SAW:DHZ:KMF
09/20/2026

RESOLUTION NO.____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING 231 JACKSON STREET (KOGURA COMPANY BUILDING) AS A CITY LANDMARK THAT HAS SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC, OR ENGINEERING INTEREST OR VALUE OF AN HISTORIC NATURE PURSUANT TO CHAPTER 13.48 OF THE SAN JOSE MUNICIPAL CODE

FILE NO. HL26-002
APN: 249-39-041

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 ("City Council"); and

WHEREAS, San José Municipal Code Section 13.48.110, subsection A, 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 property owners, Richard Kogura, Cindy Kogura and Carolyn Kogura, nominated the historic property for designation as a City Landmark and the Director of Planning, Building, and Code Enforcement initiated the procedure pursuant to Section 13.48.110, subsection C, for consideration of such landmark designation for the building located at 231 Jackson Street; and

WHEREAS, Section 13.48.110, subsection E, provides that before the City Council may designate any property 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 schedule a public hearing of said

proposed landmark designation before the Historic Landmarks Commission of the City of San José for its consideration and recommendation; and

WHEREAS, on October 7, 2026, the Historic Landmarks Commission conducted a public hearing and recommended approval of the designation of 231 Jackson Street as a landmark that has 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 File No. HL26-002 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review at 200 East Santa Clara Street, 3rd Floor, San José, CA, 95113, and on the Department of Planning, Building and Code Enforcement webpage (www.sanjoseca.gov); and

WHEREAS, in accordance with Section 13.48.110, subsection F, the Director of Planning, Building and Code Enforcement duly noticed a public hearing on said landmark designation before the City Council for November 10, 2026, or as soon thereafter as said matter could be heard, where the City Council provided all persons a full opportunity to be heard and considered all evidence and testimony presented regarding 231 Jackson Street; and

WHEREAS, a legal description of 231 Jackson Street is attached as Exhibit "A" and incorporated by reference;

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

SECTION 1. The foregoing recitals are incorporated into this Resolution.

SECTION 2. 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 231 Jackson Street as a landmark that has special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.

SECTION 3. Said designation is based on landmark significance criterion 1, 3, 4, and 6 outlined in Section 13.48.110 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.*

  Analysis: The subject property is significant as a longstanding site of Japanese American commercial and community history in San José and as a tangible representation of the broader Japanese American experience in the Santa Clara Valley. Japanese American commercial activity at 231 Jackson Street dates to 1907, when Midori and Miyo Kita established Kita Baths. The property remained associated with the Kita family until 1934, when Kohei Kogura acquired it and relocated Kogura Company to the site. Despite the interruption caused by the forced removal of the Kogura family during World War II, the property has remained under Kogura family ownership and management to the present. The more than century-long history of the property encompasses the development of Japantown, institutionalized discrimination, wartime incarceration, postwar recovery, and the community's continued presence. The Kogura Company is identified as the only Japanese American business among the three surviving Japantowns in the United States to remain at its pre-World War II location under the same family ownership.

  The property also has a direct association with the World War II incarceration of Japanese Americans. In 1942, the Kogura family was forcibly removed from San José and incarcerated at the Gila River Relocation Center in Arizona. A May 6, 1942, advertisement announced the Kogura Company's final evacuation sale as

the family prepared to leave. Attorney J. B. Peckham subsequently protected the property by executing a lease preserving the family's right to reclaim it and managing the property and its taxes during their absence. The Koguras returned after the war to an intact building and reopened their business at the site. The property therefore provides a tangible connection to the national history of Japanese American wartime incarceration and to the postwar continuity and recovery of San José's Japanese American community.

- **Criterion 3:** *Identification with persons who significantly contributed to local, regional, state, or national culture and history.*

  Analysis: The property is directly associated with Kohei Kogura, a prominent San José Japanese American businessman and community leader, and attorney James Benjamin Peckham, who played a significant role in protecting Japanese American property during World War II incarceration. Kogura acquired 231 Jackson Street in 1934 and relocated the Kogura Company to the property. He was an active community leader who helped establish the California United Entertainment Company, sponsored early Japanese-language radio programming, organized sumo wrestling, and held leadership positions in several Japantown organizations. During his incarceration at the Gila River Relocation Center, he was elected representative of his block.

