

**WRITTEN AND DESCRIPTIVE DATA
ARCHITECTURAL PHOTOGRAPHS**

THE FOX BLDG.
40 North Fourth Street
San José, California

Prepared according to the format of the HABS/HAER Standards
and HABS Historical Reports: Outline Format

Prepared for
The Redevelopment Agency of the City of San José
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HABS FORMAT HISTORICAL REPORT

THE FOX BLDG.
40 North Fourth Street
San José, California

SUMMARY INFORMATION

Location:

40 North Fourth Street, San José, Santa Clara County, California

APN 467-20-016

USGS San José West Quadrangle, UTM Coordinates 10s 598542Me 4133004mN

Present Owner:

The Redevelopment Agency of the City of San José

50 West San Fernando Street, 11th Floor

San José CA 95113

Present Occupant:

Vacant (proposed demolition)

Present Use:

N/A

Significance:

The Fox Bldg. is considered eligible for listing on the California Register of Historical Resources, and also appears to qualify for designation as a San José Historic Landmark. The eligibility for these two designations is based on a 1998 survey and evaluation conducted by the firm of Archives & Architecture (the late

historian Glory Anne Laffey) in conjunction with architectural historian Ward Hill. Their statement of significance of the structure is based on what Ward Hill calls its exceptional Mission Revival style that is a rare example of industrial architecture in San José. Hill and Laffey also indicated that it is also significant for its association with Markovits and Fox metal recycling, which is stated to be a prominent local business started by an immigrant Jewish family, and as an early recycling and metal recovery operation. An expanded statement of significance is presented in section IC.

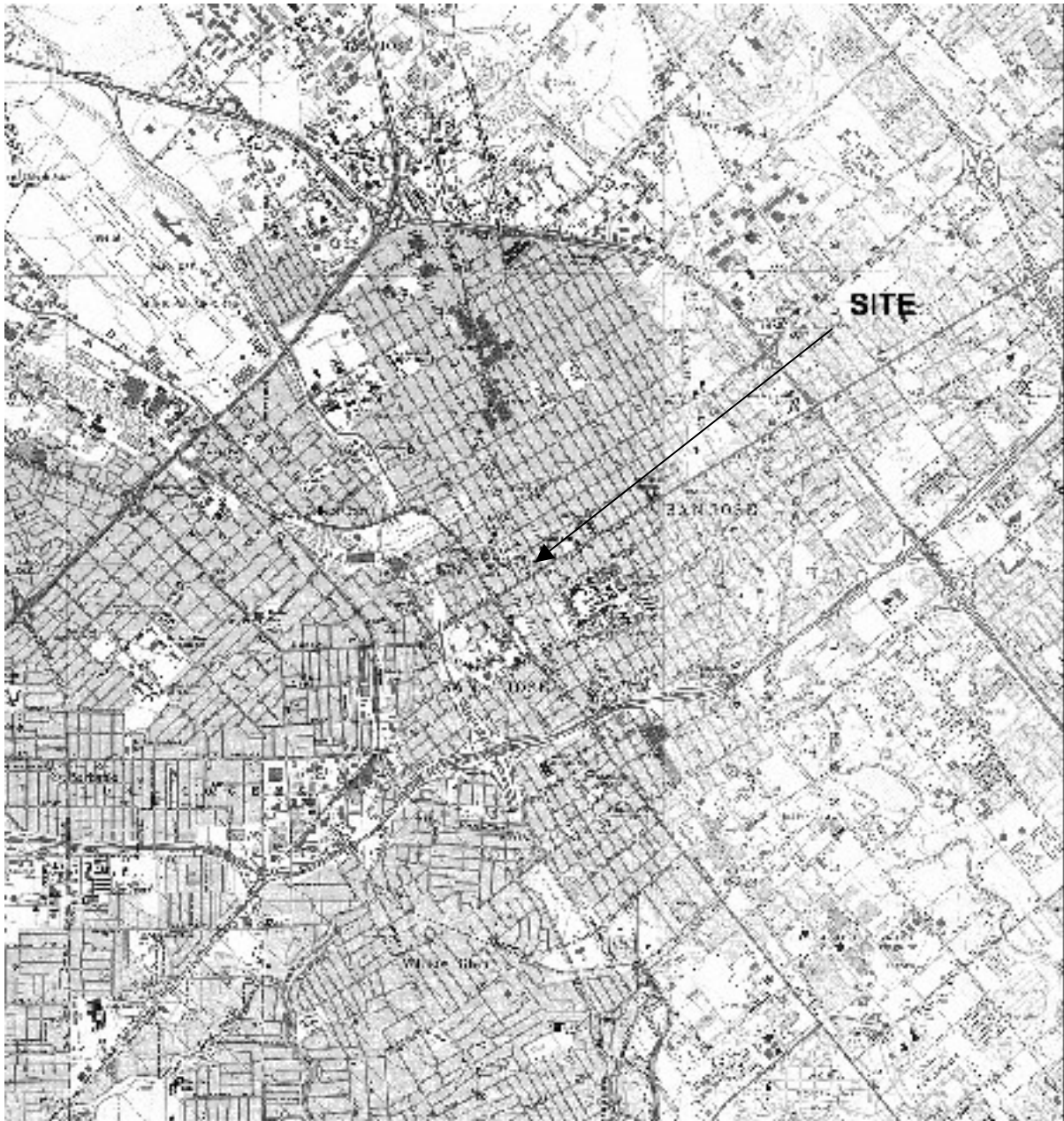
Methodology:

This report is presented according to the format of the HABS/HAER Standards and HABS Historical Reports: Outline Format. The format has been slightly modified to conform to local archival needs, as it contains related contemporary information generated as a part of the land planning process unique to San José and California. Additional information related to the local preservation planning process was generated subsequent to the initiation of this report, including litigation over the ultimate disposition of the building between the Preservation Action Council of San José and the City of San José. This subsequent information is not included within this report, but should be appended within the archival binder at a future date. A more comprehensive repository of information related to the building and property would be invaluable for future researchers who request to review the information about this property.

Because the interior of the building has been modified substantially in the recent past, it was not possible to document the historic interior fabric. Although a small number of photographs were taken of the interior, these views are of improvements that were most likely constructed between the 1950s and 1990s. It cannot be determined from available building permits what specific changes occurred within the building subsequent to the termination of the original use in 1945. During this period the interior was modified and used for cold storage, as a recruiting center, training center, candy manufacturing, and for retail as well as other modern uses. Information about the historic fabric could be developed using the methodology associated with Historic

Structures Report, and would include selective demolition and analysis of building components presently hidden under contemporary finishes.

LOCATION MAP



PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date(s) of erection: 1919
2. Architect: Louis Theodore Lenzen
3. Original and subsequent owners:
Original owner: Edward Fox
Subsequent owners: Milton and Evelyn Fox et al;
Lap Tang, Kathy Wilson, Tu Thi Nguyen
Current owners: The Redevelopment Agency of the City of San José
4. Builder, contractor, suppliers: Not known
5. Original plans and construction:
The original building plans may be archived within the City of San José archives administered by the General Services Department at the Central Services Building on Senter Road; however, it could not be determined if such drawings actually exist.
6. Alterations and additions:
Alterations were made in 1945 to convert the building to a cold storage use. Fire damage repairs were made in 1952. In 1954 significant modifications were made to the interior, estimated to be \$22,000, and may have included the addition to the rear. These modifications facilitated the conversion of the building to office use. Additional office modifications were made in 1965, and minor changes were made in 1974 when converted to candy manufacturing and related retail. The small entry addition on the south façade was most likely constructed in the 1990s. This addition

was removed in early 2004. It cannot be determined when changes to the window sash and front entry storefront were made.

