

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE, THE FORMER BANK OF CALIFORNIA BUILDING LOCATED AT 170 PARK CENTER PLAZA AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

File No. HL20-001

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the Director of Planning, Building and Code Enforcement initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for the former Bank of California Building located at 170 Park Center Plaza; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building as a landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Director of Planning, Building and Code Enforcement shall set the public hearing of said proposed

landmark designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on June 3, 2020, at 6:30 p.m. a public hearing on said landmark designation and recommend approval of the designation of the former Bank of California Building, located at 170 Park Center Plaza, described hereinafter in Section 1 of this Resolution, as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature and made certain findings with respect thereto; and

WHEREAS, a copy of the City of San José Historic Landmark Nomination Form No. HL20-001 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Director of Planning, Building and Code Enforcement gave notice that on June 16, 2020, at 11:00 a.m. or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, or at such other location or manner as specified in the hearing notice, hold a virtual public hearing on said landmark designation, at which hearing any and all persons interested in said proposed designation could participate and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, the subject property is all that real property located within the City of San José at 170 Park Center Plaza and described in Exhibit "A," which exhibit is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard and present their views with respect to said proposed landmark designation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ AS FOLLOWS:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, the Historic Preservation Ordinance, this Council does hereby designate the hereinafter described former Bank of California Building, located at 170 Park Center Plaza as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

SECTION 2. Said designation is based on the following criteria of the Historic Preservation Ordinance:

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

The building was once a key anchor to the Park Center Plaza financial center as a part of the City's first urban renewal project and was successful attracting major banking institutions to San José. The brutalist design is characteristic of the design direction for the Plaza where many of the bank buildings were designed in abstract forms. As a pivotal urban renewal project associated with the revitalization of Downtown San José during the post-war period of industrialization and suburbanization, the original portions of City View Plaza remain today as a key and exceptional representative of an important local pattern of community redevelopment.

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

City View Plaza, known originally and until recently as Park Center Plaza, was San José's first major redevelopment project when conceived in the late 1950s and initiated between 1966 and 1968 by San José Center Corp under the authority of the Redevelopment Agency of the City of San José. One of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s, the Bank of California building can be found to contribute to

the period of significance, design, and use identified with the development of this financial center in Downtown San José. It exemplifies an important period in the city's economic history as a representation of planned redevelopment and of corporate design development and brutalist architecture.

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

The property has associations with César Pelli and Gruen Associates and is important for its excellence in architectural design, detail, materials, and craftsmanship. The Bank of California building has a distinctive brutalist architectural style and is set apart from the other contributing buildings by more recent infill construction, by its lower landscaped setting, and by its more sculptural design, but it shares the period of significance, the financial associations, an architect, and its excellence in materials and detailing.

Criterion 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; and

The exceptional Bank of California building was designed by internationally renowned architect César Pelli while at Gruen Associates, whose work has influenced the development of the City of San José as the master designers of Park Center Plaza.

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

The building is described as monumental in scale, but small in size. It has recognizable and distinctive forms. It makes a statement in its nearly all concrete shapes with a stature. It is described as an architectural innovation and has a unique eye-catching entry. Its chiseled shapes in various linear, angled, and blocky forms were masterfully arranged.

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.110, Subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

PASSED FOR PUBLICATION of title this ____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor


ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
FORMER BANK OF CALIFORNIA BUILDING
170 PARK CENTER PLAZA
HL20-001

All of Parcel 3 as shown on that certain Parcel Map filed for record on October 28th, 1983 in Book 520 of Maps at Pages 39-42, Santa Clara County Records.

PARCEL MAP
(4 sheets)

