

March 6, 2020

1741 Saratoga Avenue
1745 Saratoga Avenue
1749-1757 Saratoga Avenue
1777 Saratoga Avenue

San Jose, California

Historic Resources Assessment

DRAFT

INTRODUCTION

David J. Powers & Associates has requested TreanorHL's assistance in assessing five parcels located at 1741-1777 Saratoga Avenue in San Jose (APNs 386-10-033, -036, -044, -045, and -046). These parcels have not been identified on any state, county or city historic resources inventory. According to the *City of San Jose Historic Resources Inventory*, no properties were previously identified as historic resources within the project site or within 200 feet of the subject parcels.¹ This report is an evaluation of the properties' potential eligibility to be individually listed in the California Register of Historical Resources (CRHR) and as local landmarks. The parcel along Lawrence Expressway, APN 386-10-046 is an asphalt-paved parking lot, therefore no significance evaluation was carried out for this parcel.

SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the buildings at 1741-1777 Saratoga Avenue do not appear individually eligible for listing on the CRHR or as San Jose City Landmarks as the buildings were not found to possess sufficient historical significance.

METHODOLOGY

TreanorHL conducted a site visit on February 6, 2020 to evaluate the existing conditions, historic features, and architectural significance of each property. Additionally, we conducted archival research on the general history of the area using historical aerials, San Jose City Directories, historical photographs and newspaper articles, as well as historical references found at San Jose Public Library California Room, History San Jose, Santa Clara County Assessor's Office, City of San Jose Permit Center, and other online repositories.

This report includes:

- Property Description
- Architectural Styles
- Site History
- Historic Context
- Architect/Builder
- Occupancy History

¹ *City of San Jose Historic Resources Inventory*, February 8, 2016, <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed February 24, 2020).



- Regulatory Framework
- Evaluation of Historic Significance
- Bibliography

PROPERTY DESCRIPTION

The project site is located along the western boundary of the City of San Jose, to the north of the Saratoga Avenue and Lawrence Expressway intersection. The site includes four buildings: a two-story commercial building at 1741 Saratoga Avenue, a one-story commercial building at 1749-1757 Saratoga Avenue, a two-story building at 1777 Saratoga Avenue; all of which line up along Saratoga Avenue; and a two-story commercial building at 1745 Saratoga Avenue which is set back approximately 200 feet from street. An asphalt-paved parking lot surrounds the buildings. On Saratoga Avenue, a tall, free-standing arched concrete roadside sign and a wide driveway mark the entrance to "Kato Business Square." A secondary narrow driveway between 1741 and 1749-1757 Saratoga Avenue also provides access to the parking lot. A concrete masonry block wall and chain-link fence surround portions of the site. The rest of the block mostly features retail strips, stand-alone retail, and a church complex. The surrounding area consists of large-scale commercial buildings and surface parking, and a mix of multi-family and single-family homes.



Figure 1. The subject site at the intersection of Saratoga Avenue and Lawrence Expressway, outlined in red (Google Earth, imagery date June 2019).



Figure 2. The bird's eye view of the subject sites, addresses noted in white (Bing Maps, retrieved February 2020).



Figure 3. Looking north from Saratoga Avenue. From left to right, 1777 Saratoga, 1749-1757 Saratoga, and 1741 Saratoga.

1741 Saratoga Avenue (APN 386-10-045)

Constructed in 1962, this two-story office building is almost rectangular in plan with an irregular southeast corner. It is of concrete masonry unit (CMU) construction. The roof is flat. A cornice band clad with textured (T1-11) siding wraps around three sides. Walls are smooth stucco-clad on the side and rear façades. On the front (east) façade, the central stepped portion is clad with diagonal T1-11 siding, framed by square-scored stucco-clad blind walls. It features the main entrance consisting of an aluminum storefront assembly at the street level with a diagonal overhang above. The east-facing single glazed door provides access to the building while the

south-facing single glazed door leads to a suite. The second floor features a band of aluminum-sash windows between the diagonal siding-clad surfaces.

The south façade is mainly smooth stucco-clad with a narrow-scored stucco-clad portion to the east separated by a downspout. This façade features two rows of aluminum-sash sliders; four large windows and a small one to the east on each level. Several exhaust vents are scattered between the windows. Although longer, the north façade is very similar to the south: two rows of seven aluminum-sash sliders punctuate this side. A small double vent is roughly centered on the façade. The rear (west) façade has two single wood doors on each level; the lower one has a glazed top panel. A metal stair with wood steps and landing extends to the paneled door on the second floor. Overall, the building is in good condition.



Figure 4. The front (east) façade of 1741 Saratoga Avenue.



Figure 5. The rear (west) and south façades.



Figure 6. The north façade.

1745 Saratoga Avenue (APN 386-10-044)

Constructed in 1965 with a second floor addition in 1970, this two-story office building is rectangular in plan. It is of concrete masonry unit (CMU) construction with stucco cladding, scored on the first floor and textured on the second. A painted wood belt course runs between the two floors. A flat roof with a slightly projecting cornice band clad with T1-11 siding caps the building. Typical windows are fixed metal-sash.