B. HISTORICAL CONTEXT:

1. Historical Overview

A general historical overview of the Civic Plaza Redevelopment Plan Area and a detailed block history of the city block that includes The Fox Bldg. (Block 2 Range 5 North) was prepared by Glory Anne Laffey, Charlene Duval, and Ward Hill, and is entitled *Historical and Architectural Evaluation for Civic Plaza Project EIR in the City of San Jose, County of Santa Clara*. The report, dated October 29, 1998, was submitted by Laffey dba Archives & Architecture to Basin Research Associates of San Leandro, and was incorporated within Basin's Cultural Resources Assessment, Civic Plaza Redevelopment Plan Area, dated November 1998. This assessment was then included within the appendix of the Civic Plaza Redevelopment Plan Area EIR.

The historical overview is not presented again here, but is included as an attachment to this report. The 1998 information is generally consistent with what is known today about the area.

2. Development of the property

The original building permit for The Fox Bldg. was issued on September 1, 1918; Edward Fox, proprietor of the firm of Markovits and Fox, indicated to the City of San José that he was paying \$12,000 for the building to be constructed on North Fourth Street near Santa Clara Street. The property was situated along the Southern Pacific Railroad line that ran down the center of Fourth Street.

Brothers Marx "Mark" and Isadore "Ed" Markovits were Jewish immigrants from Hungary who arrived in San José in 1886. Family history traces the establishment of the firm to that year (Farrell, 1986); however, the first appearance of either brother in the San José city directories was not until 1890, when Marx Markovits was listed as a junk dealer operating from an address at 517–521 South First Street. By 1893, the

Markovits brothers were working as junk dealers and operating the San Jose Bottle Yard from a site on the north side of East Santa Clara Street between Fourth and Fifth streets.

In 1894, the firm relocated to the North Fourth Street site and occupied a number of wood buildings that had previously been used by a fruit packing company. The area was a mix of industrial and residential uses typical of the outer edges of San Jose's commercial core area during the late nineteenth and early twentieth century. The site to the direct north of The Fox Bldg. had been an early electric utility, San Jose Brush Electric Light Company, and other industrial uses were located nearby such as lumber yards, a flour and grist mill, and ice house. A number of feed and fuel businesses were also nearby, many of them selling hay, or providing carriage, blacksmith, and wheel fabrication and repair services.

In 1900, a nephew of Mark and Ed Markovits, Edward Fox, arrived from Hungary with his new wife and their infant son, Milton. Edward bought a team of horses and began collecting junk throughout the city. Fox was so industrious that he was given a full partnership within five years, succeeding his uncle Ed, who retired and moved to Oakland. His uncle Mark Markovits died in 1913, and since then there has been no one of that surname with the firm.

On the 1915 Sanborn Fire Insurance map, a junkyard and a scrap iron yard occupy most of the open space at the Markovits and Fox site. The specific uses of the several wood buildings are not indicated, but the Fox family related to Harry Farrell in 1986 the firm's major recovery operations during that period. Bottles, which were then all hand-blown, were reclaimed, washed, and reused many times. Besides bottles, the firm also dealt in rags, bags, and bones. Cotton and wool rags were sorted and shipped to mills for recycling into new cloth. Gunnybags and burlap bags were plentiful during the Santa Clara Valley's agricultural heyday. The firm had its own sewing department, with seamstresses who repaired burlap bags for reuse. Bones and butchers' scraps were sold for the tallow that could be used to make candles.

Bottles were still apparently a large part of the firm's business in the 1920s subsequent to the construction of The Fox Bldg. In the 1920 census, Edward Fox was identified as a merchant with a bottle firm. A 1925 invoice still used the San Jose Bottle Yard name; it recorded the sale of empty paint bottles to the builders of the J. C. Ainsley house in Campbell. As mass-produced bottles became more common, prices declined and they became a smaller part of the company's business. By the 1930 census, Edward's son, Milton Fox, was identified as a scrap metal merchant. In 1932, he succeeded his father as president of the firm. Since sometime in the 1950s, Markovits and Fox began dealing only in metals.

At the end of 1935, the long awaited relocation of the Southern Pacific line in San José from Fourth Street to the west side of the downtown took place. Southern Pacific's franchise of the Fourth Street alignment had expired in 1918, but it took an additional 17 years to complete the new alignment. The last train operated on Fourth Street in December 1939. It is likely that Markovitz and Fox had depended on this line for shipping for their evolving scrap metal business, as shortly thereafter, around 1943, a second location at 400 East Taylor St. was opened. The new location was situated along the Niles Line, which bisected San Jose's Northside neighborhood on its way to Milpitas and northward. Markovits and Fox opened another yard on Old Oakland Road in the 1950s and gradually moved all its operations to the new site by the mid-1960s. The family-owned company continued to operate in San Jose until the year 2000, when it was purchased by an Australian-based metals recycler, Simsmetal.

Markovits and Fox was the earlier of two local metal recycling firms founded by Jewish immigrants around the turn of the 20th century. These two firms eventually were the largest and longest lasting of early scavenging and recycling companies in the South Bay Area. Jacob Levin with his wife and children emigrated from Russia in 1915. When they settled in Palo Alto, Jacob set up a junkyard and traveled up and down the Peninsula collecting and reselling junk. Two of his sons, David and Richard Levin, established Levin Machinery and Salvage Company (later Levin Metal Company) in San Jose during the Depression, and later brought in their younger brother Sydney. The firm's headquarters was at first at 640 South First Street, but

was moved in the late 1930s to 1922 South First St (Monterey Highway). By the time the company was acquired by Simsmetal in 1988, it maintained yards in Redwood City, Stockton, Sacramento, and Eureka, as well as operating a shipping line headquartered in Richmond, California.

Both Milton Fox and Richard Levin were extremely active in local affairs. Both served on the board of San Jose's Temple Emanuel for many years and were very active in many civic organizations.

The Fox Bldg. ceased its original use in 1945, but Milton Fox and his family continued to own the building until 1990, modifying it and leasing it to a variety of tenants. In June 22, 1945, the building underwent \$6000 in alterations to become a cold storage plant. It was operated as a branch of the Western Cold Storage Company, headquartered in San Mateo County, at least through early 1952, when a fire appears to have damaged the building. A small \$200 building permit was taken out in February 1952 to repair damage for Western Cold Storage, but the company appears to have abandoned the building. In 1952, the city directory lists the site as being used by Clanton's Auction House. On November 10, 1954, Milton Fox invested \$22,000 to repair the earlier (or perhaps subsequent) fire damage and prepare the building to be used as an army and air force recruiting and reserve center, which it remained until 1964. On January 28, 1965, Milton Fox invested another \$11,000, with the intention of preparing the building to house offices for Pacific Telegraph and Telephone Company, but that appears not to have occurred. Instead, the building was occupied by the Santa Clara County Economic Opportunity Commission and a county job training program. By late 1972, the building was vacant again. It underwent minor alterations in the summer of 1974 to become a candy manufacturer and store. Edy's Candies occupied the store at least until the time of Milton Fox's death in 1979. Fox Faire picture framing shop and The Spinnery, an arts and crafts supply store, shared the space.