<p>OWNER'S CERTIFICATE</p> <p>WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED HEREIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.</p> <p>AS OWNER:</p> <p>NEW ALMADEN ASSOCIATES, A California General Partnership</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, General Partner Pamela Buttery, General Partner</p> <p>PARK CENTER PLAZA - THE BANK OF CALIFORNIA BUILDING, A Partnership</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, Attorney-in-Fact for Jackson K. Sesson, General Partner Pamela Buttery, General Partner</p> <p>PARK CENTER PLAZA, A Limited Partnership</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, Attorney-in-Fact for Jackson K. Sesson, General Partner Pamela Buttery, General Partner</p> <p>PARK CENTER PLAZA, A General Partnership</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, General Partner Pamela Buttery, General Partner</p> <p>ALMADEN-SAN FERNANDO PARTNERSHIP, A Limited Partnership</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, General Partner Pamela Buttery, General Partner</p> <p><i>[Signature: Lewis N. Wolff]</i> <i>[Signature: Pamela Buttery]</i> Lewis N. Wolff, Attorney-in-Fact for Jackson K. Sesson, General Partner Pamela Buttery, General Partner</p>	<p>TRINACRIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 2457, PAGE 284, OFFICIAL RECORDS, INSTRUMENT NO. 5490321, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>THE CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 9636, PAGE 199, OFFICIAL RECORDS, INSTRUMENT NO. 5460723, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>THE CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 0400, PAGE 496, OFFICIAL RECORDS, INSTRUMENT NO. 4529034, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>M. C. WELCH, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 0600, PAGE 489, OFFICIAL RECORDS, INSTRUMENT NO. 4529030, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>THE CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 0400, PAGE 502, OFFICIAL RECORDS, INSTRUMENT NO. 4529035, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>TRINACRIA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 1442, PAGE 299, OFFICIAL RECORDS, INSTRUMENT NO. 7644075, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>CHRYSLER CALIFORNIA BANK, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 150, OFFICIAL RECORDS, INSTRUMENT NO. 4218045, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>TRINACRIA INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 8354, PAGE 99, OFFICIAL RECORDS, INSTRUMENT NO. 3423766, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p> <p>TRINACRIA TITLE INSURANCE CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 8300, PAGE 159, OFFICIAL RECORDS, INSTRUMENT NO. 6202486, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.</p>	<p style="text-align: center;">PARCEL MAP</p> <p style="text-align: center;"><small>OF A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 237 OF MAPS AT PAGE 24, SANTA CLARA COUNTY RECORDS AND LYING ENTIRELY WITHIN THE CITY OF SAN JOSE.</small></p> <p style="text-align: center;">CREEGAN & D'ANGELO CONSULTING ENGINEERS SAN JOSE</p> <p>STATE OF CALIFORNIA } COUNTY OF SANTA CLARA } ss</p> <p>ON <u>September 13, 1983</u> BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED <u>Lewis N. Wolff, and Pamela Buttery</u></p> <p>PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS <u>General</u> PARTNER(S), ON BEHALF OF NEW ALMADEN ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT AS OWNER.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>SIGNATURE <u>Anita K. Craighoad</u></p> <p>STATE OF CALIFORNIA } COUNTY OF SANTA CLARA } ss</p> <p>ON <u>September 13, 1983</u> BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED <u>Lewis N. Wolff, and Pamela Buttery</u></p> <p>PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS <u>General</u> PARTNER(S), ON BEHALF OF PARK CENTER PLAZA - THE BANK OF CALIFORNIA BUILDING, A PARTNERSHIP, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT AS OWNER.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> <p>SIGNATURE <u>Anita K. Craighoad</u></p> <div style="text-align: right;"> 58 39-</div>
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T 83-8-86 SHEET 1 OF 4 SHEETS

7

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

ON 15th DAY OF OCTOBER, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEWIS N. WOLFE, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF POC PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF PARK CENTER PLAZA, A GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS PARTNERS OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF ALMAZEN-SAN FERNANDO PARTNERSHIP, A LIMITED PARTNERSHIP, AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Antita B. Craighead

OFFICIAL SEAL
ANTITA B. CRAIGHEAD
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires March 29, 1985

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

D. KENT DEMELL, REC. NO. 32957
CITY ENGINEER

DATE Oct 25, 1983 BY D. Kent Demell

PARCEL MAP

REPRESENTING 80% OF PARCEL 22000
OF A PORTION OF PARCEL "A" AS
SHOWN ON RECORD OF SURVEY,
RECORDED IN BOOK 237 OF MAPS
AT PAGE 24, SANTA CLARA COUNTY
RECORDS AND LYING ENTIRELY WITHIN
THE CITY OF SAN JOSE.

CREEGAN & D'ANGELO
CONSULTING ENGINEERS
SAN JOSE.