On the front (south) façade, four aluminum-sash storefront assemblies rest directly below a full-width solid awning. Ribbed metal panels were used to clad the area between the awning and the belt course. The typical four-part storefront is composed of a glazed door with transom flanked by fixed windows above solid panels. The second storefront from the east corner is narrower than the rest; it features a glazed door with a transom and a sidelight, and a single window/solid panel combination to the side. A utility door and a rectangular louvered vent is roughly centered on this side. Five sets of windows punctuate the second floor, each featuring three fixed windows.

The east façade has no openings on the first floor. The second floor has central double doors with sidelights below a fabric awning. A set of two windows appears to the north, and another set of three windows to the south. Two flights of concrete steps with metal railings rise from the southeast corner of the building. The west façade has a centered wood door with glazed top panel on the second floor. A metal stair with concrete steps and metal railing ascends to this door. The rear (north) façade was not directly accessible at the time of the site visit. It appears that this side has at least one window with security grill on the first floor, and six fixed aluminum-sash windows on the second. A wood shed with gable roof, and two shipping containers are lined up to the west of the building. Overall, the building is in good condition.



Figure 7. The front (south) façade of 1745 Saratoga Avenue.



Figures 8 and 9. The east façade (left), and the west and partial front façades (right).

1749-1757 Saratoga Avenue (APN 386-10-033)²

Constructed in 1955 with a 1959 addition, this one-story commercial building features two detached structures connected by the wood mansard roof.

The building to the east, 1749-1751 Saratoga Avenue, is L-shaped in plan. The smooth stucco-clad building has a combination of flat and hipped roof. The primary window type is metal-sash casement. The front (east) façade has rough stone-cladding up to one-third of the wall height. Three large metal-sash windows face Saratoga Avenue. A glazed wood door provides access to 1751 while a cottage-style wood door with nine lites over paneling opens to 1749. The south façade features a central three-part window flanked by two-part windows towards the corners. The north façade has multiple openings: from east to west, two three-part windows, two three-part short windows, and two single windows. The three-part windows have a central fixed pane with casement windows on each side. Several pipes, a vent, downspouts, and a utility box attach to this wall. The west façade faces the narrow walkway and the building at 1755 Saratoga. Three wood-paneled doors and a small window puncture this façade. A wood awning with scalloped trim hangs above the central door. A tall tool shed and an elevated utility box, both with low-pitched shed roofs, attach to this wall.

² Although the door numbers on the building are 1749, 1751, and 1755, the Assessor's records refer to this parcel as 1749-1757 Saratoga Avenue.

The building to the west, 1755 Saratoga Avenue is rectangular in plan. It is of concrete masonry unit construction with stucco cladding. The front (south) façade is symmetrical. A central, wood, cottage-style entry door with nine lites over paneling is flanked by two large windows. Partially hidden behind the low bushes, these two-over-two metal-sash windows appear to have fixed panes above and operable panes below. The west façade has a single wood door located on the northern half of the wall. The north façade is scored stucco-clad with no architectural features. The east façade facing 1749-1757 Saratoga Avenue has a two-part casement window roughly centered on the wall.



Figure 10. The front (east) façade of 1749-1751 Saratoga Avenue.



Figure 11. The front (south) façade of 1755 Saratoga Avenue.



Figures 12 and 13. The north and rear (west) façades of 1749-1757 Saratoga Avenue (left), and the connection between two buildings (right).

1777 Saratoga Avenue (APN 386-10-036)

This two-story, L-shaped office building was constructed in 1966. The short arm of the L is parallel to Lawrence Expressway and the long arm parallels Saratoga Avenue. The south corner of the building is curved; the roof overhang is convex while at the intersection of exterior walls is concave. It is of concrete masonry unit (CMU) construction with stucco cladding and aluminum-sash storefronts on the street-facing walls. The roof is flat with a wide overhang and a cornice band clad with T1-11 siding.

The Saratoga Avenue (southeast) and Lawrence Expressway (southwest) façades are almost identical with scored stucco-clad CMU walls at both ends and storefronts in between. The double-height storefront assemblies have solid panels at the bottom, middle, and top rows. Windows are fixed. An almost full-width canopy (labeled as a "marquee" on the original drawings), detached from the storefronts, runs between two floors. Aluminum and tinted glass sunshades, which also work as a framework for signage, are attached to the canopy. Large metal columns with exaggerated brackets along the roofline support the wide overhang; there are three on the southwest and four on the southeast side. The first floor storefronts feature single glazed doors to individual offices; three on the southwest and two on the southeast. Each façade also has a double door with sidelites and a sign above that reads "The Dormay Building, 1777 Saratoga Ave." as the building entrance. The concave southwest corner is a double-height wall with glazed brick veneer flanked by narrow scored-stucco clad walls that appear as stacked bond.

Scored stucco-clad block walls with partial roof overhangs are at the northwest and northeast ends of the building. The northeast wall has a central storefront assembly with fixed windows and solid panels, almost identical to the street-facing façades. The northeast wall is blind with brick sides and a scored stucco-clad central section.