After Milton Fox's death, the building passed into the hand of his sons, Marvin and Robert, and his sister, Grace Dreyer. Milton's widow, Evelyn, died in 1984, and it

appears that around that time the building was leased to a firm who operated a business called the Vietnam Gift Center. In 1990, Milton Fox's heirs sold the building to Lap Tang, Kathy Wilson, and Tu Thi Nguyen, who may have been the earlier tenants. The current sign on the building, Vietnam International Video, appears to date from around 1992. The interior suggests that the building was used to dub, subtitle, and distribute videotapes from Vietnam. In October of 2002, Tang, Wilson, and Nguyen sold the building to the City of San José Redevelopment Agency, and it has remained vacant ever since.

3. *Biographical Sketch of Louis Theodore Lenzen, architect for The Fox Bldg.*

The architect of record for The Fox Building is Louis Theodore Lenzen, the principle of a firm that was founded in San Jose in 1862 under Louis's father Theodore Lenzen, and ended with Louis Theodore Lenzen's death in 1920. The firm's influence within the development and San Jose and region is substantial. The later two decades of the firm were under the direction of Louis Theodore Lenzen, who took over management of the firm in the early twentieth century.

Founder of the firm, German-born Theodore Lenzen emigrated to the United States in 1854 and established himself as an architect and building contractor in Chicago before moving to San Francisco in 1861. In 1862, Theodore Lenzen had settled in San José, joined by two of his younger brothers, Jacob and Michael, and their parents. Jacob Lenzen would work both as a designer and builder, establishing his own separate architectural firm under the name of Jacob Lenzen and then later Jacob Lenzen and Son. Among his major projects were the Agnew Asylum in Santa Clara and the Hotel Vendome in San José. Michael Lenzen was a painter and interior decorator who operated a paint and wallpaper store in downtown San Jose.

The firm of Theodore Lenzen had a prolific architectural firm in San José. Early projects in the Santa Clara Valley included the Auzerais House (1863), Santa Clara College, the first San Jose Normal School building (1876, burned 1880), San José City Hall (1887), the O'Connor Sanitarium (1889), the Fredericksburg and Eagle breweries, and most of the buildings on the campus of the College of Notre Dame in

downtown San José. Foote (1888) also reported that the firm had designed buildings in Salinas, Santa Cruz, Gilroy, Sacramento, Los Angeles, and El Paso, Texas.

In 1865, Theodore Lenzen married Caroline Christina Wallauer. They had four children. Their youngest child and only son was Louis Theodore Lenzen, born in San José in 1875. Louis Lenzen attended the Garden City Business College in San José and was university educated.

Davis (1915) reported that Louis Theodore Lenzen's apprenticeship with his father's firm began at an early age. Louis assisted with the design and construction of all of the major projects of his father's firm back to 1887, when he would have been 12 years old. Such an early apprenticeship was not unheard of in families of local architects and builders. Carl J. Wolfe, son of architect Frank D. Wolfe, designed a house that was built in Willow Glen when Carl was 15 years old (Espinola, 2004).

By the mid-1890s, Louis was listed in the city directories as working for his father's firm as a draftsman. In 1901, when Theodore Lenzen was 68 years old and Louis Lenzen was 26 years old, the name of the firm was changed to Theodore Lenzen & Son. In 1903, when the *San Jose Mercury* asked each local architectural firm for a list of recent projects and a photograph of one of the principals of the firm, it was Louis's photograph that was published. Buildings designed after 1901 by the firm of Theodore Lenzen & Son are generally attributed to Louis Lenzen. Theodore Lenzen died on October 20, 1912, at the age of 79, and Louis succeeded his father as the principal of the firm.

Between 1901 and 1920, Louis Theodore Lenzen built or altered dozens of business and institutional structures in San Jose's downtown. The list of buildings determined as a part of this study include Auzeais Estate buildings at Market and San Antonio streets (1908 and 1916); the Hall of Sciences, Notre Dame College (1908); the Chiappe grocery and apartments at 297–299 W. San Fernando St. (1914); Sacred Heart Church at Willow and Palm (1915); the Artana machine shop at 289 W. Santa Clara St. (1915); the Parisian bakery at 251 W. San Fernando St. (1915); the G.

Wendt & Sons meat market at 100 N. Market St. (1916); the Delmas Paper Co. warehouse at 163 N. Market St. (1920); and Baumgartner Brothers tire store at 146 W. Santa Clara St. (1920). The only two confirmed Lenzen buildings still extant in the downtown are the 1908 Dougherty Building at 83-85 South Second St. (which now houses the San José Bar and Grill and Tres Gringos) and the Fox Bldg.

A few houses designed by Louis Lenzen remain in San José, including 356 South Twelfth St. (Martha Mitchell, 1911), 510 North Second St. (Edward O. Webb, Jr., 1913), 820 South Second St. (William M. Schuh, 1913), and 79 Humboldt St. (W. C. Ghetti, 1914).

A detailed catalogue of the work of this firm has not been made. However, by the mid-1895s examples of the work of the firms headed by Theodore and Jacob Lenzen were singled out in the San Jose Mercury Souvenir *Sunshine Fruit and Flowers*, as “Residences of Modern Architecture”, representing residential architecture in the area. The firms were so prolific that they dominate the listings of local building activity journals and newspapers during the 1880s and 1890s. The trademark Italianate residential designs of Theodore Lenzen from the 1870s and 1880s followed by new Craftsman Houses in the early twentieth century under Louis Theodore Lenzen. Much of the later work in San Jose appears to have been focused on industrial and commercial architecture of which little remains due to redevelopment efforts in the 1960s and 1970s. While it is difficult to assess how the Fox Bldg. fits into the last year of this firms existence, it remains a unique implementation of industrial Mission Revival architecture designed specially to facilitate its use as a recycling center.

Louis Theodore Lenzen died suddenly of acute heart failure early on the morning of July 24, 1920, at the age of 45. He was remembered at his death for his quiet, unassuming ways, his home-loving nature, his amiability, and his readiness to lend a hand to a project or person in need. He left his wife, the former Rose Helen Hennessey, and a 14-year-old son, Theodore Louis Lenzen, who would later become an electrical engineer.

C. HISTORICAL SIGNIFICANCE

According to the State of California Department of Parks and Recreation forms (DPR523) completed for The Fox Bldg. by Ward Hill and Glory Anne Laffey dated Sept. 1998, prepared for the *Cultural Resources Assessment of the Civic Plaza Redevelopment Area Environmental Impact Report*, the building is considered a particularly exceptional and rare example of a Mission Revival Style industrial building in San José and an important example of an industrial building design by locally significant architect Louis Theodore Lenzen. The building is also associated with Markovits and Fox metal recycling, who Laffey and Hill claim was a locally significant business in the history of San Jose's Jewish community and the local metal recovery business. Ward Hill evaluated the building for this EIR and found that it appears to be eligible for the California Register of Historical Resources under Criteria 1 and 3.

Milton Fox was active in local affairs, serving on the board of San Jose's Temple Emanu-el for many years, was president of Bickur Cholim from 1951-1953. He was also active in civic organizations. A contextual history of San Jose's early Jewish community has not been done. Documentation in local archives regarding immigration and settlement of ethnic groups to the Santa Clara Valley remains limited. The *Historical Overview and Context for the City of San Jose* prepared by Glory Anne Laffey in 1992 and presentl the City's historical context statement did not address the contributions of ethnic groups unless the cultural group characterized a particular period in the development history of the city, such as the Spanish/Mexican Period. Although Milton Fox was a community leader, there are no clear indications of what constituted his contributions to the Jewish cultural community at this time from available records.

