

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 100

Identification and Location

Ser. No. _____

National Register Status 1D

Local designation CCL

1. Historic name Ryland Block

*2. Common name or current name Security Building

*3. Number & street 74-86 S. First Street Cross-corridor _____

City San Jose Vicinity only _____ Zip 95113 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 467-22-110 Other _____

Description

6. Property Category Building If district, number of documented resources 45

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This three-story Romanesque brick building features sandstone detailing. The wide, flat arcaded cornice has a carved sandstone fascia. All the windows are arranged in pairs. The third story windows feature sandstone arches with prominent keystones joined by a rusticated sandstone impost course. The rectangular second story windows have continuous plain sandstone lintels. The recessed sprandels between the upper story windows have a textured brick pattern. The face of the building is divided in thirds by pilasters that rest on a rusticated sandstone belt course. The ground floor storefronts have been extensively remodeled. The building has an interior air/light well, some original ceilings, fancy metal stairs with extensive decorations, and a third floor gallery that connects to the adjacent Letitia Building.



8. Planning agency
Planning Dept.

9. Owner Address
Green Valley Enter.
777 S. First St.
San Jose 95112

10. Type of Ownership
Private

11. Present Use
Commercial

12. Zoning
C3

13. Threats
URM

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

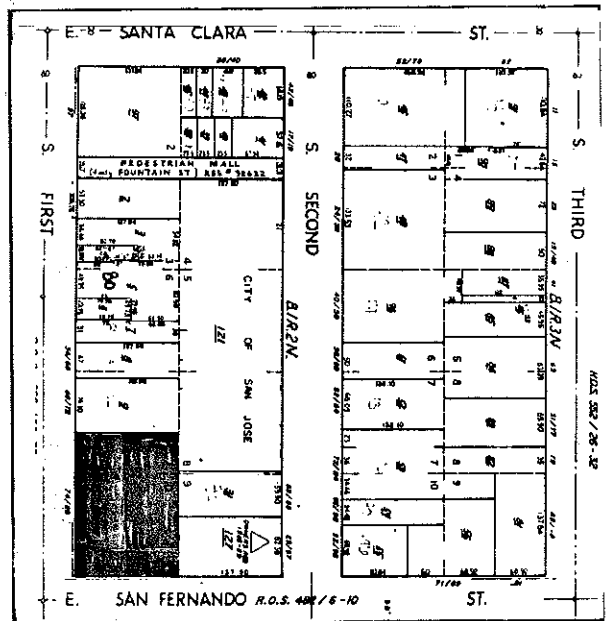
- * 14. Construction date(s) 1892 Original location same Date moved _____
15. Alterations & date Remodeled storefronts, interior
16. Architect Jacob Lenzen & Son Builder Unknown
17. Historic attributes (with number from list) 06--bank/retail

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose
Period 1870-1918 Property Type bank Context formally developed? yes
- * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
- Caius T. Ryland arrived in California in 1849 at the age of 19. An ambitious and hardworking young man, he became one of the most prominent men in town. He married Governor Peter Burnett's daughter Letitia, namesake of the adjacent Letitia Building. He became a successful lawyer, practicing with his father-in-law and brother-in-law in the firm of Burnett, Wallace & Ryland. Ryland served on the San Jose city council, two terms in the State assembly, and was also a banker and real estate developer. The Ryland Block was erected after the fire of 1892 to replace the Ryland Block and Lick House hotel that had occupied this corner since 1865. After occupation by the Security State and Savings Bank in 1926, it became known as the Security Building. This 3-story structure was designed by Jacob Lenzen & Son. Natives of Germany, the Lenzen brothers, Jacob and Theodore, were prolific architects in San Jose from the 1860s through the turn-of-the-century. Jacob was also a building contractor, often building the structures that Theodore designed. The youngest brother, Michael, did the painting and decorating. With the advent of urban renewal, very few Lenzen-designed buildings remain in San Jose's downtown. The Security Building, the Odd Fellows Building, and the Letitia Building are notable exceptions.