The walls that face north are smooth stucco-clad. A concrete walkway with landscaping at the front runs beside the first floor, and an open corridor provides access to the second floor spaces. A metal staircase with concrete steps is located at each end. A grouping of three wood posts support the gallery and the roof overhang at three locations. Large rectangular windows on both floors are fixed aluminum-sash without trim. There are three single doors on the first floor and two on the second; all of which are wood panel with narrow trim.

Overall, the building is in good condition.



Figure 14. The southwest (Lawrence Expressway) and southeast (Saratoga Avenue) façades of 1777 Saratoga Avenue.



Figure 15. The north-facing walls.



Figure 16. Looking southwest at the Dormay Building.



Figure 17. Looking southeast at the building.

ARCHITECTURAL STYLES

Constructed in 1966, the building at 1777 Saratoga Avenue is an example of the Commercial Modern architectural style. The buildings at 1741 and 1745 Saratoga Avenue have more rudimentary designs with features influenced by the Commercial Modern style. The building at 1749-1757 Saratoga Avenue has no distinct architectural style.

The **Commercial Modern** architectural style (ca. 1945-1975) refers to the more common commercial buildings utilizing Modernist design principles. Typically, these feature wide expanses of glass set within steel frames, often on a base of concrete or steel columns. The modular steel structural systems could be adapted to fit the many applications of commercial architecture which required open expanses of glass for display. Typically, the display windows rest on a base of Roman (elongated) brick and/or concrete. Commercial Modern buildings use sparse, if any decoration. Instead, they defer to the clean lines created by the steel and glass structure. Decoration normally takes the form of large letters communicating the type of business prominently displayed on the building itself, or in large freestanding signs on the site to attract passing motorists. In San Jose, the Commercial Modern Style is found along numerous automobile commercial strips, particularly along the major arterial entries to and from San José. The character-defining features of the style include:

- Horizontal, angular massing
- Flat or low-pitched roofs
- Extensive use of glass, commonly set within flush-mounted steel or aluminum frames

- Expressed structural system
- Large commercial advertising mounted directly to building
- Large, free-standing advertising signs located prominently along the road
- Use of modern cladding materials, such as Roman brick, porcelain enamel, ceramic tile, prismatic glass, and glass block.³

SITE HISTORY

According to the historical aerials, the area around the intersection of Saratoga Avenue and Lawrence Expressway was still agricultural, primarily orchards, in the late 1940s, and began urbanization in the mid-20th century.⁴ With the construction of Lawrence Expressway in the late 1960s, the area thrived even more and the intersection of Saratoga Avenue and Lawrence Expressway, especially to the northeast, became heavily developed with office buildings and shopping centers by 1980.⁵

The signs of earliest development were seen in the mid-1950s to the north of the subject site. The first building on site was the eastern half of 1749-1757 Saratoga Avenue which was constructed in 1955 and expanded in 1959. The remaining three buildings on site were all built by the mid-1960s: Kato Building at 1741 Saratoga Avenue in 1962, 1745 Saratoga Avenue in 1965, and Dormay Building at 1777 Saratoga Avenue in 1966.⁶