The claim that Markovits and Fox was a locally significant business in the metal recycling industry has merit. As indicated in the previous historical overview section, Markovits and Fox, along with Levin Metals were two of the largest and longest

lasting junk and metal recycling businesses to operate in San Jose, with Markovits and Fox lasting over 100 years until sold, along with Levin Metals to Simsmetal. Although Markovits and Fox was not the earliest recycling business, it quickly evolved in the early twentieth century into a major materials recovery operation, dealing in the recycling of bottles, textiles, metals, and other materials then classified as junk. They operated within the private sector providing an important industrial service that only recently, in the last quarter of a century, has been recognized as an important need in insuring long-term protection of the environment. Recovery and recycling of industrial products and re-useable materials stemming from the mass consumption of modern economic society is now considered an integral part of environmental management by local government, with the City of San Jose being a creative leader in the field.

Properties in the City of San José that are evaluated for significance within the development review process are considered under the criteria of the California Register of Historical Resources. The significance criteria are similar to those used by the National Register of Historic Places, but oriented to document the unique history of California. The California Register includes properties listed in or formally declared eligible for the National Register, California State Landmarks above #770, certain Points of Historical Interest, and properties listed by application and acceptance by the California Historical Resources Commission. The California Register is a guide used by state and local agencies, private groups and citizens to identify historical resources in the state, and is also used as a planning tool within the California Environmental Quality Act to help indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change within government regulatory programs. [Public Resources Code Section 5024.1]

Under CEQA, an “‘historical resource’ includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript, which is historical or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California.” [Public Resources Code Section 5020.1(j)] The types of

historical resources eligible for listing in the California Register include buildings, sites, structures, objects and historical districts. [California Code of Regulations Section 48542(a)]

The types of resources and the criteria for listing in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

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

As indicated earlier, Ward Hill found The Fox Bldg. potentially eligible under Criteria 1 and 3.

If nominated for listing in accordance with the procedures outlined in Public Resources Code Section 5024.1(f), the California Register may include:

- (1) Individual historical resources.
- (2) Historical resources contributing to the significance of an historic district under criteria adopted by the Commission.
- (3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria in Public Resources Code Section 5024.1(g).

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the State Historic Resources Officer to be consistent with California Register criteria adopted by the Commission.

(5) Local landmarks or historic properties designated under any municipal or county ordinance.

California Code of Regulations Section 4852(c) also 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.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

Ward Hill, in his evaluation of The Fox Bldg., indicated that the building contained sufficient integrity to maintain its eligibility for the California Register of Historical Resources.

Additionally, as a part of the study under this EIR, Glory Anne Laffey evaluated the building using the City of San José historic evaluation rating system, found the building eligible for designation as a City Landmark Structure based on a point score of 67.21. Within the City of San José rating system, based on the work of Harold Kalman of Canada (Kalman 1980), resources evaluated in this system with a score of 66 or higher are considered potentially eligible for City of San José Landmark status. Actual designation as a City of San José Historic Landmark has not occurred, and would require an initiation of proceedings for designation by the San José City Council, public hearings before the San José Historic Landmarks Commission and City Council, and findings by both bodies that the proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that is designation as a landmark conforms with the goals and policies of the General Plan. The City of San José has adopted eight factors among other relevant factors that can be considered in making the findings. These factors, listed below have not been specifically evaluated yet for this property:

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 of specimen;
7. Its identification as the work of an architect or master building 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.

PART II ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character:

The Fox Bldg. is a two-story concrete and wood industrial building designed in the Mission Revival style. The building contains character-defining features of this style in the use of shapes associated with architecture of California's historic Spanish Colonial Period (1769-1821). This revival style began in California and elsewhere in the late nineteenth century, and continued to be popular until shortly after the first World War, at which time the aspects of the style continued to be found as a subcomponent of the larger Spanish Eclectic Revival movement which continues today. Although the site has no ancillary buildings, other features were incorporated into the site in the recent past, including a small pool and gated entry on the south façade. These features were removed in early 2004. The following are the extant character-defining features of The Fox Bldg.

- Simple, rectangular footprint and simple cast reinforced concrete sidewalls.
- Low roof form with stepped clerestory roof.
- Symmetrical Mission Revival style stucco front wall with angled side parapets, arched center parapet, corner battlements, recessed decorative forms between the first and second floors, and the integral building name and date
- Cantilevered, angled front projecting cornices supported by wooden brackets
- Wood double-hung windows arranged in symmetrical groupings, as well as upper transoms with small lites, on the front and rear facades
- Main door openings with extant sills
- Open interior with post and beam line
- Flagpole – centrally located at apex of façade
- Cast concrete rear façade that mirrors and simplifies the front parapet form, including the window configuration
- Exposed structural system, including wooden roof trusses and large skylights.

2. Condition of fabric:

The building is in fair to good condition with some deferred maintenance visible. A cursory report on the structural condition of the building was done by Duquette Engineering and presented in a report dated March 21, 2003, which was included as a part of the Historic Resource Assessment and Architectural Program, Preservation Plan, and Feasibility Analysis dated April 24, 2003, by Dill Design Group for the Civic Plaza Parking Structure Supplementary EIR. Both reports are included in the appendix.

B. Description of Exterior:

1. Overall dimensions:

The building is 70 feet wide by 100 feet deep, and has an addition at the rear that extends beyond the main building shape approximately another 35 feet. The building is a two-story industrial building with a low slope roof, with a centrally located raised clearstory that runs west to east perpendicular to the street.

2. Foundations:

The foundation consists of continuous concrete footings.

3. Walls:

The building contains a cast-in-place concrete wall system at the perimeter. The wall at the front façade is finished in smooth stucco, but the side walls remain unfinished showing evidence of the original board forms. These side and rear walls appear to have been painted in the recent past but were probably unpainted earlier.

At the exterior, the front façade has prominent Mission Revival features including a large oval and flanking angle-shaped stepped parapets, battlements at the outside corners, and two large projecting cornices with prominent corbels that angle upward toward the center. The cornice has an acanthus leaf frieze. Centered between the cornices is a tripartite window grouping including small multi-lite transoms above. Centered in the upper façade is a typographic relief with an arching "The Fox Bldg." and the date 1919 below. Recesses are articulated at mid-wall height over the central entry and historic side entries.

The sides of the building are unadorned, and the rear mimics the front façade parapets but lacks other detailing.

4. Structural system, framing:

The exterior walls are cast-in-place concrete, and the interior consists of a wood post and beam structural system that has been infilled with a stud wall system that has divided up the space. The upper floor framing is 2x14 wood floor joists on 16-inch centers with 1x4 wood straight sheathing. The roof framing is a combination of 2x4 wood rafters on 24-inch centers, and 2x4 wood rafters on 2-inch centers. Both systems are covered with 1x6 wood straight sheathing.

5. Openings:

a. Doorways and doors: Main entry doors are symmetrically placed in the front façade and consist of aluminum storefront with panic hardware. A similar entry system has been retrofitted in the south façade facing the parking lot. At the rear, contemporary door units provide additional exiting.

b. Windows and shutters:

Windows: The original windows are double hung wood sash and frames set within openings in the concrete walls. Some of the windows in the front façade have been retrofitted with aluminum sliders. Along the south wall there are a number of windows at the upper level that appear to be vinyl inserts with snap-in grids. It does not appear that these openings are original to the building, although the openings when created in the 1950s or 1960s may have originally had aluminum sash and frames. The clerestory, which is now in the attic, has wood sash windows that run along the length of the building

6. Roof

a. Shape, covering: Moderate sloped built-up roofing gabled at front and rear with central clerestory. The roof on the addition is shed type.

b. Dormers, cupolas, towers: N/A

C. Description of Interior:

7. Floor plans:

The building was originally a simple rectangle with a windowed façade at the front property line. It is not clear if the present entry on the south façade is original, although a door at this location could have provided access to the outdoor yard associated with the metal recycling business. The original façade contained large entries located at the center of the façade at the north and south ends which allowed for vehicular access into the building. Vehicles also entered at the central opening (see Gordon photos) Most likely similar vehicular access existed at the rear. Although records pertaining to the configuration of the original interior could not be found, it was most likely a single open space with offices at the second level adjacent the front façade. It is not known if the current stair system is original to the building. The present configuration includes a full second floor, and a mix of large and small spaces accessed via hallways. A rear addition is one story in height and also contains a variety of unfinished spaces.