20. Sources:
Visual Survey, 10/9/91; City Directories, 1870-1975; Sanborn Fire Insurance Maps, 1889-1929; Thomas Brothers, Assessor's Block Books, 1889-1926; Building Permits; Bamburg, B., National Register Nomination Form, 1981; Garboske, E., Docent's Training Manual, n.d.; PACSJ, Open House Guide, 1991; Heritage Commission, Historic Resources Inventory, 1979; Pierce, M., San Jose and Its Cathedral, 1990; Arbuckle, C., Clyde Arbuckle's History of San Jose, 1985.

21. Applicable National Register criteria
a, b, c
22. Other recognition _____
State Landmark No. (if applicable) _____
23. Evaluator Glory Anne Laffey
Date of evaluation 11/15/91
24. Survey type Project Related
25. Survey name URM Survey
26. Year Form Prepared 1991
By (name) Glory Anne Laffey
Organization Archives & Architecture
Address 353 Surber Drive
City & Zip San Jose 95123
Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME Security Building/Ryland Block

SURVEY REF. NO. 100

ADDRESS 74-86 S. First Street

A. VISUAL QUALITY/DESIGN

- | | | | | | |
|------------------------|--|-----|------|---|------|
| 1. EXTERIOR | <u></u> | E x | VG | G | FP |
| 2. STYLE | <u>Romanesque</u> | E x | VG | G | FP |
| 3. DESIGNER | <u>Jacob Lenzen & Son</u> | E x | VG | G | FP |
| 4. CONSTRUCTION | <u>Sandstone from Greystone Quarry</u> | E | VG x | G | FP |
| 5. SUPPORTIVE ELEMENTS | <u></u> | E | VG | G | FP x |

B. HISTORY/ASSOCIATION

- | | | | | | |
|------------------------|--|-----|------|---|------|
| 6. PERSON/ORGANIZATION | <u>C.T. Ryland</u> | E x | VG | G | FP |
| 7. EVENT | <u></u> | E | VG | G | FP x |
| 8. PATTERNS | <u>Downtown architectural and commercial development</u> | E x | VG | G | FP |
| 9. AGE | <u>1892</u> | E | VG x | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | | |
|-----------------|---|-----|------|---|------|
| 10. CONTINUITY | <u>Contributes to Historic District</u> | E x | VG | G | FP |
| 11. SETTING | <u></u> | E | VG | G | FP x |
| 12. FAMILIARITY | <u></u> | E | VG x | G | FP |

D. INTEGRITY

- | | | | | | |
|--------------------------|---------|-----|------|---|----|
| 13. CONDITION | <u></u> | E x | VG | G | FP |
| 14. EXTERIOR ALTERATIONS | <u></u> | E | VG x | G | FP |
| 15. STRUCTURAL REMOVALS | <u></u> | E x | VG | G | FP |
| 16. SITE | <u></u> | E x | VG | G | FP |

E. REVERSIBILITY

- | | | | | | |
|--------------|---------|---|------|---|----|
| 17. EXTERIOR | <u></u> | E | VG x | G | FP |
|--------------|---------|---|------|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | | |
|----------------------------|---------|---|----|---|----|
| 18. INTERIOR/VISUAL | <u></u> | E | VG | G | FP |
| 19. INTERIOR/HISTORY | <u></u> | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS | <u></u> | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR | <u></u> | E | VG | G | FP |