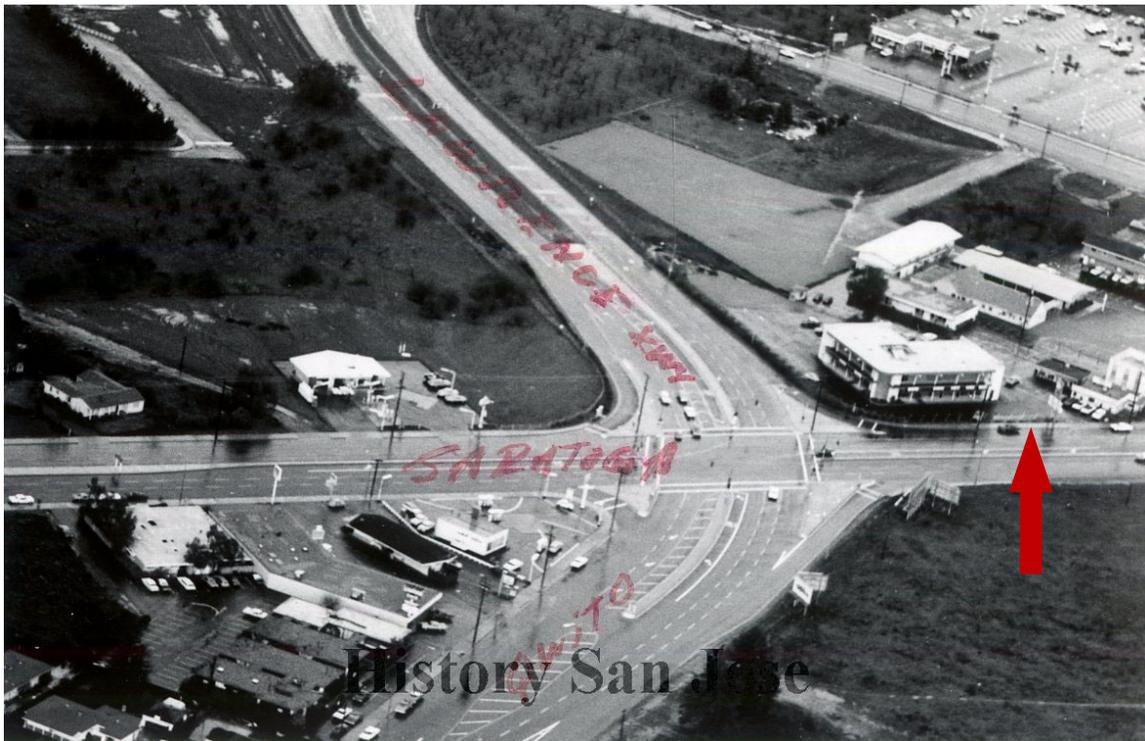


Figure 18. The intersection of Saratoga Avenue and Lawrence Expressway in 1967. The subject site indicated by red arrow.
History San Jose Collections, Catalog No. 2013-32-106.

³ Largely taken from PAST Consultants, *San Jose Modernism, Historic Context Statement*, June 2009, 77-78.

⁴ Sanborn fire insurance maps were not available for the area. Historical aerials from 1948 to 1987, and building permits provide a reasonable timeline for the development of the site.

⁵ Historical Aerials by NETR Online (accessed February 26, 2020).

⁶ City of San José Online Permits.

The area immediately to the east of Lawrence Expressway, including the subject site, had developed as offices and shopping centers in the 1960s and the 1970s. Surrounding the shopping centers are residential, predominantly single-family homes.

The detailed construction chronologies of the subject properties are listed below.

Construction Chronology for 1741 Saratoga Avenue (APN 386-10-045)

The existing one-story office structure was built by Alken Construction in 1962. The Assessor's Office records verify this date.⁷ Below is a list of building permits on file and a summary of what the permit work entailed.⁸

- | | |
|------|--|
| 1962 | Permit application to construct a two-story office building by general contractor Alken Construction Co. Permit No. 39755. |
| 1966 | Permit application to remodel the two-story office building. Permit No. 50431F. |
| 1970 | Permit application to remodel the two-story office building; exterior fascia. Permit No. 67188F. |
| 1983 | Exterior alterations to the office building. Permit No. 37061F. |

Construction Chronology for 1745 Saratoga Avenue (APN 386-10-044)

The one-story office building was constructed by Vanderson Construction in 1965. The building permit notes that this was a "future two-story" building. A second floor was added later in 1970, constructed by Y. Kato. The Assessor's Office records also note the construction date as 1965.⁹ Below is a list of building permits on file and a summary of what the permit work entailed.¹⁰

- | | |
|---------------|--|
| May 28, 1965 | Permit application to construct one-story (future two-story) office building by Vanderson Construction. Permit No. 47116F. |
| June 26, 1970 | Building addition (probably the second floor). Permit No. 65730F. |

Construction Chronology for 1749-1757 Saratoga Avenue (APN 386-10-033)

No building permits associated with the initial construction were found for the property. The Assessor's Office records note the construction date as 1955 (effective year 1959) for a one-story office building.¹¹ The earliest permit on file, for addition and alteration to the one-story office building, is from 1959. Below is a list of building permits on file and a summary of what the permit work entailed.¹²

- | | |
|------|--|
| 1959 | Add to and alter the one-story office building at 1751 Saratoga Avenue. Permit No. 30541. |
| 1970 | Remodel and add false mansard at the one-story building at 1757 Saratoga Avenue. Permit No. 67189. |
| 2008 | Tenant improvement at 1751 Saratoga Avenue; vehicle damage survey for and framing repair. Permit No. 2008-011470-CI. |

⁷ Santa Clara County Assessor's Office.

⁸ City of San José Online Permits.

⁹ Santa Clara County Assessor's Office.

¹⁰ City of San José Online Permits.

¹¹ Effective Year Built is an adjustment of the age of the building on the property by the property appraiser based on new construction, significant improvements and/or remodeling. Santa Clara County Assessor's Office.

¹² City of San José Online Permits.

2016 Bathroom remodel at 1749 Saratoga Avenue which was used as a hair salon. Permit No. BPM 15-105382.

Construction Chronology for 1777 Saratoga Avenue (APN 386-10-036)

The two-story office building was designed by Rhinehart G. Quiring and constructed in 1966 by contractor Tom Mitsunaga, who was listed as a carpenter at Sakura Construction in the city directories. The Assessor's Office records confirm this date.¹³ Below is a list of building permits on file and a summary of what the permit work entailed.¹⁴

1966 Permit application to build two-story office. Designed by Rhinehart G. Quiring and constructed by contractor Tom Mitsunaga. Permit No. 49527F.