  Peckham represented the Kogura family and other Japanese American property owners and took specific measures to protect their property during wartime incarceration. In 1942, he executed a lease preserving the Koguras' right to return to 231 Jackson Street, managed the property, and paid its taxes during their absence, helping ensure that the property remained intact and available to the family after the war. He provided similar assistance to other Japanese American and Asian property owners in Santa Clara County. His contributions to the preservation of Japantown were recognized by the Japantown Business Association in 2015, when he was honored alongside John Heinlen for their roles

in the development and preservation of the historic community. The property's direct association with Kogura and Peckham supports its significance under Criterion 3.

- **Criterion 4:** *Its exemplification of the cultural, economic, social or historic heritage of the city of San José.*
  Analysis: San José's Japantown is an integral part of the city's cultural heritage, and 231 Jackson Street is one of its most enduring commercial institutions. Since 1907, the property has served the community as a bathhouse, restaurant, dry goods store, and general merchandise and appliance store, with the upstairs rooms serving as residences for the business owners' families. The Kita and Kogura families established and sustained these businesses despite discriminatory laws and, in the Koguras' case, wartime incarceration and forced absence.

  The Kogura Company has remained under the same family's management at 231 Jackson Street for more than 90 years. Kohei Kogura was also a prominent community leader involved in insurance, radio, entertainment, and social organizations. Today, his granddaughter Carolyn Kogura manages the business, representing a rare continuity of family ownership, commercial activity, and living Japanese American heritage in San José.

- **Criterion 6**: *Its embodiment of distinguishing characteristics of an architectural type or specimen*.
  Analysis: The building at 231 Jackson Street embodies the distinguishing characteristics of an Art Deco commercial building, reflecting the 1930s remodeling commissioned by Kohei Kogura. Its geometric detailing, streamlined form, and prominent horizontal and vertical elements reflect the Art Deco style. The neon sign reflects these characteristics, with the distinctive zigzag form reinforcing the façade's geometric design. . The substantially intact façade, surviving 1930s fabric, and historic signage make the building an increasingly

rare example of pre-war commercial architecture in Japantown, where Art Deco is particularly distinctive and rare. Its prominent location within Japantown's historic commercial streetscape further contributes to its architectural significance. Together, the façade and sign embody the distinguishing characteristics of the Art Deco commercial type.

SECTION 4. 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.

ADOPTED this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
231 JACKSON STREET (KOGURA COMPANY BUILDING)
SAN JOSE, CA 95112

FILE NO. HL26-002
APN: 249-39-041

An undivided one-half (½) interest in real property located in the City of San Jose, County of Santa Clara, State of California, described as follows:

ALL THAT CERTAIN real property situate in the City of San Jose, County of Santa Clara, State of California, being a portion of Lot 199 in Block 19 of White's Addition to the City of San Jose, filed in Book "A" of Maps at Page 72, Santa Clara County Records, and being a portion of that certain 0.102 acre parcel as shown on the Record of Survey filed on December 28, 1984 in Book 537 of Maps at Page 42, Santa Clara County Records, more particularly described as follows:

BEGINNING at a lead plug tagged L.S. 3242, marking a point in the northwesterly line of East Jackson Street distant thereon S. 59° 22' 11" W., 35.75 feet from a ½" iron pipe tagged L.S. 3242, marking the intersection of said northwesterly line with the southwesterly line of North Sixth Street, said lead plug being common with the most easterly corner of that certain parcel of land conveyed by A. E. Lennon to Shiro Akizuki by deed dated October 18, 1928, and recorded October 18, 1928 in Book 433 of Official Records at Page 53, Santa Clara County Records;

thence southwesterly along said northwesterly line, S. 59° 22' 11" W., 44.425 feet to a lead plug tagged L.S. 3242;

thence northwesterly leaving said northwesterly line of East Jackson Street, N. 30° 37' 46" W., 100.00 feet to a nail and tag No. L.S. 3242 marking a point in the northwesterly line of said lands deeded to Akizuki;

thence northeasterly along said northwesterly line N. 59° 22' 11" E., 16.21 feet;

thence southeasterly leaving said northwesterly line, S. 30° 38' 23" E., 5.00 feet;

thence N. 59° 22' 11" E., 7.50 feet;

thence S. 30° 38' 23" E., 4.97 feet;

thence N. 59° 22' 11" E., 20.50 feet to a point in the northeasterly line of said lands deeded to Akizuki;

thence southeasterly along said northeasterly line S. 30° 38' 23" E., 90.03 feet to the POINT OF BEGINNING;

containing 0.096 acres, more or less.

Assessor's Parcel No. 249-39-041
Commonly known as 231 Jackson Street, San Jose

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.