REVIEWED BY Glory Anne Laffey

DATE: 11/15/91

EVALUATION TALLY SHEET

SURVEY REF. NO. 100

Value
E VG G FP

16
10
6

8
0

A. VISUAL QUALITY/DESIGN

1. Exterior
2. Style
3. Designer
4. Construction
5. Supportive Elements

VISUAL QUALITY/DESIGN SUB-TOTAL 40

B. HISTORY/ASSOCIATION

6. Person/Organization
7. Event
8. Patterns
9. Age

HISTORY/ASSOCIATION SUB-TOTAL 38

C. ENVIRONMENTAL/CONTEXT

10. Continuity
11. Setting
12. Familiarity

ENVIRONMENTAL/CONTEXT SUB-TOTAL 16

A & C SUB-TOTAL 56

B SUB-TOTAL 38

PRELIMINARY TOTAL (SUM of A, B, & C) 94

Value

E VG G FP

0
.05
.03

0
0
0

D. INTEGRITY

13. Alterations

From A, B & C Sub-Totals 94 X 0 = 0

14. Exterior Alterations

From A & C Sub-Totals 56 X .05 = 2.8

From B Sub-Total 38 X .03 = 1.14

15. Structural Removals

From A & C Sub-Totals 56 X 0 = 0

From B Sub-Total 38 X 0 = 0

16. SITE

From B Sub-Total 38 X 0 = 0

INTEGRITY DEDUCTIONS (SUB-TOTAL) 3.94

ADJUSTED SUB-TOTAL 94 - 3.94 = 90.06

PRELIMINARY
TOTAL

INTEGRITY
DEDUCTIONS

E. REVERSIBILITY

3

17. Exterior 3

===== TOTAL 93.06

Value

E VG G FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18. Interior Visual Quality _____
19. History/Association of Interior _____
20. Interior Alterations _____
21. Reversibility/Interior _____

BONUS POINTS SUB-TOTAL _____

ADJUSTED TOTAL (With Bonus Points) 93.06

S.J. HISTORIC RESOURCES INVENTORY

HABS		HAER		Ser. No.		SHL No.		NR Status	
UTM: A		B		C		D			

Identification

- Common Name: _____
- Historic Name: _____
- Street or Rural Address 84 South First Street
City _____ Zip _____ County _____
- Parcel Number: _____
- Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
- Present Use: _____ Original Use: _____

Description

- Architectural Style: _____
- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: _____

Next door to the Letitia building on South First Street is the brick Ryland block built by realtor and financier C.T. Ryland in 1892. It is still in use as a commercial building, as is the building next door named for his daughter.

8. Ryland Block, 84 S. 1st STREET--A three-story Victorian Romanesque brick building, this was constructed by financier C.T. Ryland in 1892. It has been extensively remodelled.



- Construction Date: Estimated _____ Factual _____
- Architect _____
- Builder _____
- Approx. property size (in feet)
Frontage _____
Depth _____
or approx. acreage _____
- Date(s) of enclosed photograph(s) _____

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___
Densely built-up ___ Residential ___ Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
18. Related features: _____

Significance

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource:
(If more than one is checked, number in order of importance.)
- (Architecture: _____
(Arts & Leisure: _____
(Economic/Industrial: _____
Exploration/Settlement: _____
Government: _____
Military: _____
Religion: _____
Social/Education: _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

22. Date form prepared _____
By (name) _____
Organization Historic Landmarks Comm. _____
Address: 801 North First Street _____
City: San Jose _____ Zip 95110 _____
Phone: (408) 277-4576 _____

HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	SHL No.	NR Status
UTM: A				C	
B				D	

Identification

1. Common Name: SECURITY BUILDING
2. Historic Name: RYLAND BLOCK
3. Street or Rural Address 74-84 SOUTH FIRST STREET
City SAN JOSE Zip _____ County SANTA CLARA
4. Parcel Number: _____
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: RETAIL/RESTAURANT/VACANT Original Use: _____

Description

- 7a. Architectural Style:
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Undergoing rehabilitation.
Recent ~~face~~ storefront painting on
San Fernando st. side inconsistent
w/ restoration.

National Register
Contributing
structure

Construction Date:

Estimated _____

Actual _____

Architect _____

Order _____

Approx. property

(in feet)

Stage _____

ch _____

approx. acreage _____

(s) of _____

osed _____

ograph(s) _____

13. Condition: Excellent ___ Good ___ Fair ☒ Deteriorated ___ No longer in existence ___
14. Alterations: STOREFRONTS MODIFIED FROM ORIGINAL
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___
Density built-up ☒ Residential ___ Industrial ___ Commercial ☒ Other: ___
16. Threats to site: None known ☒ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
18. Related features: —

Significance

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource:
(If more than one is checked, number in order of importance.)

Architecture: _____
Arts & Leisure: _____
Economic/Industrial: _____
Exploration/Settlement: _____
Government: _____
Military: _____
Religion: _____
Social/Education: _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared _____
By (name) MAGGI _____
Organization _____
Address: _____
City: _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):