A large ballroom presently exists in the central part of the upstairs area and contains a stage area and proscenium. Entry to the second floor is from two staircases. Along the south wall in the second story are rooms that may have been used in recent times as bedrooms and shower area.

8. Stairways:

Two interior stairways are extant in the building, and appear to be associated with contemporary changes to the building to accommodate office uses. The primary stairway begins to the left of the entry hall and angles up into a small centrally located windowless room with a mirrored arcade. The secondary stairway is accessed near the south entry and angles up to a hallway that leads to a series of ancillary rooms along the south wall.

3. Flooring:

The flooring at the ground level consists of an on-grade concrete slab. The second level floor is hidden under carpeting; exposed areas underneath indicate a 2x14 inch wood floor joist system with 1x4 straight sheathing.

4 Walls and ceiling finish:

The interior walls appear to be framed wood covered with gypsum wallboard. Many of these walls were added in contemporary times as a part of the commercial re-use of the building. These walls are painted and contain additional finishes such as mirrors and tile in some locations. Ceilings consist of modular suspended ceiling panels, or are covered with drywall or plaster.

5. Openings:

Doorways: Most of the doors in the interior are contemporary multi-paneled units.

6. Decorative features and trim:

The interior lacks decorative features or trim. Crudely built shelving can be found in the building that is associated with the contemporary video store uses.

7. Hardware:

There was no visible evidence of original hardware in the building found in the site visit in 2004. Extant hardware is contemporary and associated with the commercial use of the building in recent times.

8. Mechanical equipment:

- a. Heating appears to consist mainly of suspended room heaters in the downstairs. Other heating equipment in the building was not identified. Pipes for the contemporary uses have been integrated into the framing system.
- b. Lighting: Original lighting could not be determined, although the roof design most likely provided adequate daytime light for the original

recycling use. Contemporary light consists of fluorescents within dropped ceilings.

- c. Plumbing: The building contains plumbing for rest rooms and bathrooms associated with what appears to be residential spaces along the south wall at the second level.

9. Original furnishings:

There are no original furnishings extant in the structure.

D. Site:

1. Site Improvements:

The site is paved on the south side for parking. A small pond or Jacuzzi was located in the southeast corner of the site that was framed with a trellis, but this was removed in early 2004. The parking area is bounded by fences of varying materials, all of which are contemporary.

2. Outbuildings:

There are no outbuildings on the site.

PART III SOURCES OF INFORMATION

A. Original architectural drawings: No original drawings found.

- B. Early views: Two photographic negatives are archived at the San José State University Special Collections in the Martin Luther King Jr. Joint Library. The images, made by photographer John C. Gordon, are on 4 x 5 glass plates. They are part of the John C. Gordon collection. An additional view of the building can be found in the book *Guardians of the Garden City: History of the San José Fire Department*, by Richard L. Nailen, page 105 (Smith & McKay Printing Company, San José, 1972). In this photo, San José Fire Department officials are demonstrating the fire-retarding qualities of composition roofing on the vacant lot across the street to the west of The Fox Bldg., circa

1930. The source of the original negative or print and original size of the photo is not known, nor is it known who the photographer was for the image. Digital scans of these three images are included on subsequent pages.

B. Interviews:

Espinola, George, personal communication regarding Louis Lenzen, 7/28/1998.

C. Bibliography:

1. Primary and unpublished sources:

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- National Park Service. Preservation Brief #35 (Understanding Old Buildings: The Process of Architectural Investigation). Prepared by Travis C. McDonald, Jr., 1994.
- Nguyen, P-D. D., "Markovits & Fox Sells San Jose Operations," *San Jose Mercury News*, 1/13/2000, p. 1C.
- Pulcrano, Dan, "Keeping the Faith," *Metro*, 3/12-18/1998.
- "Richard Levin, Recycler Extraordinaire Entrepreneur, 81, Shared Success with Community," *San Jose Mercury News*, 1/9/1997, p. 5B.
- San Jose Mercury, *Sunshine Fruit and Flowers, Santa Clara County California, San Jose Mercury Souvenir*, San Jose, 1895.

Temple Emanu-el, 1987.

Weitze, Karen J., *California's Mission Revival*. Santa Monica: Hennessey & Ingalls, 1984.

Wykes, S. L., "First P.A. Jewish Family Recalled in a Memoir," *San Jose Mercury News*, 1/6/2004, p. 1B.

PART IV PROJECT INFORMATION

This HABS-like documentation project was undertaken by Dill Design Group in association with Archives & Architecture: Heritage Resource Partners and submitted to the Redevelopment Agency of the City of San José as part of mitigation requirements associated with the demolition of The Fox Bldg. pursuant to the Supplemental Environmental Impact Report for the Civic Plaza Parking Structure Project. As part of the mitigation measures for issuance of the demolition permit for The Fox Bldg., the San Jose City Council adopted by resolution the recommended documentation of the building and its method of construction according to HABS/HAER-like standards. This documentation, along with archival photographs, are to be archived at a local repository.

Dill Design Group:

Leslie Dill, Architectural Historian

Sub-consultants:

Franklin Maggi, Architectural Historian and photographer

Archives & Architecture: Heritage Resource Partners / ValleyViews

Bonnie Montgomery, Historian

Bay and Valley Publishers

The principal author of this outline report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Leslie A. G. Dill, Principal of the firm Dill Design Group and a partner with Franklin Maggi and Charlene Duval in the firm of Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect.

