – June 1994

- Contract Planner for NASA Ames Research Center (now NASA Research Park) at the former Moffett Naval Air Station
- Co-author of the *Moffett Field Comprehensive Use Plan* to guide NASA development at Moffett Field

Brady and Associates (now LSA), Berkeley, CA
Environmental Planner

July 1992 – March 1993

- Contributed significantly to numerous Initial Studies and EIRs for California cities and counties
- Wrote various general plan elements for California communities

EDUCATION

1994- 1996 Master of Urban Design and Planning, with Certificates in Urban Design and Historic Preservation,
University of Washington, Seattle, WA
1987-1992 Bachelor of Science in City and Regional Planning
California Polytechnic State University, San Luis Obispo, CA

AFFILIATIONS

California Preservation Foundation (CPF)
National Trust for Historic Preservation (NTHP)
Society of Architectural Historians (SAH)