1973 Interior alterations. Permit No. 76615.

1979 Exterior alterations: door installation at the north side of the building. Permit No. 18633.

1981 Interior alterations at Suite 201. Permit No. 27766.

1993 Fire damage repair. Permit No. 9342981.

1985 Reroofing. Permit No. 52772.

2004 Tenant improvement at unit 208. Permit No. 2004-114382-CI.

HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹⁵

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core.

By the end of the century, orchard products dominated the local economy. Fruit production and the fruit industry peaked in the 1920s when Santa Clara County became known as the Valley of the Heart's Delight; numerous food processing and canning companies located in the valley processed and packaged the produce. San Jose became the financial and business center of a vast agricultural area. The orchards and the associated industry and infrastructure were the leading sources of employment in San Jose and its surroundings until the early 1950s.¹⁶

¹³ Santa Clara County Assessor's Office.

¹⁴ City of San José Online Permits.

¹⁵ Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose*, March 30, 1992, 12-13.

¹⁶ PAST Consultants, *San Jose Modernism, Historic Context Statement*, June 2009, 12-14.

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.¹⁷

Correspondingly, the municipal boundaries of the City of San José spread from 17 square miles in 1950 to over 120 square miles in 1970. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San José the commercial and industrial leader of the region.¹⁸ When he took his position as City Manager in 1950, San José was a tightly-knit city of 92,000 residents within 17 square miles. When Dutch Hamann retired in 1969, San José had become a major metropolis of 460,000 residents within 135 square miles.¹⁹ The subject site, which is right along the western boundary of San Jose, was annexed to the city during this period on June 8, 1956.²⁰ Neighboring cities used the tactic of incorporation to fight the aggressive annexation policy of San Jose: Campbell incorporated in 1952; Milpitas in 1954; Cupertino in 1955; and Saratoga in 1956.²¹

From his earliest days Hamann recognized the automobile's role in shaping his city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.²² In the 1950s and the 1960s, residential subdivisions and shopping centers replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.²³ The car-oriented suburban shopping centers were developed on the basis of convenience especially along major thoroughfares throughout San Jose.²⁴ The growth also flooded the city with examples of Modernist civic, industrial, commercial, religious and residential buildings.²⁵

Located along the border of San José and Saratoga, the subject site and its surroundings experienced these changes directly. The area was still covered in orchards in the late 1940s; however, significant commercial and residential development took place between 1956 and 1960. With the construction of Lawrence Expressway in the late 1960s, the area thrived even more and the intersection of Saratoga Avenue and Lawrence Expressway, especially to the northeast, became heavily developed with office buildings and shopping centers by 1980.²⁶

ARCHITECT/BUILDER

No architects were found to have been associated with any of the subject buildings. Rhinehart Quiring, who designed 1777 Saratoga Avenue, became licensed as an architect several years after the construction of the building, so technically that building was not architect-designed either.

1741 Saratoga Avenue was constructed by Alken Construction in 1962. Founded by Alvin W. Charpontier and Paul J. Houret, Jr., the San Jose-based firm specialized in general building and engineering. It was listed in the

¹⁷ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

¹⁸ PAST Consultants, *San Jose Modernism*, 26-27.

¹⁹ *Ibid.*, 38.

²⁰ City of San José Online Permits.

²¹ PAST Consultants, *San Jose Modernism*, 33-34.

²² *Ibid.*, 28.

²³ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, 46-47.

²⁴ PAST Consultants, *San Jose Modernism*, 28-33.

²⁵ *Ibid.*, 26-27.

²⁶ Historical Aerials by NETR Online (accessed February 26, 2020).

city directories from 1952 to 1972.²⁷ The firm worked on many projects within the Bay Area including schools in the East Bay and Faith Lutheran Church in Los Gatos.²⁸

Vanderson Construction is associated with the initial construction of the office building at 1745 Saratoga Avenue. Based in San Jose, the general contracting firm was founded by George F. Van Sickle, Jesse Gene Rogers and several of their colleagues in 1963. The firm was active throughout the Bay Area but especially in the Santa Clara Valley, and specialized in commercial and industrial tilt-up and structural concrete buildings.²⁹ Among their projects mentioned in the local newspapers are a school in Newark, an office building in Walnut Creek, a Safeway store in Fremont, a bank in Terra Linda, a tennis club in San Mateo, and a winery in Napa.³⁰

Rhinehart G. Quiring (1916-2009) designed the building at 1777 Saratoga Avenue. Quiring was born in Montana in 1916 and raised in Oklahoma. He lived in San Jose from 1957 to 1994. A graduate of the San Francisco Healds School of Architecture, he designed custom homes, restaurants, and office buildings. He was listed as a draftsman or designer in 1960s city directories. He became a member of the American Institute of Architects in 1974—that was probably when he got licensed as an architect.³¹ Later city directories list Quiring as an architect. His office was at 1757 Saratoga Avenue from 1963 to 1987. He retired in 1988.³²

1777 Saratoga Avenue was constructed by Sakura Construction in 1966; Tom Mitsunaga was listed on the building permit. Mitsunaga (1911-1986) was listed as a carpenter in the city directories from the 1940s until the mid-1960s. He was noted as the general manager of the Sakura Construction company from 1966 to 1971; he was retired by 1973.³³ Sakura Construction was mentioned in the *San Jose Modernism Historic Context* as the builder of the Modern style Sumitomo Bank of California branch at First and Ayer streets in San José.³⁴

The research did not reveal any design professionals associated with the initial design and/or construction of 1749-1757 Saratoga Avenue.