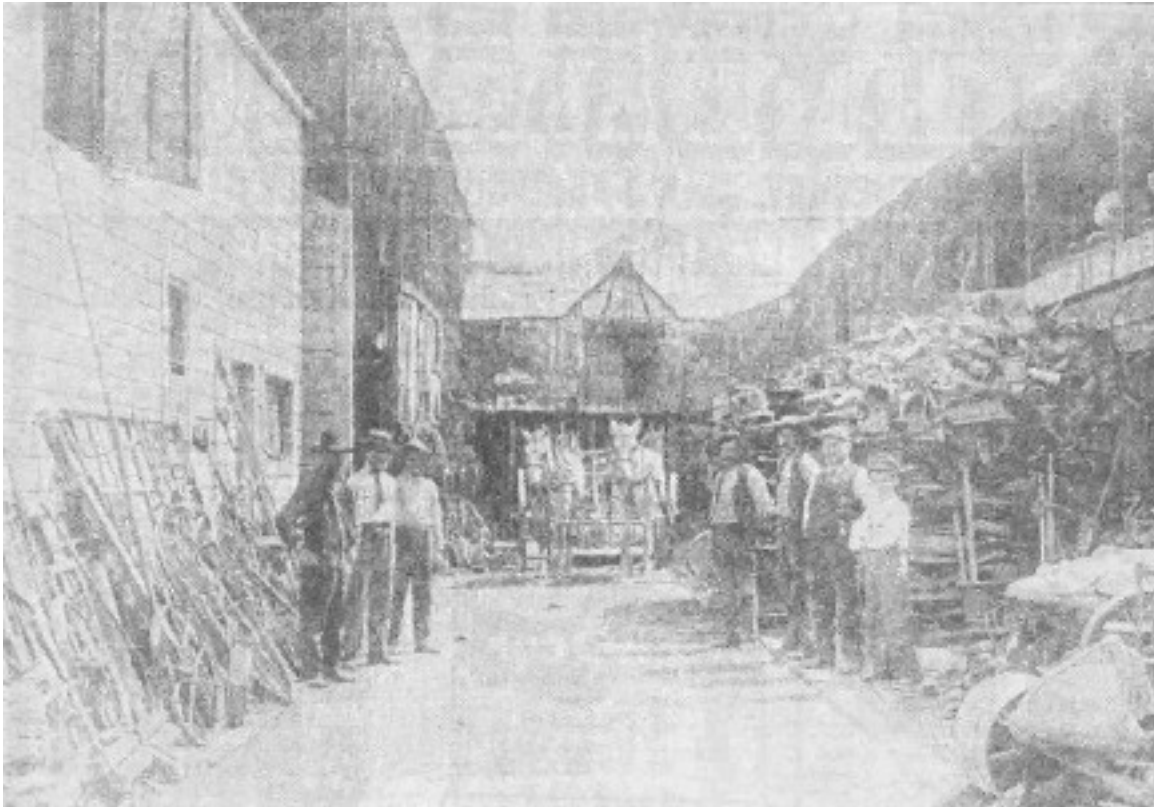
Bonnie Montgomery prepared supplementary historical research for this report. Ms. Montgomery has a Master of Arts degree and is owner of Bay and Valley Publishers, a firm specializing in local history books.

Mr. Maggi and Ms. Dill meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within their respective fields of Architectural Historian and Historic Architect in compliance with state and federal environmental laws.

APPENDICES

A. HISTORIC IMAGES

1. Historic image / Early Markovits & Fox yard (prior to construction of The Fox Bldg.)



This image comes from the 1986 article in the *San Jose Mercury News* by Harry Farrell titled “Junk firm now a heritage” (*SJMN* 7/1/1986, page 1B). It appears that the image was provided to Farrell by the Fox family. The view appears to be facing east onto the Markovits & Fox yard from North Fourth Street, the area where the present Fox Bldg. currently exists. The date of the photo is sometime between 1905, when the company first used the site, and 1918 when construction on the new building began.

3. Historic image / J. C. Gordon photograph



John C. Gordon took this photograph at least as early as 1923. It is a taken of the front façade from the west across North Fourth Street. The company used this image in many advertisements and as the monogram for their invoices. The original glass negative is located at the San José State University Special Collections archive at the Martin Luther King Jr. Joint Library. The negative is deteriorated, with portions of the image lost at the edges and fogging of the image due to the effects of chemicals.

4. Historic Image / J. C. Gordon photograph



John C. Gordon took this photograph most likely in the 1920s. It is a taken of the front façade from the west across North Fourth Street. The original glass negative is located at the San José State University Special Collections archive at the Martin Luther King Jr. Joint Library. The negative is in fair to good condition. Flaring at the corners is due to defects in the original exposure.

5. Historic image / photograph from *Guardians of the Garden City*.



The fire-retarding qualities of composition roofing are demonstrated, about 1930, in a vacant lot off Bart Santa Clara Street near 4th. Fire officers are (left) veterans Captain John Gilman, acting Fire Marshal, and Chief Charles Plummer.

It is not known who took this photograph in the 1930s. It is a taken of the front façade from the west across North Fourth Street in the yard of a building supply company. It appears on page 105 in *Guardians of the Garden City, the History of the San Jose Fire Department*, by Richard L. Nailen, 1970. The book does not contain reference to the source, ownership, or copyright restrictions on the image.

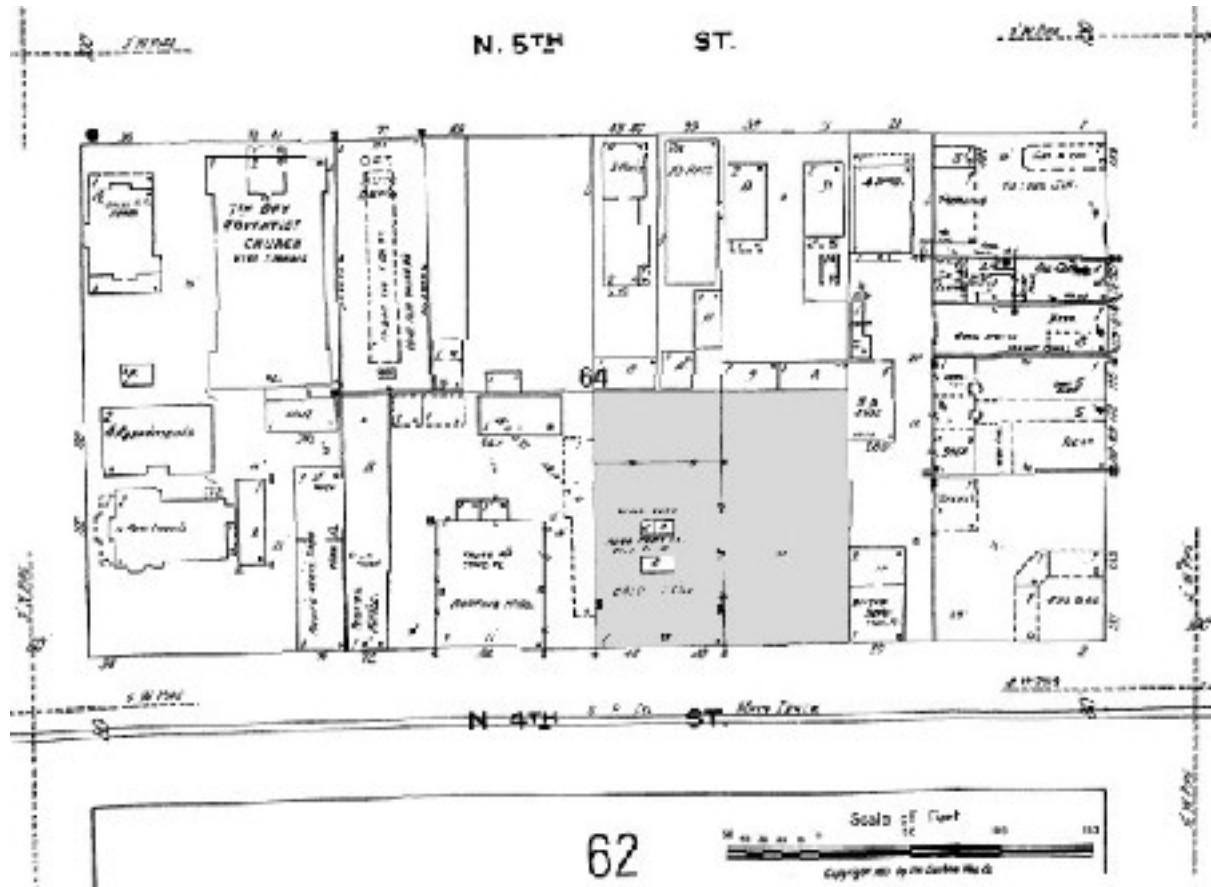
6. Historic Image / Jack Douglas circa 1990s snapshot



Local historian Jack Douglas took this snapshot photograph in the mid-to-late 1990s. It is a taken of the front façade from the west across North Fourth Street. The original print is presently archived at the Glory Anne Laffey Architectural Archives. The original print is color, and is shown in black and white for reference purposes only.