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

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WITNESS MY HAND AND OFFICIAL SEAL

Antita B. Craighead

OFFICIAL SEAL
ANTITA B. CRAIGHEAD
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires March 29, 1985

SURVEYOR'S CERTIFICATE

I, DENNIS B. CURTIN, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AT THE REQUEST OF WOLFE DESIGN BUTTERY DURING 8/2/83; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL NECESSARY EXIST AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATE: 10-14-83

Dennis B. Curtin
DENNIS B. CURTIN, L.S. #5105

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

ON 15th DAY OF OCTOBER, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEWIS N. WOLFE, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF POC PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF PARK CENTER PLAZA, A GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS PARTNERS OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF ALMAZEN-SAN FERNANDO PARTNERSHIP, A LIMITED PARTNERSHIP, AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Antita B. Craighead

OFFICIAL SEAL
ANTITA B. CRAIGHEAD
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My Commission Expires March 29, 1985

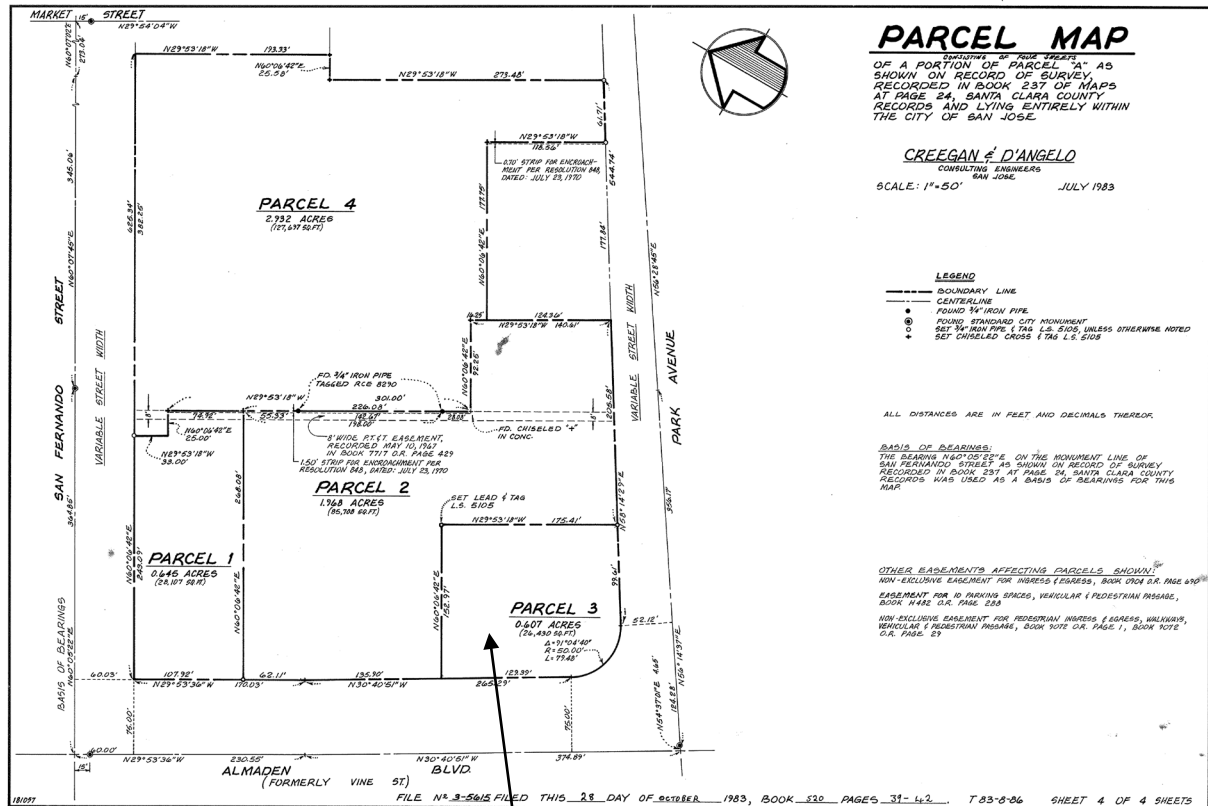
RECORDER'S CERTIFICATE

FILE NO. 7862391 FEE 12.00 PAID ✓

FILED THIS 29 DAY OF OCTOBER, 1983 AT 3:44 P.M.

IN BOOK 520 OF MAPS, AT PAGE 31-42, AT THE REQUEST OF GOLDEN STATE TITLE CO

BY Judith Swann DEPUTY



Parcel 3 (Site)