OCCUPANCY HISTORY³⁵

The occupancy history of the subject properties is outlined below.

1741 Saratoga Avenue

Constructed in 1962, the building at 1741 Saratoga Avenue was listed in the city directories as early as 1963. Also known as the Kato Building, offices here have been occupied by numerous businesses over time such as local newspapers, insurance agencies, real estate offices, lawyers, and sales offices.³⁶

²⁷ San Jose City Directories; "Paul J. Houret, Jr.," Death notice, *San Jose Mercury News*, September 8, 2011.

²⁸ Newspapers.com; Faith Los Gatos website, https://www.faithlosgatos.org/uploads/1/8/4/2/18420761/faith_history.pdf (accessed February 25, 2020).

²⁹ San Jose City Directories; "George Van Sickle," Death notice, *San Jose Mercury News*, November 8, 2007; "Jesse Gene Rogers," Death notice, *San Jose Mercury News*, September 24, 2014.

³⁰ Newspapers.com.

³¹ AIA Historical Directory of American Architects, "Rhinehart G. Quiring, ahd1036258," <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview> (accessed March 4, 2020).

³² Ancestry.com; Tribute Archive website, "Rhinehart G. Quiring obituary," <https://www.tributearchive.com/obituaries/2479293/Rinehart-G-Quiring> (accessed March 4, 2020).

³³ San Jose City Directories, www.ancestry.com.

³⁴ PAST Consultants, *San Jose Modernism Historic Context Statement*, 187.

³⁵ San Jose City Directories unless noted.

³⁶ San Jose City Directories.

1745 Saratoga Avenue

Constructed in 1965 as a one-story office building, 1745 Saratoga Avenue expanded in 1970 by the addition of the second floor. This expansion is evident in the city directories starting in 1973 when additional businesses started to be listed at this address. Some of the long-term occupants are listed below.

Dates	Occupants
1966 – 1979	Charles A. Wasserman, Jr. lawyer
1966 – 1979	Electronic Administrative Services, data processing
1966 – 1973	Higrade Dental Laboratory
1968 – 1973	Acme Visible Records
1973 – 1976	Westside Bookkeeping
1973 – 1979	B & F Security; Psychotherapy & Growth Center

1749-1757 Saratoga Avenue

Constructed in 1955 with a 1959 addition, the building first appears in the 1962 city directory. Some of the long-term occupants are listed below.

Dates	Occupants
1962 – 1977	Van Vleck Realty (1749 Saratoga)
1962 – 1987	Fay's Answering Services (1751 Saratoga)
1963 – 1976	Donna's Beauty Salon (1755 Saratoga)
1963 – 1987	Rhinehart G. Quiring, designer/architect (1757 Saratoga)

1777 Saratoga Avenue

The building at 1777 Saratoga Avenue was first listed in the 1966 San Jose city directory as Westgate Realty. Starting from 1968, it was listed as the Dormay Building. The offices here have been occupied by numerous businesses over time, primarily real estate and insurance companies.³⁷

REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state and local criteria used to assess historic significance.

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

³⁷ San Jose City Directories.

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.³⁸

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.³⁹

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁴⁰

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁴¹

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁴² While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁴³ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:⁴⁴

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁴⁵

³⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

³⁹ *California Register and National Register: A Comparison*.

⁴⁰ *Ibid.*, 2.

⁴¹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

⁴² United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

⁴³ *How to Apply the National Register Criteria for Evaluation*, 44.

⁴⁴ *Ibid.*, 1.

⁴⁵ *Ibid.*, 44-45.

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The ordinance also provides a definition of a district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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 or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcels, including the buildings at 1741, 1745, 1749-1757, and 1777 Saratoga Avenue, have not been identified on any City or County historic resources inventory.

1741 Saratoga Avenue (APN 386-10-045) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

The commercial building at 1741 Saratoga Avenue was constructed in 1962 when the region was rapidly transforming from orchards to commercial and residential suburbs. The surrounding area was annexed to the City of San Jose in 1956 as part of Dutch Hamann's aggressive annexation program which triggered the development along Saratoga Avenue, and construction of Lawrence Expressway. However, 1741 Saratoga Avenue is not associated with the residential and commercial development of the area or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The building at 1741 Saratoga Avenue is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The subject property does not embody characteristic features of an architectural style. Its horizontal massing, flat roof, scored stucco cladding, and aluminum storefronts were influenced by the Commercial Modern architectural style; however, it is not an exemplary representative of the style. It was constructed by Alken Construction. Although the firm was active in the Bay Area in the 1950s and 1960s, they are not considered master builders. Therefore, the building at 1741 Saratoga Avenue does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear eligible for listing in the CRHR under Criterion 4.