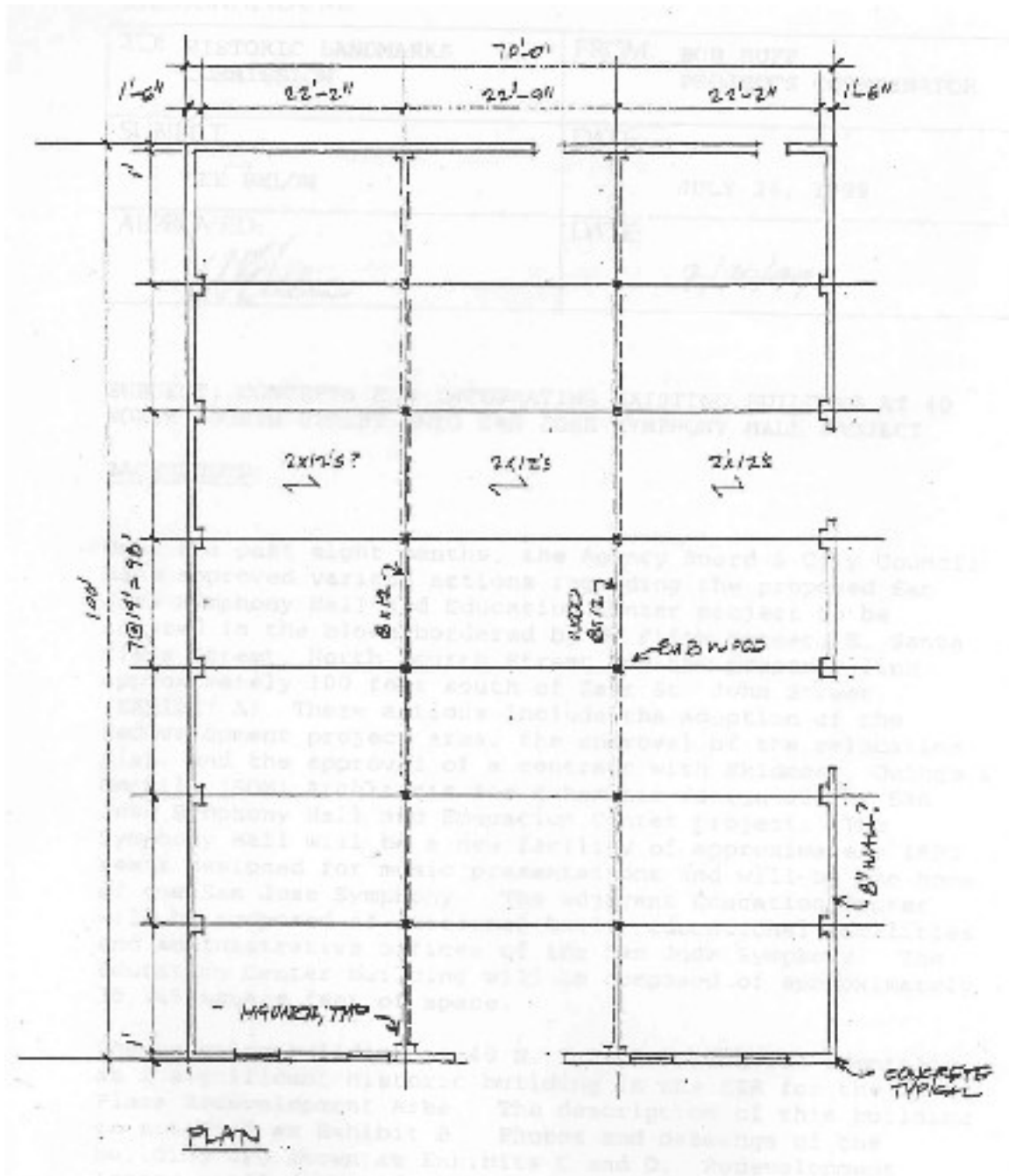
B. HISTORIC MAPS

1. 1950 Sanborn Fire Insurance Map image of block

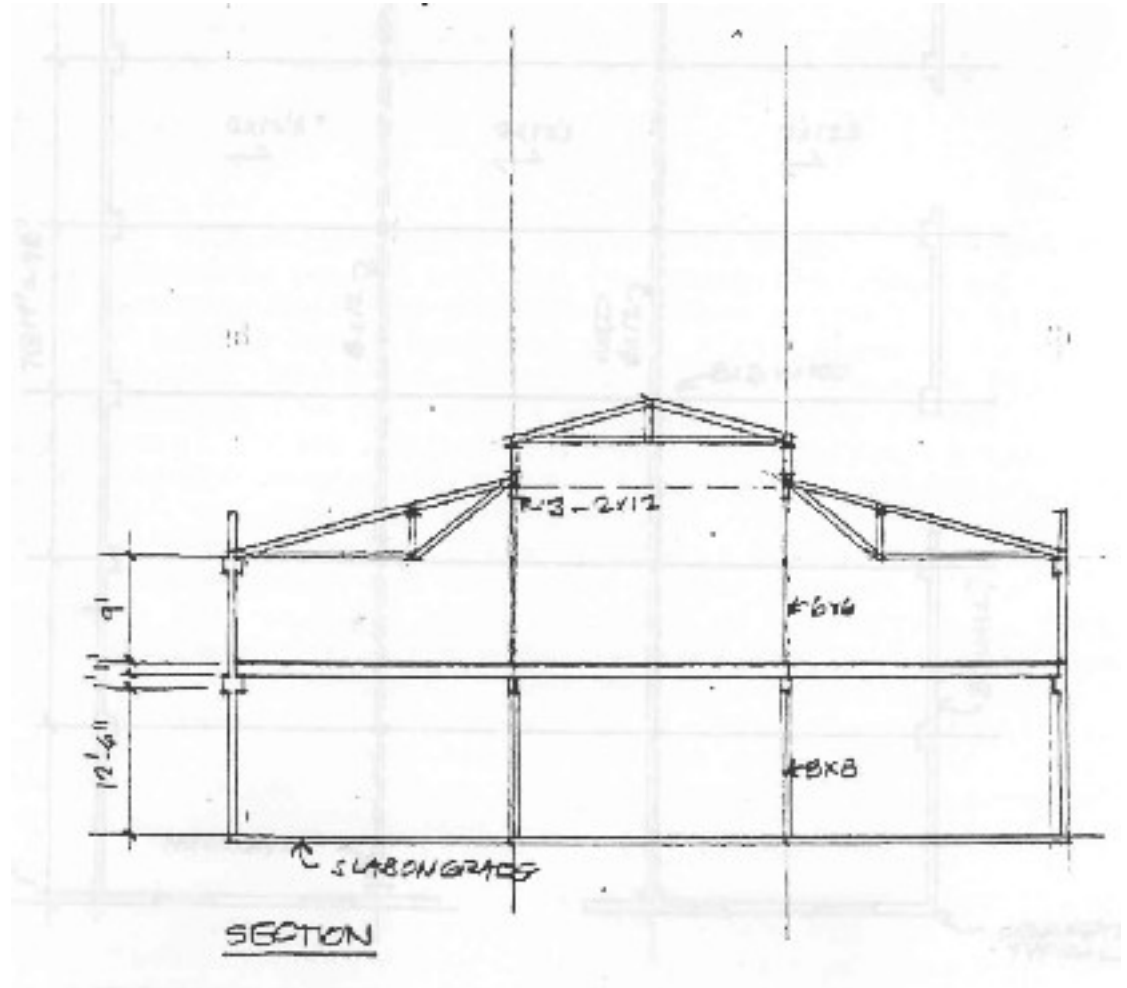


Shaded area shows boundary of the property. The building at this time (1950) was being used for cold storage.