1741 Saratoga Avenue (APN 386-10-045) - Integrity

The building at 1741 Saratoga Avenue retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used as an office building since its construction. It has received some exterior alterations but continues to illustrate its original design. The building retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by construction of Lawrence Expressway in the late 1960s and the subsequent residential and commercial development.

1741 Saratoga Avenue (APN 386-10-045) - San Jose City Landmark Evaluation

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

Although the building is associated with the mid-20th century commercial development of Saratoga Avenue and San Jose, it does not appear to be an important part of the city's history.

2. *Its location as a site of a significant historic event.*

The building is not linked specifically to any significant historic events.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the building.

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

While the building is associated with downtown San Jose's and Saratoga Avenue's commercial development during the mid-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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

Constructed in 1962, the office building at 1741 Saratoga Avenue does not embody distinguishing characteristics of an architectural type or style. It is a modest structure with Commercial Modern influences.

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.*

1741 Saratoga Avenue was built by Alken Construction. Founded in 1952, the San Jose-based firm was active in the Bay Area in the 1950s and 1960s; however, they are not considered master builders.

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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the building at 1741 Saratoga Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

1745 Saratoga Avenue (APN 386-10-044) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

The commercial building at 1745 Saratoga Avenue was constructed in 1965 when the region was rapidly transforming from orchards to commercial and residential suburbs. The surrounding area was annexed to the City of San Jose in 1956 as part of Dutch Hamann's aggressive annexation program which triggered the development along Saratoga Avenue, and construction of Lawrence Expressway. However, 1745 Saratoga Avenue is not associated with the residential and commercial development of the area or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

1745 Saratoga Avenue is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. It does not embody characteristic features of an architectural style. Its horizontal massing, flat roof, scored stucco cladding, and aluminum storefronts and large windows were influenced by the Commercial Modern architectural style, but it is not an exemplary representative of the style. The initial construction was by Vanderson Construction. The firm practiced throughout the Bay Area, especially in the Santa Clara Valley specializing in commercial and industrial buildings, however, they are not considered master builders. Therefore, the building at 1745 Saratoga Avenue does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear eligible for listing in the CRHR under Criterion 4.

1745 Saratoga Avenue (APN 386-10-044) - Integrity

The building at 1745 Saratoga Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as an office building since its construction. A second story was added in 1970, which was originally planned in 1965. The addition utilizes similar aesthetics and materials, so the building retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by construction of Lawrence Expressway in the late 1960s and the subsequent residential and commercial development.

1745 Saratoga Avenue (APN 386-10-044) - San Jose City Landmark Evaluation

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

Although the building is associated with the mid-20th century commercial development of Saratoga Avenue and San Jose, it does not appear to be an important part of the city's history.

2. *Its location as a site of a significant historic event.*

The building is not linked specifically to any significant historic events.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the building.

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

While the building is associated with downtown San Jose's and Saratoga Avenue's commercial development during the mid-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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

Constructed in 1965 with a 1970 addition, the office building at 1745 Saratoga Avenue does not embody distinguishing characteristics of an architectural type or style. It is a modest structure with Commercial Modern influences.

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.*

1745 Saratoga Avenue was built by Vanderson Construction. The firm practiced in the Bay Area, particularly in the Santa Clara Valley, and specialized in commercial and industrial buildings, however, they are not considered master builders.

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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the building at 1745 Saratoga Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

1749-1757 Saratoga Avenue (APN 386-10-033) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

The commercial buildings at 1749-1757 Saratoga Avenue were constructed during the second half of the 1950s when the region was rapidly transforming from orchards to commercial and residential suburbs. The surrounding area was annexed to the City of San Jose in 1956 as part of Dutch Hamann's aggressive annexation program which triggered the development along Saratoga Avenue, and construction of Lawrence Expressway. However,

1749-1757 Saratoga Avenue is not associated with the residential and commercial development of the area or San Jose in an individually significant way. Therefore, the property does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The buildings at 1749-1757 Saratoga Avenue do not appear to be significant examples of an architectural type. They fail to be the work of a master, or architecturally significant in any other respect. The buildings appear to be of common construction and materials with no notable or special attributes. They do not possess high artistic value. Therefore, the property does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. It does not appear eligible for listing in the CRHR under Criterion 4.

1749-1757 Saratoga Avenue (APN 386-10-033) - Integrity

The buildings at 1749-1757 Saratoga Avenue retain integrity of location since they have not been moved. The buildings retain their integrity of association and feeling since they have been used for commercial purposes since their construction. The first building was constructed in 1955 and the second in 1959. A 1970 remodel and false mansard roof addition impaired the integrity of design, materials, and workmanship. Integrity of setting has also been compromised by construction of Lawrence Expressway in the late 1960s and the subsequent residential and commercial development.

1749-1757 Saratoga Avenue (APN 386-10-033) - San Jose City Landmark Evaluation

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

Although the property is associated with the mid-20th century commercial development of Saratoga Avenue and San Jose, it does not appear to be an important part of the city's history.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property.

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

While the property is associated with downtown San Jose's and Saratoga Avenue's commercial development during the mid-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

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

Constructed in 1955 with a 1959 addition, the property does not embody distinguishing characteristics of an architectural type or style.

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.*

No architect, designer or builder has been identified for the property.

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 property did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the property at 1749-1757 Saratoga Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

1777 Saratoga Avenue (APN 386-10-036) - California Register of Historical Resources Evaluation

Criterion 1 – Association with significant events

The commercial building at 1777 Saratoga Avenue was constructed in 1966 when the region was rapidly transforming from orchards to commercial and residential suburbs. The surrounding area was annexed to the City of San Jose in 1956 as part of Dutch Hamann's aggressive annexation program which triggered the development along Saratoga Avenue, and construction of Lawrence Expressway. However, 1777 Saratoga Avenue is not associated with the residential and commercial development of the area or San Jose in an individually significant way. Therefore, it does not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The office building at 1777 Saratoga Avenue was designed in the Commercial Modern architectural style. It embodies some characteristic features of the style including its horizontal massing, flat roof, extensive use of glass set within aluminum frames, expressed structural system, commercial advertising and free-standing roadside sign, and modern cladding materials. However, it is only a modest example of the style. The building also appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value.

The building was designed by Rhinehart G. Quiring who practiced architecture in San Jose from the early 1960s to the late 1980s. It was constructed by the local construction company Sakura Construction. Neither the architect nor the contractor is considered masters.

A typical feature of the suburban Commercial Modern architecture, a free-standing roadside sign for Kato Business Square was constructed ca. 1967 along Saratoga Avenue.⁴⁶ The sign was not shown on the 1966 drawings by Rhinehart G. Quiring. Although rendered in a typical mid-century aesthetic, it is not a notable example of its type.

Therefore, the property at 1777 Saratoga Avenue does not appear eligible for listing in the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear eligible for listing in the CRHR under Criterion 4.

1777 Saratoga Avenue (APN 386-10-036) - Integrity

The building at 1777 Saratoga Avenue retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used as an office building since its construction. The building retains sufficient integrity of design, materials, and workmanship, and continues to illustrate its original design. Integrity of setting has been compromised by construction of Lawrence Expressway in the late 1960s and the subsequent residential and commercial development.

1777 Saratoga Avenue (APN 386-10-036) - San Jose City Landmark Evaluation

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

Although the building is associated with the mid-20th century commercial development of Saratoga Avenue and San Jose, it does not appear to be an important part of the city's history.

2. *Its location as a site of a significant historic event.*

The building is not linked specifically to any significant historic events.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the building.

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

While the building is associated with downtown San Jose's and Saratoga Avenue's commercial development during the mid-20th century, it is not important on a cultural, economic or social level within the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

⁴⁶ The sign is barely visible on the 1967 photograph of the intersection.

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

Constructed in 1966, the building at 1777 Saratoga Avenue is an example of a Modern Commercial style office building in San Jose. It embodies some elements of the style including its horizontal massing, flat roof, extensive use of glass set within aluminum frames, expressed structural system, commercial advertising and free-standing roadside sign, and modern cladding materials. The design is characteristic of the mid-20th century commercial buildings in San Jose; however, it does not embody distinguishing characteristics of an architectural type or style that would elevate it to appear eligible as a City Landmark.

The free-standing roadside sign for Kato Business Square along Saratoga Avenue was rendered in a typical mid-century aesthetic, but it is not a notable example of its type.

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.*

1777 Saratoga Avenue was designed by San Jose-based Rhinehart G. Quiring and built by Sakura Construction; neither of which are considered master builders.

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 did not make use of architectural innovations, but rather used typical building materials and details of the time.

In conclusion, the building at 1777 Saratoga Avenue cannot be considered a historic resource since it does not appear individually eligible for listing in the CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

POTENTIAL IMPACTS & MITIGATION MEASURES

Archival research found that no recorded historical resources have been previously identified within the project site or within 200 feet of the subject parcels. Upon completion of the survey and archival work, TreanorHL determined that none of the buildings on site appear eligible for listing in the CRHR or as a San Jose landmark; therefore, the buildings at 1741-1777 Saratoga Avenue cannot be considered historical resources and no mitigation measures would be required

CONCLUSION

Of the buildings located within the project site, none appear eligible for listing in the CRHR or as a City Landmark. The buildings at 1741, 1745, 1749-1757, and 1777 Saratoga Avenue do not appear to possess sufficient historical significance in reference to the CRHR criteria. The buildings are not associated with the commercial growth of San Jose in an individually significant way. No persons of significance are known to be directly associated with the properties. The buildings fail to be an exemplary representative of an architectural style; they appear to be of common construction and materials with no notable attributes. The properties are unlikely to yield information important to the prehistory or history of the area. Therefore, buildings at 1741, 1745, 1749-1757, and 1777 Saratoga Avenue do not appear to be individually eligible for listing in the CRHR. The subject buildings also do not appear to be eligible as City of San Jose Landmarks as they do not have significance under any one of the eight criteria.

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