C. ARCHITECTURAL DIAGRAMS



Diagrammatic floor plan, by the firm of SOM for the San José Redevelopment Agency, April 27, 1999. This diagram shows basic structural components and overall dimensions.



Diagrammatic section, by the firm of SOM for the San José Redevelopment Agency, April 27, 1999. This diagram shows basic structural components and overall dimensions.

E. PHOTOGRAPHS

1. INDEX OF PHOTOGRAPHS

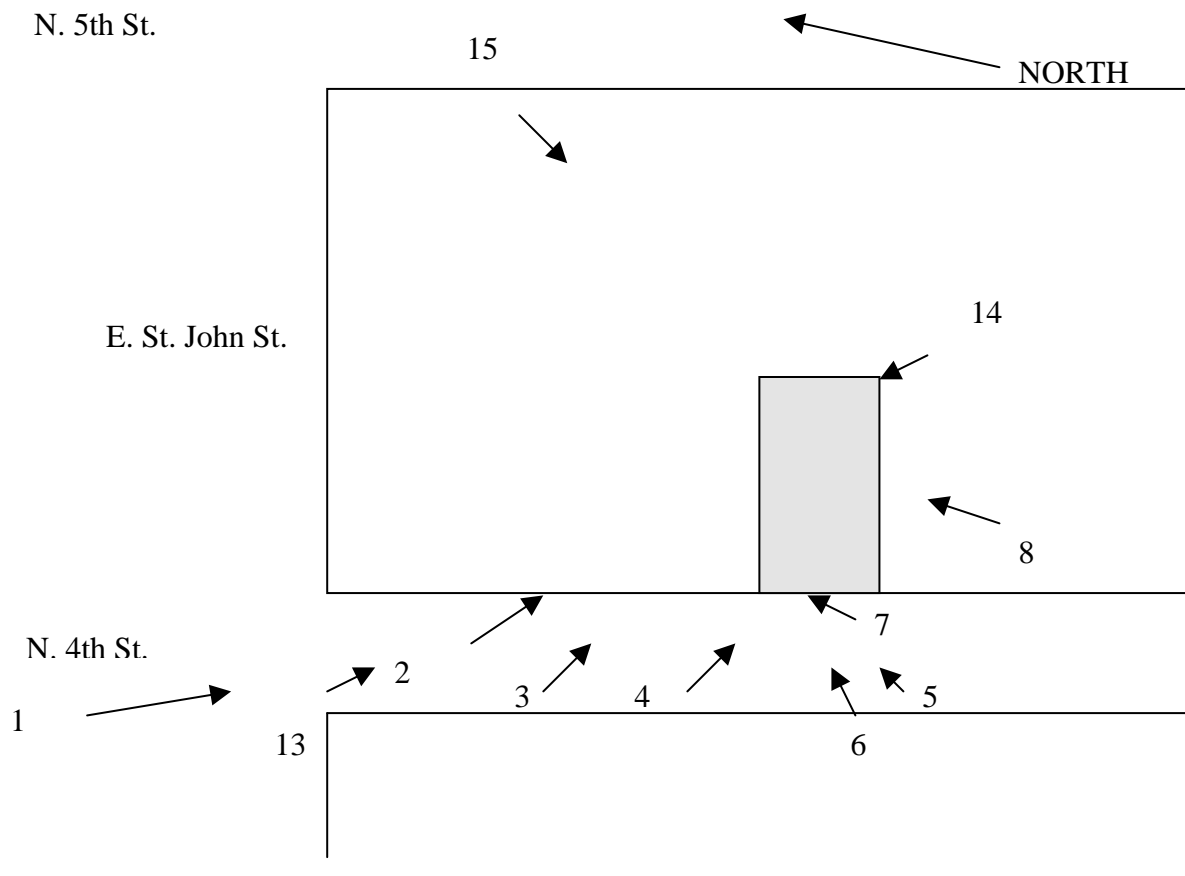
Franklin Maggi, Photographer

Photographs taken January and February 2004

Refer to the Photographic Key for photograph locations.

01	Overview facing southeast from across North Fourth beyond St. John Streets
02	View of building facing southeast from across North Fourth Street
03	View of north elevation facing east from across North Fourth Street
04	View of front elevation facing southeast from across North Fourth Street
05	View of front elevation facing northeast from across North Fourth Street
06	Upper view of front façade facing east
07	Detail view of upper front façade facing north
08	South entry enclosure, facing northeast
09	Upstairs room with mirrored arcade facing the southeast
10	Upstairs auditorium from doorway, facing east
11	Hallway facing east
12	Attic framing shot 6, facing east
13	Overview facing southeast from southwest corner North Fourth & St. John Sts.
14	Upper portion of rear façade facing the northwest
15	View of north and east elevations facing southwest from North Fifth Street
16	Historic photo / San Jose State University Special Collections
17	Historic photo / San Jose State University Special Collections

2. PHOTOGRAPHIC KEY (Exterior)



PHOTOGRAPHS

PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



PHOTO 07



PHOTO 08



PHOTO 09

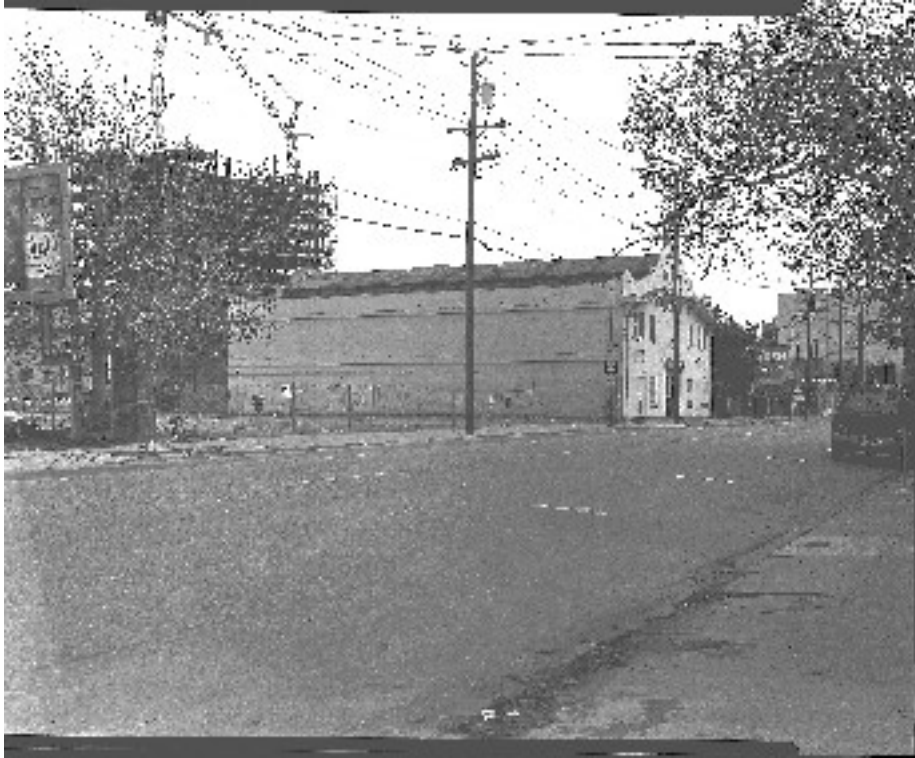


PHOTO10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



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